

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD MAY 8, 2023
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:31 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Martinez not in attendance at meeting start.

CALL TO ORDER: [5:31:29 PM](#) by Mayor Burke.

Open session for public concerns: [5:31:45 PM](#) none.

CONSENT AGENDA:

- [CA 129](#) Motion to approve Resolution 2023-064, authorizing the Mayor to sign IDVR Library grant for paid intern
ACTION ITEM
- [CA 130](#) Motion to approve Resolution 2023-065, authorizing Contract for Services with the City of Ketchum, wherein
Ketchum is administering the Blaine County Housing Authority (BCHA) contract on behalf of Blaine County
and participating cities **ACTION ITEM**
- ~~[CA 131](#) Motion to adopt Resolution 2023-066, authorizing Task Order #2 Amendment #1 with Jacob's Engineering, in
the amount not to exceed \$25,000, for traffic data work. **ACTION ITEM**~~
- [CA 132](#) Motion to authorize the mayor's signature on a letter to Fermin De La Cruz and Ruth Marivel Inca regarding
their request to extend the Winterhaven Estates (Lot 2A, Block 61, Woodside Subdivision No. 15) Preliminary
Plat timeline for an additional eighteen (18) months to ensure the required infrastructure can be completed prior
to Final Plat submittal **ACTION ITEM**
- ~~[CA 133](#) Motion to allow for short term recreational vehicle use on private property under certain conditions between the
months of March and November 2023. **ACTION ITEM**~~
- [CA 134](#) Motion to approve minutes of April 27, 2023 and to suspend reading of them **ACTION ITEM**
- [CA 135](#) Motion to ratify claims for expenses incurred paid in April, 2023 **ACTION ITEM**
- [CA 136](#) Motion to approve claims for expenses incurred during the month of April 2023, and claims for expenses due by
contract in May, 2023 **ACTION ITEM**
- [CA 137](#) Motion to approve unaudited Treasurer's report for the month of April 2023 **ACTION ITEM**

[5:32:00 PM](#) CA 131, Husbands. CA 133 pulled by Thea

[5:32:35 PM](#) Linnet moved to approve all consent agenda items minus CA 131 and CA 133,
seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea,
yes. Martinez, yes.

[5:32:56 PM](#) Husbands, CA 131, Jacob's traffic analysis, more details

[5:34:08 PM](#) Mark Sindell with GGLO explains the contract, Downtown Master Plan, Main
Street. Side street and River/Main Street improvements and how it impacts traffic.

CA 133 [5:37:51 PM](#) Thea, must be Idaho license plate, why can't it be an out of state RV?

[5:38:44 PM](#) Davis responds, to allow Idaho residents to live in an RV from March through November. We do have a different provision in our code to live on a job site, active building permit.

[5:39:49 PM](#) **Martinez moves to approve CA 131 and CA 133 as discussed, Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[5:34:35 PM](#) Martinez arrives.

MAYOR’S REMARKS:

[5:40:26 PM](#) Mayor Burke thanks Chief England for a positive and good end, thanks to all law enforcement, tragedy averted.

Add condolences, Pat Cooley, wife Nancy died.

PROCLAMATIONS AND PRESENTATIONS:

PP 138 Proclamation Mental Health Awareness Month ACTION ITEM

[5:41:04 PM](#) Mayor Burke reads mental health awareness month in Hailey.

APPOINTMENTS AND AWARDS:

AA 139 Tyrell (Tater) Vaughn’s Certificate of Completion for IRWA Apprenticeship

[5:44:22 PM](#) IRWA award, Tater, Gary Sievers with IRWA presents. Shows a video made by PBS, Idaho apprenticeship program.

Tater and Bryson approach front of room. 2-year program, on the job training and class learning. Sievers congratulates Tater, hands out gifts and framed certificate. Also given, challenge coins, apprenticeship logo and IRWA logo on other side. Applause from room.

PUBLIC HEARINGS:

PH 140 Consideration of Ordinance No. 1316, an amendment to the existing City of Hailey Area of City Impact Boundary Map, as requested by BC-1, LLC, to include the parcel (FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134), or portion thereof, within Hailey’s Area of City Impact Boundary, as shown on the map located on file with the Community Development Department, and pursuant to Idaho Code Section 67-6526: ACTION ITEM

- *A proposed Ordinance amending a map that defines and establishes geographic boundaries. This modification would be to the existing Blaine County/City of Hailey Area of City Impact, as adopted by Hailey Ordinance 649 (adopted November 14, 1994), amended by Ordinance 731 (adopted June 23, 1999), Ordinance 1271 (adopted*

November 30, 2022), and Ordinance 1279 (adopted March 21, 2021), and amended by Resolution 2020-24. The geographic boundaries account for trade areas, geographic factors and areas that can be reasonably expected to annex into the City in the future.

[5:54:39 PM](#) Skip & Doug Oppenheimer want to move as fast as we can. Skip Oppenheimer speaks, we all have been touched by mental health challenges, thanks the Mayor for the recognition of mental health. Looking forward to continuing collaboration. We are back, our goals, Doug, housing needs, light industrial, excited to move forward. Hands over to Mark Sindell with GGLO. Gives a quick recap, started in March 2022, many discussions, in March, April and June, key points. Began talking with BCRD, including them in this process. Dec. 12, 2022, presented to City Council. Bellevue wanted to make sure that the boundary's made sense. 26 acres for BCRD. Housing will be included in this area.

