

**AGENDA OF THE  
HAILEY CITY COUNCIL MEETING  
Monday November 27, 2023 \* Hailey City Hall Meeting Room**

**ACTION ITEM** = a vote may occur but is not required to be taken

**ACTION ITEM**.....

Hailey City Council Meetings are open to the public. Participants may join our meeting virtually or in-person.

**Via teleconference:** +1 (872) 240-3311, **Access Code:** 543-667-133

**Via One-touch:** United States <tel:+18722403311,543667133#>,

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**5:30 p.m. - CALL TO ORDER**            Open Session for Public Concerns

**CONSENT AGENDA:**

<a href="#">CA 352</a>	Motion to approve Resolution 2023-143, authorizing FMAA ARFF vehicle grant award agreement <b>ACTION ITEM</b> .....	1
<a href="#">CA 353</a>	Motion to approve Resolution 2023-144, authorizing Library’s out of school grant from Idaho Commission for Libraries.....	10
<a href="#">CA 354</a>	Motion to authorize the mayor’s signature on a Security Release (Hennessy) and issue a Certificate of Completion Letter related to the development of Lots 1A, 2A, 3A, Block 94, Hailey Townsite. <b>ACTION ITEM</b> .....	24
<a href="#">CA 355</a>	Motion to authorize the Mayor’s signature on a Security Release and issue a Certificate of Completion Letter related to the development of the Amatopia Subdivision. <b>ACTION ITEM</b> .....	29
<a href="#">CA 356</a>	Motion to approve Resolution 2023-145, authorizing the Security Release related to the Large Block Plat and development of Blocks 2, 3, and 4 within the Quigley Farms Subdivision. <b>ACTION ITEM</b> .....	38
<a href="#">CA 357</a>	Motion to approve Resolution 2023-146, authorizing the Mayor’s signature on the new Performance Bond Security Agreement, in the amount of \$889,791.60, related to the Large Block Plat and development of Blocks 2, 3, and 4, Quigley Farms Subdivision. <b>ACTION ITEM</b> .....	43
<a href="#">CA 358</a>	Motion to approve Resolution 2023-147, authorizing the Mayor’s signature on the Cash Security Agreement, in the amount of \$100,000, related to the Large Block Plat and development of Blocks 2, 3, and 4, Quigley Farms Subdivision. <b>ACTION ITEM</b> .....	59
<a href="#">CA 359</a>	Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application by Darin and Kathleen Barfuss wherein 1371 Silver Star Drive (Hailey Fr S1/2 T1 7731 & T1 7732 Sec 16 2N 18E), at the intersection of Silver Star Drive & Broadford Road, is subdivided into six (6) lots for single-family dwelling units within the Limited Residential (LR-2) Zoning District. <b>ACTION ITEM</b> .....	69
<a href="#">CA 360</a>	Motion to authorize the Mayor's signature on LGIP Additional Funds Account Application, for monies received from the WW Headworks Bond Sale <b>ACTION ITEM</b> .....	96
<a href="#">CA 361</a>	Motion to approve Resolution 2023-148, confirming canvass of November 14, 2023 election <b>ACTION ITEM</b> .....	99
<a href="#">CA 362</a>	Motion to approve minutes of November 13, 2023 and to suspend reading of them <b>ACTION ITEM</b> .....	108
<a href="#">CA 363</a>	Motion to approve claims for expenses incurred during the month of November 2023, and claims for expenses due by contract in December, 2023 <b>ACTION ITEM</b> .....	114
<a href="#">CA 364</a>	Motion to approve unaudited Treasurer’s report for the month of October 2023 <b>ACTION ITEM</b> .....	139

**MAYOR’S REMARKS:**

**PROCLAMATIONS & PRESENTATIONS:**

- [PP 365](#) Presentation by Mark Sindell of GGLO regarding the Hailey Downtown Master Plan (Hailey Urban Renewal Board will be present).....148
- PP 366 Recognition of Service awards Hailey Police Department; POST certification 1-year of service for Kylie Jones and Preston Wells; 10 year service A.C. Todd Peck; NPSIA and 17 year service Lieutenant Charles Cox (no documents)

**APPOINTMENTS & AWARDS**

- [AA 367](#) Motion to approve Resolution 2023-149, reappointing Sage Sauerbrey to the Hailey Planning and Zoning Commission for a three-year term, set to expire December 31, 2026. **ACTION ITEM** ..... 248
- [AA 368](#) Motion to approve Resolution 2023-150, reappointing Kristin Anderson, Carol Waller, and Toni Whittington to the Hailey Arts and Historic Preservation Commission for a three-year term, set to expire December 31, 2026. **ACTION ITEM** ..... 251

**PUBLIC HEARING:**

- PH 369 Consideration of a Miscellaneous Application by Quigley Farm & Conservation Community, LLC, c/o David Hennessy, represented by Opal Engineering, for the design and construction of the Quigley Road Typical Road Section, which is located adjacent to the Quigley Farm Large Block Plat, Blocks 16 and 17. **This item will not be heard this evening. This item will be noticed for a future meeting, that date TBD. ACTION ITEM**
- PH 370 Consideration of a City-Initiated Text Amendment amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.070: Improvements Required, Item A.1.c., which would remove, clarify, and add language specific to sidewalk and drainage improvement in-lieu fee estimates, as well as the additional in-lieu contribution amount of one hundred ten percent (110%). **This item will not be heard this evening. This item will be noticed for a future meeting, that date TBD. ACTION ITEM**
- PH 371 Consideration of Resolution 2023-\_\_\_, amending Resolution 2023-109, Municipal Fees, to amend the adopted Fee Schedule which establishes new fees for the sidewalk in lieu contributions and Business License Amendment Application. **This item will not be heard this evening. This item will be rescheduled for the December 11, 2023 public hearing ACTION ITEM**

**OLD BUSINESS:**

- [OB 372](#) 2<sup>nd</sup> Reading of Ord. No. 1331, an Ordinance approving the Planned Unit Development Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision at 1371 Silver Star Drive (Hailey FR S 1/2 TL 7731 & TL 7732 Sec 16 2N 18E) . **ACTION ITEM** ..... 254
- OB 000 Matters & Motions from Executive Session, if any. **ACTION ITEM** (no documents)

**STAFF REPORTS:** Staff Reports                      Council Reports                      Mayor’s Reports  
SR 000

**EXECUTIVE SESSION: Real Property Acquisition under IC 74-206 (1)(c) or Pending & Imminently Likely Litigation under (IC 74-206(1)(f)) or Personnel Matters under (IC 74-206(1)(b)**

**Matters & Motions from Executive Session or Workshop**  
Next Ordinance Number - 1336    Next Resolution Number- 2023-151



**AGENDA ITEM SUMMARY**

**DATE: 011/27/2023      DEPARTMENT: Admin      DEPT. HEAD SIGNATURE: MHC**

**- SUBJECT:**

Motion to approve Resolution 2023-143, authorizing a grant agreement with Idaho Transportation Department for Acquiring ARFF Vehicle, Program number L24SSUN, and authorizing the mayor to sign the grant. Grant award amount is \$1,000,000.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**- BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

**- FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

**- ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> City Administrator | <input type="checkbox"/> Library             | <input type="checkbox"/> Benefits Committee |
| <input checked="" type="checkbox"/> City Attorney      | <input checked="" type="checkbox"/> Mayor    | <input type="checkbox"/> Streets            |
| <input checked="" type="checkbox"/> City Clerk         | <input type="checkbox"/> Planning            | <input type="checkbox"/> Treasurer          |
| <input type="checkbox"/> Building                      | <input type="checkbox"/> Police              | <input type="checkbox"/> _____              |
| <input type="checkbox"/> Engineer                      | <input type="checkbox"/> Public Works, Parks | <input type="checkbox"/> _____              |
| <input type="checkbox"/> Fire Dept.                    | <input type="checkbox"/> P & Z Commission    | <input type="checkbox"/> _____              |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve Resolution 2023-143, authorizing a grant agreement with Idaho Transportation Department for Acquiring ARFF Vehicle, Program number L24SSUN, and authorizing the mayor to sign the grant. Grant award amount is \$1,000,000.

**ACTION OF THE CITY COUNCIL:**

Date : \_\_\_\_\_

City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record  
Copies (all info.):  
Instrument # \_\_\_\_\_

\*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (AIS only)



**IDAHO TRANSPORTATION DEPARTMENT**

Division of Aeronautics  
3483 Rickenbacker Street Boise ID 83705

(208) 334-8775  
itd.idaho.gov/aero

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10/31/2023

Martha Burke, Mayor  
City of Hailey  
206 1st Ave South Suite  
200 Hailey, ID 83333

**GRANT AGREEMENT - IDAHO AIRPORT AID PROGRAM  
STATE FISCAL YEAR-24 for the Hailey-Friedman Memorial Airport  
FS PROGRAM NUMBER: L24SSUN**

PROJECT DESCRIPTION: Acquire ARFF Vehicle  
This grant is in the amount of \$1,000,000.00.

Dear Mayor,

The Idaho Division of Aeronautics is pleased to offer your airport this matching grant to assist in financing improvements to your airport during State FY-24. Enclosed is an electronic copy of the Grant Offer for the Idaho Airport Aid Program. Please read this letter and Grant Offer carefully.

To properly enter into this agreement, you must do the following:

- Provide authority to execute the grant to the individual signing the grant
- Have the City Council ratify both the Grant Agreement and the City Resolution
- Authorized representative must execute the grant no later than 12/29/2023
- A final, .pdf copy of the grant will be e-mailed once all parties have signed
- Please have the City Clerk attest to and sign

To ensure proper stewardship of State funds, you are expected to submit payment requests for reimbursement of allowable incurred expenses in accordance with project progress. Should you fail to make draws on a regular basis, your grant may be placed in "inactive" status, which will affect your ability to receive future grant offers.

Each payment request for reimbursement will include the following items:

- Request for Reimbursement letter stating FS Program #, request #, invoice total, and reimbursement requested
- FAA Form 270/271 or DELPHI eINVOICING PAYMENT SUMMARY WORKSHEET (if applicable)
- Applicable Invoices/Outlay Reports

I look forward to working with the City on this project. If you have any questions regarding the acceptance of this grant, please call me at (208) 334-8640.

Sincerely,

*Jennifer L. Schildgen*

Jennifer L. Schildgen  
Airport Planning Manager

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**GRANT AGREEMENT**  
**IDAHO AIRPORT AID PROGRAM**  
**STATE FISCAL YEAR-24**

TO: Hailey, Idaho  
(Hereinafter referred to as the "SPONSOR")

FROM: The State of Idaho, acting through the IDAHO TRANSPORTATION DEPARTMENT, DIVISION OF  
AERONAUTICS  
(Hereinafter referred to as the "STATE")

WHEREAS, the SPONSOR has submitted to the STATE an application for assistance from the Idaho Airport Aid Program for development of the Hailey-Friedman Memorial Airport, together with the planning proposal or plans and specifications for the project. The STATE approved the application and it is hereby incorporated herein and made a part thereof:

WHEREAS, the Idaho Transportation Board has approved a project for development of the airport consisting of the following described airport development:

Project Description: Acquire ARFF Vehicle

FS Program Number: L24SSUN

Project Number: SP-02

NOW THEREFORE, for carrying out the provisions of the Uniform State Aeronautics Department Act; Title 21 of the Idaho Code, as amended, and in consideration of the SPONSOR acceptance of this offer, as hereinafter provided, the STATE hereby agrees to pay, as its share of the costs incurred in accomplishing the project, not more than a lump sum amount of \$1,000,000.

This Grant incorporates the following terms and conditions:

1. The STATE affirms that:
  - A. The maximum obligation of the STATE payable under this Grant shall be \$1,000,000.00.
  - B. This grant expires on June 30, 2027 and the STATE shall have no further obligation after that date.
2. The SPONSOR shall:
  1. Certify the availability of at least \$ .00 to match STATE participation in said project.
  2. The Airport Sponsor agrees to comply with the regulations relative to non-discrimination in State assisted programs of the Idaho Transportation Department.
  3. Diligently and expeditiously complete this project by June 30, 2027 and likewise pursue appropriate measures as may be agreed upon by the SPONSOR and the STATE to remedy project delays, including but not limited to litigation or condemnation.

4. Carry out and complete the project in accordance with the plans, specifications, and property map, incorporated herein, as they may be revised or modified, with approval of the STATE.
5. Competitively bid all contracts for construction involved in this project in accordance with bidding procedures outlined in Idaho Statute Title 67, Chapter 28 of the Idaho Code and Title 2 CFR part 200 and may provide solicitation documentation to the STATE.
6. In connection with the acquisition of real property for the project, secure at least two written appraisals by licensed appraisers and not pay in excess of the highest appraisal without the written consent of the STATE or except as directed by a court of competent jurisdiction after a contested trial and a judgment not resulting from agreement between the parties.
7. No State funds will be paid to the SPONSOR in any case until it certifies in writing that it has funds available and will spend at least the amount designated for this project in the Grant Agreement, solely for the project in question.
8. The SPONSOR agrees to hold said airport open to the flying public for the useful life of the facilities developed under this project.
9. The SPONSOR shall grant no exclusive use or operating agreements, to any person, company, or corporation for the use of the airport by any person providing or intending to provide aeronautical services to the public. Failure to abide by such agreement shall automatically obligate the immediate and full return of all State of Idaho money expended on behalf of the project to the State of Idaho.
10. Agrees to fulfill the FAA assurances applicable to this project and follow the requirements in 49 USC 471 Airport Development. (Only applies to FAA funded projects)
11. Agrees to follow and include applicable FAA required contract terms to any associated contracts granted in association with this grant. (Only applies to FAA funded projects)
12. Submit with this accepted Grant Agreement the full name of the local Project Manager/Inspector along with full contact information including work phone number, cell phone number, fax number, email address, and postal mailing address. Also, include a job related contact that will know the whereabouts of and can contact the Project Manager/Inspector quickly for Grant related matters.
13. Use the provided "Project List and Submittals" form to monitor the project's progress. The SPONSOR will submit the form when submittals are made, and provide the completed form, along with the reports, as part of the closeout documents.
14. Such allocation agreement shall become effective upon the SPONSOR acceptance of this offer and shall remain in full force and effect throughout the useful life of the facilities developed under the project but in any event not to exceed twenty (20) years from the date of acceptance.
15. Said offer and acceptance shall comprise allocation agreement, constituting the obligation and rights of the State of Idaho and the SPONSOR with respect to the accomplishment of the project and the operation and the maintenance of the airport.

16. SPONSOR must develop the airport in accordance with current design standards as set forth by the FAA for airport receiving FAA funding or by the Division of Aeronautics for non-federally funded airports.
17. SPONSOR cannot allow any activity or action on the airport that would interfere with its use for airport purposes.
18. SPONSOR must allow all types, kinds, and classes of aeronautical activities use the airport. This includes such activities as parachute jumping and ultralight vehicles. One possible reason for not allowing an aeronautical activity on the airport is if it cannot be conducted safely. The final safety determination is the responsibility of the Idaho Division of Aeronautics. FAA funded airports shall abide by FAA guidance as depicted in the FAA grant assurance 22.
19. SPONSOR must allow people to service their own aircraft according to all applicable Federal Aviation Regulations (FARs). IDAPA 39.04.01
20. All revenue generated on the airport by the Sponsor will be used for airport purposes only.
21. SPONSOR will have proof of ownership or lease of all land upon which any project is proposed in order to protect the investment of public funds.
22. That any Exclusive Operating or Use Agreement in violation of Section I. above shall Automatically Obligate the Immediate and full Return of all State of Idaho money expended on behalf of the Project to the State of Idaho.
23. SPONSOR will have compatible land use and height zoning for the airport to prevent incompatible land uses and the creation or establishment of structures or objects of natural growth, which would constitute hazards or obstructions to aircraft operating to, from, on, or in the vicinity of the subject airport. Idaho Statute 67-6508q
24. SPONSOR will ensure hangars are used primarily for aeronautical purposes. Non-aeronautical items stored in the hangar will not interfere with aeronautical use of the hangar.
25. SPONSOR will maintain a fee and rental structure for services and facilities at the airport, which will make the airport as self-sustaining as possible taking into account such factors as the volume of traffic and economy of collection. The Division of Aeronautics can provide assistance with establishing the structure base.

The allowable costs of the project shall not include any costs determined by the STATE to be ineligible.

The STATE reserves the right to amend or withdraw this offer at any time prior to its acceptance by the SPONSOR.

No project cost reimbursements shall be issued and the STATE shall not be obligated to pay any part of the costs of the project unless the final agreement has been accepted by the SPONSOR as prescribed in writing by the STATE.

**Except** for those projects receiving both State and Federal Aid (submit copies of FAA Application and Agreement), the following inspection schedule, and reporting system is required:

3. Inspection Schedule and Reporting System:

Inspection Schedule and Reporting System will vary for each project. The SPONSOR must make reports and be subject to inspections on the following schedule:

- A. SPONSOR shall report project commencement date.
- B. SPONSOR shall receive approval prior to any change in the scope of the project.
- C. SPONSOR shall report project completion date and request final payment.
- D. STATE may participate in the final inspection and shall sign off the project as completed.
- E. STATE may arrange for audit of account in accordance with regularly scheduled audit program.

The execution of this instrument by the SPONSOR and ratification and adoption of the project application incorporated herein provides proof of the Sponsors commitment, as hereinafter provided. Said offer and acceptance shall comprise allocation agreement, constituting the obligation and rights of the State of Idaho and the SPONSOR with respect to the accomplishment of the project and the operation and the maintenance of the airport. Such allocation agreement shall become effective upon the SPONSOR acceptance of this offer and shall remain in full force and effect throughout the useful life of the facilities developed under the project but in any event not to exceed twenty (20) years from the date of acceptance.

STATE OF IDAHO, ITD  
Division of Aeronautics



By: \_\_\_\_\_  
Thomas Mahoney, Administrator



**ACCEPTANCE**

THE SPONSOR DOES HEREBY RATIFY AND ADOPT ALL STATEMENTS, representations, warranties, covenants, and agreements contained in the project application and incorporated materials referred to in the foregoing offer and does hereby accept said offer and by such acceptance agrees to all of the terms and conditions thereof.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

I, Mary Cone, City Clerk do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. \_\_\_\_\_ adopted at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2023, and that the same is now in full force and effect. IN WITNESS WHEREOF, I have hereunto set my hand and impressed the official seal of the City, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mary Cone, City Clerk

**City Resolution**

Exact from the minutes of a regular meeting  
of the City Council of Hailey, Idaho  
Held on \_\_\_\_\_, 2023.

Mayor \_\_\_\_\_, introduced the following Resolution, was read in full, considered, and adopted:

Resolution number \_\_\_\_\_ of Hailey, Idaho accepting the Grant Offer of the State of Idaho through the Idaho Transportation Department, Division of Aeronautics, in the maximum amount of \$1,000,000.00 to be used under the Idaho Airport Aid Program, FS Program number: L24SSUN, Project number: SP-02 in the development of the Hailey-Friedman Memorial Airport; and

Be it resolved by the Mayor and City Council of Hailey, Idaho (herein referred to as the City) as follows:

Sec. 1. That the City shall accept the Grant Offer of the State of Idaho in the amount of \$1,000,000.00, for the purpose of obtaining State Aid under FS Program Number: L24SSUN, Project Number: SP-02 in the development of the Hailey-Friedman Memorial Airport; and

Sec. 2. That the Mayor of the Hailey City Council is hereby authorized and directed to sign the statement of Acceptance of said Grant Offer (entitled Acceptance) on behalf of the City, the City Clerk is hereby authorized and directed to attest the signature of the Mayor and to impress the official seal of the City on the aforesaid statement of Acceptance; and

Sec. 3. A true copy of the Grant Agreement referred to herein be attached hereto and made a part thereof.

Passed by the City Council and approved by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

**CERTIFICATE**

I, Mary Cone, City Clerk do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. \_\_\_\_\_ adopted at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2023, and that the same is now in full force and effect. IN WITNESS WHEREOF, I have hereunto set my hand and impressed the official seal of the City, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mary Cone, City Clerk

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023      **DEPARTMENT:** Library      **DEPT. HEAD SIGNATURE:** Lyn Drewien

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**SUBJECT**

Agreement and Resolution for The American Rescue Plan Elementary and Secondary School Emergency Relief (ARP ESSER) Fund for the Out-of-School Programming Grant administered by the Idaho Commission for Libraries (ICfL).

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**AUTHORITY:**    ID Code       IAR \_\_\_\_\_       City Ordinance/Code \_\_\_\_\_

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**BACKGROUND:**

Hailey Public Library received this grant last year and has been awarded the same amount in year two.

The Out-of-School Programming Grant offers libraries up to \$3,000 to increase after-school learning programs for Idaho K-12 youth. Applicants may use the grant funds to improve learning and enrichment activities in ways that best suit our community.

The Idaho Commission for Libraries administers the program, made possible in part by the Idaho Board of Education and the US Dept of Education with funding authorized by the American Rescue Plan Elementary and Secondary School Emergency Relief Fund.

The ARP ESSER Fund aims to respond to students' academic, social, and emotional needs and also address the disproportionate impact of COVID-19 on underrepresented student subgroups, including those from different racial and ethnic groups, children from low-income families, children with disabilities, English learners, migrant students, students experiencing homelessness, and youth in foster care.

The grant period is October 23, 2023, to May 31, 2024.

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**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # 100-45-32216 Library Grants      YTD Line Item Balance \$ \_\_\_\_\_

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**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:**

\_\_\_\_ City Attorney        X   Clerk / Finance Director      \_\_\_\_ Engineer        X   Mayor  
\_\_\_\_ P & Z Commission      \_\_\_\_ Parks & Lands Board      \_\_\_\_ Public Works        X   Administrator

-----  
**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Approve Grant Agreement PROG 24-11 and Resolution 2023-\_\_\_\_ between the City of Hailey and the Idaho Commission for Libraries Out-of-School Programming Grant for \$3,000.

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**FOLLOW UP NOTES:**

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**CITY OF HAILEY RESOLUTION 2023- \_\_\_\_**

A RESOLUTION OF THE HAILEY CITY COUNCIL AUTHORIZING THE ARP ESSER OUT-OF-SCHOOL PROGRAMMING GRANT AGREEMENT BETWEEN THE CITY OF HAILEY AND THE IDAHO COMMISSION FOR LIBRARIES (ICfL).

WHEREAS, Hailey Public Library has been awarded \$3,000 for the FY24 ARP ESSER Out-of-School Programming Grant to increase after-school learning programs for K-12 youth in the Wood River Valley;

WHEREAS, the purpose of the ARP ESSER Out-of-School Programming Grant is to address learning loss among students related to the impact of reduced instructional time due to COVID-19;

WHEREAS, Hailey Public Library will prepare and conduct high-quality, research-based learning programs at the library or through outreach events;

WHEREAS, Hailey Public Library will conduct after-school programming throughout the current school term to fulfill the terms of the grant;

WHEREAS, the term of this Agreement begins October 23, 2023, and concludes on May 31, 2024, when the final grant report is due.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hailey, Idaho, the ARP ESSER OUT-OF-SCHOOL PROGRAMMING Grant Agreement between the City of Hailey and the Idaho Commission for Libraries be approved.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

# Official Grant Award Notification

Idaho Commission for Libraries

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Your grant application has been reviewed and approved by the Idaho Commission for Libraries (ICfL). This signed award notification along with your attached application serves as the grant agreement/contract between the ICfL and the library named herein for this grant program.

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**Grant Award Number:** PROG 24-11

**Award Recipient:** Hailey Public Library

**Award Amount:** \$ 3,000

**Grant Program:** Out-of-School Programming Grant

**Grant Period:** October 23, 2023 - May 31, 2024

**Grant Status:** Approved for Funding

**ICfL Authorizing Official Signature:**

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Stephanie Bailey-White, State Librarian



## Out-Of-School Programming Grant FY24 Application/Agreement

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### I. Program Overview

The Out-of-School Programming Grant offers libraries up to \$3,000 to increase out-of-school learning programs for Idaho's K-12 youth. Grant funds may be used in a variety of ways to deliver high-quality, research-based learning opportunities. This funding source aims to address learning loss among students related to the impact of reduced instructional time due to COVID-19. The Idaho Commission for Libraries invites public, school, and special libraries (including tribal) to apply.

Applicants should plan to use grant funds to improve learning and enrichment activities in ways that best suit their local communities. The following strategies could be successful:

- Increase the number, type, frequency, or format of out-of-school learning or enrichment programs.
- Expand or develop new programming to reach youth in communities with little to no access.
- Offer programming at times that may be more accessible to youth with limited access during regular business hours.
- Provide additional staff time, or hire additional staff, to plan and conduct programs.
- Conduct programs offsite to increase access to youth with limited available transportation.
- Reduce barriers by identifying ways to increase access for youth disproportionately affected by the Covid-19 pandemic, including those from underserved racial and ethnic groups, children from low-income families, children with disabilities, English learners, migrant youth, children experiencing homelessness, and youth in foster care.
- Increase programming quality through staff professional development, creating new curriculum, or building partnerships with community-based organizations, schools, or local governmental agencies.
- Bring in guest speakers, host demonstrations, or conduct teamwork exercises.
- Add new enrichment opportunities, such as college, trade school, and career exploration.
- Address the social and emotional needs of youth during out-of-school programming.
- Provide transportation to and from out-of-school programs.

Out-of-school learning and enrichment programs on a variety of topics are encouraged. Examples of topics include, but are not limited to:

- STEM
- Literacy and Reading
- The Arts
- History and Social Studies
- Geography
- Physical Education
- College, Trade School, and Technical Education
- Career Exploration
- Strategies for Successful Learning and Studying
- Social and Emotional Well-Being

Selected libraries will also use resources developed by the Idaho Out-of-School Network (ION) to assist in building the quality of their programs. Each library will choose one of the following Building Blocks for Out-of-School Time to focus on:

- Intentional Program Design
- Supportive Relationships and Environments
- Youth Voice, Leadership, and Engagement
- Responsiveness to Culture and Identity
- Community, School, and Family Engagement
- Organization and Leadership Management
- Ongoing Staff Support and Volunteer Development
- Youth Safety and Wellness

Each library will use the chosen building block to make an improvement plan, a professional development plan, and conduct a self-assessment at the end of the grant period.

This program is administered by the Idaho Commission for Libraries and is made possible in part by the Idaho Board of Education and the U.S. Department of Education, with funding authorized by the American Rescue Plan Elementary and Secondary School Emergency Relief (ARP ESSER) Fund under the American Rescue Plan (ARP) Act of 2021, Public Law 117-2, enacted on March 11, 2021. The ARP ESSER Fund aims to respond to students' academic, social, and emotional needs and also address the disproportionate impact of COVID-19 on underrepresented student subgroups, including those from different racial and ethnic groups, children from low-income families, children with disabilities, English learners, migrant students, students experiencing homelessness, and youth in foster care.

## II. Program Goals

- A. Strengthen the role of libraries as community educators addressing learning loss by implementing high-quality, evidence-based out-of-school learning programs.
- B. Build the institutional capacity of libraries by increasing staff participation in training and professional development opportunities focused on out-of-school learning best practices.
- C. Address the academic, social, and emotional needs of Idaho's K-12 students facing learning loss due to the Covid-19 pandemic, with special emphasis on the disproportionate impact on underrepresented student subgroups.

## III. Eligibility

This grant is open to public, school, and special libraries (including tribal) in Idaho. Multi-branch systems may submit individual applications for each branch or library location. In order to be eligible, the library must be able to provide programming to youth in grades K-12. Libraries receiving the ICfL Out-of-School Planning Grant (awards up to \$15,000) will not be eligible to receive the Out-of-School Programming Grant (awards up to \$3,000). Organizations that have received this grant previously are eligible to apply again. For definitions of library types, please see ICfL's grant eligibility requirements at <https://libraries.idaho.gov/grants-funding/grant-eligibility/>.

To apply for this grant, the organization must obtain a non-proprietary Unique Entity Identifier (UEI) number from the federal System of Award Management (SAM). The UEI is a requirement for grantees receiving federal funds administered by the ICfL and replaces the requirement for a DUNS number. Obtaining a UEI is free, but can take upwards of a week to several months if your entity is not already in the SAM system. Please see the SAM website for more information at <https://sam.gov/content/home>.

## IV. Selection Process and Agreement Instrument

Applications deemed eligible and complete will be ranked by an ICfL grant review committee using a

scoring rubric based upon the application narrative questions. Each narrative question identifies the number of associated points for that question. School libraries will receive automatic priority when ranking applications. Grant reviewers may also take into account the overall project budget and the geographic distribution of applicants when ranking.

Official award notifications will be signed by the ICfL authorizing official, the State Librarian, or alternate assigned official. The completed application signed by the applicant, along with the official award notification signed by the ICfL authorizing official, will serve as the agreement/contract for this grant.

## V. Key Dates

**Submit Applications:** August 25 - September 30, 2023

**Grant Period:** October 23, 2023 – May 31, 2024

**Final Report Due:** May 31, 2024

## VI. Program Requirements

**A. Award Summary.** Libraries may apply for awards ranging from \$1,000 to \$3,000. Funds must be used for providing out-of-school time learning and enrichment programs for K-12 youth. Funds may also be used for the staff professional development required by this grant.

**B. Required Activities.** The library agrees to:

1. Prepare and conduct high-quality, research-based, out-of-school learning programs at the library or through outreach events.
2. Watch a webinar from the Utah Education Policy Center on how to tell a story using data and fill out a brief reflection form after.
3. Read the Building Blocks of Out-of-School Time Quality Guide published by the Idaho Out-of-School Network (ION) at <https://idahooutofschool.org/buildingblockresources/>. Select one building block to focus on. Attend or watch at least one webinar on the selected building block.
4. Complete a continuous quality improvement plan, professional development plan, and conduct a self-assessment summary for the selected building block. Templates are available on the ION website at <https://idahooutofschool.org/buildingblockresources/>.
5. Make reasonable efforts to address the needs of student groups disproportionality affected by the Covid-19 pandemic when conducting grant activities, including those from underserved racial and ethnic groups, children from low-income families, children with disabilities, English learners, migrant students, children experiencing homelessness, and youth in foster care.
6. Implement public health protocols during programming to maintain the health and safety of program participants and staff.

**C. Allowable Expenditures.** A grantee may only use program funds for allowable costs, as defined in the federal grant funds Uniform Guidance (2 C.F.R. Part 200), which includes the requirement that costs be reasonable and necessary for the accomplishment of program objectives.

The following is an abbreviated list of allowable grant expenses. It is not intended to be exhaustive or exclusive. Applicants should contact the ICfL if they are unsure if their proposed idea/expenditure is allowable.

1. Compensation including salaries and wages for staff involved in planning, participating in

professional development, preparing for, and providing out-of-school learning and enrichment programs. This is intended to support the library with additional salary funds necessary to expand services or complete project objects, and not replace existing salaries.

2. Materials and supplies for out-of-school learning and enrichment programs including technology and assistive technology devices.
3. Materials and supplies such as Personal Protective Equipment (PPE), cleaning, and sanitizing supplies necessary for safely conducting grant activities.
4. Training and education costs for staff, including related travel expenses. Costs must be directly related to the purpose and successful fulfillment of this grant.
5. Professional and consultant services such as those for translation, tutoring, guest speakers or facilitators, or community partner programming.
6. Services to increase out-of-school learning or make learning opportunities more accessible such as those used for technological connectivity and subscriptions. Grant funds may only be used to pay for services provided during the official grant period.
7. Advertising or publicity specifically related to the grant for (1) program outreach specific to the grant such as publishing dates and times of activities; (2) recruitment of personnel to carry out the grant; and (3) procurement of goods or services to implement the grant.

**D. Non-Allowable Expenditures.** The following is an abbreviated list of non-allowable grant expenses. It is not intended to be exhaustive or exclusive. Applicants should contact the ICfL if they are unsure if a cost is allowable. The following items are not allowable grant expenses:

1. Food and beverages. However, if a partner organization provides food, or the purchase of food is funded through another source, the grantee can use staff time paid for with grant funds to prepare or distribute the food to participants. Food is allowable if used primarily as a supply in a learning activity.
2. Capital expenditures related to the purchase of real property, buildings, or motor vehicles.
3. Construction expenditures related to the improvement or expansion of buildings and facilities.
4. Advertising or publicity not related directly to the programs carried out through the grant.
5. Promotional items and memorabilia, including models, gifts, and souvenirs.

**E. Reporting Requirements.** The library agrees to:

1. Document grant expenditures through receipts, payroll reports, accounting system reports, and/or invoices. Spending documentation must be submitted with the final report. Any grant funds not accounted for through documented spending must be returned to the ICfL.
2. Collect program data required by the ICfL or our funding partners, the Idaho State Board of Education and the U.S. Department of Education.
3. Facilitate surveys and/or site visits by the Idaho Out of School Network (ION) or their subcontractor for program evaluation purposes.
4. Submit final report by May 31, 2024.

**F. Records Retention.** The grantee must retain grant records for a period of three years following the end of the award period. Records include the grant application/agreement, award letter, correspondence, reports, financial records, and receipts.

G. **Acknowledgement.** This grant is administered by the Idaho Commission for Libraries and was made possible in part by the Idaho State Board of Education and the U.S. Department of Education. Please acknowledge these funding sources in signage, brochures, websites, press releases, and public events funded by this grant.

H. **Funding availability.** The ICfL plans to disburse funds to awarded libraries at the beginning of the grant period. Disbursement of awards is conditional upon ICfL's receipt of ARP ESSER funds from the Idaho State Board of Education and U.S. Department of Education. If ARP ESSER funds become unavailable to the ICfL for any reason, the ICfL reserves the right to delay or withhold funding from awarded libraries, or cancel this grant program. The ICfL will notify awarded libraries in writing if funding becomes unavailable.

## VII. Application Instructions

The online application must be completed in one sitting and cannot be saved for completion at a later time. We suggest drafting responses in a separate document prior to completing the online form. The application must be signed and submitted with an electronic signature on or before September 30, 2023 at 11:59 p.m. MT. This application will serve as your official grant agreement if you are notified in writing that you have been approved for funding. The ICfL will notify all applicants whether or not they were selected for funding.

