

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD MAY 22, 2023
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 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.

CALL TO ORDER:

[5:31:12 PM](#) by Mayor Burke.

OPEN SESSION FOR PUBLIC CONCERNS:

[5:31:38 PM](#) Bob MacLeod, museum opens Friday, VIPs are invited this Wednesday at 6:30. 2nd comment regarding future parking in Hailey, most comments in downtown master plan, many comments have concern with growing city, hints need for more parking as citizens grow older. Keep in mind the need for future parking.

[5:34:20 PM](#) Mike McKenna, Hailey Chamber. As citizen, agrees with MacLeod, parking vital to health of our community. On behalf of Chamber, walking tour map is out, the state paid for the map through a grant, product this year can make changes in future. McKenna will leave some walking tour maps at city hall.

CONSENT AGENDA:

CA 143	Motion to approve Resolution 2023-069, ratifying the mayor’s signature on a professional service recruiting agreement with Best Day HR ACTION ITEM	1
CA 144	Motion to approve Resolution 2023-070, declaring Street surplus property and authorized disposal of equipment ACTION ITEM	9
CA 145	Motion to adopt Resolution 2023-071, authorizing the Mayor to sign a Landscape Maintenance Agreement with Clearwater Landscaping, for the Flower Project on Main St. ACTION ITEM	12
CA 146	Motion to ratify the Hailey Police Department COPS Grant Application. ACTION ITEM	16
CA 147	Motion to approve Resolution 2023-072, authorizing an agreement with ARCH Community Housing trust to manage 410 N river street Unit #8 on behalf of the City of Hailey. ACTION ITEM	87
CA 148	Motion to approve the Findings of Fact for the Final Plat Application by Kilgore Properties, LLC, located at Block 2, Sweetwater P.U.D. Subdivision, wherein Phase I of Block 2 is subdivided into subdivided into 12 sublots, a parcel for recreational amenities, and a parcel for Phase II 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. ACTION ITEM.....	103
CA 149	Motion to approve minutes of May 8, 2023 and to suspend reading of them ACTION ITEM	117
CA 150	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	124

[5:37:11 PM](#) Thea pulls CA 148

[5:37:20 PM](#) Martinez moved to approve all consent agenda items minus CA 148, seconded by Linnet, motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

[5:37:40 PM](#) Thea, didn't ask last time this was discussed, recommendations, limiting short-term rentals, charging stations, did they do them? Davis responded, wiring for rooftop solar and will have some charging stations in Sweetwater.

[5:38:53 PM](#) CA 148, Thea moves to approve, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

MAYOR'S REMARKS:

[5:39:20 PM](#) Burke compliments our community for approving our bond for WW headworks replacement, delighted, and look forward to funding for housing. Will be putting together a citizens committee to discuss future options. Last year on May 22nd, declared DA Outz day, this year she celebrated her 101st birthday.

APPOINTMENTS AND AWARDS:

AA 151 Consideration of Resolution 2023-073, a resolution to reappoint Penny Thayer to another Hailey Parks and Lands Board 3-year term ACTION ITEM

[5:41:24 PM](#) Martinez moves to approve Resolution 2023-073 reappointing Penny Thayer to another term Parks and Lands Board 3 year term, seconded by Thea. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes. Husbands, yes.

PUBLIC HEARINGS:

PH 152 Consideration of the proposed FY23/24 Capital Improvement Budget, including annual report and recommendations from Development Impact Fee Advisory Committee ACTION ITEM

[5:42:15 PM](#) Horowitz budget discussion capital improvement budget Development Impact Fee Advisory Committee. Shows completed projects, River Street project, McKercher project by Stinker store, design on Town Square. Comprehensive Plan update in underway as well as the housing needs assessment. Pathways for People project still under discussion with School District. Quigley Sunbeam project pathway. Hailey Town Center West, grant applying for new entrance to Library. Housing capital fund, \$500,000 budgeted, proposing another \$500,000 next year's budget. Mountain Rides will be asking for funds to build Bellevue charging station, \$75,000.

[5:50:17 PM](#) Yeager asks for direction or topic want addressing. Linnet, question about Quigley Farms developers or other funds to supplement what we have? Yeager, we would have to supplement from other pending projects. As a general policy, earmark money for maintenance

of roads and pathways and low hanging fruit? Yeager, may need to up the annual maintenance operating budget.