[6:04:40 PM](#) Martinez, why did BCRD want to go into Bellevue instead of Hailey. Fields will be in Bellevue. Linnet, concerns about dealing with 2 jurisdictions, Sindell responds, no problems, feel it will work out just fine. Linnet is more concerned with what gets built in this shared area, friendly development is important, would like a strong foundation for that process.

[6:07:53 PM](#) Evan Robertson, attorney for the applicant, try to emphasize consistency across both cities, and keep that in mind. One master plan, Skip, reiterates, infrastructure requirements different in each city, will need both cities to work together.

Public comments:

[6:10:27 PM](#) Mark Davidson, feasibility study BCRD is about to launch, BCRD will have a process, define recreational needs, mentions Flying Hat Ranch.

[6:11:56 PM](#) Jeff Pfaeffle, have attended these workshops, spoken with Skip and Doug, supportive of this team. Would like to hear a couple of questions, objective to create division between the towns. In some sense, creating an angle, you lose developable land.

Council Deliberation:

[6:17:48 PM](#) Thea, appreciates goals you've set out and willingness to work together. A little disappointed, losing BCRD would be unfortunate. Would have hoped they would stay in Hailey. Mark Sindell, point of discussion, TBD. [6:21:51 PM](#) Evan Robertson comments, we've tried for over 1 year, don't have a lot of bargaining chips, this is the deal, we can make this work.

[6:25:35 PM](#) **Linnet moves to approve Ordinance No. 1316 ACI, Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:26:21 PM](#) **Mayor Burke conducts 1st Reading of Ordinance No. 1316, by title only.**

[6:27:03 PM](#) **Linnet moves to approve Resolution 2023-067, ACI Comprehensive Map, Martinez seconds and thanks applicants for being project leaders. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

PH 141 *Consideration of a Final Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 12 sublots consisting of fifty-seven (57) residential units across five (5) ten-unit condominium buildings and seven (7) live-work units. The proposed subdivision also includes a parcel for recreational amenities, and a parcel for Phase II. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District, and consideration of Resolution 2023-_____, a Resolution approving the Security Agreement related to the Final Plat of Block 2, Phase I, Sweetwater P.U.D. Subdivision* **ACTION ITEM**

[6:28:24 PM](#) Davis, consideration of final plat Sweetwater block 2 parcel. Applicant on call. Matt Watson, representing Sweetwater communities, phase 1 block 2, will bond for remaining improvements.

Public comments: [6:30:38 PM](#) none

Martinez asks about the live/work units, projected rent/sale. Watson, sale price is \$900,000.

[6:31:46 PM](#) Husbands, would like to see affordable units, for people that are trying to make a living.

Thea asks when phase 2 block 2 will be done. Watson, 1 ½ years away from starting that phase.

[6:35:18 PM](#) **Linnet moves to approve final plat for Sweetwater block 2 phase 1, conditions A-E are met, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:36:39 PM](#) **Linnet moves to approve Resolution 2023-068, security agreement, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

PH 142 *Consideration of Ordinance No. _____, a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to include amendments and additions to modernize the matrix requirements* **ACTION ITEM**

[6:37:47 PM](#) Davis gives an overview of this item, in 2022, staff began revising the District Use Matrix. Not exhaustive changes in definitions, phase 1 refining, phase 2 bulk requirements.

[6:41:14 PM](#) Linnet, was there any talk about allowing townhouses in LR-1 and LR-2? Davis responds, yes we've had those discussions, will be a future discussion presented to council. Davis, no cottage definitions in this code. But that will be a future amendment to council. Linnet, excited about the bulk requirements, would like to see smaller lot sizes [6:43:41 PM](#) allowing for smaller developments.

Public comments: [6:47:08 PM](#) none.

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February 27, 2023

[6:47:21 PM](#) Thea asked, Simms comments. Thea appreciates these updates, very clear.

[6:50:56 PM](#) **Thea moves to approve Ord. no. 1325, zoning regulations, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes. Husbands, yes.**

[6:52:46 PM](#) **Mayor Burke conducts 1st Reading of Ordinance No. 1325, by title only.**

STAFF REPORTS:

[6:54:06 PM](#) Mike Baledge, concluded Blaine County fire academy, 3 fire fighters graduated, flood waters have receded, later in the week, water will be back up.

[6:54:56 PM](#) England, one officer (Preston Wells) graduated last Monday and officer Jones going to POST.

[6:55:21 PM](#) Horowitz, working on new budget software, ClearGov for upcoming budget process.

[6:55:42 PM](#) Thea, thanks chief England for handling of the recent incident, really respectful and with such grace. Horowitz also thanks the Fire department, heavily involved.

[6:57:16 PM](#) **Motion to adjourn by Martinez, seconded by Thea, motion passed unanimously.**

No quorum on June 12th, will move meeting to Tuesday June 13th.