If you have questions about the application process, please contact either of the following staff members at the Idaho Commission for Libraries:

- Jennifer Redford, Youth Services Consultant, [jennifer.redford@libraries.idaho.gov](mailto:jennifer.redford@libraries.idaho.gov) or (208) 639-4147
- Talela Florko, Grants/Contracts Officer, at [talela.florko@libraries.idaho.gov](mailto:talela.florko@libraries.idaho.gov) or (208) 334-2150

## VIII. Applicant Information

**Library Name:** Hailey Public Library

**Branch Name (if applicable):**

**Is your library a school library?** No

**School District Name (if applicable):**

**Mailing Address:** 7 West Croy Street  
Hailey, Idaho, 83333

**UEI Number from SAM - 12 Characters:** VQGYGULKZM44

**Person submitting this application:**

**Preparer's Name:** Lee Dabney

**Preparer's Title:** Associate Director & Youth Librarian

**Preparer's Phone Number:** (208) 788-2036

**Preparer's Email Address. An auto-copy of this application will be sent to this email address upon submission.:** lee.dabney@haileypubliclibrary.org

**Authorizing Official Name, if different:** Lyn Drewien

**Authorizing Official Title, if different:** Library Director

**Authorizing Official Email Address, if different:** lyn.drewien@haileypubliclibrary.org

## IX. Application Questions

### A. Descriptive Title of Your Proposed Project:

Language Learning Through Creative Play

**B. Describe the need for increased out-of-school learning opportunities for youth within your community. Please include the needs of one or more of the student groups listed in the authorizing legislation for this funding source including youth from underserved racial and ethnic groups, children from low-income families, children with disabilities, English learners, migrant students, children experiencing homelessness, and youth in foster care. (30 points possible, minimum 100 words)**

Most weekdays, shortly after 2:38 pm (2:00 on for early-out Wednesdays) kids begin coming through our doors. Hailey Elementary School (275 K-5 students) is a proverbial hop, skip, and jump from us. We are also close to a school and city bus stop where students from two other elementary schools (400 students) can walk to the library. Wood River Middle School (550 students, 6-8 grades) ends its academic day at 3:15 pm (1:15 pm on early out Wednesdays) and Wood River High School (1000, 9-12 grades) out at 3:40 pm (1:30 on early out Wednesdays) is less than a mile from our location. Our afternoons are busy.

The students that walk through our doors count on the library to provide an after-school snack (we participate in a local program that provides healthy food choices) and a safe place to read, work, play, create, and socialize until one or both of their parents' workdays are done at 5:00, 6:00, or 7:00 o'clock. 20% of Blaine County School District students are English language learners. Many are new arrivals to our country and community with few resources or established connections in their new home. They have identified the library as a safe, welcoming, and enriching environment for their children, and they rely on our services to help their families. Many families are in temporary homes or are unhoused, and the library provides a respite from precarious living situations.

We are busy with kids, and grateful, but we want to do more.

**C. Describe your preliminary plans for providing out-of-school learning opportunities for youth in your community. Include a brief description of your current or typical youth programs, and how these grant funds will be used to build upon or expand existing offerings. (40 points possible, minimum 100 words)**

During the last school year, we partnered with the Wood River High School's Amnesty International Club one day a week after school (see attached flyer). These students, many with bilingual or some Spanish language skills, were amazing. Through gameplay, such as Memory or Spot It, books such as Walter Wick's I Spy series or wordless books like Aaron Becker's Journey trilogy, and projects like creating personal collages or self-portraits, they helped and reinforced the younger kid's retention and pronunciation of basic English vocabulary. We are pleased that the club's leadership wants to continue the program this year. In addition, we have reached out to another WRHS club, Empowering Latinos in



STEAM, about helping facilitate another after-school activity for English Language Learners with a more science and math-based activity (the co-president of this club is a library intern) and we are working to develop an afternoon program under our intern’s guidance. If this does not develop, we are prepared to look for other partners to help us or create our own STEM-based after-school activity.

On Tuesdays, we offer activities for tweens and teens. A former teacher who helped us with our amazing Summer STREAM program (funded thanks to the ESSER Summer Strategies grant, thank you very much!) is willing to take the lead on this project. Our goal is to engage these older kids through age-appropriate activities and silliness. Weeks of the month will rotate through different themes. For example, Game-Week, where kids will learn and play a different offering from our library of games; Adulting 101-Week, where different adults from our community teach kids basic “adulting” skills (think doing laundry and changing a tire), Arts and Crafts-Week, etc.. Additionally, we host a book club or poetry read one day a month on Sunday afternoons when the library is closed. It is known as After Hours and may include a book discussion, poetry reading, or a movie about a book, but it's designed to engage teenagers in the library it is not open to the general public. Studies show that this age group is exceptionally vulnerable to mental health stressors. Through peer connection and adult role-modeling, we hope to provide a positive, fun outlet for these kids.

All this is happening during regular hours when we are juggling the responsibilities of everyday library operations while overseeing the programs offered on that day. Funds from the OST Programming Grant would allow an additional adult to oversee and manage the programs, allowing for better oversight and quality control. Funds could also be used to buy more games and materials to encourage English language acquisition.

**D. How do you plan to address programming or access for one or more of the student groups listed in this application? (30 points possible, minimum 100 words)**

Last week, I met with the WRHS Amnesty International Club and their advisor. We discussed ideas about how to better promote and conduct their after-school program. As young leaders, I try to give them autonomy over the program. I asked that they let me see all promotional materials being circulated and an outline of their weekly plans. I made suggestions based on my experience. We have found that direct outreach to educators and school librarians is an effective way to promote programs for youth at the library. We plan to have information available at the upcoming parent/teacher conferences. All material is in English and Spanish.

**E. Requested Funding Amount:** \$3,000

**F. Proposed Budget Table**

	Estimated Cost	Brief Description
Salaries/Wages/Benefits	2500	staff member to led after school activities & facilitate teen-led activities
Consultant Fees		
Supplies/Materials (items with a per unit cost under \$5,000)	500	program supplies
Services		
Travel		

**Total from Budget Table (automatically calculated). This amount must equal your requested funding amount exactly. If it differs, adjust the costs in the budget table until they match.**

3000.00

**Any unspent funds must be returned to the ICfL at the end of the grant period.** Variances in budget categories of 10% or more from the submitted/approved grant budget require approval from the ICfL.

## **X. Federal Certifications and Assurances**

This program is brought to you by the Idaho Commission for Libraries (ICfL) and was made possible by the Idaho State Board of Education and the U.S. Department of Education.

Applicants receiving federal grant funds administered by the ICfL must agree to comply with the following federal assurances and certifications.

### **Nondiscrimination**

The applicant certifies that it will comply with the following nondiscrimination statutes and their implementing regulations:

- A. Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. § 2000d et seq.), which prohibits discrimination on the basis of race, color, or national origin under any program receiving federal financial assistance;
- B. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 701 et seq. including §794), which prohibits discrimination on the basis of disability;
- C. Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1681-1683, 1685-1686), which prohibits discrimination on the basis of sex in education programs;
- D. The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age; and
- E. The requirements of any other nondiscrimination statute(s) which may apply.

### **Debarment and Suspension**

The applicant shall comply with 2 C.F.R. part 3185 and 2 C.F.R. part 180, as applicable. The authorized representative, on behalf of the applicant, certifies to the best of his or her knowledge and belief that neither the applicant nor any of its principals:

- A. Are presently excluded or disqualified;
- B. Have been convicted within the preceding three years of any of the offenses listed in 2 C.F.R. §180.800(a) or had a civil judgment rendered against it or them for one of those offenses within that time period;
- C. Are presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses listed in 2 C.F.R. §180.800(a); or
- D. Have had one or more public transactions (Federal, State, or local) terminated within the preceding three years for cause or default.

Where the applicant is unable to certify to any of the statements in this certification, the authorized representative shall attach an explanation.

The applicant is required to comply with 2 C.F.R. part 180 subpart C (Responsibilities of Participants Regarding Transactions Doing Business with Other Persons) as a condition of participation in the award. The applicant is also required to communicate the requirement to comply with 2 C.F.R. part 180 subpart C (Responsibilities of Participants Regarding Transactions Doing Business with Other Persons) to persons at the next lower tier with whom the applicant enters into covered transactions.

### **Prohibition Against Lobbying, Publicity, and Propaganda**

In accordance with Federal appropriations law, no funds provided through this grant or contract may be used for publicity or propaganda purposes for the preparation, distribution, or use of any kit, pamphlet, booklet, publication, electronic communication, radio, television, or video presentation designed to support or defeat the enactment of legislation before the Congress or any State or local legislature or legislative body or designed to support or defeat any proposed or pending regulation, administrative action, or order issued by the executive branch of any State or local government. No federal funds may be used to pay the salary or expenses of any grant or contract recipient, or agent acting for such

recipient, related to any activity designed to influence the enactment of legislation, appropriations, regulation, administrative action or Executive order proposed or pending before the Congress or any State government, State legislature or local legislature or legislative body.

### **Certification Regarding Lobbying Activities**

For applicants entering into a grant or cooperative agreement in excess of \$100,000 (as required by 31 U.S.C. § 1352), the applicant certifies to the best of his or her knowledge and belief that:

A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the authorized representative, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

B. If any funds other than Federal appropriated funds have been paid or will be paid to any person (other than a regularly employed officer or employee of the applicant, as provided in 31 U.S.C. § 1352) for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the authorized representative shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

C. The authorized representative shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance is placed when the transaction is made or entered into. Submission of this certification is a prerequisite for making or entering into the transaction imposed by 31 U.S.C. § 1352.

### **Trafficking in Persons**

The applicant must comply with Federal law pertaining to trafficking in persons. Under 22 U.S.C. §7104(g), any grant, contract, or cooperative agreement entered into by a Federal agency under which funds are to be provided to a private entity shall include a condition that authorizes the Federal agency to terminate the grant, contract, or cooperative agreement, or take other authorized actions, if the grantee or any subgrantee, or the contractor or any subcontractor, engages in, or uses labor recruiters, brokers, or other agents who engage in trafficking in persons, the procurement of a commercial sex act, the use of forced labor, or acts that directly support or advance trafficking in persons.

### **Internet Safety**

The applicant shall comply with Idaho Code 33-2741, if applicable. If Federal funds are used to purchase computers used to access the internet or to pay for direct costs associate with accessing the internet, the authorized representative provides assurances that the applicant is in compliance with 20 U.S.C. § 9134(f), which sets out standards relating to internet safety for libraries that do not receive services at discount rates under § 254(h)(6) of 47 U.S.C.

**As the authorized representative, I hereby certify to the best of my knowledge and belief, that the applicant is in compliance with the above federal assurances and certifications.**

I agree

## **XI. Signature and Submission**

Please review the following statements before signing and submitting this application.

A. If awarded, the library agrees to meet the grant requirements outlined in this application/agreement.

B. If awarded, the applicant's legal entity agrees to expend all funds received for the purposes outlined in this application/agreement and understands that any grant funds that are not expended at the end of the grant period must be returned to the ICfL.

C. I certify that the statements herein are true, complete, and accurate to the best of my knowledge.

D. I certify that I have the authority to submit this application on behalf of my organization.

**By signing this application, you are certifying that the statements herein are true, complete, and accurate to the best of your knowledge. After signing, click the "Submit" button. A copy of this application will be automatically emailed to you and the library authorizing official.**

Lee Dabney

Saturday, September 23, 2023

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If you have any questions about this program or your application please contact Jennifer Redford, Youth Services Consultant, [Jennifer.redford@libraries.idaho.gov](mailto:Jennifer.redford@libraries.idaho.gov), (208) 639-4147 or Grants/Contracts Officer Talela Florko at [talela.florko@libraries.gov](mailto:talela.florko@libraries.gov), (208) 639-4164. Applicants will be notified of their grant status by October 23, 2023.

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023

**DEPARTMENT:** PW/CDD

**DEPT. HEAD SIGNATURE:** BY/RD

**SUBJECT:** Motion to authorize the mayor’s signature on a Security Release and issue a Certificate of Completion Letter related to the development of Lots 1A, 2A, 3A, Block 94, Hailey Townsite.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 16 (IFAPPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** David Hennessy has successfully completed all infrastructure related to the development of Lots 1A, 2A, 3A, Block 94, Hailey Townsite to the satisfaction of City Staff. Mr. Hennessy has requested the Final Release of the Security Agreement Deposit, in the amount of \$27,623.25.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: Robyn Davis Phone # 788-9815 #2015

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IFAPPLICABLE)

___ City Attorney	___ City Administrator	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___ _____
___ Safety Committee	___ P & Z Commission	___ Police	___ _____
___ Streets	___ Public Works, Parks	___ Mayor	___ _____

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to authorize the mayor’s signature and issue a Certificate of Completion Letter for the development of Lots 1A, 2A, 3A, Block 94, Hailey Townsite, and release the Security Agreement Bond in the amount of \$27,623.25.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_  
City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt. /Order Originals: \_\_\_\_\_ \*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (all info.): \_\_\_\_\_ Copies \_\_\_\_\_  
Instrument # \_\_\_\_\_



November 27, 2023

David Hennessy  
PO Box 5425  
Ketchum, ID 83340

**Re: Development of Lots 1A, 2A, 3A, Block 94, Hailey Townsite**

Dear Mr. Hennessy:

The undersigned hereby certifies that the infrastructure improvements (“Work”) to Lots 1A, 2A, 3, Block 94, Hailey Townsite (“Project”) Development, have been inspected, approved and completed by City Staff, and in accordance with the applicable ordinances, regulations, plans and specifications and all project documents, as well as the Security Agreement for Lots 1A, 2A, 3, Block 94, Hailey Townsite, dated October 22, 2021 (“Project Documents”), and is hereby approved and accepted by the City of Hailey, Idaho (“City”) as of the date of this Certificate (“Completion Date”).

The City has requested the Final Release of the Security Agreement Bond in the amount of \$27,623.25.

Sincerely,

By: \_\_\_\_\_  
Martha Burke, Mayor  
City of Hailey, Idaho

November 27, 2023

David Hennessy  
PO Box 5425  
Ketchum, ID 83340

**Re: Final Release of Cash Deposit Pursuant to the Development of Lots 1A, 2A, 3A, Block 94, Hailey  
Townsite Security Agreement**

Dear Mr. Hennessy:

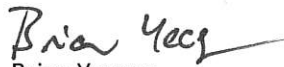
The City of Hailey is in receipt of a cash deposit in the amount of \$27,623.25, as contemplated within the Security Agreement approved by the Hailey City Council for Lots 1A, 2A, 3A, Block 94, Hailey Townsite Final Plat infrastructure improvements (Resolution 2021-107, approved October 12, 2021).

Section 5 of the referenced agreement stipulates how funds can be released based on completion of work. Specifically, Section 5 states, in part that, "In the event the Applicant completes construction of the Improvements secured by the Security on or before the date set forth in Paragraph Number 1, Hailey shall release funds, including any and all interest accrued thereon, to the Applicant upon receiving written notice by the City Engineer that the Improvements have been installed according to the applicable ordinances, regulations, plans, and specifications, and that the same has been inspected by the City Engineer. Also, the Applicant may apply for a partial release of the Security from Hailey as described in paragraph 2."

I have reviewed the infrastructure items requested for the Final Release in the attached spreadsheet, with a **release amount of \$27,623.25** from the original deposit and a release amount for the interest accrued. By way of this letter, I am providing notice of completion of said items.

If you have any further questions, please let me know.

Sincerely,



Brian Yeager,  
City Engineer/Public Works Director

Cc: Samantha Stahlnecker, Galena Engineering  
Becky Stokes, Treasurer  
Robyn Davis, Community Development Director  
Christopher Simms, City Attorney

SECURITY AGREEMENT - Lots 1A, 2A, 3A Block 94, Hailey Townsite

Sewer Main to Lot 2A and Lot 1A	\$ 7,500.00 - Completed
Shared Driveway in 7 <sup>th</sup> Avenue	\$10,915.50 - Completed
Total Cost	\$18,415.50 - \$0
Bond Amount	\$27,623.25 - \$0

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023

**DEPARTMENT:** PW/CDD

**DEPT. HEAD SIGNATURE:** BY/RD

**SUBJECT:** Motion to authorize the mayor’s signature on a Security Agreement Release related to the Final Plat and development of Amatopia Subdivision.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 16 (IFAPPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** On December 7, 2020, the Hailey Planning and Zoning Commission recommended for approval by the Hailey City Council a Preliminary Plat Application for Amatopia Subdivision, represented by Galena Engineering, where Tax Lot 7816, Section 9 & 16 TL 7816 2N 18E (235 West Maple Street) is subdivided into five (5) lots, ranging in size from 6,090 square feet to 8,035 square feet. The Council approved the Preliminary Plat Application on January 25, 2021. The City Council will consider the Final Plat Application concurrently with the Security Agreement on November 8, 2021.

Pursuant Title 16: Subdivision Regulations, Section 16.03.030: Final Plat Approval, I. Security Required, the Developer may, in lieu of actual construction, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering and the improvements not previously installed by the Developer, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one year from the date the security is provided.

The Council approved the Security Agreement and associated documents for the Amatopia Subdivision in November 2021. Now, the Applicant, Amatopia, LLC, has successfully completed all infrastructure related to the development of the Amatopia Subdivision to the satisfaction of City Staff. Amatopia, LLC, has requested the Final Release of the Security Agreement Cash Deposit, in the amount of \$250,387.65.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: Robyn Davis Phone 208-788-9815 ext. 2015.

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IFAPPLICABLE)

___ City Attorney	___ City Administrator	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___
___ Safety Committee	___ P & Z Commission	___ Police	___
___ Streets	___ Public Works, Parks	___ Mayor	___

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to authorize the mayor’s signature on a Security Agreement Release related to the Final Plat and development of Amatopia Subdivision in the amount of \$250,387.65.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_  
City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt. /Order Originals: \_\_\_\_\_ \*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (all info.): \_\_\_\_\_ Instrument # \_\_\_\_\_

November 27, 2023

Amatopia, LLC  
PO Box 5863  
Ketchum, ID 83340

**Re: Final Release of Cash Deposit Pursuant to the Development of Amatopia Subdivision**

Dear Amatopia, LLC,

The undersigned hereby certifies that the infrastructure improvements (“Work”) to the Amatopia Subdivision (“Project”), have been inspected, approved and completed by City Staff, and in accordance with the applicable ordinances, regulations, plans and specifications and all project documents, as well as the Security Agreement for the Amatopia Subdivision, dated November 8, 2021 (“Project Documents”), and is hereby approved and accepted by the City of Hailey, Idaho (“City”) as of the date of this Certificate (“Completion Date”).

The City has requested the Final Release of the Security Agreement Bond in the amount of \$250,387.65.

Sincerely,

By: \_\_\_\_\_  
Martha Burke, Mayor  
City of Hailey, Idaho



November 27, 2023

Amatopia, LLC  
PO Box 5863  
Ketchum, ID 83340

**Re: Final Release of Cash Deposit Pursuant to the Development of Amatopia Subdivision**

Dear Amatopia, LLC,

The City of Hailey is in receipt of a cash deposit in the amount of \$2750,387.65, as contemplated within the Security Agreement approved by the Hailey City Council for the Amatopia Subdivision Final Plat infrastructure improvements (Resolution 2021-118, approved November 8, 2021; extended June 6, 2023).

Section 5 of the referenced agreement stipulates how funds can be released based on completion of work. Specifically, Section 5 states, in part that, "In the event the Applicant completes construction of the Improvements secured by the Security on or before the date set forth in Paragraph Number 1, Hailey shall release funds, including any and all interest accrued thereon, to the Applicant upon receiving written notice by the City Engineer that the Improvements have been installed according to the applicable ordinances, regulations, plans, and specifications, and that the same has been inspected by the City Engineer. Also, the Applicant may apply for a partial release of the Security from Hailey as described in paragraph 2."

I have reviewed the infrastructure items requested for the Final Release in the attached spreadsheet, with a **release amount of \$250,387.65** from the original deposit and a release amount for the interest accrued. By way of this letter, I am providing notice of completion of said items.

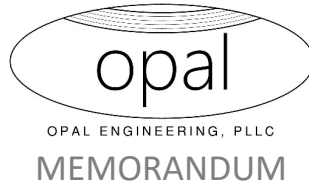
If you have any further questions, please let me know.

Sincerely,



Brian Yeager,  
City Engineer/Public Works Director

Cc: Samantha Stahlnecker, Opal Engineering  
Becky Stokes, Treasurer  
Robyn Davis, Community Development Director  
Christopher Simms, City Attorney



DATE: November 16, 2023  
TO: Robyn Davis (City of Hailey Community Development Director)  
Susan Scovell (Amatopia, LLC)  
FROM: Samantha Stahlnecker (Opal Engineering, PLLC)  
SUBJECT: Amatopia Subdivision - Security Release

---

Robyn,

Please consider this my request on behalf of Amatopia, LLC, to release funds per the Security Agreement for Amatopia Subdivision. The city currently holds cash security of \$250,387.65 for this project. The applicant is requesting the release of all of the remaining security, \$250,387.65.

All financially secured improvements are complete. See the project photos attached for the complete construction status of Amatopia Subdivision.

Please contact me with any questions or comments.

Sincerely,

Samantha Stahlnecker, P.E.

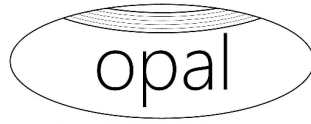












OPAL ENGINEERING, PLLC



**-LANDSCAPING AREA FOR PARCEL C**

Amatopia Subdivision  
 Remaining Infrastructure work

Item	Unit	Quantity	Unit Cost	Total	Completed at time of Security Agreement			Completed as of November 16, 2023		Recommended Security to be Released	Recommended Remaining Security Amount
					% Complete	Complete	Security Amount	% Complete	Complete		
1	Mobilization	LS	1	\$ 4,000.00	\$ 4,000.00	100%	4,000.00	-	100%	\$ -	\$ -
2	Clearing and Grubbing	LS	1	\$ 24,000.00	\$ 24,000.00	100%	24,000.00	-	100%	\$ -	\$ -
3	Excavation and Subgrade Preparation	LS	1	\$ 16,920.00	\$ 16,920.00	100%	16,920.00	-	100%	\$ -	\$ -
4	Subbase (2" minus) and Base (3/4" minus)	LS	1	\$ 49,000.00	\$ 49,000.00	50%	24,500.00	36,750.00	100%	\$ 24,500.00	\$ 36,750.00
5	Sewer Main	LF	54	\$ 60.00	\$ 3,240.00	100%	3,240.00	-	100%	\$ -	\$ -
6	Sewer Manholes	EA	1	\$ 5,000.00	\$ 5,000.00	100%	5,000.00	-	100%	\$ -	\$ -
7	Pressure Sewer Service	LF	1,104	\$ 40.00	\$ 44,160.00	100%	44,160.00	-	100%	\$ -	\$ -
8	Water Main	LF	740	\$ 69.00	\$ 51,060.00	100%	51,060.00	-	100%	\$ -	\$ -
9	Water Services	EA	6	\$ 3,200.00	\$ 19,200.00	100%	19,200.00	-	100%	\$ -	\$ -
10	Fire Hydrant	EA	1	\$ 5,500.00	\$ 5,500.00	100%	5,500.00	-	100%	\$ -	\$ -
11	Water Main Connection	EA	2	\$ 3,000.00	\$ 6,000.00	100%	6,000.00	-	100%	\$ -	\$ -
12	Concrete Collars (2 Valves, 2 Manholes, 1 Cleanout)	EA	5	\$ 300.00	\$ 1,500.00	0%	-	2,250.00	100%	\$ 1,500.00	\$ 2,250.00
13	Drywell	EA	2	\$ 3,000.00	\$ 6,000.00	100%	6,000.00	-	100%	\$ -	\$ -
14	Catch Basin	EA	2	\$ 2,200.00	\$ 4,400.00	100%	4,400.00	-	100%	\$ -	\$ -
15	Storm Drain Line	LF	60	\$ 50.00	\$ 3,000.00	100%	3,000.00	-	100%	\$ -	\$ -
16	Asphalt Paving	LS	1	\$ 30,445.10	\$ 30,445.10	0%	-	45,667.65	100%	\$ 30,445.10	\$ 45,667.65
17	Landscaping (Per C-U Next Storm Estimate)	LS	1	\$ 48,480.00	\$ 48,480.00	0%	-	72,720.00	100%	\$ 48,480.00	\$ 72,720.00
18	Irrigation (Per C-U Next Storm Estimate)	LS	1	\$ 60,000.00	\$ 60,000.00	0%	-	90,000.00	100%	\$ 60,000.00	\$ 90,000.00
19	Power, Gas, Communications	LS	1	\$ -	\$ -	100%	-	-	100%	\$ -	\$ -
<b>Construction Surveying and Engineering</b>											
20	Construction Staking	LS	1	\$ 1,000.00	\$ 1,000.00	0%	-	1,500.00	100%	\$ 1,000.00	\$ 1,500.00
21	Set Monuments	LS	1	\$ 1,000.00	\$ 1,000.00	0%	-	1,500.00	100%	\$ 1,000.00	\$ 1,500.00
<b>Totals</b>					<b>\$ 383,905.10</b>		<b>\$ 216,980.00</b>	<b>\$ 250,387.65</b>		<b>\$ 166,925.10</b>	<b>\$ 250,387.65</b>

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023                      **DEPARTMENT:** PW/CDD                      **DEPT. HEAD SIGNATURE:** BY/RD

**SUBJECT:** Motion to approve Resolution 2023-\_\_\_\_, authorizing the Security Release related to the Large Block Plat and development of Blocks 2, 3, and 4 within the Quigley Farms Subdivision.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 16  
(IFAPPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** On March 12, 2018, the City Council approved the Preliminary Plat Application for Phase I of a 230.85-acre property described in Exhibit B-1 to the Quigley Farm Annexation, Services and Development Agreement. Phase I consists of Blocks 1, 2, 3, 4, 10, 11 and 15, which includes 36 lots, comprised of 42 residential units including eight (8) community housing units, as well as neighborhood business and nonprofit space.

In addition to the various land uses, the project includes a network of roads, open space, paved and non-paved trails, an area for an active sports complex, winter and summer trailhead parking area, an area for sledding and winter Nordic. The project incorporates agriculture as a key project concept.

The individual blocks contain necessary road and infrastructure developments. All necessary infrastructure needed to serve a block must be in place before a Final Plat can be issued for that block. Final Plats have been recorded for Blocks 2, 3 and 4. Block 1 is owned by the Blaine County School District (BCSD), and no further subdivision or the installation of infrastructure are anticipated. Block 10 is owned by the Blaine County Recreation District (BCRD), and no further subdivision or the installation of infrastructure are also anticipated. The remaining blocks -- Blocks 11 and 15 -- within the subdivision are currently working toward completing the required infrastructure (e.g., water, sewer, roadway development, pedestrian paths, etc.), which is anticipated to be completed within the year.

On November 23, 2020, the City Council approved the Final Plat Application for Blocks 2, 3, and 4, Quigley Farms Phase I.

- Resolution 2020-131 (dated November 9, 2020) authorized a Security Agreement and two bonds addressing related infrastructure for these blocks. Resolution 2021-117 extended the Security Agreement by one year.
  
- The First Amended Security Agreement (2021-117) has expired, and the two associated bonds (LOC# 26101 and LOC# 211339259-24977501) have also expired. The expiration date was December 1, 2022. Resolution 2022-109 extended the Security Agreement by one year.
  
- The Second Amended Security Agreement (2022-109) is set to expire on December 31, 2023, and the two associated bonds (LOC# 2601 (\$741,493.00) and LOC #211339259-24977501 (883,537.71)) are also set to expire on December 31, 2023.

To ensure infrastructure is installed and compliance met, the Applicant and City have agreed to release the above LOCs appurtenant to the development of Blocks 2, 3, and 4, and instead accept the following:

- A Cash Deposit, in the amount of \$100,000, for remaining site-specific improvements, and
- A Performance Bond Security, in the amount of \$889,791.60, for wastewater specific improvements.

The above amounts correspond with the remaining incomplete infrastructure within Blocks 2, 3, and 4 of the Quigley Farms Subdivision.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_  
Estimated Hours Spent to Date:  
Staff Contact: Robyn Davis

Caselle # \_\_\_\_\_  
YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Completion Date:  
Phone # 788-9815 #2015





**CITY OF HAILEY**  
**RESOLUTION NO. 2023-\_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY  
AUTHORIZING THE RELEASE OF FUNDS RELATED TO A SECURITY  
AGREEMENT RELATED TO THE DEVELOPMENT OF THE LARGE BLOCK PLAT,  
BLOCKS 2, 3, AND 4 OF THE QUIGLEY FARMS SUBDIVISION**

WHEREAS, the City of Hailey has approved the Final Plat for Quigley Farm & Conservation Community, LLC (Quigley Farms Final Plat Phase 1, Blocks 2, 3 And 4), and

WHEREAS, the approval included the associated improvements as outlined in Resolution 2020-131, and

WHEREAS, this Resolution authorizes the mayor's signature on the attached documents.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO**, that the City of Hailey approves the release of funds in the amount of one million six hundred twenty-five thousand thirty and seventy-one cents (\$1,625,030.71) related to the Security Agreement of the Large Block Plat, Blocks 2, 3, and 4 of the Quigley Farms Subdivision.

Passed this \_\_\_ day of \_\_\_\_\_, 2023.

City of Hailey

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

November 27, 2023

David Hennessy  
PO Box 5425  
Ketchum, ID 83340

**Re: Final Release of Letters of Credit**

Dear Mr. Hennessy:

The City of Hailey is in receipt of a two (2) Letters of Credit in the total amount of \$1,625,030.71 (LOC# 26161 in the amount of \$741,493.00 and LOC #211339259-24977501 in the amount of \$883,537.71) for the Security Agreement approved by the Hailey City Council for the Large Block Plat and development of Blocks 2, 3, and 4 within the Quigley Farms Subdivision (Resolutions 2020-131, 2021-117, 2022-109).

Section 5 of the referenced agreement stipulates how funds can be released based on completion of work. Specifically, Section 5 states, in part that, "In the event the Applicant completes construction of the Improvements secured by the Security on or before the date set forth in Paragraph Number 1, Hailey shall release funds, including any and all interest accrued thereon, to the Applicant upon receiving written notice by the City Engineer that the Improvements have been installed according to the applicable ordinances, regulations, plans, and specifications, and that the same has been inspected by the City Engineer. Also, the Applicant may apply for a partial release of the Security from Hailey as described in paragraph 2."

I have reviewed the infrastructure items requested and hereby approve to **release the amount of \$1,625,030.71 from the original deposit, as well as the release of any and all interest accrued**, subject to satisfactory replacement securities being provided.

By way of this letter, I am providing authorization to release. New Cash Security and Performance Bond Agreements will be agreed to for all remaining incomplete infrastructure within Blocks 2, 3, and 4 of the Quigley Farms Subdivision.

If you have any further questions, please let me know.

Sincerely,



Brian Yeager,  
City Engineer/Public Works Director

Cc: Samantha Stahlnecker, Galena Engineering  
Becky Stokes, Treasurer  
Robyn Davis, Community Development Director  
Christopher Simms, City Attorney

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023    **DEPARTMENT:** Community Development    **DEPT. HEAD SIGNATURE:** RD/BY

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**SUBJECT:** Motion to approve Resolution 2023-\_\_\_\_, authorizing the Mayor’s signature on the new Performance Bond Security Agreement, in the amount of \$889,791.60, related to the Large Block Plat and development of Blocks 2, 3, and 4 within the Quigley Farms Subdivision.

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**AUTHORITY:**    ID Code \_\_\_\_\_     IAR \_\_\_\_\_     City Ordinance/Code Title 16  
(IFAPPLICABLE)

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**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** On March 12, 2018, the City Council approved the Preliminary Plat Application for Phase I of a 230.85-acre property described in Exhibit B-1 to the Quigley Farm Annexation, Services and Development Agreement. Phase I consists of Blocks 1, 2, 3, 4, 10, 11 and 15, which includes 36 lots, comprised of 42 residential units including eight (8) community housing units, as well as neighborhood business and nonprofit space.

In addition to the various land uses, the project includes a network of roads, open space, paved and non-paved trails, an area for an active sports complex, winter and summer trailhead parking area, an area for sledding and winter Nordic. The project incorporates agriculture as a key project concept.

The individual blocks contain necessary road and infrastructure developments. All necessary infrastructure needed to serve a block must be in place before a Final Plat can be issued for that block. Final Plats have been recorded for Blocks 2, 3 and 4. Block 1 is owned by the Blaine County School District (BCSD), and no further subdivision or the installation of infrastructure are anticipated. Block 10 is owned by the Blaine County Recreation District (BCRD), and no further subdivision or the installation of infrastructure are also anticipated. The remaining blocks -- Blocks 11 and 15 -- within the subdivision are currently working toward completing the required infrastructure (e.g., water, sewer, roadway development, pedestrian paths, etc.), which is anticipated to be completed within the year.

On November 23, 2020, the City Council approved the Final Plat Application for Blocks 2, 3, and 4, Quigley Farms Phase I. An original bond amount, and several amendments, have been approved since the approval of Quigley’s Final Plat for Blocks 2, 3, and 4, all of which have been described in the attached Performance Bond Security Agreement.

To ensure infrastructure is installed and compliance met, the Applicant and City have agreed to release the recorded LOCs appurtenant to the development of Blocks 2, 3, and 4, and instead accept a new Performance Bond in the amount of \$889,971.60, an amount that corresponds with the remaining incomplete infrastructure within Blocks 2, 3, and 4 of the Quigley Farms Subdivision.

The attached Performance Bond Security Agreement reflects the new bond amount of \$889,791.60 (Harco National Insurance Company and International Fidelity Insurance Company, Bond #0842647), which includes an additional 20% bond increase, pursuant the following Section in Hailey’s Municipal Code:

**16.03.030: FINAL PLAT APPROVAL:**

**K. Security Required:** In cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the developer, the developer may, in lieu of actual construction, provide to the city such security as may be acceptable to the city, in a form and in an amount equal to the cost of the engineering and the improvements not previously installed by the developer, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one year from the date the security is provided. If any extension of the one-year period is granted by the city, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided. In the event that the cost of installing required improvements exceeds the amount of security, the developer shall be liable to the city for additional costs. The

amount that the cost of installing the required improvements exceeds the amount of the security shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or developer. (Ord. 1256, 2020; Ord. 1193, 2016; Ord. 1191, 2015).

Lastly, a Cash Security Agreement has also been drafted, which will also be considered by the Council at the November 27, 2023 public hearing.

**Attachments include:**

1. Resolution 2023-\_\_\_\_: Performance Bond Security Agreement

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_  
Staff Contact: Robyn Davis

Caselle # \_\_\_\_\_  
YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Completion Date: \_\_\_\_\_  
Phone # 788-9815 ext. 2015.