[5:53:04 PM](#) Thea, how long ago was Pathways to People? Horowitz, 2018, is there another higher priority project? Simms will look into this, may not be able to use for another purpose.

[5:55:00 PM](#) Husbands, BCRD, speed limit signs on bike path, can we check in on this?

Yeager McKercher Blvd. by Albertson's B&G Dirtworks was awarded the project, plan to be done by July 4th. Hope to keep access to gas station and grocery store, may have to close for 1 week but may have another access made. River Street striping, plan to have this done by July 4th also, starts June 14th, he believes.

TAP project, starting after July 4th, Idaho Materials and Construction, starting July 10th or so. Complete before school starts. Speed limit signage is solely on BCRD. Hope to build final section of trail between Sunbeam and Quigley, state funds are available, shooting for Sept 1st deliverable to construct next year.

Yeager speaks, 10 – 12 projects that have transferred to the new firm Galena-Benchmark Engineering. [6:01:31 PM](#) trying to balance funding. Not yet spoken about the rolling stock, blue shaded areas, 1.56 million is ARPA funded. [6:03:10 PM](#) Mayor Burke, have projects ready to move forward so that we can be ready once funding opportunities become available.

[6:04:04 PM](#) Thea, crossing Natural Grocers and Grocery Outlet, scary the amount of people that run across the street on foot. Yeager will discuss with ITD, they are going to be in town this summer, to discuss re-striping the highway correctly. Will put this on list to discuss with them while they are here. Will have a contractor do our chip seal this year. Want to coordinate with ITD to do our chip seal during theirs. [6:07:11 PM](#) Thea, sidewalk issues on 1st street by Java and bakery, concrete is in bad condition, we need to prioritize these types of areas. Yeager right now there is no priority for that, will take a look at that. Have discussed a possible LID for that area. Some work on irrigation on Bullion street trees, will consider this at that time. The chip seal project will expend the budget, yet to be seen is any flood repairs that we may need to perform.

Public comments: [6:12:07 PM](#) there are none.

Simms page 155 is motion. [6:12:53 PM](#) **Martinez moves to approve annual report as presented, Thea seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes. Husbands, yes.**

PH 153 Consideration of an Ordinance No. _____, amending the Hailey Municipal Code, Title 15: Buildings and Construction, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments ACTION ITEM

[6:13:43 PM](#) DIF schedule Horowitz, best practice to have routine increase, know quantity, municipal cost index, as proposed by Community Development Department.

Public comments: there are none. [6:15:12 PM](#)

Linnet this makes sense.

[6:15:39 PM](#) Linnet moves to approve Ordinance No. 1326, conduct 1st Reading by title only, seconded by Martinez. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes. Husbands, yes.

[6:16:33 PM](#) Mayor Burke conducts the 1st Reading of Ordinance No. 1326, by title only.

PH 154 Consideration of a Preliminary Plat Application by ARCH Community Housing, where Lots 1 and 2, Block 21, Woodside Subdivision #21 (2711 and 2721 Shenandoah Drive) are reconfigured, creating Lot 1, comprising of 11,105 square feet, Lot 2, comprising of 11,080 square feet and Lot 3, comprising of 29,763 square feet within the Limited Business (LB) Zoning District. ACTION ITEM

[6:17:24 PM](#) Robyn Davis subdivide 2 lots into 3 lots is proposed. To construct 12 additional housing units on this parcel.

[6:19:09 PM](#) no public comments.

[6:20:03 PM](#) Sam Stahlnecker comments on Thea's concern. Burke wants to have a decision universally and not just for this project, topic is artificial turf.

[6:21:29 PM](#) Husbands, are these 1 or 2 bedrooms? Stahlnecker, 1 bedroom units. Griffith, 720 sq. ft, garage, oversized 1 car garage.

[6:22:24 PM](#) Martinez moves to approve Preliminary plat ARCH to form 3 lots, with conditions A-I, Thea seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes. Husbands, yes.

