

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD JUNE 26, 2023  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:34 P.M. by Mayor Martha Burke. Present were Council members Juan Martinez, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Kaz Thea not in attendance

**CALL TO ORDER:**

[5:34:35 PM](#) call to order

Open Session for Public Concerns: [5:35:05 PM](#) no comments

**CONSENT AGENDA:**

<a href="#">CA 194</a>	<del>Motion to adopt Resolution 2023-087, authorizing a contract with Bliss Architecture, in the amount not to exceed \$50,000, for Architectural Design Services for the Water Division Office Building. ACTION ITEM.....</del>	<del>1</del>
<a href="#">CA 195</a>	Motion to approve Resolution 2023-088, a resolution approving a Contract for Services with Best Day HR to conduct a Salary compensation Study in an amount not to exceed \$45,000 ACTION ITEM.....	10
<a href="#">CA 196</a>	Motion to approve Resolution 2023-089, authorizing an indemnification agreement with Blaine County School District for City's use of school property during the July 4, 2023 technical fireworks display ACTION ITEM.....	24
<a href="#">CA 197</a>	Motion to approve Resolution 2023-090, authorizing the mayor's signature on the Development Agreement related to a Zone Change Application submitted by the Wood River Land Trust, which rezones the parcel from General Residential (GR) and Townsite Overlay (TO) to Transitional (TN) and Townsite Overlay (To), and restricts title to the real property commonly known as 119 N. 2 <sup>nd</sup> Avenue (Lots 5 and 6, Block 39, Hailey Townsite). ACTION ITEM.....	32
<a href="#">CA 198</a>	Motion to approve minutes of June 13, 2023 and to suspend reading of them ACTION ITEM.....	41
<a href="#">CA 199</a>	Motion to approve claims for expenses incurred during the month of May 2023, and claims for expenses due by contract in June, 2023 ACTION ITEM.....	51
<a href="#">CA 200</a>	Motion to approve unaudited Treasurer's report for the month of May 2023 ACTION ITEM.....	79

Husbands pulls CA 194, for a question.

[5:35:53 PM](#) **Martinez moved to approve all consent agenda items minus CA 194, seconded by Husbands. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Martinez, yes.**

CA 194 – Husbands seems excessive at \$50,000. Yeager responds to Husbands, building costs expected to be about \$600,000. There is quite a bit of inspections needed. Reason why we chose \$50,000 or less exempts going out for bid. Bliss is familiar with commercial work.

[5:40:50 PM](#) **Husbands moves to approve CA 194, Martinez seconds. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Martinez, yes.**

Linnet drops off call.

**PROCLAMATIONS AND PRESENTATIONS:**

*PP 201 Presentation from the Chamber of the Wood River Valley regarding FY 2023 accomplishments and FY 2024 budget (no documents)*

Mike McKenna [5:42:07 PM](#) hands out new magazine, Discover Wood River Valley publication. New publisher in southern Idaho, have gone through 50 boxes of this magazine so far. This magazine is paid for with ITC grant, named in finals of best in the country for a few years. We have gone from \$80,000 to \$240,000 in ITC grant over the years. Gravel grinder map is very popular, that the city created. McKenna met with Ketchum today, explained that the Ice Rink is a draw to their cities, and that they need to help contribute to the Chamber. Events are a challenge for the Chamber, 5:50. Will combine with meet the fleet event and chili cookoff at the airport. Looking to drive up off-season markets. Hope we can get restaurants to stay open later, hard to find a place to eat at 8 pm in town. We do have challenges like everyone else, keeping welcome center open is a challenge, \$16/hour is what they have to pay people to keep doors open. [5:52:21 PM](#) 4<sup>th</sup> of July, hope to have a great turn out. Two new events, 5K, dental legacy foundation sponsoring and Trailhead Bicycles, putting on a block party on the 4<sup>th</sup>. 3<sup>rd</sup> new event, Life Church is putting on a kids carnival on their property.

*PP 202 Presentation from Mountain Rides regarding FY 2024 budget (no documents)*

Next meeting mountain rides, [5:55:07 PM](#)

**PUBLIC HEARINGS:**

*PH 203 Continuation of Ordinance No. \_\_\_\_, 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: Down 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 District (This item has been withdrawn by the Applicant). (no documents)*

[5:55:34 PM](#), Davis no action on this item, applicant has pulled this item for now. Simms, you will see this in a similar form in the future.

**NEW BUSINESS:**

*NB 204 Discussion of potential partnership project with ARCH Community Housing Trust to create a program for residential units targeted at full-time residents with deed restrictions placed on the property.....91*

[5:56:25 PM](#) – Horowitz opens this item, proposing a pilot project with ARCH, documents in council packet. Other communities doing similar things are listed in the packet. Horowitz, we

are looking at partnering with ARCH and 2 townhouses, \$380,000 per unit, enter into a partnership, then permanent deed restriction on that unit. Only be sold to someone who works in Blaine County, not solely on income. Further discussion about a scenario. [6:00:43 PM](#). \$76,000 is a one-time payment by Hailey. Michelle or Simms have anything to add? Simms adds, envision this a broad program, more universally applicable to PUDs, 6:02. We are envisioning this unit as high earners, not at low income earners, adds Simms. Burke comments, it's another tool.

Simms, [6:05:06 PM](#) what makes someone a local, consensus, should be a networth cap of approx. \$500,000, cost of living calculator. Blaine County Housing Authority qualification. Want it to be broad enough to be used. Recognize that this is a trial. Might be easy to field questions right now. Horowitz, another question, can you own other real estate, none in this valley.