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)**

___ City Attorney	___ City Administrator	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___ _____
___ Safety Committee	___ P & Z Commission	___ Police	___ _____
___ Streets	___ Public Works, Parks	___ Mayor	___ _____

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to approve Resolution 2023-\_\_\_\_, authorizing the Mayor's signature on the new Performance Bond Security Agreement, in the amount of \$889,791.60, related to the Large Block Plat and development of Blocks 2, 3, and 4 within the Quigley Farms Subdivision.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_  
City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt. /Order Originals: \_\_\_\_\_ \*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (all info.): \_\_\_\_\_ Copies  
Instrument # \_\_\_\_\_

**CITY OF HAILEY**  
**RESOLUTION NO. 2023-\_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY  
AUTHORIZING THE EXECUTION OF A PERFORMANCE BOND AND  
ASSOCIATED SECURITY AGREEMENT RELATED TO THE DEVELOPMENT OF  
THE QUIGLEY RECYCLED WATER FACILITY WITHIN THE LARGE BLOCK  
PLAT OF THE QUIGLEY FARMS SUBDIVISION**

WHEREAS, the City of Hailey has approved the Final Plat for Quigley Farm & Conservation Community LLC (Quigley Farms Phase I, Block 2, 3, and 4), on November 9, 2020, and

WHEREAS the City of Hailey approved a Security Agreement and Letters of Credit for Quigley Farm Phase I, Blocks 2, 3, and 4 via Resolution 2020-131 on November 9, 2020,

WHEREAS the City of Hailey approved a First Amended Security Agreement and Letters of Credit for Quigley Farm, Phase I, Blocks 2, 3, and 4 via Resolution 2021-117 on November 8, 2021,

WHEREAS the City of Hailey approved a Second Amended Security Agreement and Letters of Credit for Quigley Farm, Phase I, Blocks 2, 3, and 4 via Resolution 2022-109 on November 14, 2022, and

WHEREAS that approval included the associated improvements to the site as outlined in the attached, and

WHEREAS, this Resolution authorizes the Mayor's signature on the new Performance Bond and associated Security Agreement for the concept of Quigley's Recycled Water Facility, as further outlined in the attached documents.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO,** that the City of Hailey approves the New Performance Bond Security Agreement related to the Large Block Plat of the Quigley Farms Subdivision.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2023.

City of Hailey

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:  City of Hailey Attn: Mary Cone 115 South Main Street, Ste. H Hailey, ID 83333	
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**PERFORMANCE BOND SECURITY AGREEMENT  
 RE: QUIGLEY FARMS SUBDIVISION - PHASE I, BLOCKS 2, 3, AND 4**

THIS PERFORMANCE BOND SECURITY AGREEMENT RE: QUIGLEY FARMS PHASE I, BLOCKS 2, 3, and 4 FINAL PLAT (“Agreement”) is made and entered into as of the \_\_\_ day of November 2023, by and between the City of Hailey, Idaho, a Municipal Corporation, (hereinafter referred to as "Hailey"), Quigley Farm & Conservation Community, LLC, an Idaho Limited Liability Company, c/o Hennessy Company, whose mailing address is P.O. Box 2720, Ketchum, Idaho, 83340 (hereinafter referred to as "The Applicant"), and Quigley Recycled Water Company, LLC, an Idaho Limited Liability Company (hereinafter referred to as “QRWC”).

WHEREAS, the Applicant requested Final Subdivision Plat approval and recordation prior to completion of construction of certain infrastructure and related improvements and fulfillment of certain obligations of the Applicant set forth in the Decision (hereinafter collectively referred to as the "**Improvements**"). As a condition thereof the Applicant was required by the Hailey City Council to post security thereby consistent with the Hailey City Code §16.03.030.I., which were set forth in two separate Security Agreements (the "Improvements") as noted below:

- Resolution 2020-131 dated November 9, 2020 authorized a one-year Security Agreement and two bonds:
  - o Waste Water LOC #25900, and
  - o Site Improvements LOC #211339259-2314970

WHEREAS, in conjunction with the Original Security Agreement, the Applicant has submitted, and Council has accepted amendments to the original Security Agreement and appurtenant Securities prior to their expirations in order to extend and keep current as follows:

- The First Amended Security Agreement (2021-117) extended the Original Security Agreement (2020-131) for approximately one year with documents as follows:
  - o Waste Water LOC #26101, and
  - o Site Improvements LOC #211339259-24977501
- The Second Amended Security Agreement (2022-109) extended the First Amended Security Agreement (2021-117) for approximately one year with documents as follows:
  - o Waste Water LOC #26101, and
  - o Site Improvements LOC #211339259-24977501

WHEREAS, this Performance Bond Security Agreement replaces the current SECURITY



AGREEMENT and associated Letters of Credit with updated security documents for the following item:

- Letter of Credit Number 26101, from Washington Trust Bank, in the principal amount of \$741,493.00 (the “Waste Water LOC #26101”).

NOW, THEREFORE, The Applicant and Hailey hereby covenant and agree as follows:

The Applicant and QRWC, simultaneously with the execution of this Agreement, deposits with Hailey:

Performance Bond Number 0842647, from Harco National Insurance Company and International Fidelity Insurance Company (members of IAT Insurance Group, Headquartered at 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609) in the principal total amount of \$889,791.60 (the “Security”)

as security for complete performance and construction of the Remaining Improvements set forth on attached **Exhibit A**, upon the following terms and conditions:

1. The Security specifically secures completion of the Remaining Improvements identified on **Exhibit A**, and further includes any additional bonding amounts deemed necessary by the Hailey City Code. The Applicant shall complete construction of all Improvements on or before November 10, 2024, or the amount of the Performance Bond applicable to such Improvements which are not complete shall be due and payable to Hailey up to the full amount thereof and Hailey may draw upon such Performance Bond as secures such incomplete Remaining Improvements as Hailey in its sole discretion determines necessary to complete the Remaining Improvements or any portion thereof.

2. The Security shall be made solely in the name of the City of Hailey, Idaho and shall be held by Hailey in lieu of the Owner filing or depositing a performance bond with Hailey.

3. In the event the Applicant fails or refuses to complete the Remaining Improvements or any portion thereof on or before the date as set forth in Paragraph 1 above, Hailey shall have the right, but not the obligation, to draw the funds from the appropriate Performance Bond and apply the proceeds thereof to construction of the Remaining Improvements or any portion thereof. To the extent the funds are drawn upon from the Security, they must be used for the construction of the Remaining Improvements or returned to the Applicant.

4. In case of default by the Applicant, if the total cost of construction of the Remaining Improvements is less than the amount of the Security, Hailey agrees to return to the Applicant the unused portion of the Security funds. However, if the cost of installing or constructing the Remaining Improvements is greater than the amount of the Security, the Applicant agrees to reimburse and hold harmless Hailey for any and all additional costs and expenses incurred by Hailey associated with installing and constructing the Remaining Improvements.

**Performance Bond Security Agreement**  
**RE: Quigley Farms Phase I, Blocks 2, 3, 4**  
**page 2 of 7**

5. In the event the Applicant completes construction of the Remaining Improvements secured by the Performance Bond on or before the date set forth in Paragraph 1 above, Hailey shall release such Bond, including any and all interest accrued thereon, to the Applicant upon receiving written notice by the City Engineer that the Remaining Improvements have been installed according to applicable ordinances, regulations, plans and specifications, and that the same has been inspected and approved by the City Engineer. Also, the Applicant may apply for a partial release of the Performance Bond from Hailey and the Hailey City Council may so authorize release by the City Clerk of an appropriate proportion of the amount held as Security upon completion of a substantial portion of the Remaining Improvements, and the inspection and approval thereof by the City Engineer. In such cases, Hailey shall retain sufficient Security for completion of all the unfinished Remaining Improvements in compliance with this Agreement.

6. In addition to the foregoing, the Applicant is responsible for and shall pay any and all fees incurred by the City Engineer in providing services associated with the review of the Performance Bond amount and/or review of and/or inspections necessary to confirm completion of any or all of the Remaining Improvements required.

7. This Agreement is not a guarantee that any of the Remaining Improvements will be constructed nor does not obligate Hailey in any way to complete any of said Remaining Improvements. This Agreement is not intended, nor shall it be construed as a third-party beneficiary contract or creating any third-party beneficiary rights.

IN WITNESS WHEREOF, the parties hereto have signed this document the day and year first written above.

OWNER,

Quigley Farm & Conservation Community, LLC, an Idaho  
Limited liability company c/o Hennessy Company

By: \_\_\_\_\_  
David Hennessy, Representative

Quigley Recycled Water Company, LLC, an Idaho Limited  
Liability Company

By: Putnam Capital, LLC

\_\_\_\_\_  
Thomas Puttman, Manager

THE CITY OF HAILEY, IDAHO

By: \_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

STATE OF IDAHO )  
                  ) ss.  
County of Blaine )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public, in and for said County and State, personally appeared David Hennessy, known or identified to me on the basis on satisfactory evidence, to be a representative of Quigley Farm & Conservation Community, LLC, an Idaho limited liability company, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR IDAHO  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
                  ) ss.  
County of \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public, in and for said County and State, personally appeared \_\_\_\_\_, known or identified to me on the basis on satisfactory evidence, to be a representative of Puttman Capital, LLC the Member of Quigley Recycled Water Company, LLC, an Idaho limited liability company, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited

**Performance Bond Security Agreement**  
**RE: Quigley Farms Phase I, Blocks 2, 3, 4**  
**page 4 of 7**

liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR IDAHO  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF IDAHO    )  
                          ) ss.

County of Blaine    )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public, in and for said County and State, personally appeared Martha Burke, known or identified to me on the basis on satisfactory evidence, to be the duly elected Mayor of the City of Hailey, Idaho, a municipal corporation, the municipal corporation that executed the instrument or the person who executed the instrument on behalf of said municipal corporation, and acknowledged such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR IDAHO  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## EXHIBIT A

to Performance Bond Security Agreement Re: Quigley Farms Phase I, Blocks 2, 3, and 4

### Remaining Improvements

1. 17% (seventeen percent) of the proposed Treatment Plant or Sewage Disposal System plus any ancillary improvements necessary thereof. 17% is the proportionate share of the total treatment/disposal system cost necessary to serve the lots described by this agreement.
  - a. The construction cost for this 17% is estimated at \$468,311.37.
  - b. The construction cost has been increased for bond by 190% as prescribed by City Code, which results in a total bond amount of \$889,791.60.

**QUIGLEY  
RECYCLED WATER**

Quigley Recycled Water Company, LLC  
PO Box 94154  
Seattle, WA 98124

Customer Service  
(971) 703-4242  
customerservice@puttman.com

[www.puttman.com](http://www.puttman.com)

November 13, 2023

Mary Cone  
City Clerk  
City of Hailey  
115 Main Street South, Suite H  
Hailey, ID 83333



**RE: New Performance Bond & Letter of Credit Cancellation**

Dear Ms. Cone,

Please find enclosed a performance bond, dated November 10<sup>th</sup>, 2023, in the amount of \$889,791.60, to replace the existing letter of credit plus 20% for Quigley Recycled Water Company.

Please return the original letter of credit dated December 10<sup>th</sup>, 2021 and amended on December 9<sup>th</sup>, 2022, with a letter stating that it is being returned for cancellation. A copy of the letter of credit is also enclosed for reference.

Should you have any questions, please contact me.

Sincerely,

**Quigley Recycled Water Company**

Thomas J. Puttman, PE, AICP, LEED AP  
General Manager

**ATTACHMENTS:**

1. *Performance Bond*
2. *Copy of Letter of Credit*



**BOND RIDER**

To be attached to and form a part of Bond No 0842647

Dated The 16th Day of October, 2023 By and Between:

Quigley Recycled Water Company, LLC, as Principal, and

Harco National Insurance Company as Surety, in favor of \_\_\_\_\_

City of Hailey, as Obligee.

It is understood and agreed that the bond is changed or revised in the particulars checked below:

Name of Principal changed to:

\_\_\_\_\_  
\_\_\_\_\_

Amount of Bond changed from \$741,493.00  
to \$889,791.60

Other \_\_\_\_\_  
\_\_\_\_\_

Said bond shall be subject to all its terms, conditions and limitations, except as herein expressly modified. This bond Rider shall become effective as of November 10, 2023

IN WITNESS WHEREOF, \_\_\_\_\_ has caused its

corporate seal to be hereunto affixed this 10th day of November, 2023.

Principal: Quigley Recycled Water Company, LLC

By: [Signature]

Harco National Insurance Company

By: [Signature]

Jaimie Kangas

Attorney-in-Fact



**POWER OF ATTORNEY**  
**HARCO NATIONAL INSURANCE COMPANY**  
**INTERNATIONAL FIDELITY INSURANCE COMPANY**

Bond # 0842647

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

**KNOW ALL MEN BY THESE PRESENTS:** That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

KELLY M. NIEMELA, CATHY COMBS, JAIMIE KANGAS, STEFAN K. ENGELHARDT, BRAD MAPES, EMILY NAGEL, MICHAEL MERTZ, ELIZABETH HARMON, KARL CHOLTUS, ALLISON THORNHILL, SARAH HARREN

Portland, OR

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2022



STATE OF NEW JERSEY  
County of Essex

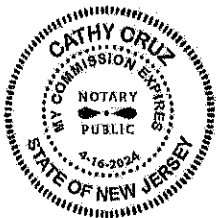
Kenneth Chapman

Executive Vice President, Harco National Insurance Company  
and International Fidelity Insurance Company

STATE OF ILLINOIS  
County of Cook



On this 31st day of December, 2022, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey  
My Commission Expires April 16, 2024

**CERTIFICATION**

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, November 10, 2023.

A01028

Irene Martins, Assistant Secretary





December 9, 2022

City of Hailey  
Attn: City Clerk  
115 Main Street, South Suite H  
Hailey, ID 83333

RE: Irrevocable Standby Letter of Credit No. 26101

Ladies and Gentlemen:

Enclosed is Amendment for Irrevocable Standby Letter of Credit No. 26101 issued for Quigley Recycled Water Company, LLC, 620 SW 5<sup>th</sup> Ave., Ste. 1100, Portland, OR 97204. Upon your receipt of this replacement amendment letter, please disregard the previous one dated November 14<sup>th</sup>, 2022.

If you have any questions, please give me a call.

Regards,

A handwritten signature in cursive script that reads 'Perry Magers'.

Perry Magers  
Letters of Credit  
Washington Trust Bank

Enclosures

Privately owned.  
**Built in the Northwest.**

watrust.com

Washington Trust Financial Center

P. O. Box 2127, Spokane, Washington 99210-2127

(509) 353-4177

Fax (509) 353-3905



December 9, 2022

City of Hailey  
Attn: City Clerk  
115 Main Street, South Suite H  
Hailey, ID 83333

RE: Irrevocable Standby Letter of Credit No. 26101  
Quigley Recycled Water Company, LLC

Ladies and Gentlemen:

Attached is an amendment on the above referenced Letter of Credit. Please acknowledge your acceptance or refusal of this amendment by signing the acknowledgement below and return this letter to us in the envelope provided.

Thank you for your prompt response regarding this amendment.

Sincerely,

Perry Magers  
Letters of Credit  
Washington Trust Bank

**ACKNOWLEDGEMENT:**

We hereby acknowledge that we  ACCEPT OR  REFUSE the amendment on the above referenced Letter of Credit.

**CITY OF HAILEY**

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

Privately owned.  
**Built in the Northwest.**

watrust.com



AMENDMENT #1 TO  
IRREVOCABLE STANDBY  
LETTER OF CREDIT NO. 26101  
DATE: DECEMBER 10, 2021  
AMOUNT: \$515,955.00

December 9, 2022

City of Hailey  
Attn: City Clerk  
115 Main Street, South Suite H  
Hailey, ID 83333

Ladies and Gentlemen:

This letter will serve as our Amendment to Letter of Credit No. 26101 in your favor for the account of Quigley Recycled Water Company, LLC, 620 SW 5<sup>th</sup> Ave., Ste. 1100, Portland, OR 97204 up to the aggregate amount of Five Hundred Fifteen Thousand Nine Hundred Fifty Five and No/100 Dollars (\$515,955.00) covering the required site improvements as detailed in the Security Agreement between Beneficiary and Quigley Recycled Water Company, LLC and accompanied by the following:

1. Amending Dollar Amount: **From: \$515,955.00 To: \$741,493.00**
2. Amending the Expiry Date: **From: December 1, 2022 To: December 31, 2023**

All other terms and conditions of Letter of Credit No. 26101 remain unchanged.

Sincerely,



Perry Magers  
Letters of Credit  
Washington Trust Bank

Privately owned.  
**Built in the Northwest.**

watrust.com



**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023    **DEPARTMENT:** Community Development    **DEPT. HEAD SIGNATURE:** RD/BY

**SUBJECT:** Motion to approve Resolution 2023-\_\_\_\_, authorizing the Mayor’s signature on the Cash Security Agreement, in the amount of \$100,000, related to the Large Block Plat and development for Blocks 2, 3, and 4, Quigley Farms Subdivision.

**AUTHORITY:**  ID Code \_\_\_\_\_     IAR \_\_\_\_\_     City Ordinance/Code Title 16 (IFAPPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** On March 12, 2018, the City Council approved the Preliminary Plat Application for Phase I of a 230.85-acre property described in Exhibit B-1 to the Quigley Farm Annexation, Services and Development Agreement. Phase I consists of Blocks 1, 2, 3, 4, 10, 11 and 15, which includes 36 lots, comprised of 42 residential units including eight (8) community housing units, as well as neighborhood business and nonprofit space.

In addition to the various land uses, the project includes a network of roads, open space, paved and non-paved trails, an area for an active sports complex, winter and summer trailhead parking area, an area for sledding and winter Nordic. The project incorporates agriculture as a key project concept.

The individual blocks contain necessary road and infrastructure developments. All necessary infrastructure needed to serve a block must be in place before a Final Plat can be issued for that block. Final Plats have been recorded for Blocks 2, 3 and 4. Block 1 is owned by the Blaine County School District (BCSD), and no further subdivision or the installation of infrastructure are anticipated. Block 10 is owned by the Blaine County Recreation District (BCRD), and no further subdivision or the installation of infrastructure are also anticipated. The remaining blocks -- Blocks 11 and 15 -- within the subdivision are currently working toward completing the required infrastructure (e.g., water, sewer, roadway development, pedestrian paths, etc.), which is anticipated to be completed within the year.

On November 23, 2020, the City Council approved the Final Plat Application for Blocks 2, 3, and 4, Quigley Farms Phase I. An original bond amount, and several amendments, have been approved since the approval of Quigley’s Final Plat for Blocks 2, 3, and 4, all of which have been described in the attached Cash Security Agreement.

To ensure infrastructure is installed and compliance met, the Applicant and City have agreed to release the recorded LOCs appurtenant to the development of Blocks 2, 3, and 4, and instead accept a Cash Bond in the amount of \$100,000, an amount that corresponds with the remaining incomplete infrastructure within Blocks 2, 3, and 4 of the Quigley Farms Subdivision. A new Performance Bond has also been drafted, which will also be considered by the Council at the November 27, 2023 public hearing.

**Attachments include:**

- 1. Resolution 2023-\_\_\_\_: Blocks 2, 3, 4, Quigley Farms Subdivision Security Agreement

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**                      Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_    YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date:    Estimated Completion Date:  
Staff Contact: Robyn Davis    Phone # 788-9815 ext. 2015.

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)**

\_\_\_ City Attorney                      \_\_\_ City Administrator                      \_\_\_ Engineer                      \_\_\_ Building  
\_\_\_ Library                                      \_\_\_ Planning                                      \_\_\_ Fire Dept.                      \_\_\_ \_\_\_\_\_  
\_\_\_ Safety Committee                      \_\_\_ P & Z Commission                      \_\_\_ Police                                      \_\_\_ \_\_\_\_\_



**CITY OF HAILEY**  
**RESOLUTION NO. 2023-\_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY  
AUTHORIZING THE EXECUTION OF A CASH SECURITY AGREEMENT RELATED  
TO THE DEVELOPMENT OF BLOCKS 2, 3, AND 4 OF THE LARGE BLOCK PLAT  
OF THE QUIGLEY FARMS SUBDIVISION**

WHEREAS, the City of Hailey has approved the Final Plat for Quigley Farm & Conservation Community LLC (Quigley Farms Phase I, Block 2, 3, and 4), on November 9, 2020, and

WHEREAS the City of Hailey approved a Security Agreement and Letters of Credit for Quigley Farm Phase I, Blocks 2, 3, and 4 via Resolution 2020-131 on November 9, 2020,

WHEREAS the City of Hailey approved a First Amended Security Agreement and Letters of Credit for Quigley Farm, Phase I, Blocks 2, 3, and 4 via Resolution 2021-117 on November 8, 2021,

WHEREAS the City of Hailey approved a Second Amended Security Agreement and Letters of Credit for Quigley Farm, Phase I, Blocks 2, 3, and 4 via Resolution 2022-109 on November 14, 2022, and

WHEREAS that approval included the associated improvements to the site as outlined in the attached, and

WHEREAS, this Resolution authorizes the Mayor's signature on the Cash Security Agreement, as further outlined in the attached documents.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO,** that the City of Hailey approves the Cash Security Agreement related to the Large Block Plat for Blocks 2, 3, and 4, Quigley Farms Subdivision.

Passed this \_\_\_ day of \_\_\_\_\_, 2023.

City of Hailey

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:  City of Hailey Attn: Mary Cone 115 South Main Street, Ste. H Hailey, ID 83333	
---	--

**CASH SECURITY AGREEMENT  
 RE: QUIGLEY FARMS SUBDIVISION - PHASE I, BLOCKS 2, 3, AND 4**

THIS CASH SECURITY AGREEMENT RE: QUIGLEY FARMS PHASE I, BLOCK 2, 3, AND 4 FINAL PLAT (“Agreement”) is made and entered into as of the \_\_\_ day of November 2023, by and between the City of Hailey, Idaho, a municipal corporation, (hereinafter referred to as "**Hailey**"), and Quigley Farm & Conservation Community, LLC, an Idaho limited liability company, c/o Hennessy Company, whose mailing address is P.O. Box 2720, Ketchum, Idaho, 83340 (hereinafter referred to as "**The Applicant**").

WHEREAS, the Applicant requested Final Subdivision Plat approval and recordation prior to completion of construction of certain infrastructure and related improvements and fulfillment of certain obligations of the Applicant set forth in the Decision (hereinafter collectively referred to as the "**Improvements**"). As a condition thereof the Applicant was required by the Hailey City Council to post security thereby consistent with the Hailey City Code §16.03.030.I., which were set forth in two separate Security Agreements (the "**Improvements**") as noted below:

- Resolution 2020-131 dated November 9, 2020 authorized a one-year Security Agreement and two bonds:
  - o Waste Water LOC #25900, and
  - o Site Improvements LOC #211339259-2314970

WHEREAS, in conjunction with the Original Security Agreement, the Applicant has submitted, and Council has accepted amendments to the original Security Agreement and appurtenant Securities prior to their expirations in order to extend and keep current as follows:

- The First Amended Security Agreement (2021-117) extended the Original Security Agreement (2020-131) for approximately one year with documents as follows:
  - o Waste Water LOC #26101, and
  - o Site Improvements LOC #211339259-24977501
- The Second Amended Security Agreement (2022-109) extended the First Amended Security Agreement (2021-117) for approximately one year with documents as follows:
  - o Waste Water LOC# 26101, and
  - o Site Improvements LOC #211339259-24977501

WHEREAS, this Cash Security Agreement replaces a portion of the current SECURITY AGREEMENT and associated Letters of Credit with updated security documents for the following



item:

- Letter of Credit Number 211339259-23149701, from First Republic Bank, in the principal amount of \$883,537.71 (the “Site Improvements LOC #211339259-2314970”).

NOW, THEREFORE, The Applicant and Hailey hereby covenant and agree as follows:

The Applicant, simultaneously with the execution of this Agreement, deposits with Hailey:  
A cash deposit with Hailey (in the form of a certified check) in the total amount of \$100,000 (the “Security”)

as security for complete performance and construction of the Remaining Improvements set forth on attached **Exhibit A**, upon the following terms and conditions:

1. The Security secures completion of the Improvements identified on **Exhibit A**, and further includes any additional bonding amounts deemed necessary by the Hailey City Code. The Applicant shall complete construction of all Improvements on or before September 1, 2024, or the amount of the Security applicable to such Improvements, which are not complete, shall be due and payable to Hailey up to the full amount thereof and Hailey may draw upon such cash deposit as secures such incomplete Improvements as Hailey in its sole discretion determines necessary to complete the Improvements or any portion thereof.

2. The cash deposit shall be held solely in the name of the City of Hailey, Idaho as trustee/contingent beneficiary in a segregated interest-bearing account, with interest accruing to the benefit of Applicant, and shall be held by Hailey in lieu of the Owner filing or depositing a performance bond with Hailey. Hailey shall make monthly advances to Applicant from the Security during the course of Applicant’s construction of Improvements conditioned upon the satisfaction of the conditions set forth in this Agreement, including the following:

Hailey shall receive a completed Advance requisition accompanied by the items set forth below by the 15<sup>th</sup> day of each calendar month:

(a) a certificate of Applicant’s project engineer breaking down the use of proceeds of the requested Advance specifying the Improvement costs and the applicable Improvement budget category to be paid with the proceeds of such Advance, and attaching such bills or invoices as requested by Hailey describing the items purchased or to be purchased and/or the services rendered or to be rendered,

(b) a reconciliation of actual Improvement costs to the Improvement budget, which shall demonstrate that after giving effect to the proposed Advance, that the funds available to pay Improvement costs are sufficient to pay all costs to complete the Improvements, and

(c) such other certifications or statements as Hailey shall reasonably request to confirm the information delivered pursuant to clauses (a) and (b) above.

3. In the event the Applicant fails or refuses to complete the Improvements or any portion thereof on or before the date as set forth in Paragraph Number 1 hereinabove, Hailey shall have the right, but not the obligation, to draw the funds from the cash deposit and apply the proceeds thereof to construction of the Improvements or any portion thereof. To the extent the funds are drawn upon from the Security, they must be used for the construction of the Improvements or returned to the Applicant.

4. In case of default by the Applicant, if the total cost of construction of the Improvements is less than the amount of the Security, Hailey agrees to return to the Applicant the unused portion of the Security funds. However, if the cost of installing or constructing the Improvements is greater than the amount of the Security, the Applicant agrees to reimburse and hold harmless Hailey for any and all additional costs and expenses incurred by Hailey associated with installing and constructing the Improvements.

5. In the event the Applicant completes construction of the Improvements secured by the Security on or before the dates set forth in Paragraph Number 1 herein above, Hailey shall release funds, including any and all interest accrued thereon, to the Applicant upon receiving written notice by the City Engineer that the Improvements have been installed according to applicable ordinances, regulations, plans and specifications, and that the same has been inspected and approved by the City Engineer. Also, the Applicant may apply for a partial release of the Security from Hailey as described in paragraph 2.

6. In addition to the foregoing, the Applicant is responsible for and shall pay any and all fees reasonably incurred by the City Engineer in providing services associated with the review of and/or inspections necessary to confirm completion of any or all of the Improvements required.

7. This Agreement is not a guarantee that any of the Improvements will be constructed nor does this Agreement obligate Hailey in any way to complete any of said Improvements. This Agreement is not intended, nor shall it be construed as a third-party beneficiary contract or creating any third-party beneficiary rights.

IN WITNESS WHEREOF, the parties hereto have signed this document the day and year first written above.

Quigley Farm & Conservation Community, LLC,  
an Idaho Limited Liability Company  
c/o Hennessy Company

by \_\_\_\_\_  
David Hennessy, Representative

THE CITY OF HAILEY, IDAHO

by \_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

STATE OF IDAHO )  
                  ) ss.  
County of Blaine )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public, in and for said County and State, personally appeared David Hennessy, known or identified to me on the basis on satisfactory evidence, to be a representative of Quigley Farm & Conservation Community, LLC, an Idaho limited liability company, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR IDAHO  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR IDAHO  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF IDAHO )  
                  ) ss.  
County of Blaine )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public, in and for said County and State, personally appeared Martha Burke, known or identified to me on the basis on satisfactory evidence, to be the duly elected Mayor of the City of Hailey, Idaho, a municipal corporation, the municipal corporation that executed the instrument or the person who executed the instrument on behalf of said municipal corporation, and acknowledged such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR IDAHO

Residing at: \_\_\_\_\_

My commission expires: \_\_\_\_\_

## **EXHIBIT A**

to Cash Security Agreement Re: Quigley Farms Phase I, Blocks 2, 3, and 4

### Remaining Improvements:

1. Final traffic control and pavement markings
2. Stream Channel shaping, including materials
3. Final landscaping and irrigation
4. Adjustment of drainage structures as necessary
5. Placement and grading of final materials to achieve drainage as indicated on the approved plan set
6. Repair or replacement of any existing items damaged as a result of completing “remaining improvements”, or as a result of seasonal damage due to uncompleted “remaining improvements”
7. Completion and approval of any outstanding permit requirements, including but not limited to:
  - a. LOMA as specified in the project approval
8. Other actions as deemed necessary by the City in order to complete any outstanding required improvements from the approved project plans

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023      **DEPARTMENT:** Community Development      **DEPT. HEAD SIGNATURE:** RD

**SUBJECT:** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Darin and Kathleen Barfuss wherein 1371 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E), the parcel at the intersection of Silver Star Drive & Broadford Road, is subdivided into six (6) lots, to be utilized for single-family dwelling units, and is located within the Limited Residential (LR-2) Zoning District.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code N/A  
(IFAPPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** On November 13, 2023, the Hailey City Council considered and approved the Preliminary Plat Application for the proposed project located at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District - at 1371 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E).

Here, the Applicant requested to subdivide the entire parcel into six (6) lots. While the parcel is bifurcated by Silver Star Drive, the Applicant requested approval to subdivide the northern piece into five (5) single-family lots ranging in size from 9,620 to 12,027 square feet — to be known as Star Light Lane Subdivision. The Applicant does not plan to develop the southern parcel, Lot 6, at this time; however, has agreed to connect to municipal services within all lots, including proposed Lot 6.

By-right, the Limited Residential (LR-2) Zoning District permits four (4) single-family lots of approximately 13,068 square feet in size on the northern piece of the parcel. In association with an Application for a Planned Unit Development Agreement, which requests a waiver to the LR-2 minimum lot size requirement, the Applicant is proposing a total of five (5) dwelling units— marking a 25% increase to the maximum density of single-family residences found in LR-2 neighborhoods. The proposed plat assimilates with the Limited Residential (LR-1) Zoning District and neighborhood directly north of the site, where the minimum lot size requirement is 8,000 square feet.

On September 5, 2023, the Hailey Planning and Zoning Commission recommended approval for the proposed Preliminary Plat Application – or, subdividing the land into six (6) lots, and if approved, the new subdivision would be developed, recorded, and named Star Light Lane Subdivision.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**      Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_      YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date:      Estimated Completion Date: \_\_\_\_\_  
Staff Contact: Robyn Davis      Phone # 788-9815 #2015

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IFAPPLICABLE)

<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Administrator	<input checked="" type="checkbox"/> Engineer	<input type="checkbox"/> Building
<input type="checkbox"/> Library	<input checked="" type="checkbox"/> Planning	<input checked="" type="checkbox"/> Fire Dept.	<input type="checkbox"/> Finances
<input type="checkbox"/> Safety Committee	<input checked="" type="checkbox"/> P & Z Commission	<input type="checkbox"/> Police	_____
<input checked="" type="checkbox"/> Streets	<input checked="" type="checkbox"/> Public Works, Parks	<input type="checkbox"/> Mayor	_____

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to approve a the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application by Darin and Kathleen Barfuss wherein 1371 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E), at the intersection of Silver Star Drive & Broadford Road, is subdivided into six (6) lots within the Limited Residential (LR-2) Zoning District, finding that the application meets all City Standards, and that Conditions (a) through (j) will be met.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes      No

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**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_

City Clerk \_\_\_\_\_

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**FOLLOW-UP:**

\*Ord./Res./Agrmt. /Order Originals:

\*Additional/Exceptional Originals to: \_\_\_\_\_

Copies (all info.):        Copies

Instrument # \_\_\_\_\_



## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On November 13, 2023, the Hailey City Council considered and approved the Preliminary Plat Application by Darin and Kathleen Barfuss wherein 1371 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E), the parcel at the intersection of Silver Star Drive & Broadford Road, is subdivided into six (6) lots, to be utilized for single-family dwelling units, and is located within the Limited Residential (LR-2) Zoning District. This project is in tandem with a Planned Unit Development Application and is to be known as Star Light Lane Subdivision.

### FINDINGS OF FACT

**Applicant:** Darin and Kathleen Barfuss  
**Location:** 1371 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E)  
**Zoning/Size:** Limited Residential (LR-2) Zoning District; 1.20 acres (52,272 square feet)

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on October 25, 2023.

**Background:** The proposed project is located at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District - at 1371 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E). The Applicant seeks to subdivide the entire parcel into six (6) lots. While the parcel is bifurcated by Silver Star Drive, the Applicant seeks to subdivide the northern piece into five (5) single-family lots ranging in size from 9,620 to 12,027 square feet — to be known as Star Light Lane Subdivision. The Applicant does not plan to develop the southern parcel, Lot 6, at this time; however, is contemplating municipal connections to proposed Lot 6 if the applications are approved, and during construction of the single-family units on proposed Lots 1-5.

By-right, the Limited Residential (LR-2) Zoning District permits four (4) single-family lots of approximately 13,068 square feet in size on the northern piece of the parcel. In association with an Application for a Planned Unit Development Agreement, which requests a waiver to the LR-2 minimum lot size requirement, the Applicant is proposing a total of five (5) dwelling units— marking a 25% increase to the maximum density of single-family residences found in LR-2 neighborhoods. The proposed plat assimilates with the Limited Residential (LR-1) Zoning District and neighborhood directly north of the site, where the minimum lot size requirement is 8,000 square feet.