PH 155 Consideration of Resolution 2023-074, a Fifth Amendment to the Planned Unit Development (PUD) Agreement of Copper Ranch, LLC, which reduces the setbacks for Buildings 23, 24, 25, and 26; reduces the total number of housing units from 135 to 128 residential units; reduces the total number of parking spaces required for condominium units on private streets from 3-3.5 to 2.5 parking spaces per unit; and requires the Applicant to complete and expand the transit facility amenity in the area. The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on condominium lot COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6 within the Limited Business (LB) Zoning District. ACTION ITEM

[6:23:32 PM](#) PUD, Copper Ranch. 2006 was estimated project completion. Davis explains the proposed changes. This is the fifth amendment, includes waivers and amenities, remove building #17, reducing units from 135 to 128, reduce required parking from 3-3.5 to 2.5 parking per unit and a bus transit facility. [6:26:16 PM](#) Jeffrey Smith, here with Derek Voss, and Gary Slette, Sam Stahlnecker. Stahlnecker, to address parking modification from original PUD from 2003. Bus

stop, coordinating a move of an existing stop, will have a pull out for the bus to safely stop. Any Questions?

[6:29:01 PM](#) Thea, is the building not constructed going to be parking? Stahlnecker, yes it will be parking. Feel that is a good alternative to use of this space.

Husbands, these are for sale? Stahlnecker, yes they will be condominiums. PUD requires condominiums. Husbands, size. Mix from 1,000 to 1,300 and 1 2 and 3 bedroom units? Husbands, any giving to Blaine County Housing Authority? Feels we need a sunset clause, this was originally agreed on 20 years ago. Stahlnecker, before removing the last building, cannot provide any deed restricted units.

[6:36:51 PM](#) Martinez wants to look at the bus stop, has lived in this area. People use the bus to get to the tennis center. Best plan is to increase our public transportation, this area is high use.

[6:38:29 PM](#) Mayor Burke has a concern, Laurelwood continues along there, both sides of street are bumper to bumper around Sweetwater. It is not a single-family in the bedrooms. On Sundays, it is packed. Any time we are reducing parking, which is densely populated, feels we would have a bigger problem, has great concern. Thea, how many units, 128 now.

Public comments: [6:41:10 PM](#) Jeff Hamilton, 910 white cloud lane, appreciates staff and developer to work together, encourage all of you, to approve this project as quick as possible.

Sue Ahern, resident in Copper Ranch, parking lot where building 17 was proposed, full of cars all the time. Lives across the street, there is no place for people to park, many cars don't fit in the garage. Highly recommend approving as submitted.

[6:43:26 PM](#) Jeff Smith, phase 6, widened garage 9 foot opening in the next phase, makes a huge difference.

[6:44:10 PM](#) Husbands to Simms, what about sunset clauses? Moving forward there is no prohibition to adopting a sunset clause, can be considered in a future PUD.

Thea, happy for the bus stop, wish there was community housing, ready to move forward.

[6:45:24 PM](#) Davis this has been a process, balances parking and amenities to the public.

[6:46:32 PM](#) **Martinez moves to approve Resolution 2023-074, fifth amended PUD with Idaho LLC, Copper Ranch, with conditions 1-4. Husbands asks if we can add a sunset clause, further discussion ensues about this clause. [6:54:58 PM](#) Motion to modify existing motion by Linnet to add a clause for completion of project issuing of C of O within 5 years, seconded by Thea. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

PH 156 Consideration of Ordinance No. _____, a Text Amendment Application submitted by F & G Idaho, LLC, to amend Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within

Zoning Districts, Article R: Downtown Residential Overlay (DRO), Section 17.04R.060: Downtown Residential Overlay Bulk Requirements, to add Item B., which would allow for a maximum building height of thirty-five (35) feet within the General Residential (GR) and Downtown Residential Overlay (DRO) Zoning Districts, and would read as follows:

B. Maximum Building Height Requirement: The maximum building height requirements for those parcels located within the Downtown Residential Overlay (DRO) and the General Residential (GR) Zoning Districts shall have a maximum building height of thirty-five (35) feet from record grade. (No Documents) **Continue on record to June 12, 2023. ACTION ITEM**

PH 157 Consideration of Ordinance No. ____, a City-Initiated Text Amendment to amend Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D., to allow for City Staff and the City Engineer to approve and grant an extension of the preliminary plat. This amendment would revise item D. to read as follows:

- Records Maintained; Time Limit of Approval: one copy of the approved preliminary plat will be kept on file for public examination ~~at the office of the city engineer and one copy at the office of the administrator~~ in the Community Development Department. The approval of the preliminary plat shall be valid for a period of two (2) calendar years unless an extension of time is applied for and granted administratively by the council the Administrator and City Engineer, or unless otherwise allowed for within a phasing agreement. (No Documents) **Continue on record to June 12, 2023. ACTION ITEM**

6:56:08 PM Martinez moves to continue items PH 156 and PH 157 to June 13, 2023 meeting, Thea seconded. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes. Husbands, yes.