Griffith concurs with Horowitz, start broad. Recognize that this is a Hailey city decision. [6:11:04 PM](#).

Husbands, are these 3 or 2 bedroom? 2, 2 bedroom units, consideration in light, hopefully something else would come to the forefront. Husbands, would like to know more before moving forward with this, many variables. Husbands, feels this should be open to everyone. Husbands, need to know where these are, \$380,000 seems too high, do they have garages.

[6:15:24 PM](#) Martinez, visited Driggs and Victor recently, we are in conflict with market rate units. Market has exploded in resort towns, this is an awesome way to put a deed restriction on what would otherwise be market unit. This is a really good find, this speaks loudly to me, added Martinez.

Horowitz [6:17:33 PM](#), talks generally about the market.

Simms, is the generally a good direction? Next step, like the deed restriction, then are you okay with the 20% investment? Different decision points. Is this Hailey residents, Simms, Blaine County employment.

Burke, believes that this might be what Thea was interested in exploring. Not sure if okay when someone works remotely in the valley.

Martinez, great way to fill the gap. Burke, we are on the right track.

*NB 205 Consideration of Letters of Interest for the Hailey Housing Committee ACTION ITEM ..... 113*

[6:24:53 PM](#) Horowitz, we have received 18 letters of interest for the housing committee, 3 since finishing the packet last week. Had an idea, larger group, and smaller steering committee as a way of making the work flow manageable.

Burke these 5 represent different ages, backgrounds and knowledge, Kristen Bryson, Daryl Fauth, Jordan Fitzgerald, Blanca Romero Green and Brent Householder [6:26:27 PM](#). This is an

ad hoc committee, it will have a sunset, it will offer the kinds of things we've been discussing, how to provide housing for our area. Horowitz, will develop a work plan, discussing what housing we have, what is coming up, have them study and make recommendations to council.

[6:30:08 PM](#) **Martinez moves to approve letters of interests for housing committee, Husbands seconds. Motion passed with roll call vote, Husbands, yes. Martinez, yes.**

### **OLD BUSINESS:**

*OB 206 3rd Reading of Ordinance No. 1326 Amending Title 15: Buildings and Construction, Section 15.16.130: Development Impact Fee Schedule to provide for annual adjustments ACTION ITEM*

[6:32:33 PM](#) **Martinez moves to approve Ordinance No. 1326 read by title only, authorize Mayor to sign, Husbands seconds. Motion passed with roll call vote, Husbands, yes. Martinez, yes.**

[6:33:14 PM](#) **Mayor Burke conducts 3<sup>rd</sup> Reading of Ordinance No. 1326, by title only.**

*OB 207 2nd/3rd Reading of Ordinance No. 1327 Amending Title 17, Section 17.05.020 to rezone Lots 5 & 6, Block 39, Hailey Townsite (119 N. 2nd Avenue) from GR to TN (WRLT) ACTION ITEM*

**Martinez moves to waive 2<sup>nd</sup> conduct 3<sup>rd</sup> reading of Ordinance No. 1327 by title only and authorize Mayor to sign, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Martinez, yes.**

[6:34:37 PM](#) **Mayor Burke conducts 3<sup>rd</sup> Reading of Ordinance No. 1327, by title only.**

*OB 208 2nd/3rd Reading of Ordinance No. 1328 Amending Title 16, Section 16.03.020, to allow staff to approve and grant preliminary plat extensions administratively. ACTION ITEM*

[6:35:38 PM](#) **Martinez moves to approve Ordinance No. 1328, waive 2<sup>nd</sup> reading conduct 3<sup>rd</sup> reading by title only, authorize mayor to sign, Martinez, seconded by Husbands. Husbands, Martinez.**

[6:35:52 PM](#) **Mayor Burke conducts 3<sup>rd</sup> Reading of Ordinance No. 1328, by title only.**

### **STAFF REPORTS:**

[6:36:45 PM](#) – Lyn Drewien discusses the Town Center West usage report. Thank you for letting the Library manage this building.

[6:38:26 PM](#) Mayor Burke reads Arbor Day Proclamation, have been a Tree City for 15 or 16 years. Celebrated Arbor Day today, planted a tree at Kiwanis Park.

[6:41:23 PM](#) Yeager, Linda Reiss has been a long-term driven volunteer and deserves special recognition. Burke concurs.

[6:42:17 PM](#) , have had an uptick on nuisance of properties, not a crime to be a bad neighbor, you received a letter from a citizen in China Gardens we are working with these such complaints to get the situation under control. There are other such properties in the city that we are dealing with. We have been inundated with traffic concerns since school has let out, main street and river street and other parts of town. As well as complaints on mufflers and ATVs. July 4<sup>th</sup>, will be all hands-on deck with Police department, bike patrol will be out that day and on River Street for parade participants.

[6:46:19 PM](#) – Yeager, River Street striping mostly complete, trying to do outreach. Have flyers that will be placed on people’s cars along River Street. We are on final push for 4<sup>th</sup> of July. Main street ITD chip seal project set to start on July 10<sup>th</sup>. Chip seal rock has not been ordered yet, so this date could change. Idaho Materials and Construction on south side of Croy Street.

[6:48:29 PM](#) – Horowitz all hands-on deck to get the city ready for 4<sup>th</sup> of July.

Yeager, shout out to Clearwater Landscaping, are doing all main street work and helping with flower project. Davis, it has been great to work with Clearwater.

Davis, [6:49:27 PM](#), Main Street utility boxes are wrapped with art, and look great, wish we had more to do.

[6:50:22 PM](#) **Husbands moves to adjourn, Martinez seconds, motion passed unanimously.**