**Procedural History:** The original Preliminary Plat Application was certified complete on December 12, 2022, then heard by the Planning and Zoning Commission on March 6, 2023 in tandem with a Planned Unit Development Agreement. On March 6, 2023, the Planning and Zoning Commission took no action on the proposed plat but recommended that the Applicant reconfigure the plat to reflect a lower density— six (6) or seven (7) residential lots instead of nine (9). On July 19, 2023 the Applicant re-submitted a plat reflecting the Commission’s recommendation. The updated Preliminary Plat Application was heard and recommended for approval by the Commission on September 5, 2023. Hailey City Council will review the proposed application, in tandem with a Planned Unit Development Application, on Monday, November 13, 2023, at 5:30pm. The meeting will be held at Hailey City Hall, or virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Department Comments</b>	<b>Engineering:</b> <i>The Public Works Department appreciates that the Applicant has agreed to construct a portion of the Broadford shared-use path—to fulfill their Parks/Pathway requirement and in-lieu of sidewalks along the Silver Star Drive frontage. Reason being that there are no sidewalks in the LR-2 neighborhood; instead of creating an island of sidewalks, City Staff strongly prefers that the Applicant assist with the incremental effort to extend the Broadford shared-use path.</i>
<b>Life/Safety:</b> <i>No comments.</i>				
<b>Water and Sewer:</b> <i>No comments.</i>				
<b>Building:</b> <i>No comments.</i>				
<b>Streets:</b> <i>See above, from Engineering.</i>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 <b>Development Standards</b>	<b>Applicability:</b> <i>The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.</i>
			<b>Staff Comments</b>	<i>Please refer to the specific standards as noted herein.</i>
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	<b>Streets:</b> <i>Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<b>Development Standards:</b> <i>All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</i>
			<b>Staff Comments</b>	<i>N/A – The project proposed here does not include any new public streets. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<b>Cul-De-Sacs; Dead-End Streets:</b> <i>Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into unplatted areas shall not be considered dead end streets.</i>
			<b>Staff Comments</b>	<i>N/A – No cul-de-sacs nor dead-end streets are proposed. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<b>Access:</b> <i>More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions, or other factors that could limit access.</i>
			<b>Staff Comments</b>	<i>Access to the single-family residences is proposed via two (2) joint driveways from Silver Star Drive. Per the recommendation of City Staff and in compliance with Hailey’s Municipal Code, the Applicant minimized the curb cuts off of Silver Star Drive. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<b>Design:</b> <i>Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80)</i>

				<p>degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.</p>
			<b>Staff Comments</b>	<p><i>N/A – This standard only applies to public streets; no public streets are proposed in this project.</i>  <i>Finding: Compliance. The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E.</b>	<p><b>Centerlines:</b> Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</p>
			<b>Staff Comments</b>	<p><i>N/A – No public streets nor traffic calming measures are proposed.</i>  <i>Finding: Compliance. The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F.</b>	<p><b>Width:</b> Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p>
			<b>Staff Comments</b>	<p><i>N/A – No public streets are proposed.</i>  <i>Finding: Compliance. The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G.</b>	<p><b>Roadways:</b> Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</p>
			<b>Staff Comments</b>	<p><i>N/A – No roadways are proposed.</i>  <i>Finding: Compliance. The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H.</b>	<p><b>Road Grades:</b> Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor is there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p>
			<b>Staff Comments</b>	<p><i>N/A – No roadways are proposed.</i>  <i>Finding: Compliance. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I.</b>	<p><b>Runoff:</b> The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm water Discharge from Construction Activity” for all construction activity affecting more than one acre.</p>
			<b>Staff Comments</b>	<p><i>Storm drains and/or drainage areas of adequate size are in place.</i>  <i>Finding: Compliance. The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>J.</b>	<p><b>Signage:</b> The developer shall provide and install all street and traffic control signs in accordance with City Standards.</p>

			<b>Staff Comments</b>	<i>N/A – No signs are proposed. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>K.</b>	<b>Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.</b>
			<b>Staff Comments</b>	<i>N/A – No streets nor alleys are proposed. Finding: Compliance. The Commission found that this standard has been met.</i>
			<b>L.</b>	<b>Private Streets:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 1.</b>	<b>Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.</b>
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 2.</b>	<b>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</b>
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 3.</b>	<b>The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.</b>
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 4.</b>	<b>Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.</b>
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 5.</b>	<b>Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.</b>
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 6.</b>	<b>Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guests and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10’x20’) if angle parking, or ten feet by twenty-four feet (10’x24’) if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.</b>
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed.</i>

				<i>Finding: Compliance. The Commission found that this standard has been met.</i>
			<b>M.</b>	<b>Driveways:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 1.</b>	<b>Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.</b>
			<i>Staff Comments</i>	<i>The proposal includes one (1) joint driveway to two (2) residences and one (1) parking access lane to three (3) residences. The proposed joint driveway and parking access lane are compliant with the Hailey Municipal Code and International Fire Code. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 2.</b>	<b>Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:</b> <ul style="list-style-type: none"> <li>a) Accessing one residential unit: twelve feet (12')</li> <li>b) Accessing two residential units: sixteen feet (16')</li> </ul> <b>No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.</b>
			<i>Staff Comments</i>	<i>The proposed plat appears compliant with this requirement, a Condition of Approval reiterating this requirement has been added for assurance. Finding: Compliance. The Commission found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 3.</b>	<b>Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.</b>
			<i>Staff Comments</i>	<i>The proposed joint driveway and parking access lane are compliant with the Hailey Municipal Code and International Fire Code. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 4.</b>	<b>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</b>
			<i>Staff Comments</i>	<i>This has been made a Condition of Approval—the Applicant shall edit the plat notes to designate a vehicular access easement on the joint access lane and declaring it unbuildable. Finding: Compliance. The Commission found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 5.</b>	<b>The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.</b>
			<i>Staff Comments</i>	<i>The proposed plat includes an easement on the parking access lane, a Condition of Approval has been added requiring the Applicant to a) create an easement on the joint driveway, and b) designate the joint driveway and parking access lane as unbuildable. Finding: Compliance. The Commission found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 6.</b>	<b>No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.</b>
			<i>Staff Comments</i>	<i>None of the proposed driveways interfere with the maintenance of existing infrastructure. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>N.</b>	<b>Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</b>

			<b>Staff Comments</b>	<i>The proposed parking access lane is compliant with the Hailey Municipal Code and International Fire Code. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>O.</b>	<b>Fire Lanes: Required fire lanes, whether in private streets, driveways, or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</b>
			<b>Staff Comments</b>	<i>The proposed parking access lane is compliant with the Hailey Municipal Code and International Fire Code. Finding: Compliance. The Commission found that this standard has been met.</i>
<b>16.04.030: Sidewalks and Drainage Improvements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.</b>
			<b>Staff Comments</b>	<i>Rather than complete the sidewalk improvements requested by this standard, Staff have recommended, and the Applicant has agreed to construct a portion of the Broadford shared-use path. The reasons being that there are no sidewalks in the surrounding neighborhood; Staff agrees that an extension of the Broadford shared-use path would provide greater connectivity than an island of sidewalks on Silver Star Drive. The City is actively working towards closing the gap and further developing the Broadford shared-use path, and the Applicant's participation will greatly assist with this effort. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<b>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</b>
			<b>Staff Comments</b>	<i>As mentioned above, Staff would prefer, and the Applicant has agreed to divert sidewalk in-lieu fees to the construction of the Broadford Road shared-use path. There are no sidewalks in the vicinity, and the extension of the Broadford shared-use path is a priority. A shared-use path along Broadford Road is a contemplated, and a prioritized public amenity, as specified in the Master Transportation Plan and Blaine County Bicycle and Pedestrian Master Plan. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<b>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</b>
			<b>Staff Comments</b>	<i>No sidewalks exist adjacent to the site. At this time, City Staff would prefer that the Applicant assist with completing the Broadford Road shared-use path by diverting sidewalk in-lieu fees to the buildout of the shared-use path, rather than building a sidewalk segment on Silver Star Drive. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D.</b>	<b>Sites located adjacent to a public street or private street that are not currently through streets, regardless of whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</b>
			<b>Staff Comments</b>	<i>At this time, City Staff would prefer that the Applicant assist with completing the Broadford Road shared-use path by diverting sidewalk in-lieu fees to the build out of the shared-use path, rather than building a sidewalk segment on Silver Star Drive. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E.</b>	<b>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</b>
			<b>Staff Comments</b>	<i>N/A – This is a Preliminary Plat Application for a new subdivision, involving more than a Lot Line Adjustment. Finding: Compliance. The Commission found that this standard has been met.</i>

16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>N/A – This project is in the Limited Residential (LR-2) Zoning District. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned. The proposed utilities will be installed underground. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned for this parcel. This area is residential and not commercial. Finding: Compliance. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			<i>Staff Comments</i>	<i>N/A – The proposed design does not include a dead-end alley. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas, and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			<i>Staff Comments</i>	<i>A ten-foot (10') wide easement along the Silver Star and Broadford Road frontages is shown and provides access to utilities and designates snow storage. Finding: Compliance. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.

			<b>Staff Comments</b>	<i>A ten-foot (10') wide easement along the Silver Star and Broadford Road frontages is shown and provides access to utilities and designates snow storage. An easement on the parking access lane provides vehicular access to Lot 1-3, the Applicant shall designate an easement on the joint driveway per a Condition of Approval. <u>Finding: Compliance.</u> The Council found that this standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 2.</b>	<b>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</b>
			<b>Staff Comments</b>	<i>N/A – No natural resource, riparian area, hazardous area, or other limitation requires an easement, as specified above, for the proposed subdivision. <u>Finding: Compliance.</u> The Council found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 3.</b>	<b>Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk, and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</b>
			<b>Staff Comments</b>	<i>Snow storage for the plat is incorporated in the ten-foot (10') wide easement along the Silver Star and Broadford Road frontages; however, the exact snow storage required of the joint driveway and parking access lane have not been calculated. A calculation of the requirement and details of the joint driveway and parking access lane shall be provided prior to approval of the Final Plat, this has been made a Condition of Approval. <u>Finding: Compliance.</u> The Council found that this standard will be met.</i>

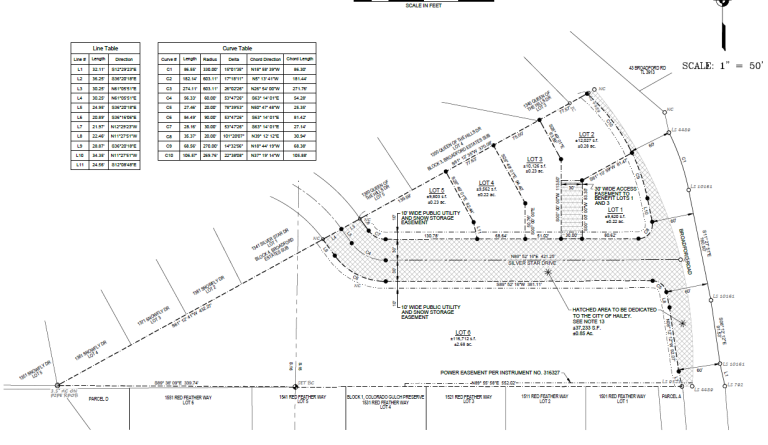
**16.04.050: Blocks**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	<b>Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.</b>
			<b>Staff Comments</b>	<i>N/A – This subdivision and proposed plat involves an existing block. No new blocks are proposed. <u>Finding: Compliance.</u> The Council found that this standard has been met.</i>

**16.04.060: Lots**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	<b>Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.</b>



			<p><b>Staff Comments</b></p> <p>Per the affiliated PUD Application, the Applicant is requesting a waiver to the minimum lot size of the LR-2 Zoning District, which is 12,000 square feet.</p> <p>Specifically, the Applicant is proposing to develop five (5) lots between 9,620 and 12,027 square feet in size; and has chosen not to develop the remaining 116,712 square feet of the parcel designated as Lot 6. A Condition of Approval has been added, requiring that irrigation on Lot 6 be restricted to not more than one-half (1/2) acre.</p>	 <p>The site plan shows a residential subdivision with several lots. Lot 6 is a large parcel on the right side of the plan, which is partially hatched to indicate it is to be dedicated to the City of Puyallup. The plan includes street names like 'S 10th St' and 'S 11th St', and utility lines for water, sewer, and power. A legend at the bottom identifies various symbols used in the plan. A scale bar indicates 1 inch equals 50 feet.</p> <p>To further ensure best practices in water usage and water conservation, the following shall be added as a plat note and a restriction in the Development Agreement:</p> <p>The following turf landscape restrictions apply.</p> <ol style="list-style-type: none"> <li>For lots less than or equal to 10,000 square feet, a maximum of thirty-five percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,000 square feet.</li> <li>For lots greater than 10,000 square feet and less than or equal to 13,000 square feet, a maximum of thirty percent (25%) of the total land area of each residential lot may be turf up to a maximum of 3,250 square feet.</li> <li>Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.</li> <li>Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.</li> </ol> <p>The following have been made Conditions of Approval. <u>Finding</u>: Compliance. While the Council found that this standard will be met, they encouraged Staff to bring forth additional amendments which further reduce the overall turf/lawn allowed for each residential parcel. Staff will continue to research and bring forth a text amendment for consideration in the near future.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>A.</b></p>	<p>If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</p>
			<p><b>Staff Comments</b></p>	<p>N/A. <u>Finding</u>: Compliance. The Council found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>B.</b></p>	<p>Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet</p>

				<p>this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).</p> <p><b>Staff Comments</b>  <i>With vehicular access limited to Silver Star Drive, the Applicant has resolved the issues with the two (2) double frontage lots. Conditions of Approval have also been added requesting that the Applicant a) include a plat note that prohibits vehicular access from Broadford Road, b) create an easement on the joint driveway, and c) designate the joint driveway and parking access lane as unbuildable.</i></p> <p><i>The proposed plat dedicates a portion of the Broadford Road frontage to the City in an effort to assist with improving the geometry of the road to be uniform around the curve.</i></p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p><b>No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.</b></p> <p><b>Staff Comments</b>  <i>Every proposed lot is buildable.</i></p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p><b>A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.</b></p> <p><b>Staff Comments</b>  <i>The proposed plat includes one (1) flag lot (Lot 2) and is compliant with this standard.</i></p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p><b>All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.</b></p> <p><b>Staff Comments</b>  <i>All six (6) proposed lots provide frontage on Silver Star Drive, which is platted as a public street.</i></p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p><b>In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.</b></p> <p><b>Staff Comments</b>  <i>N/A – This project is not located within the Townsite Overlay (TO) Zone District.</i></p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<b>16.04.070: Orderly Development</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<b>Phasing Required:</b> Development of subdivisions shall be phased to avoid the extension of City services, roads, and utilities through undeveloped land.
			<b>Staff Comments</b>	<i>N/A – Phases are not required for this project, given its small scope. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<b>Agreement:</b> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<b>Staff Comments</b>	<i>N/A – Neither the Applicant nor Staff are requesting that the proposed subdivision be phased. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<b>Mitigation of Negative Effects:</b> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: <ul style="list-style-type: none"> <li>a) Provision of on-site or off-site street or intersection improvements.</li> <li>b) Provision of other off-site improvements.</li> <li>c) Dedications and/or public improvements on property frontages.</li> <li>d) Dedication or provision of parks or green space.</li> <li>e) Provision of public service facilities.</li> <li>f) Construction of flood control canals or devices.</li> <li>g) Provisions for ongoing maintenance.</li> </ul>
			<b>Staff Comments</b>	<i>The parcel is bifurcated by Silver Star Drive into northern and southern pieces. The Applicant seeks to subdivide the northern piece into five (5) single-family lots ranging in size from 9,620 to 12,027 square feet. The Applicant does not plan to develop the southern parcel, Lot 6, at this time; however, municipal connections will occur during construction of proposed Lots 1-5. Finding: Compliance. The Council found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<b>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</b> <ol style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.</li> <li>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> <li>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</li> <li>5. Park land shall be most appropriately located on the Contiguous Parcels.</li> <li>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</li> <li>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</li> </ol> <b>The commission and council may require that any or all contiguous parcels be included in the subdivision.</b>
			<b>Staff Comments</b>	<i>At this time, the Applicant plans to maintain Lot 6 as-is. While no development or redevelopment of Lot 6 is proposed, the Applicant intends to connect to municipal services within proposed Lot 6 – which currently is serviced by wells and drain fields. The City Council supported and encouraged immediate municipal connections to the proposed subdivision (lots 1-6), as well as the</i>

				<p>dedication of one (1) community housing unit (Locals Only) within the Star Light Lane Subdivision.</p> <p>Please refer to the attached PUD Staff Report for more detailed information to this.</p>
<b>16.04.080: Perimeter Walls, Gates, and Berms</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.080</b>	<p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p>
			<b>Staff Comments</b>	<p>N/A – No perimeter walls, gates, landscape berms, nor retaining walls are proposed.</p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<b>16.04.090: Cuts, Fills, Grading and Drainage</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A.</b>	<p>Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology, and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.</p>
			<b>Staff Comments</b>	<p>N/A – This project is not located in the Flood Hazard Overlay District nor near stream.</p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 1.</b>	<p>A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.</p>
			<b>Staff Comments</b>	<p>The City Engineer will determine whether a Soils Report is required for this project.</p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 2.</b>	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> <li>a) Proposed contours at a maximum of two (2) foot contour intervals;</li> <li>b) Cut and fill banks in pad elevations;</li> <li>c) Drainage patterns;</li> <li>d) Areas where trees and/or natural vegetation will be preserved;</li> <li>e) Location of all street and utility improvements including driveways to building envelopes; and</li> <li>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</li> </ul>
			<b>Staff Comments</b>	<p>A Grading Plan has been submitted and is under review by the City Engineer.</p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
			<b>B.</b>	<p>Design Standards: The proposed subdivision shall conform to the following design standards:</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 1.</b>	<p>Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p>
			<b>Staff Comments</b>	<p>Very little grading will be necessary as the site is relatively flat. That said, a Grading Plan has been submitted and will be reviewed and approved by the City Engineer prior to issuance of a Building Permit.</p>

				<i>Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 2.</b>	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			<b>Staff Comments</b>	<i>N/A. Finding: Compliance. The Council found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 3.</b>	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			<b>Staff Comments</b>	<i>Erosion control and re-vegetation shall be included in the final design where necessary. This has been made a Condition of Approval. Finding: Compliance. The Council found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 4.</b>	Where cuts, fills or other excavation are necessary, the following development standards shall apply: <ul style="list-style-type: none"> <li>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing &amp; Materials (ASTM).</li> <li>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</li> <li>d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</li> <li>e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.</li> </ul>
			<b>Staff Comments</b>	<i>Proposed grading and drainage appear to be adequate for the site but shall meet the approval of the City Engineer, this has been made a Condition of Approval. Finding: Compliance. The Council found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 5.</b>	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State, and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<b>Staff Comments</b>	<i>A Drainage Plan has been submitted. Storm water will be retained onsite. These have been made Conditions of Approval and will be reevaluated at final design, prior to Final Plat approval. Finding: Compliance. The Council found that this standard will be met.</i>
<b>16.04.100: Overlay Districts</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			<b>A.</b>	<b>Flood Hazard Overlay District:</b>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 1.</b>	<b>Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.</b>
			<b>Staff Comments</b>	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 2.</b>	<b>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</b>
			<b>Staff Comments</b>	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 3.</b>	<b>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</b>
			<b>Staff Comments</b>	<i>N/A – The proposed subdivision is not located adjacent to the Big Wood River nor its tributaries. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<b>Hillside Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 1.</b>	<b>Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.</b>
			<b>Staff Comments</b>	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 2.</b>	<b>Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</b>
			<b>Staff Comments</b>	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 3.</b>	<b>All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</b>
			<b>Staff Comments</b>	<i>N/A – The proposed subdivision is not located within the Hillside or Floodplain Hazard Overlay Districts. Finding: Compliance. The Council found that this standard has been met.</i>
<b>16.04.110: Parks, Pathways and Other Green Spaces</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</b>
			<b>A. 1.</b>	<b>Parks:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 1. a.</b>	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p><math>P = x</math> multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>

			<b>Staff Comments</b>	<i>The Applicant is proposing to fulfill this requirement by constructing a portion of the Broadford Road shared-use path. See item A.2. below for further details. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A.1.b</b>	<b>In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.</b>
			<b>Staff Comments</b>	<i>N/A – The proposed subdivision is located within the Limited Residential (LR-2) Zoning District. Finding: Compliance. The Council found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 2.</b>	<b>Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</b>
			<b>Staff Comments</b>	<i>Given the lack of pedestrian and bicycle infrastructure surrounding the site, City Staff would prefer if the Applicant constructed a portion of the Broadford shared-use path instead of a) the construction of a public park, and b) the installation of sidewalks within the subdivision, and proposed sidewalk and crosswalk improvements. Completing the Broadford shared-use path, adjacent to this site, will provide greater connectivity than an island of pedestrian infrastructure on Silver Star Drive.  The exact contribution will be drafted and deliberated by Staff prior to issuance of a Building Permi. A Condition of Approval has been added, reliant upon approval of the affiliated Planned Unit Development Agreement. Finding: Compliance. The Council found that this standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<b>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</b> <ul style="list-style-type: none"> <li>a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or</li> <li>b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</li> <li>c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</li> </ul>
			<b>Staff Comments</b>	<i>N/A. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C.</b>	<b>Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</b>
			<b>Staff Comments</b>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
			<b>D.</b>	<b>Minimum Requirements:</b>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 1.</b>	<b>Private Green Space:</b> Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			<b>Staff Comments</b>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 2.</b>	<b>Neighborhood Park:</b> A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			<b>Staff Comments</b>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 3.</b>	<b>Mini Park:</b> A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.
			<b>Staff Comments</b>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 4.</b>	<b>Park/Cultural Space:</b> A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			<b>Staff Comments</b>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. 5.</b>	<b>Pathway:</b> Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			<b>Staff Comments</b>	<i>Please refer to Section 16.04.110(A)2 for further details. The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road</i>



				shared-use path. Per a Condition of Approval, the pathway contribution shall be approved by the Hailey City Council and built to City standards. <i>Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<b>Specific Park Standards: All Parks shall meet the following criteria for development, location, and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	<b>Shall provide safe and convenient access, including ADA standards.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	<b>Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	<b>Shall be configured in size, shape, topography, and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways, and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	<b>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	<b>Shall require low maintenance or provide for maintenance or maintenance endowment.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<b>Specific Pathway Standards: All Pathways shall meet the following criteria for development, location, and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110.D.5 for further information. Finding: Compliance. The Council found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	<b>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</b>
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110(A.2) for further information. Finding: Compliance. The Council found that this standard has been met.</i>
			G.	<b>Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space</b>

				shall meet the following criteria for development, location, and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 1.</b>	<b>Shall meet the minimum applicable requirements required by section D of this section.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 2.</b>	<b>Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 3.</b>	<b>The use of the private green space shall be restricted to Parks, Pathways, trails, or other recreational purposes, unless otherwise allowed by the City.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 4.</b>	<b>The private ownership and maintenance of green space shall be adequately provided for by written agreement.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant proposes to fulfill this requirement with a “Pathways” contribution to the Broadford Road shared-use path. Finding: Compliance. The Council found that this standard has been met.</i>
			<b>H.</b>	<b>In-Lieu Contributions:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. 1.</b>	<b>After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant meets the parks/pathways requirement with the proposed pathway construction contribution. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. 2.</b>	<b>The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant meets the parks/pathways requirement with the proposed pathway construction contribution. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. 3.</b>	<b>Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction, and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.</b>
			<i>Staff Comments</i>	<i>N/A – The Applicant meets the parks/pathways requirement with the proposed pathway construction contribution. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. 4.</b>	<b>In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park</b>

				improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<b>Staff Comments</b>	<i>N/A – The Applicant meets the parks/pathways requirement with the proposed pathway construction contribution. Finding: Compliance. The Council found that this standard has been met.</i>
<b>16.05: Improvements Required:</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.010</b>	<b>Minimum Improvements Required:</b> It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety, and general welfare.
			<b>Staff Comments</b>	<i>The Applicant plans to construct the infrastructure that is necessary for municipal services, if the project is approved. Finding: Compliance. The Council found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>Plans Filed, maintained:</b> Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<b>Staff Comments</b>	<i>This standard shall be met. Finding: Compliance. The Council found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<b>Preconstruction Meeting:</b> Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<b>Staff Comments</b>	<i>This standard shall be met. Finding: Compliance. The Council found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<b>Term of Guarantee of Improvements:</b> The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			<b>Staff Comments</b>	<i>This standard shall be met. Finding: Compliance. The Council found that this standard will be met.</i>
<b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.020</b>	<b>Streets, Sidewalks, Lighting, Landscaping:</b> The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<b>Staff Comments</b>	<i>This has been made a Condition of Approval, the City Engineer will review the updated plans prior to Final Plat approval. Finding: Compliance. The Council found that this standard will be met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p><b>Street Cuts:</b> Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)</p>
			<b>Staff Comments</b>	<p>Any and all street cuts for the installation of the water and sewer mains shall be repaired per this standard. Connection details to the existing water system shall be approved by the Wastewater Division prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</p> <p><i>Finding: Compliance. The Council found that this standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><b>Signage:</b> Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.</p>
			<b>Staff Comments</b>	<p>N/A – No signs are proposed. <i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p><b>Streetlights:</b> Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.</p>
			<b>Staff Comments</b>	<p>N/A – No streetlights are planned for this project.</p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<b>16.05.030: Sewer Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p><b>Sewer Connections:</b> The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<b>Staff Comments</b>	<p>Staff have no concerns or issues with the proposed wastewater connections at this time. Wastewater connections will be revisited at final design, prior to Final Plat approval.</p> <p><i>Finding: Compliance. The Council found that this standard has been met.</i></p>
<b>16.05.040: Water Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p><b>Requirements:</b> The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>

			<b>Staff Comments</b>	<i>Staff have no concerns or issues with the proposed wastewater connections at this time. Water connections will be revisited at final design, prior to Final Plat approval. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<b>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</b>
			<b>Staff Comments</b>	<i>N/A – This project is not within the Townsite Overlay (TO) District. Finding: Compliance. The Council found that this standard has been met.</i>
<b>16.05.050: Drainage</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.050</b>	<b>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</b>
			<b>Staff Comments</b>	<i>Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to Final Plat approval. This has been made a Condition of Approval. Finding: Compliance. The Council found that this standard will be met.</i>
<b>16.05.060: Utilities</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.060</b>	<b>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</b>
			<b>Staff Comments</b>	<i>All utilities are shown to be installed underground. A Condition of Approval is included, requesting a 10'-wide easement along the public street frontage and private street for the access to the utility services, as well as for snow storage. The easement shall meet the approval of the City Engineer. Finding: Compliance. The Council found that this standard has been met.</i>
<b>16.05.070: Parks, Green Space</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.070</b>	<b>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</b>
			<b>Staff Comments</b>	<i>See Section 16.04.110 for further detail. Finding: Compliance. The Council found that this standard has been met.</i>
<b>16.05.080: Installation to Specifications; Inspections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.080</b>	<b>Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</b>
			<b>Staff Comments</b>	<i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be evaluated in greater detail at final design. Finding: Compliance. The Council found that this standard has been met.</i>
<b>16.05.090: Completion; Inspections; Acceptance</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City</b>

				engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Staff Comments</i>	<i>This standard shall be met per City protocol and before approval of the Final Plat. Finding: Compliance. The Council found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A – The completion of all major infrastructure by the Applicant is preferred over bonding. Finding: Compliance. The Council found that this standard has been met.</i>
<b>16.05.100: As Built Plans and Specifications</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>As-built drawings will be required, this has been made a Condition of Approval. Finding: Compliance. The Council found that this standard will be met.</i>

## CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, and other Sections of the Hailey Municipal Code and City Standards.

## DECISION

The Preliminary Plat Application by Darin and Kathleen Barfuss wherein Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E), at the intersection of Silver Star Drive & Broadford Road, is subdivided into six (6) lots for single-family dwelling units within the Limited Residential (LR-2) Zoning District, is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (j) are met:

- a) Preliminary Plat approval is contingent upon the approval of the affiliated Planned Unit Development Application.
- b) All Fire Department and Building Department requirements shall be met.
  - i. The width of the parking access lane shall be thirty feet (30') in width and comply with International Fire Code (IFC) requirements.
- c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.

- d) The Applicant shall designate and limit vehicular access to Lots 4 and 5 via an easement on the proposed joint driveway.
- e) The Applicant shall dedicate the parking access lane via an easement within the Preliminary Plat of the Star Light Lane Subdivision.
- f) Plat Notes:
  - i. The Applicant shall add a standard plat note stating that, “The joint driveway and parking access lane shall remain unbuildable”.
  - ii. Driveways accessing more than one (1) residential dwelling unit shall be maintained by the owner’s association or in accordance with a plat note.
  - iii. The Applicant shall include a plat note that prohibits vehicular access to the lots from Broadford Road, vehicular access to the lots shall be limited to Silver Star Drive.
  - iv. The following turf landscape restrictions apply.
    - a. For lots less than or equal to 10,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,000 square feet.
    - b. For lots greater than 10,000 square feet and less than or equal to 13,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf up to a maximum of 3,250 square feet.
    - c. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.
    - d. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.
- g) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Requirements to be completed at the Applicant’s sole expense include, but will not be limited to:
  - i. Permits for the installation of all drywells.
  - ii. Metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
  - iii. An Erosion Control Plan, prior to Final Plat.
  - iv. The complete removal and replacement of all paving adjacent to the development where street cuts (for the subdivision construction and installation of utility services) exceed 25% of the street area.
- h) Snow Storage:
  - i. The Applicant shall calculate the required snow storage for the joint driveway and parking access lane and specify the dimensions and locations of the required snow storage easements on the plat, prior to recordation of the Final Plat.
- i) CC&Rs:
  - i. The Applicant shall address the maintenance of utilities, shared green space, and joint use driveways in the subdivision’s CC&Rs.
- j) Final Plat Review:
  - i. Drainage facilities, grading, vehicular access, snow storage, and utility easements shall be reviewed and approved by the City Engineer prior to Final Plat approval.

- ii. Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval.
- iii. The location and style of the garages (attached or detached) must be addressed on the Final Plat, drawn and/or in a plat note (per Section 16.08.020 of Code).
- iv. The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
- v. Any application and/or subdivision inspection fees due shall be paid prior to recordation of the Final Plat.

**PASSED BY THE HAILEY CITY COUNCIL** and approved by the mayor this \_\_\_\_ day of \_\_\_\_\_, 2023.

---

Martha Burke, Mayor

Attest:

---

Mary Cone, City Clerk



**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/20/2023 **DEPARTMENT:** Treasurer **DEPT. HEAD SIGNATURE:**

**SUBJECT:** Ratify Mayor Burke's signature on application to open an additional LGIP (Local Government Investment Pool) account for the proceeds from the Headworks Bond Sale. These funds will be placed in a unique LGIP account and drawn down to reimburse City of Hailey for constructions costs as they are incurred.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IFAPPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** Item Number

It is important to keep funds specific to a certain initiative separate.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle  
# \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: Becky Stokes Phone # 788-4221-X 28

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IFAPPLICABLE)  
\_\_\_\_ City Attorney      \_\_\_\_ Clerk / Finance Director      \_\_\_\_ Engineer      \_\_\_\_ Building  
\_\_\_\_ Library      \_\_\_\_ Planning      \_\_\_\_ Fire Dept.      \_\_\_\_  
\_\_\_\_ Safety Committee      \_\_\_\_ P & Z Commission      \_\_\_\_ Police      \_\_\_\_  
\_\_\_\_ Streets      \_\_\_\_ Public Works, Parks      \_\_\_\_ Mayor      \_\_\_\_

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Ratify signature.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No

**ACTION OF THE CITY COUNCIL:**  
Date \_\_\_\_\_  
City Clerk \_\_\_\_\_

**FOLLOW-UP:**

None Needed



Headworks  
BOND

**LGIP**  
**Local Government Investment Pool**

Julie A. Ellsworth  
Idaho State Treasurer  
Idaho State Treasurer's Office

**ADDITIONAL FUNDS APPLICATION**

The completed form can be faxed, scanned and emailed or mailed to the address below.

This information is approved by this public agency's governing board (and must be signed by a member of the board, other than the contact person listed below), for the purpose of establishing an additional fund with the State Treasurer's Office, specifically the Local Government Investment Pool. The signed application authorizes the LGIP to invest funds of this agency pursuant to Idaho Codes 67-1210 and 67-1210A. Participation in the pool will remain in effect until the account opened by this application carries a zero balance. Authorization shall be indicated by an original signature on the bottom of this form. We acknowledge we have read the LGIP Investment Statement of Understanding and LGIP Investment Policy and agree to the terms and conditions stated therein, and any subsequent changes thereto. A copy of any changes to the Statement of Understanding and Investment Policy will be provided to this agency upon request.

AGENCY NAME: CITY OF HAILEY

MAILING ADDRESS: 115 MAIN ST SO

CITY, STATE: Hailey ID ZIP: 83333

CONTACT NAME: Becky Stokes LISA HAROWITZ

PHONE: 208/788-4221 FAX: 208/788-2924

E-MAIL ADDRESS: Becky.Stokes@HaileyCityHall.org LISA.Harowitz@HaileyCityHall.org

DESIGNATED BANK NAME: Mountain West Bank CITY: Hailey STATE: ID

ABA TRANSIT/ROUTING NUMBER: 123171955 ACCOUNT NUMBER: 3205000075

BANK PHONE NUMBER: 208/578-0449 BANK FAX NUMBER: 208/578-2371

The signature below, **by an authorized member of this agency's governing board**, will hereby authorize the State Treasurer to initiate **debit and credit** entries, upon the agency's request, to and from this account in the depository financial institution named above. We acknowledge that the origination of ACH transactions to our account must comply with the provisions of the U.S. law. Applicant will include a roster of current authorized board members, on its own letterhead, with this application and will be responsible for providing the STO any future updates to this information as they occur.

This authorization is to remain in full force and effect until the State Treasurer receives notification from us of its termination in such time and in such manner as to afford the State Treasurer and depository a reasonable opportunity to act on it.

Martha Burke  
NAME of Board Member:

Mayor, City of Hailey  
TITLE of Board Member:

SIGNATURE of Board Member  
(Authorized to act on behalf of above named agency)

DATE

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023    **DEPARTMENT:** Finance & Records    **DEPT. HEAD SIGNATURE:** M. Cone

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**SUBJECT**

Motion to approve Resolution 2023-\_\_\_\_ Canvassing the November 7, 2023 General City Election.

**AUTHORITY:** X ID Code 50-412, & 34-1401     IAR \_\_\_\_\_     City Ordinance/Code \_\_\_\_\_

**BACKGROUND:**

The passage of Consolidated Election laws in Idaho in 2009 meant many changes to city run elections. One of the goals to consolidated election is to reduce the confusion of “where to go” for particular elections. From this point, the counties are responsible for municipal elections beginning with the November 8<sup>th</sup> 2011 election.

The responsibility of canvassing elections now rests with the Blaine County Commissioners. On November 14<sup>th</sup> the Blaine County Commissioners canvassed the City of Hailey Election results. Attached is the Resolution 2023-\_\_\_\_ with the abstract results broken down by Hailey precincts (#’s 007,008,009,010,and 011).

These results will be entered into our Archival minutes for this meeting pursuant to Idaho Code 50-412.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:**

\_\_\_ City Attorney    X City Clerk    \_\_\_ Engineer    \_\_\_ Mayor  
\_\_\_ P & Z Commission    \_\_\_ Parks & Lands Board    \_\_\_ Public Works    \_\_\_ Other

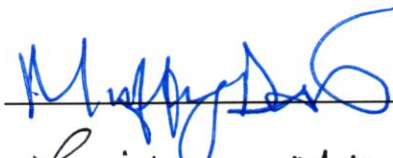
**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve Resolution 2023-\_\_\_\_, Canvassing the November 7, 2023 General City Election.

**FOLLOW UP NOTES:**

STATE OF IDAHO }  
COUNTY OF BLAINE } ss.

We, the commissioners of the county and state aforesaid, acting as a Board of Canvassers of Election, convened on November 14, 2023, do hereby state that the attached is a true and complete abstract of all votes cast within this county for the candidates and/or questions as they appeared at the election held on November 7, 2023, as shown by the records now on file in the County Clerk's office.