NEW BUSINESS:

NB 158 Discussion of municipal purchase of a Tiny Home on Wheels from Snake River Tiny Homes and possible location of the Tiny Home west the Hailey Fire Station, 617 S Third Avenue **ACTION ITEM**

Porter Talbot presents to council, he and his **6:57:06 PM** wife own Snake River Homes, tiny home business, a dealer, they have 3 manufacturers they deal with. This model has a full porch, great addition. It is green certified by TRA. Manufacture 8 of these at a time, originally they said no, to Hailey's building code changes, current build time between July 17 and August 21st.

Martinez asked the price. Talbot, increased cost due to the snow load requirements for roof.

Husbands, question, what color? Horowitz, red, since it will be behind the fire station.

Thea, what are the other changes? Talbot changes include, skirted, fire retardant, snow load, and insulation.

Burke this is a great start for Hailey, it is classic and adorable. **7:03:50 PM**

Martinez, wheels stay on? Talbot, yes they do, must add a skirt.

Thea not so sure this is the best solution, feels we should collaborate, housing for locals, ADU incentives or other things, deed restrictions. This is one home for one person, maybe two. Our money could go further if combined with something else, don't want to jump into it. Husbands, [7:06:48 PM](#) counters, feels this is the best use of the \$100,000. This is perfect and cheaper than an ADU. Perfect for a living space for an employee, adds Husbands.

[7:08:39 PM](#) Continued discussion about this topic. [7:11:45 PM](#) Linnet we have the money budgeted, feels we should move forward with this. Thea, feels we should put deed restrictions on ADUs and put 3 people in them versus 1.

Discussion continued about Lease to Locals program and budgeting in the future. [7:20:11 PM](#) Category L deed restriction discussion on a future agenda adds Horowitz.

[7:21:41 PM](#) Simms, Consent Agenda item proposed in the next meeting for consideration of approval.

[7:22:07 PM](#) Horowitz completes the presentation, Tiny Home would be placed behind the Fire Station, give HFD personnel first priority, at a low price point, year-long lease. Baledge, don't want to lease on a quarterly basis. If no Fire personnel, interested, would be opened up to Police personnel.

Mayor Burke opens up for public comments, [7:25:19 PM](#) there are none.

OLD BUSINESS:

OB 159 3rd Reading of Ordinance No. 1319 LOT .5% to housing (if passed by voters) and Summary of Ordinance No. 1319 ACTION ITEM

[7:26:06 PM](#) Martinez moves to approve Ordinance No. 1319, conduct 3rd Reading by title only, Linnet seconds. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

[7:26:34 PM](#) Mayor Burke conducts 3rd Reading of Ordinance No. 1319 by title only.

OB 160 2nd Reading of Ordinance No. 1325 Title 17 Definitions and District Use Matrix Text Amendment ACTION ITEM

1325. [7:28:01 PM](#) Linnet moves to waive 2nd Reading and conduct the 3rd Reading of Ordinance No. 1325., Martinez seconds. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

[7:28:33 PM](#) Mayor Burke conducts 3rd Reading of Ordinance No. 1325 by title only.

*OB 161 2nd Reading of Ordinance No. 1316 Amending Hailey's Area City Impact Boundary Map ACTION
ITEM*

[7:29:53 PM](#) **Mayor Burke conducts 2nd Reading of Ordinance No. 1316 by title only.**

STAFF REPORTS:

[7:30:25 PM](#) Baledge discusses Big Wood River flooding on War Eagle Drive, 11 evacuations, 3 have decided to stay. Dealing with ground water issues inside the homes also. Baledge shows pictures from today in that area by the river. We are looking at lower temperatures this week.

[7:37:12 PM](#) Brian Yeager shows a video of the culvert, have some exposed gas and sewer lines, will be working on protecting these services. Horowitz added we are trying to keep spectators including kids out of the area because it is dangerous.

Horowitz reminds, next council meeting is June 13th on Tuesday.

[7:48:41 PM](#) **Motion to adjourn meeting made by Martinez, seconded by Linnet, motion passed unanimously.**