  
\_\_\_\_\_  
Lindsay Mollineaux

  
\_\_\_\_\_  
County Board of Canvassers

Attest:   
\_\_\_\_\_  
County Clerk



(County Seal)

BLAINE COUNTY, IDAHO  
 OFFICIAL ELECTION CANVASS NOVEMBER 7, 2023

<b>Sun Valley City Council</b>			
Precinct	Jane Reister Conard	Michelle Griffith	Chrisitan Wrede
002 Sun Valley	355	374	258
<b>Total</b>	<b>355</b>	<b>374</b>	<b>258</b>

BLAINE COUNTY, IDAHO  
 OFFICIAL ELECTION CANVASS NOVEMBER 7, 2023

Ketchum City Council					
Precinct	Perry Boyle	Spencer Cordovano	Michael David	Tripp C. Hutchinson	Jen Smith
003 North Ketchum	231	274	186	196	153
004 South Ketchum	187	319	227	278	169
<b>Total</b>	<b>418</b>	<b>593</b>	<b>413</b>	<b>474</b>	<b>322</b>



BLAINE COUNTY, IDAHO  
OFFICIAL ELECTION CANVASS NOVEMBER 7, 2023

	Hailey Mayor			Hailey Council Seat 3	
Precinct	Martha Burke	Kevin Wilson	Kris Wirth	Craig Kennedy Wolfstrom	Dustin Stone
007 NW Hailey	322	34	35	160	212
008 NE Hailey	355	40	32	198	205
009 SW Hailey	256	22	47	158	158
010 NW Woodside	124	21	19	74	83
011 SE Woodside	168	20	25	102	103
<b>Total</b>	<b>1225</b>	<b>137</b>	<b>158</b>	<b>692</b>	<b>761</b>

BLAINE COUNTY, IDAHO  
OFFICIAL ELECTION CANVASS NOVEMBER 7, 2023

Precinct	Bellevue Mayor		Bellevue Alderman (2 year term)					Bellevue Alderman (1 year term)		
	Chris Johnson	Suzanne Wrede	Christina Giordani	Diane Shay	Frank S. Suwanrit	Shaun Mahoney	Kendy J Walker	John Carriero	Jessica Obenauf	Robin Leahy
013 Bellevue	246	147	255	267	129	271	129	201	209	265
<b>Total</b>	<b>246</b>	<b>147</b>	<b>255</b>	<b>267</b>	<b>129</b>	<b>271</b>	<b>129</b>	<b>201</b>	<b>209</b>	<b>265</b>

BLAINE COUNTY, IDAHO  
OFFICIAL ELECTION CANVASS NOVEMBER 7, 2023

Precinct	BCSD Trustee Zone 3		BCSD Trustee Zone 5	
	Nora Roebuck	Phil Rainey	Bailey Brooks	Lara Stone
001 North Blaine County			42	106
002 Sun Valley			125	420
003 North Ketchum			8	35
005 Quigley	4	1	82	248
006 Deer Creek	4	1		
007 NW Hailey	292	97		
008 NE Hailey	296	103	5	13
009 SW Hailey	242	85		
012 Poverty Flat	1	0	0	0
<b>Total</b>	<b>839</b>	<b>287</b>	<b>262</b>	<b>822</b>

BLAINE COUNTY, IDAHO  
OFFICIAL ELECTION CANVASS NOVEMBER 7, 2023

Precinct	Total Number of Registered Voters at Cutoff	Early Voting Election Day Registrations	Election Day Registrants From Polls	Total Number of Registered Voters	Early Voting / Absentee Ballots Cast	Ballots Cast at Polls	Total Number of Ballots Cast	Percent of Registered Voters that Voted
001 North Blaine County	686	0	4	690	69	81	150	21.74%
002 Sun Valley	1348	10	33	1391	198	387	585	42.06%
003 North Ketchum	1335	1	29	1365	157	409	566	41.47%
004 South Ketchum	1479	7	40	1526	135	490	625	40.96%
005 Quigley	1142	2	4	1148	171	167	338	29.44%
006 Deer Creek	96	0	1	97	1	4	5	5.15%
007 NW Hailey	1045	3	8	1056	151	247	398	37.69%
008 NE Hailey	1055	3	22	1080	150	283	433	40.09%
009 SW Hailey	956	0	14	970	107	227	334	34.43%
010 NW Woodside	775	3	8	786	50	114	164	20.87%
011 SE Woodside	1031	2	13	1046	64	151	215	20.55%
012 Poverty Flat	26	0	0	26	1	0	1	3.85%
013 Bellevue	1261	5	25	1291	75	321	396	30.67%
<b>Total</b>	<b>12235</b>	<b>36</b>	<b>201</b>	<b>12472</b>	<b>1329</b>	<b>2881</b>	<b>4210</b>	<b>34.39%</b>

Total # of absentee ballots cast	368
Total # of Early Voting ballots cast	961

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023 **DEPARTMENT:** Clerk's Office **DEPT. HEAD SIGNATURE** M. Cone

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**SUBJECT**

Approval of Minutes from the meeting of the Hailey City Council on November 13, 2023 and to suspend reading of them.

**AUTHORITY:**  ID Code 74-205       IAR \_\_\_\_\_       City Ordinance/Code \_\_\_\_\_

Idaho Code requires that a governing body shall provide for the taking of written minutes at all of its meetings, and that all minutes shall be available to the public within a reasonable period of time after the meeting. Minutes should be approved by the council at the next regular meeting and kept by the clerk in a book of minutes, signed by the clerk.

**BACKGROUND:**

Draft minutes prepared.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:**

<input type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Clerk	<input type="checkbox"/> Engineer	<input type="checkbox"/> Mayor
<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> Parks & Lands Board	<input type="checkbox"/> Public Works	<input type="checkbox"/> Other

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve the minutes as presented, and to suspend the reading of them, or remove from consent agenda to make changes and then approve as amended.

**FOLLOW UP NOTES:**

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD NOVEMBER 13, 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, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Heidi Husbands not in attendance.

**CALL TO ORDER:** [5:30:38 PM](#) call to order by Mayor Burke

No open session comments.

**CONSENT AGENDA:**

<a href="#">CA 335</a>	Motion to Resolution 2023-135, ratifying the Mayor’s signature on an agreement with D.A. Davidson & Co. for underwriter services related to the 2023 Hailey Headworks Wastewater Bond. ACTION ITEM .....	1
<a href="#">CA 336</a>	Motion to approve Resolution 2023-136, authorizing a Lease Agreement with ARCH community Housing Trust for management of the lease of a Tiny Home on Wheels located at the Hailey Fire Department ACTION ITEM .....	10
<a href="#">CA 337</a>	<del>Motion to approve Resolution 2023-137, authorizing a contract for services with Mountain Humane to provide the sheltering of animals at large brought to the facility from within the Hailey City limits, in the amount of \$27,439 per year ACTION ITEM .....</del>	<del>23</del>
<a href="#">CA 338</a>	Motion to approve Resolution 2023-138. authorizing Regence, Delta and VSP plan contracts with updated benefits and costs, effective January 1, 2024 and allow Mayor to sign. ACTION ITEM .....	30
<a href="#">CA 339</a>	Motion to include and approve the attached Addendum, for approved Resolution 2023-094, outlining the Locals Only Deed Restriction Pilot Program with ARCH. This Addendum includes a Community Housing Oversight Memo outlining compliance methodology for annual verification purposes. ACTION ITEM.....	35
<a href="#">CA 340</a>	Motion to approve annual Resolution 2023-139, declaring surplus property and authority to dispose or sale of said property ACTION ITEM .....	65
<a href="#">CA 341</a>	Motion to approve annual ebanking security agreement with Mountain West Bank ACTION ITEM .....	67
<a href="#">CA 342</a>	Motion to adopt Resolution 2023-140, authorizing a Sales Agreement with GovPlanet, for sale of surplus streets equipment. ACTION ITEM .....	72
<a href="#">CA 343</a>	Motion to approve minutes of October 23, 2023 and to suspend reading of them ACTION ITEM .....	85
<a href="#">CA 344</a>	Motion to approve claims for expenses incurred during the month of October 2023, and claims for expenses due by contract in November, 2023 ACTION ITEM .....	93

[5:31:44 PM](#) CA 337 Horowitz pulls item.

**Thea moved to approve all consent agenda items minus CA 337, seconded by Martinez, motion passed with roll call vote; Linnet, yes. Thea, yes Martinez, yes.**

[5:32:16 PM](#) CA 337, Horowitz, we have added 3 (three) new clauses in Mountain Humane contract since the packet was created, the shelters costs are more than our budgeted amount. The

micro chipping system will help, adding clauses with this program. Would bring back after this system is in practice. In lieu of license, can micro- chip.

[5:34:14 PM](#) Thea moved to approve all consent agenda items minus CA 337, seconded by Linnet, motion passed with roll call vote; Martinez, yes. Linnet, yes. Thea, yes.

**MAYOR'S REMARKS:**

*MR 345 Proclamation recognizing Keith Roark public service ACTION ITEM*

[5:34:31 PM](#) Lisa and Mayor Burke attended a recent school board meeting and read this proclamation. Mayor and council take turns and read this Keith Roark recognition day.

[5:38:57 PM](#) Christopher Simms added, huge benefits in his years as public defender.

**PROCLAMATIONS AND PRESENTATIONS:**

*PP 346 Presentation by Harry Griffith, Sun Valley Economic Development, on Economic Profiles and other current projects  
(no documents)*

[5:39:31 PM](#) Griffith, thanks council for their support and for Thea's presence on the board. 3 projects to discuss tonight. Just finished a round table at the Sage School, will continue having these. Wood River Childhood learning initiative, active applying for grants for short-term changes. Sponsored a couple of trade schools this summer boot camps and culinary school.

[5:42:26 PM](#) We are in middle of a winter boot camp, mountain operations, various jobs on the mountain, including equipment operation and teaching. We are also helping businesses in a variety of ways. Griffith handed out the economic profile for the discussion. They took 2 years off with COVID but are back at it this year. Griffith covers topics from demographics, population and ethnicity and household incomes, to housing stocks and city business activity.

[5:52:20 PM](#) Horowitz asks for data on employers in Hailey/Bellevue. Breakdown is just under 50%, 6,000 jobs in south valley, 7,000 in north valley, Griffith responds to this question.

Commercial and general aviation traffic is still good in our valley.

Next year may add some sustainability metrics to this report.

[5:58:27 PM](#) Martinez comments on multi-family housing, topic of county-wide collaboration, where do you see us fitting in with this puzzle, and the needs to our county? Griffith, shout-out to Horowitz and her team for making changes for housing. Griffith, going forward, people will continue moving south, Annexation zones, if these get done right. [6:02:15 PM](#) The challenge is, how to we help Bellevue, they need help in every department. Mayor Burke, we've been helping in ways that we can, Public Works and Fire dept.

Thea likes the boot camp that they are putting on, great ways to get introduced to careers.

HAILEY CITY COUNCIL MINUTES  
November 13, 2023



## **APPOINTMENTS AND AWARDS:**

AA 347 *Consideration of Resolution 2023-141, reappointment of Bob Wiederrick and Karen Daly to another Hailey Parks and Lands Board 3-year term. ACTION ITEM*

**6:05:42 PM** Martinez moves to approve Resolution 2023-141 reappointing Wiederrick and Daly to another term, seconded by Thea. Motion passed with roll call vote, Linnet, yes. Thea, yes. Martinez, yes.

AA 348 *Consideration of Resolution 2023-142, reappointment of Kathy Bell and Linda Ries to another Hailey Tree Committee 3-year term. ACTION ITEM*

**6:06:43 PM** Linnet moves to approve Resolution 2023-142 reappointing Bell and Ries to another term, seconded by Martinez, Martinez, yes. Thea, yes. Linnet, yes.

## **PUBLIC HEARINGS:**

PH 349 *Consideration of a Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision, located at the intersection of Silver Star Drive and Broadford Road, within the Limited Residential (LR-2) Zoning District (1371 Silver Star Drive; Hailey Fr S1/2 Tl 7731 & Tl 7732 Sec 16 2N 18E). The Applicant is proposing to subdivide the parcel into six (6) lots and construct five (5) single-family dwellings on five (5) lots, with the sixth (6<sup>th</sup>) lot to remain as-is. At this time, the Applicant is proposing a Community Housing amenity of one (1) deed-restricted, single-family dwelling in exchange for a waiver to the requirement below:*

- *Minimum lot size of the LR-2 Zoning District ACTION ITEM*

**6:07:27 PM** Robyn Davis presents the next two items together, PUD and Consideration of Preliminary Plat application by Darin Barfuss. Applicant asking for smaller lot size in exchange for 1 living unit.

**6:08:39 PM** Chad Blincoe presents for the applicant and gives a history of this project, 5 units are proposed with one unit as the community housing unit, Category L type. Originally, they had planned to have 8 units, but lowered it after going through the Planning and Zoning process. Are planning to have EV charging stations at each home.

**6:13:13 PM** Thea, asked why did you drop down to 5 units? Would have asked for more waivers to make 8 units work.

**6:14:32 PM** Davis adds some history to this application. 8 units application asked for 4 or 5 waivers, discussion with commission, felt that 5 units would be better based on feedback.

Linnet, size of the 5 lots, roughly 12,000 sq. ft. 9,000 to 12,000, minimum lot size in LR2 is 12,000 sq ft, adds Davis. One parcel is 12,000 sq. ft.

Public Comments:

[6:17:03 PM](#) Mayor Burke added that Robbie and Carol Freund submitted public comments today, they were handed out at meeting tonight.

No public comments in meeting tonight.

[6:17:34 PM](#) Linnet, this seems to be a great compromise, thinks this is a great use of tools we have. Martinez, asks lot #6, remain as is, Larger area, noteworthy about this lot? Blincoe, nothing planned for that lot.

[6:19:20 PM](#) Thea, thanks for the community housing unit, would have liked to see more housing units but a good compromise.

[6:21:56 PM](#) **Linnet moves to approve Ordinance No. 1331, PUD starlight subdivision, 1371 Silver Star Drive, and conditions 1-5 will be met, read by title only. Thea seconded. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes.**

[6:22:54 PM](#) **Mayor Burke conducts 1<sup>st</sup> Reading of Ordinance No. 1331, by title only.**

*PH 350 Consideration of a Preliminary Plat Application by Darin and Kathleen Barfuss wherein 1371 Silver Star Drive (Hailey Fr S1/2 Tl 7731 & Tl 7732 Sec 16 2N 18E), at the intersection of Silver Star Drive & Broadford Road, is subdivided into six (6) lots for single-family dwelling units within the Limited Residential (LR-2) Zoning District. This project is in tandem with a Planned Unit Development Application and is to be known as Star Light Lane Subdivision **ACTION ITEM***

[6:24:53 PM](#) Simms maybe open public comments for this part as well.

Mayor Burke opens for public comments: [6:25:23 PM](#) there are none.

[6:25:31 PM](#) **Martinez makes a motion to approve Preliminary plat, 6 lots LR-2, conditions A-J are met (this was a typo in the motion, should be “will be met”), Thea, seconded. Motion passed with roll call vote, Linnet, yes. Thea, yes. Martinez, yes.**

**STAFF REPORTS:**

[6:26:51 PM](#) Yeager, if you have any questions. Linnet, I didn't realize it was a building sized part that broke? Linnet, tell them thank you for their hard work!

[6:29:05 PM](#) Horowitz, our Wastewater bond offering is this Thursday.

[6:30:26 PM](#) Mayor Burke announces clerk, Mary Cone has achieved certification of Certified Municipal Clerk (CMC).

[6:31:54 PM](#) **Motion to adjourn made by Linnet, seconded by Martinez, motion passed unanimously.**

HAILEY CITY COUNCIL MINUTES  
November 13, 2023

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE 11/27/2023      DEPARTMENT:** Finance & Records      **DEPT. HEAD SIGNATURE:** MHC

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**SUBJECT**

Council Approval of Claims costs incurred during the month of October 2023 that are set to be paid by contract for November 2023.

**AUTHORITY:**  ID Code 50-1017       IAR \_\_\_\_\_       City Ordinance/Code \_\_\_\_\_

**BACKGROUND:**

Claims are processed for approval three times per month under the following procedure:

1. Invoices received, approved and coded to budget by Department Head.
2. Invoice entry into data base by finance department.
3. Open invoice report and check register report printed for council review at city council meeting.
4. Following council approval, mayor and clerk sign checks and check register report.
5. Signed check register report is entered into Minutes book.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_ YTD Line-Item Balance \$ \_\_\_\_\_

Payments are for expenses incurred during the previous month, per an accrual accounting system.

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:**

\_\_\_ City Attorney      \_\_\_ Clerk / Finance Director      \_\_\_ Engineer      \_\_\_ Mayor  
\_\_\_ P & Z Commission      \_\_\_ Parks & Lands Board      \_\_\_ Public Works      \_\_\_ Other

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Review reports, ask questions about expenses and procedures, approve claims for payment.

**FOLLOW UP NOTES:**

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## Report Criteria:

Includes all check types

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
11/16/2023	CDPT	11/20/2023	56150	AFLAC	1	-222.76
11/16/2023	CDPT	11/20/2023	56152	DELTA DENTAL PLAN OF I	2	-3,686.28
11/16/2023	CDPT	11/20/2023	56154	NCPERS GROUP LIFE INS	6	-136.00
11/16/2023	CDPT	11/20/2023	112300	PERSI	7	-38,200.17
11/16/2023	CDPT	11/20/2023	112298	MOUNTAIN WEST BANK	8	-40,456.79
11/16/2023	CDPT	11/20/2023	56153	IDAHO STATE TAX COMMI	9	-5,215.00
11/16/2023	CDPT	11/20/2023	112297	A.W. REHN & ASSOCIATE	21	-1,219.83
11/16/2023	CDPT	11/20/2023	56156	VSP	26	-686.12
11/16/2023	CDPT	11/20/2023	112299	Nationwide 457/Roth	34	-2,471.80
11/16/2023	CDPT	11/20/2023	56151	CHILD SUPPORT RECEIP	36	-493.94
11/16/2023	CDPT	11/20/2023	56155	REGENCE BLUE SHIELD	3	-47,546.86
11/16/2023	PC	11/23/2023	112223	ARELLANO, NANCY	8005	-1,466.20
11/16/2023	PC	11/23/2023	112224	CARRILLO-SALAS, DALIA	8209	-1,528.87
11/16/2023	PC	11/23/2023	112225	CONE, MARY M HILL	8009	-1,803.81
11/16/2023	PC	11/23/2023	112226	HOROWITZ, LISA	8049	-2,729.61
11/16/2023	PC	11/23/2023	112227	POMERLEAU, JENNIFER	8207	-1,417.18
11/16/2023	PC	11/23/2023	112228	STOKES, BECKY	8013	-2,382.46
11/16/2023	PC	11/23/2023	112229	DAVIS, ROBYN K	8060	-2,149.32
11/16/2023	PC	11/23/2023	112230	DYER, ASHLEY MAUREEN	8401	-1,675.69
11/16/2023	PC	11/23/2023	112231	JOHNSON, MICHELE	8110	-646.31
11/16/2023	PC	11/23/2023	112232	PARKER, JESSICA L	8111	-1,815.98
11/16/2023	PC	11/23/2023	112233	RODRIGUE, EMILY THERE	8115	-1,722.43
11/16/2023	PC	11/23/2023	112234	TRAN, TUYEN	8205	-1,290.03
11/16/2023	PC	11/23/2023	112235	BALEDGE, MICHAEL S	9054	-2,635.67
11/16/2023	PC	11/23/2023	112236	CHASE, AMANDA LUISE	9036	-1,530.13
11/16/2023	PC	11/23/2023	112237	EMERICK, DANIELLE A	9206	-1,168.90
11/16/2023	PC	11/23/2023	112238	ERVIN, CHRISTIAN C	8185	-1,905.54
11/16/2023	PC	11/23/2023	112239	HAIRSTON, KEITH GUY	9025	-510.47
11/16/2023	PC	11/23/2023	112240	HERNANDEZ, ADAN	9027	-177.77
11/16/2023	PC	11/23/2023	112241	HERNANDEZ, BRYAN	9033	-250.77
11/16/2023	PC	11/23/2023	112242	HOOVER, JAMES THOMA	9047	-1,943.52
11/16/2023	PC	11/23/2023	112243	MAYNE, EARL JAMES	9124	-372.71
11/16/2023	PC	11/23/2023	112244	MURPHY, JOSHUA Z	9011	-527.76
11/16/2023	PC	11/23/2023	112245	PALLAS, MARTIN L	9111	-519.22
11/16/2023	PC	11/23/2023	112246	WALKER, CHAD MICHAEL	9028	-774.26
11/16/2023	PC	11/23/2023	112247	CROTTY, JOSHUA M	8283	-1,386.08
11/16/2023	PC	11/23/2023	112248	DABNEY, LEE A DONAHUE	1008078	-1,175.46
11/16/2023	PC	11/23/2023	112249	DeKLOTZ, ELISE	8200	-516.59
11/16/2023	PC	11/23/2023	112250	DREWIEN, LYNETTE M	1008271	-706.18
11/16/2023	PC	11/23/2023	112251	FLETCHER, KRISTIN M	8122	-1,308.69
11/16/2023	PC	11/23/2023	112252	FORBIS, MICHAL J	8114	-1,365.29
11/16/2023	PC	11/23/2023	112253	GALVIN, EMILIE AURORA	8294	-103.44
11/16/2023	PC	11/23/2023	112254	MOSQUEDA - CAMACHO,	8295	-90.04
11/16/2023	PC	11/23/2023	112255	PRIMROSE, LAURA A	8102	-1,910.30
11/16/2023	PC	11/23/2023	112256	RODGERS, AMBER TELLE	8297	-706.25
11/16/2023	PC	11/23/2023	112257	STROPE, DENON MICHAEL	8101	-992.45
11/16/2023	PC	11/23/2023	112258	VAGIAS, BROOKE ELIZAB	8296	-66.50
11/16/2023	PC	11/23/2023	112259	YTURRI, ERIN	8123	-600.11
11/16/2023	PC	11/23/2023	112260	CRICK, EVERETT LEE	8552	-2,562.92
11/16/2023	PC	11/23/2023	112261	BALLIS, MORGAN RICHA	8213	-1,991.20
11/16/2023	PC	11/23/2023	112262	CERVANTES, GUSTAVO A	8215	-1,932.35
11/16/2023	PC	11/23/2023	112263	COX, CHARLES F	8161	-2,725.23
11/16/2023	PC	11/23/2023	112264	ENGLAND, STEVE J	8143	-2,918.92
11/16/2023	PC	11/23/2023	112265	JONES, KYLIE MELETIA	8155	-1,976.04

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
11/16/2023	PC	11/23/2023	112266	LEOS, CHRISTINA M	8012	-2,013.77
11/16/2023	PC	11/23/2023	112267	LINDERMAN, JEREMIAH C	8163	-1,821.44
11/16/2023	PC	11/23/2023	112268	LUNA, JOSE	8145	-2,196.26
11/16/2023	PC	11/23/2023	112269	OWENS, ERIC ODELL	8119	-1,765.59
11/16/2023	PC	11/23/2023	112270	PECK, TODD D	8167	-3,079.71
11/16/2023	PC	11/23/2023	112271	RAGUSA, TIMOTHY BRUC	1008190	-1,941.35
11/16/2023	PC	11/23/2023	112272	WALLACE, SHAWNA R	8108	-2,105.07
11/16/2023	PC	11/23/2023	112273	WELLS, PRESTON DANIE	8150	-1,856.58
11/16/2023	PC	11/23/2023	112274	WRIGLEY, GAVIN	8152	-2,466.20
11/16/2023	PC	11/23/2023	112275	MARES, MARIA C	8251	-1,333.03
11/16/2023	PC	11/23/2023	112276	WILLIAMS, EMILY ANNE	8023	-1,767.11
11/16/2023	PC	11/23/2023	112277	YEAGER, BRIAN D	8107	-2,432.36
11/16/2023	PC	11/23/2023	112278	AITKEN, TORIN ANDREW	8177	-1,201.44
11/16/2023	PC	11/23/2023	112279	BOENDER, BEAU MICHAEL	8182	-878.14
11/16/2023	PC	11/23/2023	112280	DOMKE, RODNEY F	8097	-1,829.96
11/16/2023	PC	11/23/2023	112281	JOHNSTON, JAIMEY P	8243	-2,233.42
11/16/2023	PC	11/23/2023	112282	MOATS, ZAKARY S	8174	-1,711.00
11/16/2023	PC	11/23/2023	112283	PARKS, ALEXANDER MIC	8180	-1,565.70
11/16/2023	PC	11/23/2023	112284	SAVAGE, JAMES L	8204	-1,733.49
11/16/2023	PC	11/23/2023	112285	SCHWARZ, STEPHEN K	8226	-2,575.01
11/16/2023	PC	11/23/2023	112286	WEST III, KINGSTON R	8234	-2,266.88
11/16/2023	PC	11/23/2023	112287	AMBRIZ, JOSE L	7023	-2,251.59
11/16/2023	PC	11/23/2023	112288	ELLSWORTH, BRYSON D	8285	-2,400.15
11/16/2023	PC	11/23/2023	112289	RACE, MICHAEL DENNIS	8070	-987.55
11/16/2023	PC	11/23/2023	112290	SHOTSWELL, DAVE O	7044	-2,216.91
11/16/2023	PC	11/23/2023	112291	VAUGHN, TYREL KINCADE	7050	-1,470.67
11/16/2023	PC	11/23/2023	112292	WARD, NATHAN DANIEL	8287	-1,418.27
11/16/2023	PC	11/23/2023	112293	BALDWIN, MERRITT JAME	8286	-1,848.77
11/16/2023	PC	11/23/2023	112294	BALIS, MARVIN C	8225	-2,081.71
11/16/2023	PC	11/23/2023	112295	GARRISON, SHANE	1008048	-1,737.70
11/16/2023	PC	11/23/2023	112296	HOLTZEN, KURTIS L	8072	-2,175.86
11/16/2023	PC	11/23/2023	112297	PETERSON, TRAVIS T	8121	-1,339.27
11/16/2023	PC	11/23/2023	112298	VINCENT, BRIAN A	1008071	-1,823.29
Grand Totals:						-260,839.45
						<u>87</u>

Includes all check types  
Includes unprinted checks

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Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
<b>4409 A.W. REHN &amp; ASSOCIATES</b>											
IN0000	1	COBRA Annual Renewal Fee	Invoice	11/06/2023	11/27/2023	50.00	50.00	100-15-41215		1123	1
IN0000	2	COBRA Annual Renewal Fee	Invoice	11/06/2023	11/27/2023	50.00	50.00	200-15-41215		1123	1
IN0000	3	COBRA Annual Renewal Fee	Invoice	11/06/2023	11/27/2023	50.00	50.00	210-15-41215		1123	1
Total 4409 A.W. REHN & ASSOCIATES:						150.00	150.00				
<b>5579 AG EXPRESS 2007</b>											
61626	1	61626 APEX MELT DOWN	Invoice	11/08/2023	11/27/2023	3,937.86	3,937.86	100-40-41771		1123	1
Total 5579 AG EXPRESS 2007:						3,937.86	3,937.86				
<b>6582 ALTURAS PROPERTY MANAGMENT</b>											
3	1	Inv 3 - Oct 2023 library cleaning	Invoice	11/13/2023	11/27/2023	2,500.00	2,500.00	100-45-41413		1123	1
Total 6582 ALTURAS PROPERTY MANAGMENT:						2,500.00	2,500.00				
<b>1913 AMAZON CAPITAL SERVICES</b>											
17VT-J	1	17VT-JJXY-QT9J MAIN ST XMAS LIGHTS	Invoice	11/19/2023	11/27/2023	539.88	539.88	100-40-41225		1123	1
1FMY-	1	1FMY-V777-4QRQ -book purchases library	Invoice	11/09/2023	11/27/2023	30.81	30.81	100-45-41535		1123	1
1NWN-	1	PAPER FOR HPD BATTERIES/OFFICE SUPPLIES	Invoice	11/09/2023	11/27/2023	150.57	150.57	100-25-41211		1123	1
1PK6-V	1	#1PK6-V6X6-4RTT BATTERY BACKUPS FOR PUM	Invoice	11/07/2023	11/27/2023	398.96	398.96	200-60-41401		1123	1
Total 1913 AMAZON CAPITAL SERVICES:						1,120.22	1,120.22				
<b>5013 AMERICAN TOWER CORPORATION</b>											
411222	1	DELLA MT TOWER RENTAL 11/1/23 411222541 UTI	Invoice	11/01/2023	11/27/2023	753.86	753.86	200-60-41713		1123	1
411222	2	DELLA MT TOWER RENTAL 11/1/23 411222541 UTI	Invoice	11/01/2023	11/27/2023	42.07	42.07	100-42-41713		1123	1
411222	3	DELLA MT TOWER RENTAL 11/1/23 411222541 UTI	Invoice	11/01/2023	11/27/2023	42.08	42.08	200-42-41713		1123	1
411222	4	DELLA MT TOWER RENTAL 11/1/23 411222541 UTI	Invoice	11/01/2023	11/27/2023	42.08	42.08	210-42-41713		1123	1
411222	1	DELLA MT TOWER RENTAL 11/1/23 411222542 UTI	Invoice	11/01/2023	11/27/2023	12.50	12.50	200-60-41713		1123	1
411222	2	DELLA MT TOWER RENTAL 11/1/23 411222542 UTI	Invoice	11/01/2023	11/27/2023	4.16	4.16	100-42-41713		1123	1
411222	3	DELLA MT TOWER RENTAL 11/1/23 411222542 UTI	Invoice	11/01/2023	11/27/2023	4.17	4.17	200-42-41713		1123	1
411222	4	DELLA MT TOWER RENTAL 11/1/23 411222542 UTI	Invoice	11/01/2023	11/27/2023	4.17	4.17	210-42-41713		1123	1
Total 5013 AMERICAN TOWER CORPORATION:						905.09	905.09				
<b>1400 AMERICAN WATER WORKS ASSOCIATION</b>											
SO129	1	#SO129608 2024 MEMBERSHIP DUES	Invoice	10/24/2023	11/27/2023	412.00	412.00	200-60-41723		1123	1



Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 1400 AMERICAN WATER WORKS ASSOCIATION:						412.00	412.00				
<b>5422 ARBORCARE RES. INC</b>											
13082	1	13082 PRUNING - McKERCHER PARK , SKATE PA	Invoice	11/07/2023	11/27/2023	1,540.96	1,540.96	100-50-41402		1123	1
Total 5422 ARBORCARE RES. INC:						1,540.96	1,540.96				
<b>215 ARNOLD MACHINERY COMPANY</b>											
PX100	1	PX1000262-1 O-RING, WASER, SEALING KIT RET	Invoice	06/02/2022	06/27/2022	328.51-	328.51-	100-40-41405		622	1
Total 215 ARNOLD MACHINERY COMPANY:						328.51-	328.51-				
<b>389 ASSOCIATION OF IDAHO CITIES</b>											
200010	1	200010689 2023 ICCTFOA FULL REGIS - M.CONE	Invoice	08/30/2023	11/27/2023	75.00	75.00	100-15-41723		1323	1
200010	2	200010689 2023 ICCTFOA FULL REGIS - M.CONE	Invoice	08/30/2023	11/27/2023	75.00	75.00	200-15-41723		1323	1
200010	3	200010689 2023 ICCTFOA FULL REGIS - M.CONE	Invoice	08/30/2023	11/27/2023	75.00	75.00	210-15-41723		1323	1
Total 389 ASSOCIATION OF IDAHO CITIES:						225.00	225.00				
<b>6917 AT&amp;T MOBILITY LLC</b>											
287304	1	287304951565 HPD WIRELESS	Invoice	10/23/2023	11/27/2023	200.20	200.20	100-25-41325		1123	1
Total 6917 AT&T MOBILITY LLC:						200.20	200.20				
<b>375 ATKINSON'S MARKET</b>											
087329	1	Library teen fashion show snacks	Invoice	11/08/2023	11/27/2023	15.88	15.88	100-45-41326		1123	1
087351	1	08735156 Cups for City Hall	Invoice	11/14/2023	11/27/2023	2.97	2.97	100-15-41215		1123	1
087351	2	08735156 Cups for City Hall	Invoice	11/14/2023	11/27/2023	2.97	2.97	200-15-41215		1123	1
087351	3	08735156 Cups for City Hall	Invoice	11/14/2023	11/27/2023	2.97	2.97	210-15-41215		1123	1
Total 375 ATKINSON'S MARKET:						24.79	24.79				
<b>4214 B&amp;G DIRTWORKS, LLC</b>											
21228	1	MCKERCHER BLVD IMPROVEMENTS CHANGE OR	Invoice	09/24/2023	11/27/2023	55,493.41	55,493.41	120-40-41549	10.15.0002.1	1323	1
Total 4214 B&G DIRTWORKS, LLC:						55,493.41	55,493.41				
<b>2885 BIG STATE INDUSTRIAL SUPPLY, I</b>											
154042	1	1540428 SILVER POLY TARPS	Invoice	11/03/2023	11/27/2023	401.14	401.14	100-40-41403		1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 2885 BIG STATE INDUSTRIAL SUPPLY, I:						401.14	401.14				
<b>8598 BPA HEALTH</b>											
003498	1	0034984-IN EAP POLICY	Invoice	11/07/2023	11/21/2023	600.00	600.00	100-55-41126		1123	1
Total 8598 BPA HEALTH:						600.00	600.00				
<b>2326 CDW GOVERNMENT, INC</b>											
MZ056	1	MZ05635 Backup software for City Hall	Invoice	11/08/2023	11/27/2023	120.77	120.77	100-15-41515		1123	1
MZ056	2	MZ05635 Backup software for City Hall	Invoice	11/08/2023	11/27/2023	120.77	120.77	200-15-41515		1123	1
MZ056	3	MZ05635 Backup software for City Hall	Invoice	11/08/2023	11/27/2023	120.78	120.78	210-15-41515		1123	1
Total 2326 CDW GOVERNMENT, INC:						362.32	362.32				
<b>6051 CENTURY LINK</b>											
664282	1	9814 260B long distance	Invoice	11/01/2023	11/27/2023	1.84	1.84	100-15-41713		1123	1
664282	2	9814 260B long distance	Invoice	11/01/2023	11/27/2023	1.84	1.84	200-15-41713		1123	1
664282	3	9814 260B long distance	Invoice	11/01/2023	11/27/2023	1.84	1.84	210-15-41713		1123	1
664282	4	9814 260B long distance	Invoice	11/01/2023	11/27/2023	1.84	1.84	100-25-41713		1123	1
664282	5	9814 260B long distance	Invoice	11/01/2023	11/27/2023	1.84	1.84	100-20-41713		1123	1
664282	6	9814 260B long distance- 33.33%	Invoice	11/01/2023	11/27/2023	.62	.62	100-42-41713		1123	1
664282	7	9814 260B long distance- 33.33%	Invoice	11/01/2023	11/27/2023	.62	.62	200-42-41713		1123	1
664282	8	9814 260B long distance- 33.33%	Invoice	11/01/2023	11/27/2023	.62	.62	210-42-41713		1123	1
664282	9	2211 125B LONG DIST- TREATMENT PLANT	Invoice	11/01/2023	11/27/2023	.92	.92	210-70-41713		1123	1
664282	10	2211 125B LONG DIST- Water Dept	Invoice	11/01/2023	11/27/2023	.92	.92	200-60-41713		1123	1
664282	11	3147 220B LONG DIST: FIRE DEPT	Invoice	11/01/2023	11/27/2023	1.84	1.84	100-55-41713		1123	1
664282	12	5965-737B LONG DIST- STREET SHOP	Invoice	11/01/2023	11/27/2023	1.84	1.84	100-40-41713		1123	1
Total 6051 CENTURY LINK:						16.58	16.58				
<b>644 CITY OF HAILEY PETTY CASH</b>											
153905	1	POSTAGE - EVIDENCE TO THE ISP FORENSIC LA	Invoice	11/03/2023	11/27/2023	32.37	32.37	100-25-41213		1123	1
Total 644 CITY OF HAILEY PETTY CASH:						32.37	32.37				
<b>3622 CLEAR SOLUTIONS ENGINEERING</b>											
328	1	328 WATER SYSTEM FPS - HYDRAULIC MOVEL C	Invoice	11/01/2023	11/21/2023	6,825.00	6,825.00	200-60-41313	23.60.0001.1	1123	1
329	1	329 SUNBEAM WELLS PERMITTING & DESIGN - P	Invoice	11/01/2023	11/21/2023	3,985.00	3,985.00	200-60-41313		1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 3622 CLEAR SOLUTIONS ENGINEERING:						10,810.00	10,810.00				
<b>50396 COASTLINE EQUIPMENT</b>											
105007	1	1050078 RETURN - SEALING, WASHER, INJEC	Invoice	08/28/2023	09/11/2023	535.12-	535.12-	100-40-41405		923	1
Total 50396 COASTLINE EQUIPMENT:						535.12-	535.12-				
<b>4948 CONE, MARY</b>											
332400	1	COSTCO REIM - CUPS FOR CITY HALL	Invoice	11/20/2023	11/27/2023	9.18	9.18	100-15-41215		1123	1
332400	2	COSTCO REIM - CUPS FOR CITY HALL	Invoice	11/20/2023	11/27/2023	9.18	9.18	200-15-41215		1123	1
332400	3	COSTCO REIM - CUPS FOR CITY HALL	Invoice	11/20/2023	11/27/2023	9.18	9.18	210-15-41215		1123	1
Total 4948 CONE, MARY:						27.54	27.54				
<b>2808 CORE &amp; MAIN LP</b>											
T71024	1	#T710244 MAIN LINE VAULVE BOX RISERS	Invoice	11/09/2023	11/27/2023	2,648.94	2,648.94	200-60-41403		1123	1
T84693	1	#T846938 3/4" POLYY PIPE	Invoice	11/09/2023	11/27/2023	156.00	156.00	200-60-41403		1123	1
Total 2808 CORE & MAIN LP:						2,804.94	2,804.94				
<b>663 D&amp;B SUPPLY</b>											
21456	1	21456 WORK WEAR - SCHWARZ	Invoice	10/27/2023	11/27/2023	159.99	159.99	100-40-41703		1123	1
Total 663 D&B SUPPLY:						159.99	159.99				
<b>6877 D.O.P.L</b>											
11/11/2	1	BUILDING PERMIT & FEES OCTOBER 2023	Invoice	11/11/2023	11/27/2023	12,801.99	12,801.99	100-00-20325		1123	1
Total 6877 D.O.P.L:						12,801.99	12,801.99				
<b>50593 DAVIS, WILLIAM</b>											
11/14/2	1	Refund Balance of 431 Winterberry Lp S - 23003260	Invoice	11/14/2023	11/27/2023	227.37	227.37	100-00-15110		1123	1
Total 50593 DAVIS, WILLIAM:						227.37	227.37				
<b>1896 ESRI, INC.</b>											
Q-5089	1	Q-508989 ArcGIS LICENSING, MOBILE, EDITOR	Invoice	11/08/2023	11/27/2023	1,607.06	1,607.06	100-40-41325		1123	1
QN261	1	2024 PW Water Renewal QN 26172547	Invoice	11/13/2023	11/27/2023	632.50	632.50	200-60-41325		1123	1
QN261	2	2024 PW Wastewater Renewal QN26172547	Invoice	11/13/2023	11/27/2023	632.50	632.50	210-70-41325		1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 1896 ESRI, INC.:						2,872.06	2,872.06				
<b>1584 FIRST BANKCARD - BALEDGE</b>											
000024	1	000024152 FRONT HELMET SHIELD	Invoice	10/16/2023	11/27/2023	302.60	302.60	100-55-41403		1123	1
112-21	1	112-2129705-2027414 WASTE BASKET	Invoice	10/11/2023	11/27/2023	11.84	11.84	100-55-41215		1123	1
112-44	1	112-4452585-4905025 3 RING BINDER	Invoice	10/18/2023	11/27/2023	17.16	17.16	100-55-41211		1123	1
112-52	1	112-5276668-8054623 8.5x11 CARD STOCK PAPE	Invoice	09/19/2023	11/27/2023	15.47	15.47	100-55-41211		1323	1
112-52	1	112-5276668-8054623 FILE FOLDER, STICKY NOT	Invoice	09/19/2023	11/27/2023	50.36	50.36	100-55-41211		1323	1
112-62	1	112-6281-1153-4929027 WIRELESS MOUSE - EME	Invoice	10/11/2023	11/27/2023	17.58	17.58	100-55-41211		1123	1
112-71	1	112-7184698-5449868 LITHIUM BATTERY - HFD	Invoice	09/29/2023	11/27/2023	42.99	42.99	100-55-41405		1323	1
113-49	1	113-4941778-7931426 HEAVY DUTY PLASTIC STO	Invoice	10/17/2023	11/27/2023	75.00	75.00	100-55-41215		1123	1
113-49	1	113-4995059-3909862 ADJUSTABLE CLOSET ROD	Invoice	10/25/2023	11/27/2023	49.72	49.72	100-55-41215		1123	1
784925	1	784925506182 FEDEX POSTAGE	Invoice	10/17/2023	11/27/2023	14.73	14.73	100-55-41213		1123	1
WEB23	1	WEB23993868 PANTS - BALEDGE	Invoice	10/05/2023	11/27/2023	379.48	379.48	100-55-41703		1123	1
Total 1584 FIRST BANKCARD - BALEDGE:						976.93	976.93				
<b>5372 FIRST BANKCARD - CONE</b>											
09/18/2	1	GODADDY RENEWAL	Invoice	09/18/2023	11/27/2023	443.92	443.92	100-15-41515		1323	1
09/18/2	2	GODADDY RENEWAL	Invoice	09/18/2023	11/27/2023	443.92	443.92	200-15-41515		1323	1
09/18/2	3	GODADDY RENEWAL	Invoice	09/18/2023	11/27/2023	443.92	443.92	210-15-41515		1323	1
10/24/2	1	Starlink - Ethernet Adapter	Invoice	10/24/2023	11/27/2023	8.83	8.83	100-15-41533		1123	1
10/24/2	2	Starlink - Ethernet Adapter	Invoice	10/24/2023	11/27/2023	8.83	8.83	200-15-41533		1123	1
10/24/2	3	Starlink - Ethernet Adapter	Invoice	10/24/2023	11/27/2023	8.84	8.84	210-15-41533		1123	1
196345	1	10/18 TRANSP. CONF. HOTEL- B. YEAGER	Invoice	10/17/2023	11/27/2023	80.23	80.23	100-42-41724		1123	1
196345	2	10/18 TRANSP. CONF. HOTEL- B. YEAGER	Invoice	10/17/2023	11/27/2023	80.23	80.23	200-42-41724		1123	1
196345	3	10/18 TRANSP. CONF. HOTEL- B. YEAGER	Invoice	10/17/2023	11/27/2023	80.23	80.23	210-42-41724		1123	1
ACC-30	1	Starlink - Internet	Invoice	10/11/2023	11/27/2023	228.31	228.31	100-15-41533		1123	1
ACC-30	2	Starlink - Internet	Invoice	10/11/2023	11/27/2023	228.31	228.31	200-15-41533		1123	1
ACC-30	3	Starlink - Internet	Invoice	10/11/2023	11/27/2023	228.32	228.32	210-15-41533		1123	1
E0100	1	E0100PGGKT Microsoft Licenses	Invoice	10/20/2023	11/27/2023	1.14	1.14	100-15-41215		1123	1
E0100	2	E0100PGGKT Microsoft Licenses	Invoice	10/20/2023	11/27/2023	1.14	1.14	200-15-41215		1123	1
E0100	3	E0100PGGKT Microsoft Licenses	Invoice	10/20/2023	11/27/2023	1.14	1.14	210-15-41215		1123	1
IDRIVE	1	Idrive - Annual charge	Invoice	10/20/2023	11/27/2023	499.83	499.83	100-15-41533		1123	1
IDRIVE	2	Idrive - Annual charge	Invoice	10/20/2023	11/27/2023	499.83	499.83	200-15-41533		1123	1
IDRIVE	3	Idrive - Annual charge	Invoice	10/20/2023	11/27/2023	499.84	499.84	210-15-41533		1123	1
INV202	1	INV20230920113849693 CALLINGPOST	Invoice	10/20/2023	11/27/2023	22.66	22.66	100-15-41323		1123	1
INV202	2	INV20230920113849693 CALLINGPOST	Invoice	10/20/2023	11/27/2023	22.66	22.66	200-15-41323		1123	1
INV202	3	INV20230920113849693 CALLINGPOST	Invoice	10/20/2023	11/27/2023	22.66	22.66	210-15-41323		1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
INV-US	1	Starlink - Mobile Regional Subs	Invoice	10/24/2023	11/27/2023	50.00	50.00	100-15-41533		1123	1
INV-US	2	Starlink - Mobile Regional Subs	Invoice	10/24/2023	11/27/2023	50.00	50.00	200-15-41533		1123	1
INV-US	3	Starlink - Mobile Regional Subs	Invoice	10/24/2023	11/27/2023	50.00	50.00	210-15-41533		1123	1
Total 5372 FIRST BANKCARD - CONE:						4,004.79	4,004.79				
<b>5618 FIRST BANKCARD - DAVIS (9902)</b>											
925310	1	APA ID UT Conference 2023 Emily Rodrigue	Invoice	07/11/2023	11/27/2023	220.84	220.84	100-20-41724		1323	1
Total 5618 FIRST BANKCARD - DAVIS (9902):						220.84	220.84				
<b>5429 FIRST BANKCARD - DREWIEN</b>											
10/15/2	1	ILA Library Conference Redhawk - staff lunch	Invoice	10/05/2023	11/27/2023	73.48	73.48	100-45-41724		1123	1
17335	1	ALA Library Staff Course - Collection Development	Invoice	11/08/2023	11/27/2023	215.10	215.10	100-45-41723		1123	1
REDIS	1	ILA Library Conference Undiscovered Books sub	Invoice	11/09/2023	11/27/2023	58.00	58.00	100-45-41515		1123	1
Total 5429 FIRST BANKCARD - DREWIEN:						346.58	346.58				
<b>5789 FIRST BANKCARD - ENGLAND</b>											
000021	1	SUP. FOR LIFELOC/BREATH MOUTH PIECES	Invoice	10/24/2023	11/27/2023	83.04	83.04	100-25-41215		1123	1
027440	1	ALASKA AIR - ICOPA CONF ENGLAND	Invoice	10/13/2023	11/27/2023	60.00	60.00	100-25-41724		1123	1
367449	1	WYNDHAM HOTEL - ICOPA CONF/ENGLAND	Invoice	10/13/2023	11/27/2023	28.19	28.19	100-25-41724		1123	1
404180	1	HOLIDAY INN - BOI ICOPA CONF - ENGLAND	Invoice	10/12/2023	11/27/2023	176.90	176.90	100-25-41724		1123	1
Total 5789 FIRST BANKCARD - ENGLAND:						348.13	348.13				
<b>1588 FIRST BANKCARD - HOROWITZ</b>											
353146	1	353146663 GoTo Meeting	Invoice	10/16/2023	11/27/2023	25.33	25.33	100-15-41711		1123	1
353146	2	353146663 GoTo Meeting	Invoice	10/16/2023	11/27/2023	25.33	25.33	200-15-41711		1123	1
353146	3	353146663 GoTo Meeting	Invoice	10/16/2023	11/27/2023	25.34	25.34	210-15-41711		1123	1
77122	1	ICMA ANNUAL CONF - HOTEL/ L. HOROWITZ	Invoice	09/29/2023	11/27/2023	488.10	488.10	100-15-41724		1323	1
77122	2	ICMA ANNUAL CONF - HOTEL/ L. HOROWITZ	Invoice	09/29/2023	11/27/2023	488.10	488.10	200-15-41724		1323	1
77122	3	ICMA ANNUAL CONF - HOTEL/ L. HOROWITZ	Invoice	09/29/2023	11/27/2023	488.10	488.10	210-15-41724		1323	1
ID STA	1	October Idaho Statesman Sub	Invoice	10/24/2023	11/27/2023	5.33	5.33	100-15-41711		1123	1
ID STA	2	October Idaho Statesman Sub	Invoice	10/24/2023	11/27/2023	5.33	5.33	200-15-41711		1123	1
ID STA	3	October Idaho Statesman Sub	Invoice	10/24/2023	11/27/2023	5.33	5.33	210-15-41711		1123	1
MC140	1	MC13881767 MAILCHIMP	Invoice	10/04/2023	11/27/2023	23.00	23.00	100-15-41711		1123	1
MC140	2	MC13881767 MAILCHIMP	Invoice	10/04/2023	11/27/2023	23.00	23.00	200-15-41711		1123	1
MC140	3	MC13881767 MAILCHIMP	Invoice	10/04/2023	11/27/2023	23.00	23.00	210-15-41711		1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 1588 FIRST BANKCARD - HOROWITZ:						1,625.29	1,625.29				
<b>5378 FIRST BANKCARD - HPD EXTRA (4455)</b>											
7 - ELE SHELL	1	CHARLES COX TRAVEL TO FL GAS EXPENSES	Invoice	10/16/2023	11/27/2023	60.00	60.00	100-25-41719		1123	1
	1	CHARLES COX TRAVEL TO FL GAS EXPENSES	Invoice	10/02/2023	11/27/2023	60.01	60.01	100-25-41719		1123	1
Total 5378 FIRST BANKCARD - HPD EXTRA (4455):						120.01	120.01				
<b>5375 FIRST BANKCARD - SCHWARZ</b>											
00008	1	10/12/23 CREW LUNCH	Invoice	10/12/2023	11/27/2023	98.91	98.91	100-40-41215		1123	1
300009	1	9/28/23 CREW LUNCH	Invoice	09/28/2023	11/27/2023	95.84	95.84	100-40-41215		1323	1
Total 5375 FIRST BANKCARD - SCHWARZ:						194.75	194.75				
<b>996 FREEDOM MAILING SERVICES</b>											
46556	1	46556 Delinquent Notices & Postage	Invoice	11/07/2023	11/27/2023	47.53	47.53	100-15-41323		1123	1
46556	2	46556 Delinquent Notices & Postage	Invoice	11/07/2023	11/27/2023	47.53	47.53	200-15-41323		1123	1
46556	3	46556 Delinquent Notices & Postage	Invoice	11/07/2023	11/27/2023	47.54	47.54	210-15-41323		1123	1
Total 996 FREEDOM MAILING SERVICES:						142.60	142.60				
<b>315 GSE CONSTRUCTION</b>											
#5	1	Woodside WRF - UV Disinfection - Pay Request #5	Invoice	10/01/2023	11/27/2023	107,250.00	107,250.00	210-70-41511	19.70.0001.1	1123	1
Total 315 GSE CONSTRUCTION:						107,250.00	107,250.00				
<b>658 HAILEY CHAMBER OF COMMERCE</b>											
OCTOB	1	CHAMBER LOT EXPENSES OCTOBER 2023	Invoice	11/21/2023	11/27/2023	8,600.06	8,600.06	100-10-41707		1123	1
Total 658 HAILEY CHAMBER OF COMMERCE:						8,600.06	8,600.06				
<b>5855 HARMONY DESIGN INC</b>											
23421	1	#23421Floodplain services	Invoice	11/20/2023	11/27/2023	276.50	276.50	100-20-41313		1123	1
Total 5855 HARMONY DESIGN INC:						276.50	276.50				
<b>5410 HDR ENGINEERING INC</b>											
120057	1	1200570829 SEWER COLLECTION MASTER PLAN	Invoice	11/14/2023	11/21/2023	5,675.38	5,675.38	210-70-41321	23.70.0001.1	1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 5410 HDR ENGINEERING INC:						5,675.38	5,675.38				
<b>1557 HIGH DESERT BOBCAT - TWIN FALLS</b>											
P07609	1	P07609 #5010 BEARING, FREIGHT	Invoice	11/09/2023	11/27/2023	574.55	574.55	100-50-41405		1123	1
P07691	1	P07691 #4063 IGNITION KEY, BEARING, MANUAL	Invoice	11/20/2023	11/27/2023	486.12	486.12	100-40-41405		1123	1
Total 1557 HIGH DESERT BOBCAT - TWIN FALLS:						1,060.67	1,060.67				
<b>2254 HOPE, RUTH</b>											
11/14/2	1	Refund balance of 2921 Glenbrook Drive - 70003002	Invoice	11/14/2023	11/27/2023	378.06	378.06	100-00-15110		1123	1
Total 2254 HOPE, RUTH:						378.06	378.06				
<b>8606 HRA VEBA TRUST</b>											
DECE	1	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	41.45	41.45	210-42-41126		1123	1
DECE	2	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	41.45	41.45	200-42-41126		1123	1
DECE	3	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	41.46	41.46	100-42-41126		1123	1
DECE	4	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	41.46	41.46	100-15-41126		1123	1
DECE	5	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	41.45	41.45	200-15-41126		1123	1
DECE	6	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	41.45	41.45	210-15-41126		1123	1
DECE	7	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	497.44	497.44	100-20-41126		1123	1
DECE	8	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	1,594.60	1,594.60	100-25-41126		1123	1
DECE	9	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	455.60	455.60	100-45-41126		1123	1
DECE	10	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	476.52	476.52	200-60-41126		1123	1
DECE	11	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	248.72	248.72	210-70-41126		1123	1
DECE	12	MONTHLY VEBA CONTRIBUTION DEC 2023	Invoice	11/17/2023	11/27/2023	227.80	227.80	100-55-41126		1123	1
Total 8606 HRA VEBA TRUST:						3,749.40	3,749.40				
<b>50592 HUTCHINS, GERALD and REBECCA</b>											
11/14/2	1	Refund balance of 720 Doeskin - 180143001	Invoice	11/14/2023	11/27/2023	12.46	12.46	100-00-15110		1123	1
Total 50592 HUTCHINS, GERALD and REBECCA:						12.46	12.46				
<b>6501 IDAHO EQUIPMENT</b>											
104714	1	104714 CURTIS PARK - GENERATOR RENTAL	Invoice	11/13/2023	11/27/2023	60.00	60.00	100-50-41405		1123	1
Total 6501 IDAHO EQUIPMENT:						60.00	60.00				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
<b>671 IDAHO LUMBER &amp; HARDWARE</b>											
968417	1	#968417 BOARDS FOR TRAILER TO MOVE METE	Invoice	11/07/2023	11/27/2023	29.33	29.33	200-60-41403		1123	1
968500	1	INV # 968500 Seal Spray and glue	Invoice	11/08/2023	11/27/2023	26.98	26.98	100-55-41413		1123	1
969012	1	969012 WORK GLOVES - BOENDER	Invoice	11/13/2023	11/27/2023	21.99	21.99	100-40-41703		1123	1
969117	1	969117 FACE SHIELD FOR MAINTENANCE CLEAN	Invoice	11/13/2023	11/27/2023	18.99	18.99	100-50-41405		1123	1
969217	1	969217 TCW CHRISTMAS TREE - OUTDOOR POW	Invoice	11/14/2023	11/27/2023	54.94	54.94	100-50-41718		1123	1
969300	1	969300 TCW XMAS TREE - POWER SURGE PROT	Invoice	11/14/2023	11/27/2023	23.99	23.99	100-50-41718		1123	1
969398	1	969398 SHOP SUPPLIES - SPRAY PAINT	Invoice	11/15/2023	11/27/2023	39.75	39.75	100-40-41405		1123	1
969447	1	969447 TCW FLDBLE CHAIRS UPHLSTRY CLNR	Invoice	11/15/2023	11/27/2023	18.18	18.18	100-50-41718		1123	1
969499	1	969499 BUS SHELTERS SNOW SHOVELS, CABLE	Invoice	11/15/2023	11/27/2023	221.41	221.41	100-40-41405		1123	1
969600	1	969600 #4043 SPEAKER WIRING	Invoice	11/16/2023	11/27/2023	7.08	7.08	100-40-41405		1123	1
Total 671 IDAHO LUMBER & HARDWARE:						462.64	462.64				
<b>584 IDAHO MATERIAL HANDLING, INC.</b>											
968500	1	#968500 ROOF PATCH FOR RIVER ST.	Invoice	11/08/2023	11/27/2023	26.98	26.98	200-60-41413		1123	1
Total 584 IDAHO MATERIAL HANDLING, INC.:						26.98	26.98				
<b>22433 IDAHO POWER</b>											
11/03/2	1	IP 2204414540 - Street Lights	Invoice	11/03/2023	11/27/2023	170.37	170.37	100-40-41717		1123	1
11/03/2	2	IP 2222783132 - HPD	Invoice	11/03/2023	11/27/2023	347.09	347.09	100-25-41717		1123	1
11/03/2	3	IP 2207893211 Street - Blaine Manor St Apt	Invoice	11/03/2023	11/27/2023	16.13	16.13	100-40-41715		1123	1
11/03/2	4	IP 2203575119 Streets	Invoice	11/03/2023	11/27/2023	7.41	7.41	100-40-41715		1123	1
11/03/2	5	IP2200663470 control Elm Alley	Invoice	11/03/2023	11/27/2023	5.44	5.44	100-40-41717		1123	1
11/03/2	6	IP 2204305425 Street - Traffic Lights	Invoice	11/03/2023	11/27/2023	141.74	141.74	100-40-41717		1123	1
11/03/2	7	IP2220558908 - PARKS HEAGLE PARK	Invoice	11/03/2023	11/27/2023	5.31	5.31	100-40-41717		1123	1
11/03/2	8	IP2221408442 Park - 851 Shenandoah - Balmoral	Invoice	11/03/2023	11/27/2023	5.31	5.31	100-50-41717		1123	1
11/03/2	9	IP 2226639884 - Parks - Arboratum	Invoice	11/03/2023	11/27/2023	5.31	5.31	100-50-41717		1123	1
Total 22433 IDAHO POWER:						704.11	704.11				
<b>229 INTEGRATED TECHNOLOGIES</b>											
228663	1	#228663 POSTSCRIPT KIT FOR HPD PRINTER	Invoice	11/01/2023	11/27/2023	244.00	244.00	100-25-41411		1123	1
Total 229 INTEGRATED TECHNOLOGIES:						244.00	244.00				
<b>345 JACOBS ENGINEERING GROUP INC</b>											
W3Y13	1	W3Y13802-008 DWNTWN MP - COMPLETED DRAF	Invoice	11/17/2023	11/27/2023	2,757.50	2,757.50	120-40-41549	23.20.0001.1	1123	1



Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 345 JACOBS ENGINEERING GROUP INC:						2,757.50	2,757.50				
<b>4542 KETCHUM COMPUTERS</b>											
20005	1	Admin:Monthly updates, Caselle Updates, UPS serve	Invoice	10/31/2023	11/21/2023	768.10	768.10	100-15-41313		1123	1
20005	2	Admin:Monthly updates, Caselle Updates, UPS serve	Invoice	10/31/2023	11/21/2023	768.10	768.10	200-15-41313		1123	1
20005	3	Admin:Monthly updates, Caselle Updates, UPS serve	Invoice	10/31/2023	11/21/2023	768.09	768.09	210-15-41313		1123	1
20005	4	Comm Dev: Jessie Caselle maint, Setup A.Dyer in sy	Invoice	10/31/2023	11/21/2023	1,100.00	1,100.00	100-20-41313		1123	1
20005	5	P.W.: Nancy planning for door access	Invoice	10/31/2023	11/21/2023	50.00	50.00	100-42-41313		1123	1
20005	6	P.W.: Nancy planning for door access	Invoice	10/31/2023	11/21/2023	50.00	50.00	200-42-41313		1123	1
20005	7	P.W.: Nancy planning for door access	Invoice	10/31/2023	11/21/2023	50.00	50.00	210-42-41313		1123	1
20005	8	W.W.: RSchmidt deactivate, Move files to Sharepoint	Invoice	10/31/2023	11/21/2023	500.00	500.00	210-70-41313		1123	1
20005	9	HFD: Setup D.Emerick with 365, AD login profile app	Invoice	10/31/2023	11/21/2023	400.00	400.00	100-55-41313		1123	1
20005	10	HPD: Printer, Fax and scan setup with Integrated tec	Invoice	10/31/2023	11/21/2023	200.00	200.00	100-25-41313		1123	1
20005	11	Streets: Setup K.Schwarz new phone, Setup A.Parks	Invoice	10/31/2023	11/21/2023	200.00	200.00	100-40-41313		1123	1
20052	1	Admin: Cyber inc. response plan, cloud storage, Stali	Invoice	11/17/2023	11/21/2023	500.00	500.00	100-15-41313		1123	1
20052	2	Admin: Cyber inc. response plan, cloud storage, Stali	Invoice	11/17/2023	11/21/2023	500.00	500.00	200-15-41313		1123	1
20052	3	Admin: Cyber inc. response plan, cloud storage, Stali	Invoice	11/17/2023	11/21/2023	500.00	500.00	210-15-41313		1123	1
20052	4	Comm Dev: Building database restore, A.Dyer setup	Invoice	11/17/2023	11/21/2023	330.00	330.00	100-20-41313		1123	1
20052	5	P.W.: Kabalock server issues, Integrated Security Res	Invoice	11/17/2023	11/21/2023	166.67	166.67	100-42-41313		1123	1
20052	6	P.W.: Kabalock server issues, Integrated Security Res	Invoice	11/17/2023	11/21/2023	166.67	166.67	200-42-41313		1123	1
20052	7	P.W.: Kabalock server issues, Integrated Security Res	Invoice	11/17/2023	11/21/2023	166.66	166.66	210-42-41313		1123	1
20052	8	W.W.: D.Shotswell Laptop setup, Remote PC and onc	Invoice	11/17/2023	11/21/2023	700.00	700.00	210-70-41313		1123	1
20052	9	Library: Update Ambers profile permissions	Invoice	11/17/2023	11/21/2023	50.00	50.00	100-45-41313		1123	1
Total 4542 KETCHUM COMPUTERS:						7,934.29	7,934.29				
<b>386 L.L. GREENS</b>											
A72215	1	A722155 holiday lights- library programs	Invoice	11/07/2023	11/27/2023	183.96	183.96	100-45-41215		1123	1
A72241	1	A722413 clamp & sealant	Invoice	11/09/2023	11/27/2023	7.36	7.36	100-15-41215		1123	1
A72241	2	A722413 clamp & sealant	Invoice	11/09/2023	11/27/2023	7.36	7.36	200-15-41215		1123	1
A72241	3	A722413 clamp & sealant	Invoice	11/09/2023	11/27/2023	7.35	7.35	210-15-41215		1123	1
A72279	1	CLEANING SUPPLIES FOR SUICIDE CLEAN UP	Invoice	11/13/2023	11/27/2023	167.34	167.34	100-25-41215		1123	1
A72308	1	A723080 HOP PORTER PLAY STRUCTURE CHAIN	Invoice	11/16/2023	11/27/2023	14.87	14.87	100-50-41405		1123	1
A72324	1	A723244 FOX RM CONF. AREA TV -FASTERNERS	Invoice	11/17/2023	11/27/2023	3.06	3.06	100-42-41413		1123	1
A72324	2	A723244 FOX RM CONF. AREA TV -FASTERNERS	Invoice	11/17/2023	11/27/2023	3.06	3.06	200-42-41413		1123	1
A72324	3	A723244 FOX RM CONF. AREA TV -FASTERNERS	Invoice	11/17/2023	11/27/2023	3.07	3.07	210-42-41413		1123	1
B42332	1	B423327 - Credit-return holiday lites	Invoice	11/10/2023	11/27/2023	45.99-	45.99-	100-45-41215		1123	1
B42367	1	B423672 BUS SHELTERS SNOW SHOVELS- WIRE	Invoice	11/15/2023	11/27/2023	32.85	32.85	100-40-41405		1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 386 L.L. GREENS:						384.29	384.29				
<b>606 LIBRARY STORE</b>											
660011	1	660011-Library paperback processing wrap supplies	Invoice	11/03/2023	11/27/2023	422.50	422.50	100-45-41215		1123	1
Total 606 LIBRARY STORE:						422.50	422.50				
<b>2170 METROSTOR</b>											
Q5003	1	Quotation Ref: Q50030.1 COMPOST BINS	Invoice	11/03/2023	11/27/2023	7,281.00	7,281.00	100-50-41405		1123	1
Total 2170 METROSTOR:						7,281.00	7,281.00				
<b>50594 MORALES, VIC and LORI</b>											
11/14/2	1	Refund balance of 3231 Woodside Blvd - 70106002	Invoice	11/14/2023	11/27/2023	136.38	136.38	100-00-15110		1123	1
Total 50594 MORALES, VIC and LORI:						136.38	136.38				
<b>251 NAPA AUTO PARTS</b>											
167571	1	167571 #4031 COBALT DRILL BIT	Invoice	11/07/2023	11/27/2023	19.86	19.86	100-40-41405		1123	1
167762	1	INV # 167762 Motor Oil and air filters	Invoice	11/08/2023	11/27/2023	83.27	83.27	100-55-41415		1123	1
168359	1	168359 #4004 CLAMPS	Invoice	11/13/2023	11/27/2023	33.71	33.71	100-40-41405		1123	1
168403	1	168403 UTILITY WORK GLOVES	Invoice	11/14/2023	11/27/2023	24.68	24.68	100-40-41405		1123	1
168415	1	168415 FLASHLIGHT	Invoice	11/14/2023	11/27/2023	83.97	83.97	100-40-41405		1123	1
168428	1	168428 CLAMP, UTILITY WORK GLOVES	Invoice	11/14/2023	11/27/2023	46.52	46.52	100-40-41405		1123	1
168485	1	168485 SHOP TOWELS	Invoice	11/14/2023	11/27/2023	59.85	59.85	100-40-41405		1123	1
168495	1	168495 NARROW BAND CLAMP	Invoice	11/14/2023	11/27/2023	69.63	69.63	100-40-41405		1123	1
168503	1	168503 U-BOLT	Invoice	11/14/2023	11/27/2023	17.08	17.08	100-40-41405		1123	1
168757	1	168757 NARROW BAND CLAMP	Invoice	11/16/2023	11/27/2023	24.68	24.68	100-40-41405		1123	1
16878	1	168758 IMPACT SOCKET ADAPTER SET	Invoice	11/16/2023	11/27/2023	8.49	8.49	100-40-41423		1123	1
168811	1	168811 SOCKET	Invoice	11/16/2023	11/27/2023	5.08	5.08	100-40-41405		1123	1
168837	1	168837 TOOLSET	Invoice	11/16/2023	11/27/2023	178.99	178.99	100-40-41423		1123	1
168906	1	168906 SOCKET ADAPTER SET	Invoice	11/17/2023	11/27/2023	11.07	11.07	100-40-41423		1123	1
169099	1	169099 SHOCK ABSORBERS,	Invoice	11/20/2023	11/27/2023	318.46	318.46	100-40-41405		1123	1
Total 251 NAPA AUTO PARTS:						985.34	985.34				
<b>401 OHIO GULCH TRANSFER STATION</b>											
261406	1	#261406 ASPHALT DIRT LUMBER WWTP	Invoice	08/29/2023	11/27/2023	38.10	38.10	200-60-41403		1323	1
261696	1	#261696 ASPHALT DIRT LUMBER WWTP	Invoice	08/31/2023	11/27/2023	71.10	71.10	200-60-41403		1323	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
261838	1	#261838 ASPHALT DIRT LUMBER WWTP	Invoice	09/01/2023	11/27/2023	33.90	33.90	200-60-41403		1323	1
262070	1	#262070 CLEAN WOOD WASTE	Invoice	09/05/2023	11/27/2023	5.00	5.00	200-60-41403		1323	1
269127	1	269127 ASPHALT DIRT LUMBER RIVER PLANT	Invoice	10/30/2023	11/27/2023	41.10	41.10	100-50-41403		1123	1
269223	1	269223 ASPHALT DIRT LUMBER RIVER PLANT	Invoice	10/31/2023	11/27/2023	33.30	33.30	100-50-41403		1123	1
269264	1	269264 ASPHALT DIRT LUMBER RIVER PLANT	Invoice	10/31/2023	11/27/2023	33.60	33.60	100-50-41403		1123	1
269496	1	269496 ASPHALT DIRT LUMBER RIVER PLANT	Invoice	11/02/2023	11/27/2023	37.50	37.50	100-50-41403		1123	1
270023	1	270023 ASPHALT DIRT LUMBER RIVER PLANT	Invoice	11/07/2023	11/27/2023	19.50	19.50	100-50-41403		1123	1
270176	1	270176 ASPHALT DIRT LUMBER RIVER PLANT	Invoice	11/08/2023	11/27/2023	218.70	218.70	100-50-41403		1123	1
Total 401 OHIO GULCH TRANSFER STATION:						531.80	531.80				
<b>50298 O'REILLY AUTO PARTS</b>											
4635-3	1	INV # 4635-374696 Drain Pan	Invoice	11/08/2023	11/27/2023	19.99	19.99	100-55-41415		1123	1
4635-3	1	#4635-374831 PART FOR HPD VEHICLE	Invoice	11/09/2023	11/27/2023	12.99	12.99	100-25-41415		1123	1
4635-3	1	INV # 4635-376097 Oil Change	Invoice	11/14/2023	11/27/2023	45.79	45.79	100-55-41415		1123	1
4635-3	1	4935-376103 Station Generation Battery Charger	Invoice	11/14/2023	11/27/2023	54.99	54.99	100-55-41413		1123	1
4635-3	1	INV # 4635-376231 Headlamp	Invoice	11/14/2023	11/27/2023	34.19	34.19	100-55-41405		1123	1
Total 50298 O'REILLY AUTO PARTS:						167.95	167.95				
<b>1778 PEARSON, GARRY &amp; SUE</b>											
11/14/2	1	Refund Balance of 1560 Red Feather Way - 3401560	Invoice	11/14/2023	11/27/2023	6.08	6.08	100-00-15110		1123	1
Total 1778 PEARSON, GARRY & SUE:						6.08	6.08				
<b>6602 PIERCE APPAREL</b>											
2053C	1	#2053C POLICE HOODIES FOR HPD EMPLOYEES	Invoice	10/05/2023	11/21/2023	394.50	394.50	100-25-41703		1123	1
Total 6602 PIERCE APPAREL:						394.50	394.50				
<b>4665 PREMIER TRUCK GROUP</b>											
786156	1	786156055 WIPER BLADES, UNIV. ABP/N82	Invoice	11/06/2023	11/27/2023	154.50	154.50	100-40-41405		1123	1
Total 4665 PREMIER TRUCK GROUP:						154.50	154.50				
<b>2849 SAGE SUPPLY, INC.</b>											
FC 409	1	FS 4091 ON INV. TS--20252	Invoice	09/30/2023	11/27/2023	40.29	40.29	100-40-41403		1323	1
FC 415	1	FC 4150 ON INV. TS--20252	Invoice	09/30/2023	11/27/2023	58.37	58.37	100-40-41403		1323	1
FC 422	1	FC 4222 ON INV. TS--20252	Invoice	10/31/2023	11/27/2023	34.20	34.20	100-40-41403		1123	1
TS--22	1	TS--22070 MASTIC MACHINE RENTAL	Invoice	11/10/2023	11/27/2023	1,900.00	1,900.00	100-40-41403		1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 2849 SAGE SUPPLY, INC.:						2,032.86	2,032.86				
<b>8778 SALTWORX LLC</b>											
520032	1	520032 ICEKICKER	Invoice	11/08/2023	11/27/2023	5,496.96	5,496.96	100-40-41771		1123	1
520132	1	520132 HAILEY ICEKICKER	Invoice	11/18/2023	11/27/2023	3,142.08	3,142.08	100-40-41771		1123	1
Total 8778 SALTWORX LLC:						8,639.04	8,639.04				
<b>6502 SAUERBREY, SAGE M</b>											
P&Z ST	1	PZ Meeting 11/20/23	Invoice	11/20/2023	11/27/2023	100.00	100.00	100-10-41313		1123	1
P&Z ST	2	1 PZ Stipend	Invoice	11/20/2023	11/27/2023	50.00	50.00	100-10-41313		1123	1
P&Z ST	3	2 PZ Stipend	Invoice	11/20/2023	11/27/2023	50.00	50.00	210-10-41313		1123	1
Total 6502 SAUERBREY, SAGE M:						200.00	200.00				
<b>214 SAWTOOTH WOOD PRODUCTS</b>											
000014	1	0000144475 0715/GRAV PROTURN452 - SERVICIN	Invoice	11/08/2023	11/27/2023	192.07	192.07	100-50-41403		1123	1
Total 214 SAWTOOTH WOOD PRODUCTS:						192.07	192.07				
<b>4330 SCANLON, OWEN</b>											
P&Z ST	1	P&Z Stipend 11/20/23	Invoice	11/20/2023	11/27/2023	100.00	100.00	100-10-41313		1123	1
P&Z ST	2	1 PZ Stipend	Invoice	11/20/2023	11/27/2023	50.00	50.00	200-10-41313		1123	1
P&Z ST	3	2 PZ Stipend	Invoice	11/20/2023	11/27/2023	50.00	50.00	210-10-41313		1123	1
Total 4330 SCANLON, OWEN:						200.00	200.00				
<b>50598 SETH WHEELER</b>											
11/14/2	1	Refund balance of 1820 2nd Ave - 220027002	Invoice	11/14/2023	11/27/2023	157.06	157.06	100-00-15110		1123	1
Total 50598 SETH WHEELER:						157.06	157.06				
<b>7002 SMITH, DAN</b>											
P&Z ST	1	P&Z Stipend 11/20/23	Invoice	11/20/2023	11/27/2023	100.00	100.00	100-10-41313		1123	1
P&Z ST	2	1 P&Z Stipend	Invoice	11/20/2023	11/27/2023	50.00	50.00	200-10-41313		1123	1
P&Z ST	3	2 P&Z Stipend	Invoice	11/20/2023	11/27/2023	50.00	50.00	210-10-41313		1123	1
Total 7002 SMITH, DAN:						200.00	200.00				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
<b>2055 SOUND WAVE</b>											
16448	1	16448 SERVICE PROJECTOR - RECALIBRATE, CH	Invoice	10/31/2023	11/27/2023	26.66	26.66	100-42-41413		1123	1
16448	2	16448 SERVICE PROJECTOR - RECALIBRATE, CH	Invoice	10/31/2023	11/27/2023	26.67	26.67	200-42-41413		1123	1
16448	3	16448 SERVICE PROJECTOR - RECALIBRATE, CH	Invoice	10/31/2023	11/27/2023	26.67	26.67	210-42-41413		1123	1
Total 2055 SOUND WAVE:						80.00	80.00				
<b>4045 STOKES, BECKY</b>											
778034	1	GFOA Webinar Adv Acctg	Invoice	11/21/2023	11/21/2023	186.67	186.67	100-15-41723		1123	1
778034	2	GFOA Webinar Adv Acctg	Invoice	11/21/2023	11/21/2023	186.67	186.67	200-15-41723		1123	1
778034	3	GFOA Webinar Adv Acctg	Invoice	11/21/2023	11/21/2023	186.66	186.66	210-15-41723		1123	1
Total 4045 STOKES, BECKY:						560.00	560.00				
<b>50446 STONE, DUSTIN</b>											
P&Z ST	1	P&Z Stipend 11/20/2023	Invoice	11/20/2023	11/27/2023	100.00	100.00	100-10-41313		1123	1
P&Z ST	2	1 PZ Stipend	Invoice	11/20/2023	11/27/2023	50.00	50.00	200-10-41313		1123	1
P&Z ST	3	2 PZ Stipend	Invoice	11/20/2023	11/27/2023	50.00	50.00	210-10-41313		1123	1
Total 50446 STONE, DUSTIN:						200.00	200.00				
<b>8559 SUN VALLEY AIR SERVICES BOARD</b>											
11/13/2	1	LOT FOR AIR 0.5% September 2023	Invoice	11/13/2023	11/27/2023	6,381.06	6,381.06	100-10-41707		1123	1
Total 8559 SUN VALLEY AIR SERVICES BOARD:						6,381.06	6,381.06				
<b>50597 TIMOTHY McBRIDE</b>											
11/14/2	1	Refund balance of 3021 Woodside Blvd - 9009902	Invoice	11/14/2023	11/27/2023	44.40	44.40	100-00-15110		1123	1
Total 50597 TIMOTHY McBRIDE:						44.40	44.40				
<b>2817 UNITED OIL</b>											
103302	1	1033021 FUEL CHARGES PARKS	Invoice	11/15/2023	11/27/2023	127.21	127.21	100-50-41719		1123	1
103302	1	#1033023 HPD GAS 11/01 -11/15	Invoice	11/15/2023	11/21/2023	868.88	868.88	100-25-41719		1123	1
103302	1	1033024 FUEL CHARGES STS.	Invoice	11/15/2023	11/27/2023	1,501.77	1,501.77	100-40-41719		1123	1
Total 2817 UNITED OIL:						2,497.86	2,497.86				
<b>1216 UPPER CASE PRINTING, INK</b>											
1100	1	1100 11x17 Newsletter 4/4	Invoice	11/03/2023	11/27/2023	425.70	425.70	100-15-41323		1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
1100	2	1100 11x17 Newsletter 4/4	Invoice	11/03/2023	11/27/2023	425.70	425.70	200-15-41323		1123	1
1100	3	1100 11x17 Newsletter 4/4	Invoice	11/03/2023	11/27/2023	425.70	425.70	210-15-41323		1123	1
Total 1216 UPPER CASE PRINTING, INK:						1,277.10	1,277.10				
<b>2020 VALLEY WIDE COOPERATIVE</b>											
074116/	1	074116/9 MISC. BOLTS	Invoice	11/14/2023	11/27/2023	14.92	14.92	100-40-41405		1123	1
Total 2020 VALLEY WIDE COOPERATIVE:						14.92	14.92				
<b>762 VERIZON WIRELESS</b>											
994827	1	MONTHLY CELL PHONE BILL Parks only	Invoice	11/01/2023	11/27/2023	72.08	72.08	100-50-41713		1123	1
994867	1	MONTHLY CELL PHONE BILL STREETS	Invoice	11/07/2023	11/27/2023	171.74	171.74	100-40-41713		1123	1
994867	2	MONTHLY CELL PHONE BILL WATER	Invoice	11/07/2023	11/27/2023	113.52	113.52	200-60-41713		1123	1
994867	3	MONTHLY CELL PHONE BILL WASTEWATER	Invoice	11/07/2023	11/27/2023	208.26	208.26	210-70-41713		1123	1
994867	4	MONTHLY CELL PHONE BILL Parks	Invoice	11/07/2023	11/27/2023	64.56	64.56	100-50-41713		1123	1
Total 762 VERIZON WIRELESS:						630.16	630.16				
<b>209 WEBB LANDSCAPING</b>											
CMEM	1	CMEMO24298 CREDIT TOWARDS SRVCE577346	Invoice	10/04/2023	11/21/2023	21.00-	21.00-	100-50-41325		1123	1
SRVCE	1	SRVCE575311 HOP PORTER - BACKFLOW INSP. F	Invoice	09/20/2023	11/21/2023	75.00	75.00	100-50-41325		1323	1
SRVCE	1	SRVCE575539 SUNBEAM - FALL LAWN WEED&NU	Invoice	10/05/2023	11/21/2023	858.00	858.00	100-50-41325		1123	1
SRVCE	1	SRVCE575861 SUNBEAM - IRRIG'N BLOW OUT	Invoice	09/14/2023	11/21/2023	726.00	726.00	100-50-41325		1323	1
SRVCE	1	SRVCE576737 SUNBEAM - WEEKLY MOW SERVIC	Invoice	10/05/2023	11/21/2023	484.00	484.00	100-50-41325		1123	1
SRVCE	1	SRVCE576750 SUNBEAM - WEEKLY MOW SERVIC	Invoice	09/28/2023	11/21/2023	484.00	484.00	100-50-41325		1323	1
SRVCE	1	SRVCE577245 SUNBEAM - NATURAL AREA MOW	Invoice	09/29/2023	11/21/2023	726.00	726.00	100-50-41325		1323	1
SRVCE	1	SRVCE577346 HOP PORTER - IRRIG'N BLOWOUT	Invoice	11/02/2023	11/21/2023	210.00	210.00	100-50-41325		1123	1
SRVCE	1	SRVCE577461 SUNBEAM - FALL BED WINTERIZAT	Invoice	10/11/2023	11/21/2023	2,472.91	2,472.91	100-50-41325		1123	1
SRVCE	1	SRVCE577983 SUNBEAM - FALL LEAF CLEANUP	Invoice	10/23/2023	11/21/2023	968.00	968.00	100-50-41325		1123	1
Total 209 WEBB LANDSCAPING:						6,982.91	6,982.91				
<b>759 WHITE CLOUD COMMUNICATIONS INC</b>											
105502	1	Inv # 105502 Voice Pager	Invoice	11/07/2023	11/27/2023	1,159.50	1,159.50	100-55-41215		1123	1
Total 759 WHITE CLOUD COMMUNICATIONS INC:						1,159.50	1,159.50				
<b>399 WOOD RIVER WELDING INC</b>											
10217	1	10217 THREADED ROD & 6 NUTS	Invoice	11/15/2023	11/27/2023	340.02	340.02	100-40-41403		1123	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 399 WOOD RIVER WELDING INC:						340.02	340.02				
Total :						286,187.47	286,187.47				
Grand Totals:						286,187.47	286,187.47				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	961.81	.00	961.81
100-00-20325	12,801.99	.00	12,801.99
100-10-41313	450.00	.00	450.00
100-10-41707	14,981.12	.00	14,981.12
100-15-41126	41.46	.00	41.46
100-15-41215	70.65	.00	70.65
100-15-41313	1,268.10	.00	1,268.10
100-15-41323	495.89	.00	495.89
100-15-41515	564.69	.00	564.69
100-15-41533	786.97	.00	786.97
100-15-41711	53.66	.00	53.66
100-15-41713	1.84	.00	1.84
100-15-41723	261.67	.00	261.67
100-15-41724	488.10	.00	488.10
100-20-41126	497.44	.00	497.44
100-20-41313	1,706.50	.00	1,706.50
100-20-41713	1.84	.00	1.84
100-20-41724	220.84	.00	220.84
100-25-41126	1,594.60	.00	1,594.60
100-25-41211	150.57	.00	150.57
100-25-41213	32.37	.00	32.37
100-25-41215	250.38	.00	250.38
100-25-41313	200.00	.00	200.00
100-25-41325	200.20	.00	200.20
100-25-41411	244.00	.00	244.00
100-25-41415	12.99	.00	12.99

## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-25-41703	394.50	.00	394.50
100-25-41713	1.84	.00	1.84
100-25-41717	347.09	.00	347.09
100-25-41719	988.89	.00	988.89
100-25-41724	265.09	.00	265.09
100-40-41215	194.75	.00	194.75
100-40-41225	539.88	.00	539.88
100-40-41313	200.00	.00	200.00
100-40-41325	1,607.06	.00	1,607.06
100-40-41403	2,774.02	.00	2,774.02
100-40-41405	1,660.15	863.63-	796.52
100-40-41423	198.55	.00	198.55
100-40-41703	181.98	.00	181.98
100-40-41713	173.58	.00	173.58
100-40-41715	23.54	.00	23.54
100-40-41717	322.86	.00	322.86
100-40-41719	1,501.77	.00	1,501.77
100-40-41771	12,576.90	.00	12,576.90
100-42-41126	41.46	.00	41.46
100-42-41313	216.67	.00	216.67
100-42-41413	29.72	.00	29.72
100-42-41713	46.85	.00	46.85
100-42-41724	80.23	.00	80.23
100-45-41126	455.60	.00	455.60
100-45-41215	606.46	45.99-	560.47
100-45-41313	50.00	.00	50.00
100-45-41326	15.88	.00	15.88
100-45-41413	2,500.00	.00	2,500.00
100-45-41515	58.00	.00	58.00
100-45-41535	30.81	.00	30.81
100-45-41723	215.10	.00	215.10
100-45-41724	73.48	.00	73.48
100-50-41325	7,003.91	21.00-	6,982.91
100-50-41402	1,540.96	.00	1,540.96
100-50-41403	575.77	.00	575.77
100-50-41405	7,949.41	.00	7,949.41
100-50-41713	136.64	.00	136.64
100-50-41717	10.62	.00	10.62



## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-50-41718	97.11	.00	97.11
100-50-41719	127.21	.00	127.21
100-55-41126	827.80	.00	827.80
100-55-41211	100.57	.00	100.57
100-55-41213	14.73	.00	14.73
100-55-41215	1,296.06	.00	1,296.06
100-55-41313	400.00	.00	400.00
100-55-41403	302.60	.00	302.60
100-55-41405	77.18	.00	77.18
100-55-41413	81.97	.00	81.97
100-55-41415	149.05	.00	149.05
100-55-41703	379.48	.00	379.48
100-55-41713	1.84	.00	1.84
120-40-41549	58,250.91	.00	58,250.91
200-10-41313	150.00	.00	150.00
200-15-41126	41.45	.00	41.45
200-15-41215	70.65	.00	70.65
200-15-41313	1,268.10	.00	1,268.10
200-15-41323	495.89	.00	495.89
200-15-41515	564.69	.00	564.69
200-15-41533	786.97	.00	786.97
200-15-41711	53.66	.00	53.66
200-15-41713	1.84	.00	1.84
200-15-41723	261.67	.00	261.67
200-15-41724	488.10	.00	488.10
200-42-41126	41.45	.00	41.45
200-42-41313	216.67	.00	216.67
200-42-41413	29.73	.00	29.73
200-42-41713	46.87	.00	46.87
200-42-41724	80.23	.00	80.23
200-60-41126	476.52	.00	476.52
200-60-41313	10,810.00	.00	10,810.00
200-60-41325	632.50	.00	632.50
200-60-41401	398.96	.00	398.96
200-60-41403	2,982.37	.00	2,982.37
200-60-41413	26.98	.00	26.98
200-60-41713	880.80	.00	880.80
200-60-41723	412.00	.00	412.00

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
210-10-41313	200.00	.00	200.00
210-15-41126	41.45	.00	41.45
210-15-41215	70.64	.00	70.64
210-15-41313	1,268.09	.00	1,268.09
210-15-41323	495.90	.00	495.90
210-15-41515	564.70	.00	564.70
210-15-41533	787.00	.00	787.00
210-15-41711	53.67	.00	53.67
210-15-41713	1.84	.00	1.84
210-15-41723	261.66	.00	261.66
210-15-41724	488.10	.00	488.10
210-42-41126	41.45	.00	41.45
210-42-41313	216.66	.00	216.66
210-42-41413	29.74	.00	29.74
210-42-41713	46.87	.00	46.87
210-42-41724	80.23	.00	80.23
210-70-41126	248.72	.00	248.72
210-70-41313	1,200.00	.00	1,200.00
210-70-41321	5,675.38	.00	5,675.38
210-70-41325	632.50	.00	632.50
210-70-41511	107,250.00	.00	107,250.00
210-70-41713	209.18	.00	209.18
Grand Totals:	<u>287,118.09</u>	<u>930.62-</u>	<u>286,187.47</u>

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
06/22	.00	328.51-	328.51-
09/23	.00	535.12-	535.12-
13/23	61,197.73	.00	61,197.73
11/23	225,920.36	66.99-	225,853.37

Summary by General Ledger Posting Period

<u>GL Posting Period</u>	<u>Debit</u>	<u>Credit</u>	<u>Net</u>
Grand Totals:	287,118.09	930.62-	286,187.47

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023 **DEPARTMENT:** Treasurer **DEPT. HEAD SIGNATURE:** BS \_\_\_\_\_

**SUBJECT:**

Treasurer’s Reports –PRELIMINARY Unaudited Treasurer’s Reports for the month of October 2023.

**AUTHORITY:**  ID Code 50-1011     IAR \_\_\_\_\_     City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

**Financial Statements** for the month of October 2023 in “Snapshot” format follow.

**Cash Flow Analysis** for the past four years’ October of each year.

**Year to Date LOT** receipts for the month of October (September sales and rentals) slipped in October, 1.61% off from last year, but up a whopping 0.74% from FY22, up 49.91% compared with FYE21, up 33.61% from FY20, 38.85% from FYE 19, up 53.81% from FY18, up 63.5% from FYE17, increased 79.63% from FYE16, up 107.96% from FYE 15, 116.03% better than FYE 14, 120.47% better than FYE 13. The reports submitted to Sun Valley Air Services are included as is the category report. The Chamber’s reports for October (Draw sheet) have not yet been sent.

**Development Impact Fees Cash Flow** report is attached.

**Investment Report** is included. LGIP interest for October is 5.351%.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___ _____
___ Safety Committee	___ P & Z Commission	___ Police	___ _____
___ Streets	___ Public Works, Parks	___ Administrator	___ _____

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Feel free to contact me if you have any questions; please approve as consent agenda item.

**FOLLOW-UP REMARKS:\***

**CITY OF HAILEY SNAPSHOT OF REVENUE, EXPENSES, FUND BALANCE AND LIQUID ASSETS**

as of 10/31/2023

	General Fund		Water Fund		Waste Water		Water Replacement		Waste Water Repl	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Revenue*	388,964	8,889,822	167,017	2,117,162	311,874	2,892,925	60,306	364,650	40,611	126,450
Legislative	2,988	681,046								
Finance	50,827	502,938								
Comm Dev	39,004	760,702								
Police	145,001	2,071,821								
Streets	63,889	2,297,022								
Public Works	10,983	188,448								
Library	54,790	826,402								
Parks	73,532	776,329								
Fire	46,853	785,114								
Departmental Expenses	<u>487,867</u>	<u>8,889,822</u>	113,098	3,717,492	123,610	3,614,192		398,120		342,500
Net Revenue over Expenses	(98,903)	-	53,919	(1,600,330)	188,264	(721,267)	60,306	(33,470)	40,611	(216,050)
Fund Balance** at 9/30/2021	7,137,120	7,137,120	4,209,160	4,209,160	4,223,285	4,223,285	3,575,160	3,575,160	1,905,471	1,905,471
Change in Fund Balance	(98,903)	-	53,919	(1,600,330)	188,264	(721,267)	60,306	(33,470)	40,611	(216,050)
Fund Balance YTD	7,038,217	7,137,120	4,263,079	2,608,830	4,411,549	3,502,018	3,635,466	3,541,690	1,946,082	1,689,421
CASH IN BANKS										
Cash in Combined Checking	(697,952)		612,662		110,516		(113,638)		(138,074)	
LGIP	2,281,506		1,258,997		2,217,537		1,563,305		213,918	
LGIP	2,660,754		206,256		643,279					
LGIP	33,688				883,083					
LGIP CCD rate stabilization	298,131						-			
PIPER SANDLER investments	1,500,000		2,000,000	-	-		2,500,000			

\* For Revenue detail, please see **General Fund Cash Flow Comparison** .

\*\* Cash Fund Balance, does not include depreciable assets in proprietary funds. Unaudited.

**CASH FLOW ANALYSIS FOR FISCAL YEAR**

GENERAL FUND REVENUE		FYE 24		FYE 23		FYE 22		FYE 21	
		CURRENT YEAR		at 10/31/2022		at 10/31/2021		at 10/31/2020	
Acct No	Account Description	at 10/31/2023	Budget	at 10/31/2022	Budget	at 10/31/2021	Budget	at 10/31/2020	Budget
100-00-31001	Property Taxes from County	6,795	3,163,526	2,924	3,027,298	5,252	2,896,936	3,975	2,785,514
100-00-31009	Sales Tax Revenue through County							-	157,250
100-00-31910	Penalties & Interest On Taxes	1,259	14,500	395	14,500	884	14,500	629	14,500
100-00-31911	Motor Vehicle Fines through Co	7,047	65,000	5,345	65,000	4,419	65,000	5,470	85,000
100-00-32205	Alcohol Catering Licenses	340	500	-	1,000	-	1,000	-	1,000
100-00-32209	Police Security	-	500	-	-	-	-	-	500
100-00-32210	Building Permits	73,733	706,063	38,296	706,063	69,864	384,000	24,975	225,000
100-00-32211	Business Licenses	1,670	46,350	1,485	45,000	2,430	30,000	1,755	30,000
100-00-32212	HPD Traffic School & Muni Code Viol		-		500		500		
100-00-32213	Business Licenses - LOT	79,729	1,403,715	81,646	1,630,752	79,822	660,000	52,814	390,745
100-00-32215	Donations-Fireworks		18,000		18,000		15,000		7,500
100-00-32216	Donations- HPD, HPL, Misc	5,892	-	5,000	8,000	300	8,000	554	10,000
100-00-32220	Encroachment Permits	1,015	20,085	550	19,500	1,000	15,000	1,350	8,000
100-00-32225	Clean Energy Bldg Fees		12,500						
100-00-32230	Franchises-Cable T.V.		90,000		90,000		80,000		80,000
100-00-32234	Banner Fees	720	3,000	400	4,000	200	4,000	3	4,000
100-00-32235	Franchise Fees-Idaho Power	48,543	225,000	46,870	195,000	43,362	188,000	39,012	188,000
100-00-32236	Franchises-Intermountain Gas	8,918	90,000		70,000		66,700		66,700
100-00-32237	Rubbish Company Franchise Fees	10,946	124,124	9,368	112,840	9,733	86,800	6,776	78,800
100-00-32257	Library Fines & Memberships	364	6,180	555	5,000	218	4,000	745	10,000
100-00-32265	Park Rental Fees	2,185	25,000	380	25,000	325	10,000	50	10,000
100-00-32266	Hailey Rodeo Park Rental Fees		4,000		4,000		4,000		4,000
100-00-32269	Hailey Rodeo Park Security						2,000		
100-00-32273	Property Sales		5,000		2,000				
100-00-32280	R. V. Dump Fees		1,500		1,500	329	1,500		1,200
100-00-32286	Sign and Fence Permits	150	1,545	155	2,600	290	2,000	250	2,000
100-00-32290	Fire Dept Permits	89	50,000	383	29,900	4,000	23,000	2,055	19,000
100-00-32294	Subdivision Inspection Permits		20,600		20,000		5,000		1,000
100-00-32296	Zoning Applications	2,544	45,392	1,894	44,070	5,399	33,990	5,196	25,000
100-00-32298	Maps, Copies & Postage	410	5,000	1,303	5,000	450	5,000	681	5,000
100-00-32413	Interest Earned	29,797	175,000	11,680	20,000	521	15,000	1,618	40,000
100-00-32415	Refunds	11,647	15,000	754	15,000		15,000	26,010	15,000
100-00-32417	Mutual Aid Reimbursements		-		-		-		-
100-00-33510	State Shared Liquor Apport.		333,695		322,010		279,496		223,285
100-00-33550	State Shared Sales Tax		1,162,461		1,162,461		871,554		490,908
100-00-33560	State Shared Highway Users Fund		732,461		516,852		420,652		331,268
100-00-33570	State Shared Grant		-	1,104	-	42,806	-		-
100-00-34000	CCD Public Outreach for recycling	1,824	25,201	1,561	19,240	1,622	14,800	1,129	13,330
100-00-34003	Rubbish Bookkeeping Contract	10,946	124,124	9,368	112,840	9,733	86,800	6,776	78,800
100-00-34004	Police Security Contracts		10,000		10,000		10,000	1,644	10,000
100-00-34006	Police Security Contracts-School	82,400	164,800		212,662	98,455	196,910	95,669	185,764
100-00-34007	ARPA funds transfer		-		600,000		-		-
100-00-34008	Room leases		-		12,000		30,000	1,755	20,000
	<b>GENERAL FUND REVENUE</b>	<b>388,964</b>	<b>8,889,822</b>	<b>221,417</b>	<b>9,149,588</b>	<b>381,414</b>	<b>6,546,138</b>	<b>280,891</b>	<b>5,618,064</b>
	Revenue Dif from previous year	167,547		(159,997)		100,523		45,336	
<b>GENERAL FUND EXPENSES</b>									
	LEGISLATIVE	2,988	681,046	2,853	662,807	8,041	355,631	360	241,625
	FINANCE	50,827	502,938	44,166	423,238	35,563	381,301	14,656	336,035
	COMMUNITY DEVELOPMENT	39,004	760,702	46,595	716,992	32,554	510,254	25,357	393,057
	POLICE	145,001	2,071,821	110,894	1,935,407	78,019	1,671,773	91,536	1,546,782
	STREET	63,889	2,297,022	57,159	2,169,193	37,977	1,618,130	51,376	1,422,874
	PUBLIC WORKS	10,983	188,448	12,696	190,349	6,542	134,373	5,060	106,449
	LIBRARY	54,790	826,402	57,780	812,525	30,169	668,275	33,286	558,007
	PARKS	73,532	776,329	18,129	811,385	16,436	494,722	16,815	421,937
	FIRE	46,853	785,114	44,139	1,427,692	39,661	711,679	29,181	591,298
	<b>TOTAL EXPENSES</b>	<b>487,867</b>	<b>8,889,822</b>	<b>394,411</b>	<b>9,149,588</b>	<b>284,962</b>	<b>6,546,138</b>	<b>267,627</b>	<b>5,618,064</b>
	General Fund Balance	(98,903)	0	(172,994)	-	96,452	-	13,264	0
<b>PROPRIETARY FUNDS</b>									
	<b>WATER FUND REVENUE</b>	<b>167,017</b>	<b>2,117,162</b>	<b>187,271</b>	<b>2,057,162</b>	<b>143,676</b>	<b>1,744,303</b>	<b>156,103</b>	<b>1,706,473</b>
	<b>WATER FUND EXPENSES</b>	<b>113,098</b>	<b>3,717,492</b>	<b>104,576</b>	<b>3,248,938</b>	<b>70,078</b>	<b>2,360,300</b>	<b>168,930</b>	<b>2,149,310</b>
	<b>WATER FUND BALANCE</b>	<b>53,919</b>	<b>(1,600,330)</b>	<b>82,695</b>	<b>(1,191,776)</b>	<b>73,598</b>	<b>(615,997)</b>	<b>(12,827)</b>	<b>(442,837)</b>
	<b>WASTE WATER FUND REVENUE</b>	<b>311,874</b>	<b>2,892,925</b>	<b>241,223</b>	<b>2,296,249</b>	<b>206,225</b>	<b>2,268,000</b>	<b>187,179</b>	<b>2,050,000</b>
	<b>WASTE WATER FUND EXPENSES</b>	<b>123,610</b>	<b>3,614,192</b>	<b>115,511</b>	<b>4,709,096</b>	<b>75,875</b>	<b>2,602,852</b>	<b>57,228</b>	<b>2,802,139</b>
	<b>WASTE WATER FUND BALANCE</b>	<b>188,264</b>	<b>(721,267)</b>	<b>125,712</b>	<b>(2,412,847)</b>	<b>130,350</b>	<b>(334,852)</b>	<b>129,951</b>	<b>(752,139)</b>
	<b>WATER replacementFUND REVENUE</b>	<b>60,306</b>	<b>364,650</b>	<b>25,898</b>	<b>423,120</b>	<b>70,319</b>	<b>128,650</b>	<b>29,003</b>	<b>141,720</b>
	<b>WATER replacement FUND EXPENSES</b>	<b>33,671</b>	<b>398,120</b>	<b>-</b>	<b>423,120</b>	<b>-</b>	<b>252,000</b>	<b>0</b>	<b>252,000</b>
	<b>WATER replacement FUND BALANCE</b>	<b>26,635</b>	<b>(33,470)</b>	<b>25,898</b>	<b>-</b>	<b>70,319</b>	<b>(123,350)</b>	<b>29,003</b>	<b>(110,280)</b>
	<b>WASTE WATER replacement FUND REVENUE</b>	<b>40,611</b>	<b>126,450</b>	<b>16,345</b>	<b>1,584,560</b>	<b>45,812</b>	<b>86,450</b>	<b>15,736</b>	<b>82,160</b>
	<b>WASTE WATER replacement FUND EXPENSES</b>	<b>-</b>	<b>342,500</b>	<b>-</b>	<b>1,584,560</b>	<b>-</b>	<b>900,000</b>	<b>0</b>	<b>523,000</b>
	<b>WASTE WATER replacement FUND BALANCE</b>	<b>40,611</b>	<b>(216,050)</b>	<b>16,345</b>	<b>-</b>	<b>45,812</b>	<b>(813,550)</b>	<b>15,736</b>	<b>(440,840)</b>

**CITY OF HAILEY LOCAL OPTION TAX RECEIPT AND EXPENDITURE ANALYSIS AND CASH FLOW**

Y o Y 10/31/2023

EXPENDITURE DESCRIPTION	MONTH	PAYMENTS	Split Housing/ Air Services	HAILEY ICE & CHAMBER	SR CONNECTION & MT RIDES	EMERGENCY SERVICES	TOTAL EXPENSES	1% Air + Housing eff July sales .5% Air	RECEIPTS	% Chg	LOT BALANCE
			Board	\$0.00	\$0.00	\$0.00	\$382,196.00	\$92,718.67			
<b>ACCUMULATIVE TOTALS THROUGH 9/30/06</b>		\$0.00		\$0.00		\$0.00			\$92,718.67		
<i>FISCAL YEAR ENDING 9/30/07</i>		\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$368,300.45		
<b>ACCUMULATIVE TOTALS THROUGH 9/30/07</b>		\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$461,019.12		
<i>FISCAL YEAR ENDING 9/30/08</i>		\$294,289.32		\$49,343.95	\$0.00	\$120,000.00	\$463,633.27		\$376,920.49	2%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/08</b>		\$528,485.32		\$59,343.95	\$38,000.00	\$220,000.00	\$845,829.27		\$837,939.61		
<i>FISCAL YEAR ENDING 9/30/09</i>		\$146,490.24		\$74,138.00	\$70,000.00	\$13,900.00	\$304,528.24		\$311,640.20	-17.32%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/09</b>		\$674,975.56		\$133,481.95	\$108,000.00	\$233,900.00	\$1,150,357.51		\$1,149,579.81		
<i>FISCAL YEAR ENDING 9/30/10</i>		\$167,474.64		\$69,000.00	\$75,000.00	\$0.00	\$311,474.64		\$312,734.63	0.35%	\$482.29
<b>ACCUMULATIVE TOTALS THROUGH 9/30/10</b>		\$842,450.20		\$202,481.95	\$183,000.00	\$233,900.00	\$1,461,832.15		\$1,462,314.44		
<i>FISCAL YEAR ENDING 9/30/11</i>		\$59,700.00		\$68,000.00	\$75,000.00	\$97,300.00	\$300,000.00		\$324,478.37	3.76%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/11</b>		\$902,150.20		\$270,481.95	\$258,000.00	\$331,200.00	\$1,761,832.15		\$1,786,792.81		
<i>FISCAL YEAR ENDING 9/30/12</i>		\$153,130.03		\$61,000.00	\$65,000.00	\$82,200.00	\$361,330.03		\$333,327.35	2.73%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/12</b>		\$1,055,280.23		\$331,481.95	\$323,000.00	\$413,400.00	\$2,123,162.18		\$2,120,120.16		
<i>FISCAL YEAR ENDING 9/30/13</i>		\$151,890.15		\$61,000.00	\$65,000.00	\$68,000.00	\$345,890.15		\$348,890.15	4.67%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/13</b>		\$1,207,170.38		\$392,481.95	\$388,000.00	\$481,400.00	\$2,469,052.33		\$2,469,010.31		
<i>FISCAL YEAR ENDING 9/30/14</i>		\$124,009.66	\$47,409.27	\$61,000.00	\$68,000.00	\$100,000.00	\$400,418.93	\$48,774.97	\$366,634.59	5.09%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/14</b>		\$1,331,180.04	\$47,409.27	\$453,481.95	\$456,000.00	\$581,400.00	\$2,869,471.26	\$48,774.97	\$2,835,644.90		\$14,948.61
<i>FISCAL YEAR ENDING 9/30/15</i>		\$186,664.65	\$70,087.79	\$61,000.00	\$68,000.00	\$96,787.24	\$482,539.68	\$72,106.78	\$401,126.16	9.41%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/15</b>		\$1,517,844.69	\$117,497.06	\$514,481.95	\$524,000.00	\$678,187.24	\$3,352,010.94	\$120,881.75	\$3,236,771.06		\$5,641.87
<i>FISCAL YEAR ENDING 9/30/16</i>		\$202,168.97	\$83,129.35	\$61,000.00	\$68,000.00	\$107,000.00	\$521,298.32	\$85,524.02	\$450,912.25	12.41%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/16</b>		\$1,720,013.66	\$200,626.41	\$575,481.95	\$592,000.00	\$785,187.24	\$3,873,309.26	\$206,405.77	\$3,687,683.31		\$20,779.82
<i>FISCAL YEAR ENDING 9/30/17</i>		\$239,500.00	\$93,456.19	\$65,000.00	\$72,500.00	\$138,000.00	\$608,456.20	\$96,148.34	\$498,284.09	10.51%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/17</b>		\$1,959,513.66	\$294,082.60	\$640,481.95	\$664,500.00	\$923,187.24	\$4,481,765.46	\$302,554.11	\$4,185,967.40		\$6,756.06
<i>FISCAL YEAR ENDING 9/30/18</i>		\$295,500.00	\$92,015.49	\$65,000.00	\$75,000.00	\$89,800.00	\$617,315.49	\$94,666.14	\$494,288.47	-0.80%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/18</b>		\$2,255,013.66	\$386,098.09	\$705,481.95	\$739,500.00	\$1,012,987.24	\$5,099,080.95	\$397,220.25	\$4,680,255.87		(\$21,604.82)
<i>FISCAL YEAR ENDING 9/30/19</i>		\$278,050.00	\$108,972.87	\$77,487.50	\$78,750.00	\$91,000.00	\$634,260.37	\$115,432.81	\$586,132.66	18.58%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/19</b>		\$2,533,063.66	\$495,070.95	\$782,969.45	\$818,250.00	\$1,103,987.24	\$5,733,341.32	\$512,653.06	\$5,266,388.53		
<i>FISCAL YEAR ENDING 9/30/20</i>		\$285,050.00	\$79,596.56	\$67,168.07	\$86,000.00	\$94,000.00	\$611,814.63	\$83,697.75	\$451,869.38	-22.91%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/20</b>		\$2,818,113.66	\$574,667.51	\$850,137.52	\$904,250.00	\$1,197,987.24	\$6,345,155.94	\$596,350.81	\$5,718,257.91		
<i>FISCAL YEAR ENDING 9/30/21</i>		\$545,045.00	\$129,087.10	\$70,492.64	\$62,500.00	\$51,700.00	\$858,824.74	\$137,052.68	\$667,219.67	47.66%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/21</b>		\$3,363,158.66	\$703,754.61	\$920,630.16	\$966,750.00	\$1,249,687.24	\$7,203,980.68	\$733,403.49	\$6,385,477.58		
<i>FISCAL YEAR ENDING 9/30/22</i>		\$286,000.00	\$156,916.21	\$80,250.00	\$86,000.00	\$206,000.00	\$815,166.21	\$165,001.27	\$773,368.39	15.91%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/22</b>		\$3,649,158.66	\$860,670.82	\$1,000,880.16	\$1,052,750.00	\$1,455,687.24	\$8,019,146.89	\$898,404.77	\$7,158,845.97		
Fire Dept	Oct-22	\$13,553.08	\$13,553.08			\$7,419.17	\$20,972.25	\$14,251.40	\$67,394.46	2.4%	\$53,077.18
Downtown Beautification, Streets Maint	Nov-22	\$50,491.67	\$10,003.97		\$23,000.00	\$25,419.17	\$108,914.80	\$10,519.42	\$54,309.55	11.0%	\$8,991.35
SVED	Dec-22	\$3,000.00	\$5,529.38	\$6,838.74		\$7,419.17	\$22,787.29	\$5,814.28	\$37,977.45	9.3%	\$29,995.79
Downtown Beautification, Streets Maint	Jan-23	\$50,491.67	\$12,167.60	\$11,651.46	\$5,000.00	\$7,419.17	\$86,729.89	\$12,794.53	\$59,647.11	6.2%	\$15,707.54
	Feb-23		\$19,259.89	\$5,871.07		\$7,419.17	\$32,550.13	\$20,252.25	\$87,302.98	15.8%	\$90,712.64
Downtown Beautification, Streets Maint	Mar-23	\$50,491.67	\$16,613.80	\$4,925.28	\$23,000.00	\$7,419.17	\$102,449.91	\$17,469.82	\$75,267.21	5.6%	\$80,999.75
	Apr-23		\$14,277.97	\$6,064.37		\$7,419.17	\$27,761.51	\$15,013.64	\$74,499.87	19.9%	\$142,751.76
Downtown Beautification, Parks & Streets Maint	May-23	\$50,491.67	\$6,447.36	\$10,614.26		\$7,419.17	\$74,972.45	\$6,779.56	\$45,657.18	32.9%	\$120,216.04
	Jun-23		\$6,207.20	\$7,526.78	\$23,000.00	\$7,419.17	\$44,153.14	\$6,527.02	\$44,062.07	-6.5%	\$126,651.99
Downtown Beautification, Parks & Streets Maint	Jul-23	\$50,491.67	\$13,750.49	\$8,587.54		\$7,419.17	\$80,248.87	\$14,458.98	\$71,828.05	5.0%	\$132,690.15
Hailey Arts Commission	Aug-23	\$8,000.00	\$12,953.31	\$0.00		\$7,419.17	\$28,372.48	\$27,241.46	\$111,521.88	-3.5%	\$243,081.01
Downtown Beaut, Parks & Streets, Lib RR, Snow Equipmt	Sep-23	\$95,991.67	\$9,905.52	\$28,690.63	\$23,000.00	\$7,419.17	\$165,006.98	\$20,831.80	\$88,700.74	-5.1%	\$187,606.56
<i>FISCAL YEAR ENDING 9/30/23</i>		\$359,450.00	\$140,669.57	\$90,770.13	\$97,000.00	\$107,030.00	\$794,919.70	\$171,954.15	\$818,168.54	5.79%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/23</b>		\$4,008,608.66	\$1,001,340.39	\$1,091,650.29	\$1,149,750.00	\$1,562,717.24	\$8,814,066.59	\$1,070,358.92	\$7,977,014.50		
Fire Dept	Oct-23	\$0.00	\$12,762.12	\$7,137.20		\$119,898.17	\$139,797.49	\$13,419.69	\$66,309.40	-1.6%	\$127,538.15
Downtown Beautification, Streets Maint	Nov-23	\$50,491.67	\$27,532.53	\$7,778.44	\$23,805.00	\$25,419.17	\$135,026.80	\$10,519.42	\$54,309.55	0.0%	\$57,340.32
SVED	Dec-23	\$3,090.00	\$27,532.53	\$7,778.44		\$7,419.17	\$45,820.14	\$5,814.28	\$37,977.45	0.0%	\$55,311.91
Downtown Beautification, Streets Maint	Jan-24	\$50,491.67	\$27,532.53	\$7,778.44	\$5,150.00	\$7,419.17	\$98,371.80	\$12,794.53	\$59,647.11	0.0%	\$29,381.75
	Feb-24		\$27,532.53	\$7,778.44		\$7,419.17	\$42,730.14	\$20,252.25	\$87,302.98	0.0%	\$94,206.84
Downtown Beautification, Streets Maint	Mar-24	\$50,491.67	\$27,532.53	\$7,778.44	\$23,805.00	\$7,419.17	\$117,026.80	\$17,469.82	\$75,267.21	0.0%	\$69,917.06
	Apr-24		\$27,532.53	\$7,778.44		\$7,419.17	\$42,730.14	\$15,013.64	\$74,499.87	0.0%	\$116,700.44
Downtown Beautification, Parks & Streets Maint	May-24	\$50,491.67	\$27,532.53	\$19,108.44		\$7,419.17	\$104,551.80	\$6,779.56	\$45,657.18	0.0%	\$64,585.36
	Jun-24		\$27,532.53	\$7,778.44	\$23,805.00	\$7,419.17	\$66,535.14	\$6,527.02	\$44,062.07	0.0%	\$48,639.31
Downtown Beautification, Parks & Streets Maint	Jul-24	\$50,491.67	\$27,532.53	\$7,778.44		\$7,419.17	\$93,221.80	\$14,458.98	\$71,828.05	0.0%	\$41,704.54
Hailey Arts Commission	Aug-24	\$8,240.00	\$27,532.53	\$7,778.44		\$7,419.17	\$50,970.14	\$27,241.46	\$111,521.88	0.0%	\$129,497.74
Downtown Beaut, Parks & Streets, Lib RR, Snow Equipmt	Sep-24	\$95,991.67	\$27,532.53	\$7,778.44	\$23,805.00	\$7,419.17	\$162,526.80	\$20,831.80	\$88,700.74	0.0%	\$76,503.47
<i>FISCAL YEAR ENDING 9/30/23</i>		\$359,780.00	\$315,620.00	\$104,030.00	\$100,370.00	\$219,509.00	\$1,099,309.00	\$171,122.44	\$817,083.47	-0.13%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/23</b>		\$4,368,388.66	\$1,316,960.39	\$1,195,680.29	\$1,250,120.00	\$1,782,226.24	\$9,913,375.59	\$1,241,481.36	\$8,794,097.98		

Year-to-date change (Oct only) down (1.61%) over FY23, up 0.74% from FY22, up 49.91% from FY21, up 33.61% v FY20, up 38.85% v FY19, +53.81% compared with FY 18, +63.5% compared with FY 17, up 79.63% compared with FY 16, up 107.96% when compared with FY 15, +116.03% compared with FY 14 and +120.47% compared with FY13



Month of L.O.T. Payment to Retail Establishment (City receives in month following payment to business) (at 4/29/19)	Lodging & Rental Cars 3% Tax (8? Businesses)	Short Term Rentals 3% (29 ShortTerm sites) 1/31/2019	1% Air 7/1/23 SPLIT Housing, SVASB.	Alcohol Beverages 2% Tax (15? Businesses)	Restaurant Food 1% Tax (23? Businesses)	Monthly Total	Penalty
FYE 9/30/2006 (3 months collected in first year)	\$79,998.51			\$11,959.47	\$31,274.14	\$123,232.12	\$ -
FYE 9/30/2007	\$219,816.63			\$47,957.72	\$105,888.56	\$373,662.91	\$346.34
FYE 9/30/2008	\$215,375.75			\$45,661.79	\$110,790.35	\$371,827.89	\$1,235.36
FYE 9/30/2009	\$163,489.38			\$40,465.86	\$102,727.58	\$306,682.82	\$1,093.57
FYE 9/30/2010	\$163,137.76	\$216.00		\$43,749.89	\$104,365.59	\$311,253.24	\$587.02
FYE 9/30/2011	\$158,010.54	\$94.84		\$45,845.48	\$111,747.96	\$315,603.98	\$750.76
FYE 9/30/2012	\$170,970.28	\$258.21		\$48,144.39	\$115,899.49	\$335,014.16	\$579.20
FYE 9/30/2013	\$180,541.81	\$316.92		\$48,526.08	\$119,782.37	\$348,850.26	\$655.81
FYE 9/30/2014	\$194,566.46	\$468.95	\$54,810.31	\$49,229.77	\$123,960.08	\$422,566.62	\$841.58
FYE 9/30/2015	\$217,876.99	\$797.14	\$72,625.66	\$51,644.80	\$133,652.48	\$475,799.93	\$1,330.55
FYE 9/30/2016	\$259,269.30	\$3,595.75	\$87,358.03	\$53,085.08	\$140,659.83	\$543,967.99	\$2,191.42
FYE 9/30/2017	\$282,533.65	\$4,956.92	\$95,830.19	\$55,985.70	\$145,871.55	\$585,178.01	\$1,944.33
FYE 9/30/2018	\$279,300.67	\$7,634.44	\$95,645.04	\$56,924.56	\$153,772.72	\$593,277.43	\$2,393.03
FYE 9/30/2019	\$294,645.69	\$49,195.91	\$114,613.87	\$65,309.70	\$166,209.84	\$689,975.01	\$9,541.14
2020							
October	\$15,224.85	\$1,796.93	\$5,673.93	\$4,557.55	\$13,560.64	\$40,813.89	\$126.89
November	\$7,551.53	\$1,806.54	\$3,119.36	\$3,911.87	\$10,914.86	\$27,304.15	\$44.06
December	\$22,362.10	\$2,114.69	\$8,158.93	\$5,403.69	\$13,594.32	\$51,633.72	\$72.83
January	\$38,923.22	\$2,178.98	\$13,700.74	\$4,912.46	\$12,584.29	\$72,299.69	\$551.40
February	\$26,500.10	\$3,185.54	\$9,895.21	\$5,048.40	\$12,559.20	\$57,188.45	\$21.41
March	\$14,645.72	\$559.02	\$5,068.25	\$2,255.26	\$7,374.20	\$29,902.44	\$95.65
April	\$5,472.20	\$18.60	\$1,830.27	\$205.00	\$6,125.06	\$13,651.12	\$12.74
May	\$4,502.03	\$88.84	\$1,530.29	\$1,014.45	\$9,331.85	\$16,467.46	\$26.46
June	\$11,987.72	\$2,559.27	\$4,849.00	\$2,899.17	\$12,997.87	\$35,293.03	\$28.11
July	\$27,193.57	\$4,003.88	\$10,399.15	\$4,244.09	\$17,144.52	\$62,985.20	\$13.86
August	\$31,339.07	\$2,526.55	\$11,288.54	\$3,923.45	\$16,091.47	\$65,169.07	\$8.41
September	\$22,799.80	\$2,946.32	\$8,582.04	\$3,858.86	\$16,196.28	\$54,383.30	\$46.18
FYE 9/30/2020	\$228,501.89	\$23,785.15	\$84,095.68	\$42,234.25	\$148,474.56	\$527,091.52	\$1,048.00
2021							
October	\$17,058.77	\$2,789.14	\$6,615.97	\$3,716.90	\$14,225.62	\$44,406.39	
November	\$9,113.39	\$222.08	\$3,111.82	\$2,700.79	\$11,500.17	\$26,648.25	\$79.75
December	\$14,755.91	\$3,893.78	\$6,216.56	\$2,439.16	\$12,688.46	\$39,993.87	\$20.33
January	\$19,857.78	\$3,496.07	\$7,784.62	\$3,459.33	\$13,001.32	\$47,599.11	\$328.07
February	\$33,270.92	\$2,672.54	\$11,981.16	\$3,699.39	\$12,980.60	\$64,604.61	\$35.19
March	\$30,820.76	\$4,537.39	\$11,786.05	\$4,819.71	\$14,620.22	\$66,584.12	\$129.39
April	\$14,862.42	\$3,207.05	\$6,023.16	\$4,342.24	\$14,346.76	\$42,781.62	\$59.21
May	\$17,294.38	\$3,348.08	\$6,880.82	\$5,537.21	\$15,032.32	\$48,092.80	\$785.98
June	\$42,601.19	\$5,175.02	\$15,925.40	\$5,686.77	\$19,384.73	\$88,773.11	\$1,150.16
July	\$82,976.57	\$4,744.76	\$29,240.45	\$7,152.60	\$22,210.51	\$146,324.89	\$43.59
August	\$65,002.24	\$3,711.68	\$22,904.64	\$6,019.38	\$20,335.57	\$117,973.50	\$622.79
September	\$37,564.80	\$4,429.13	\$13,997.98	\$5,551.40	\$17,225.99	\$78,769.29	\$189.93
FYE 9/30/2021	\$385,179.13	\$42,226.68	\$142,468.60	\$55,124.88	\$187,552.27	\$812,551.56	\$3,444.39
2022							
October	\$23,849.46	\$2,397.69	\$8,749.05	\$4,574.48	\$16,590.77	\$56,161.45	\$135.06
November	\$14,289.77	\$3,007.35	\$5,765.71	\$4,055.88	\$12,664.44	\$39,783.15	\$79.88
December	\$29,224.36	\$3,769.97	\$10,998.11	\$4,819.39	\$16,394.13	\$65,205.96	\$80.61
January	\$48,311.31	\$7,090.01	\$18,467.11	\$5,040.85	\$16,273.42	\$95,182.70	
February	\$44,904.64	\$4,700.57	\$16,535.07	\$5,120.73	\$14,998.07	\$86,259.08	\$5.69
March	\$38,921.84	\$4,186.53	\$14,369.46	\$5,048.06	\$15,151.72	\$77,677.60	\$13.48
April	\$13,202.72	\$2,145.72	\$5,116.15	\$5,168.46	\$16,255.09	\$41,888.13	\$61.11
May	\$12,587.78	\$3,358.29	\$5,315.36	\$4,927.99	\$16,897.17	\$43,086.58	\$15.01
June	\$42,942.07	\$4,862.05	\$15,934.71	\$6,990.56	\$20,346.80	\$91,076.18	\$26.36
July	\$78,347.27	\$5,416.01	\$27,921.10	\$7,882.84	\$23,595.48	\$143,162.70	\$202.18
August	\$61,036.43	\$4,457.97	\$21,831.47	\$6,077.56	\$22,091.40	\$115,494.83	\$51.18
September	\$38,735.45	\$4,018.75	\$14,251.40	\$6,101.85	\$19,871.75	\$82,979.20	\$102.93
FYE 9/30/2022	\$446,353.09	\$49,410.92	\$165,254.67	\$65,808.65	\$211,130.24	\$937,957.56	\$773.49
2023							
October	\$27,587.66	\$3,970.61	\$10,519.42	\$5,737.61	\$18,866.85	\$66,682.14	\$104.90
November	\$14,850.70	\$2,592.14	\$5,814.28	\$4,750.43	\$14,173.50	\$42,181.05	\$179.91
December	\$33,439.60	\$4,944.00	\$12,794.53	\$6,927.10	\$19,059.24	\$77,164.47	\$91.09
January	\$55,520.60	\$5,236.16	\$20,252.25	\$5,722.05	\$18,196.95	\$104,928.00	\$544.85
February	\$47,311.96	\$5,097.51	\$17,469.82	\$5,673.00	\$17,442.29	\$92,994.58	\$92.25
March	\$42,643.27	\$2,397.65	\$15,013.64	\$6,012.48	\$18,224.53	\$84,291.56	\$262.68
April	\$17,692.01	\$2,646.66	\$6,779.56	\$4,697.04	\$13,437.10	\$45,252.36	\$560.43
May	\$16,147.34	\$3,433.70	\$6,527.01	\$5,194.10	\$17,395.77	\$48,697.92	\$80.21
June	\$38,400.48	\$4,976.47	\$14,458.98	\$6,194.02	\$20,649.47	\$84,679.42	\$450.47
July	\$73,029.59	\$8,694.79	\$27,241.46	\$6,684.59	\$22,897.20	\$138,547.62	\$5.16
August	\$58,238.76	\$4,256.63	\$20,831.80	\$5,754.02	\$20,827.74	\$109,908.94	\$286.56
September	\$36,039.59	\$4,219.47	\$13,419.69	\$4,615.67	\$17,821.05	\$76,115.46	\$139.67
FYE 9/30/2023	\$460,901.53	\$52,465.77	\$171,122.43	\$67,962.11	\$218,991.69	\$971,443.52	\$2,798.18
	\$4,400,469.05	\$235,423.59	\$1,083,824.47	\$895,620.18	\$2,432,751.30	\$9,045,936.53	\$31,554.17

**CASH FLOW of 1% LOT for FYE 23 (October - September revenues and receipt of funds)**

	FY22 Actual	FY23 Budget	FY23 Budget	FY23 Budget	FY23 Actual	FY23 Actual	4.9%		AMOUNT
HAILEY	BED/CAR1%	BED/CAR3%	BED/CAR1%	<i>Bud net</i>	BED/CAR3%	BED/CAR1%	MINUS COST	NET	PAID ASB
OCT	8,749.05	92,187.50	30,729.17	29,223.44	31,558.27	10,519.42	(515.45)	10,003.97	
NOV	5,765.71	92,187.50	30,729.17	29,223.44	17,442.84	5,814.28	(1,534.90)	4,279.38	
DEC	10,998.11	92,187.50	30,729.17	29,223.44	38,383.60	12,794.53	(626.93)	12,167.60	
JAN	18,467.11	92,187.50	30,729.17	29,223.44	60,756.76	20,252.25	(992.36)	19,259.89	
FEB	16,535.07	92,187.50	30,729.17	29,223.44	52,409.47	17,469.82	(856.02)	16,613.80	
MAR	14,369.46	92,187.50	30,729.17	29,223.44	45,040.92	15,013.64	(735.67)	14,277.97	
APR	5,116.15	92,187.50	30,729.17	29,223.44	20,338.67	6,779.56	(332.20)	6,447.36	
MAY	5,315.36	92,187.50	30,729.17	29,223.44	19,581.04	6,527.01	(319.82)	6,207.19	
JUNE	15,934.71	92,187.50	30,729.17	29,223.44	43,376.95	14,458.98	(708.49)	13,750.49	
JULY	27,921.09	92,187.50	30,729.17	14,611.72	81,724.38	13,620.73	(667.42)	12,953.31	
AUG	21,831.47	92,187.50	30,729.17	14,611.72	62,495.39	10,415.90	(510.38)	9,905.52	
SEPT	14,251.40	92,187.50	30,729.17	14,611.72	40,259.06	6,709.84	(328.78)	6,381.06	
							0.00	0.00	
							0.00	0.00	
							0.00	0.00	
<b>Total</b>	<b>165,254.67</b>	<b>1,106,250.00</b>	<b>368,750.00</b>	<b>306,846.09</b>	<b>513,367.35</b>	<b>140,375.98</b>	<b>(8,128.42)</b>	<b>132,247.56</b>	<b>0.00</b>

**PAYABLE: SUN VALLEY AIR SERVICES BOARD**  
**ACCOUNT CODE: 100-10-41707**

25% Granicus 5,000.00  
 pd 10.11.22 #54146 1,250.00

July 2023 sales and beyond; 50%

**DEVELOPMENT IMPACT FEE CASH FLOW**

10/31/2023

REVENUE	FY8-16	FYE 17	FYE 18	FYE 19	FYE 20	FYE 21	FYE 22	FYE 23	FYE 24	TOTALS
		9/30/2017	9/30/2018	9/30/2019	9/30/2020	9/30/2021	9/30/2022	9/30/2023	10/31/2023	
DIF - PARKS	81,352	11,600	6,650	10,015	16,736	19,922	152,132	83,369	9,705	391,481
DIF - POLICE	61,444	217	-	-	-	-	-	-	-	61,661
DIF - TRANSP	392,120	73,123	42,775	115,827	126,801	121,410	354,448	170,604	16,050	1,413,158
DIF - FIRE	243,421	22,008	17,663	38,668	29,694	27,367	59,067	28,482	2,592	468,962
DIF - CIP	22,608	5,638	2,374	10,041	7,686	7,074	11,705	4,063	440	71,629
	<i>WiseGuy agr</i>									
	800,944	112,586	69,462	174,551	180,917	175,773	577,352	286,518	28,786	2,406,890
										Int FYE 09-17
										Int FYE 18
										Int FYE 19
										Int FYE 20
										Int FYE 21
										Int FYE 22
										Int FYE 23
										Int FYE 24
										Expenses, actual and proposed thru FY23
										DIF bal
										Cash in LGIP
										(2,473,326.85)
										<b>(31,153.83)</b>
										450,511.82
										Difference
										(481,665.65)

**RECAP BY CATEGORY, not including interest**

	PARKS	POLICE	TRANSP	FIRE	CIP	TOTAL
FEES	391,481	61,661	1,413,158	468,962	71,629	3,428,567
EXPENSES FYE 08			30,000			60,000
EXPENSES FYE 09,10				18,567		18,567
EXPENSES FYE 11	63,070					-
EXPENSES FYE 12	-		135,686	75,563	7,500	354,435
EXPENSES FYE 13	8,224					-
EXPENSES FYE 15			45,195		9,500	99,890
EXPENSES FYE 16	12,300	31,981	13,750	27,224		86,705
EXPENSES FYE 17		29,681		134,690		164,371
EXPENSES FYE 18			138,252			276,505
<b>BALANCE to 10/1/18</b>	<b>307,887</b>	<b>(0)</b>	<b>1,050,275</b>	<b>212,918</b>	<b>54,629</b>	<b>2,368,095</b>
EXPENSES FYE 19	26,497	-	187,000	-	-	374,000
EXPENSES FYE 20						-
EXPENSES FYE 21	-		62,409	-	12,400	137,217
FY 22 Budgeted Expenses	66,000	(0)	360,819	-	-	721,638
FY 23 Budgeted Expenses				180,000		180,000
Anticipated Bal 9/30/23	215,389	-	440,047	32,918	42,229	955,240

**RECAP, WITH PROJECTED SPENDING OF DIF FOR CAPITAL PROJECTS FYE11-23**

	PARKS	POLICE	TRANSP	FIRE	CIP	TOTAL
Truck/Street Dept			(30,000)			
Skatepark Expansion	(22,070)					
Skatepark Irr. Syst	(21,000)	-				
RV Dump Station	(20,000)					
Fire Station Design				(18,567)		
Woodside Roundabout			(180,881)			
Firetruck - used				(75,563)		
R Caplan CIP update					(7,500)	
TischlerBise					(9,500)	
Skatepark	(8,224)					
<b>FY16 Proposed and Spent:</b>						
Snow Plow Wing			(13,750)			
HPD Station		(25,634)				
Park Projects	(12,300)					
Fire Truck FY 16				(27,224)		
Street Projects FY17						
Public Safety Bldg FY17		(36,027)				
Fire Truck FY 17				(134,690)		
Chipper/Spreader 30% 74K			(22,325)			
Balmoral Park complete	(26,497)					
PW4P 2nd, Croy ETC FY18-20			(302,928)			
Snow Storage FY21			(62,409)			
CIP Update TischlerBise					(12,400)	
Anticipated FY23	(66,000)		(360,819)			
<b>FYE23 PUMPER TRUCK</b>				<b>(180,000)</b>		
<b>Total FYE 11-23</b>	<b>176,091</b>	<b>61,661</b>	<b>973,111</b>	<b>436,044</b>	<b>29,400</b>	<b>2,473,327</b>
DIF interest thru 9/30/22	5,279		10,785	807	1,035	-
YTD interest FY 23	4304.94		8795.12	657.92	844.01	-



10/31/2023

## CITY OF HAILEY INVESTMENT REPORT

FUND	OCT interest 5.351%	STATE INV POOL PIPER SANDLER		Maturity	TOTAL
GENERAL (includes Fireworks)		2,315,194.30			2,315,194.30
GENERAL -35% OPERTING RESERVE		2,660,754.32	1,500,000.00	3/6/24, 5/3/27	4,160,754.32
CLEAR CREEK RATE STABILIZATION		298,131.49			298,131.49
<b>CAPITAL PROJECTS</b>		<b>429,318.19</b>			<b>429,318.19</b>
CAPITAL PROJECTS ---in lieu fees		107,967.07			107,967.07
CAPITAL PROJECTS DIF Reserve		450,511.82			450,511.82
CAPITAL PROJECTS Public Art		34,180.52			34,180.52
CAPITAL PROJECTS Pathways 4 P		244,861.85			244,861.85
HOUSING LOT 0.5%		22,902.18			
<b>CAPITAL PROJECTS Total</b>		<b>1,289,741.63</b>			<b>1,289,741.63</b>
ARPA FUNDS		1,414,405.49			1,414,405.49
RODEO PARK PROPETY TAX RCPTS		81,238.31			81,238.31
WATER REVENUE		1,258,996.68	2,000,000.00	3/6/24, 8/1/25	3,258,996.68
WATER RATE STABILIZATION		206,255.92			206,255.92
WASTE WATER REV		2,217,537.09			2,217,537.09
WASTE WATER BOND RESERVE		643,279.12			643,279.12
WASTE WATER RATE STABILIZATION		883,083.34			883,083.34
WATER REPLACEMENT		1,568,304.97	2,500,000.00	4.24, 8.14, 26, 5/3/27	4,068,304.97
WASTE WATER REPLACEMENT		2,139,918.14			2,139,918.14
<b>TOTAL</b>		<b>16,976,840.80</b>	<b>6,000,000.00</b>		<b>22,953,938.62</b>
ura		1,269,378.33			
bcha		19,264.64			
		18,265,483.77		ok!	
7/1 lgip bal		18158242.32			
		107,241.45			
		643,279.12			
	125%	804,098.90	160,819.78		
	150%	964,918.68	321,639.56		
bond		7.21	23,072.00	276,864.00	

**HEADWORKS BOND**  
 Ann bond amount 600,000  
 permonth 50,000.00  
 AT 7.21/MO 6934.81276 # USERS

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/29/23    **DEPARTMENT:** Admin    **DEPT. HEAD SIGNATURE:** LH

**SUBJECT:**

Presentation with Hailey Urban Renewal Agency (HURA) regarding Downtown Master Plan-----

**AUTHORITY:**  ID Code \_\_\_\_\_     IAR \_\_\_\_\_     City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

The Council heard a presentation on the Downtown Master Plan in late April. Since that time. Additional public comment has been solicited. Tonight's presentation is nearing the conclusion fo the Downtown Master Plan process..-----

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_    YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_    Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_    Phone # \_\_\_\_\_  
Comments:

This amount was budgeted in the FY 2022-23 municipal budget.

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

\_\_\_\_ City Attorney    \_\_\_\_ Clerk / Finance Director    \_\_\_\_ Engineer    \_\_\_\_ Building  
\_\_\_\_ Library    \_\_\_\_ Planning    \_\_\_\_ Fire Dept.    \_\_\_\_  
\_\_\_\_ Safety Committee    \_\_\_\_ P & Z Commission      x   Police    \_\_\_\_  
\_\_\_\_ Streets    \_\_\_\_ Public Works, Parks    \_\_\_\_ Mayor    \_\_\_\_

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Dialogue and feedback with the consultants and staff. No final decision is needed tonight.

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_  
City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record    \*Additional/Exceptional Originals to: \_\_\_\_\_





HAILEY URBAN RENEWAL AGENCY  
**DRAFT**  
HAILEY DOWNTOWN  
MASTER PLAN

Draft Master Plan Package  
October 27, 2023

**GGLO**

SEATTLE | LOS ANGELES | BOISE

# HAILEY DOWNTOWN MASTER PLAN

OCTOBER 27, 2023

Prepared by:

## GGLO

with Jacobs Engineering

On behalf of:

The Hailey Urban Renewal Agency

GGLO  
113 S Fifth Street  
Suite 200  
Boise, ID 83702

Jacobs  
999 Main Street  
Suite 1200  
Boise, ID 83702

Hailey Urban Renewal Agency  
c/o City of Hailey  
115 S. Main Street  
Hailey, ID 83333

## ACKNOWLEDGMENTS

Thank you to the City staff, Urban Renewal Agency, and other community members who contributed their ideas, insights, and expertise to the thoughtful development of this plan.

### CITY OF HAILEY

Martha Burke, Mayor  
Lisa Horowitz, City Administrator  
Robyn Davis, Community Development Director  
Brian Yeager, Public Works Director  
Kaz Thea, City Council President  
Sam Linnet, City Council Member  
Heidi Husbands, City Council Member  
Juan Martinez, City Council Member

### HAILEY URBAN RENEWAL AGENCY

Larry Schwartz, Chair  
Sandi Viau, Vice Chair  
Martha Burke, Member  
Bob Brand, Member  
Walt Denekas, Member



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# INTRODUCTION

## INTRODUCTION

The Hailey Downtown Master Plan synthesizes planning and development efforts in Downtown Hailey with the goal of creating a safe, connected, sustainable, and vibrant Downtown. The area of study stretches approximately from Myrtle Street in the north to Cedar Street in the south, and east to west from the Wood River Trail to the Big Wood River. Uniquely positioned in the center of the Wood River Valley, Hailey is a historic western community surrounded by wild mountain scenery and abundant recreational opportunities. As the area experiences ongoing growth, strategic planning is necessary to ensure the best of Hailey is preserved and enhanced for all to enjoy in the decades to come.

This Master Plan was developed in partnership with the City of Hailey and the Hailey Urban Renewal Agency, and with input and involvement from the community. The intent of this scope of work is to develop an overall Master Plan and Guiding Vision for Downtown Hailey to guide growth, development, and public improvements for the remaining duration of the Gateway Urban Renewal District, set to expire in 2033.



## PROCESS

The Urban Renewal Agency of the City of Hailey contracted GGLO to provide design services in the creation of a Downtown Master Plan. Jacobs Engineering supported by conducting a traffic and parking assessment to better understand the existing traffic conditions of the area. This assessment, in conjunction with existing City plans, public input, and the physical conditions of Downtown Hailey, informed the development of the Downtown Master Plan.

The project was conducted in three phases: Discovery, Master Plan Alternatives, and Preliminary Downtown Master Plan. During the Discovery Phase, information was gathered from the public and prior planning materials were reviewed, setting the direction for the Downtown Master Plan. Goals, vision, and priorities were established as a result of this Discovery effort.

During the Master Plan Alternatives Phase, designs were developed for Downtown street improvements incorporating information from traffic and parking studies. Downtown parks were also studied and designs considered to enhance the parks and connect them more directly to Downtown. Key development sites were also studied in Downtown and proposals considered for a new Town Center.

In the Preliminary Downtown Master Plan Phase, elements from the Master Plan Alternatives phase were refined based on feedback from the public, agency outreach, and working sessions with the City and Urban Renewal Agency. A Phasing and Implementation plan was developed to guide the City in the execution of future projects.

## PUBLIC INVOLVEMENT

Public Involvement was critical to the development of this plan. In addition to continuous guidance provided by the City staff, input gathered from public surveys helped shape the proposals of this plan. Two public surveys conducted during the Discovery Phase allowed the team to gather information from the community. The first public survey was distributed broadly to the entire community, asking for input on the Downtown streets and improvements that could be made there. The second public survey was distributed to Downtown business owners and sought to better understand the specific needs of businesses within the Downtown core. Surveys were conducted online and results were recorded, published, and presented at the City Council meeting on April 10, 2023.

A round of follow-up surveys were conducted during the Preliminary Downtown Master Plan Phase to inform the public of the proposals being developed to address concerns raised in the first round of public surveys. These surveys also asked participants to rate their level of satisfaction with the proposals. The follow-up surveys were distributed in the same format as the initial round of Discovery surveys. An additional opportunity for public engagement occurred at the Hailey Rocks Summer Music Series in August.

### Public Survey 1 (General Public)

- 161 total respondents
- Conducted through Survey Monkey
- Opened 02.27.23 and closed 03.27.23
- Distributed through the Hailey Urban Renewal Agency newsletter

### Public Survey 2 (Business Owners)

- 62 total respondents
- Conducted through Survey Monkey
- Opened 03.07.23 and closed 04.07.23
- Emailed to downtown business owners within Downtown Master Plan boundary

### Follow-Up Public Survey 3 (General Public)

- 177 total respondents
- Conducted through Survey Monkey
- Opened 08.014.23 and closed 10.16.23
- Distributed through the Hailey Urban Renewal Agency newsletter and information booth at Hailey Rocks

### Follow-Up Public Survey 4 (Business Owners)

- 36 total respondents
- Conducted through Survey Monkey
- Opened 08.14.23 and closed 10.16.23
- Emailed to downtown business owners within Downtown Master Plan boundary

### Information Booth at Hailey Rocks Summer Music Series

- Informational display booth supervised by city staff and members of the design team
- Copies of the Draft Master Plan available for review in print and digital form
- Follow-Up Public Surveys available for gathering input and feedback from participants
- Conducted 08.17.23

Summaries of the public surveys and their results are provided in the Discovery and Implementation sections of this document. In addition to the public surveys, stakeholder meetings were held with key agencies to better understand their needs and operations Downtown. A summary of these meetings can be found in the appendix.

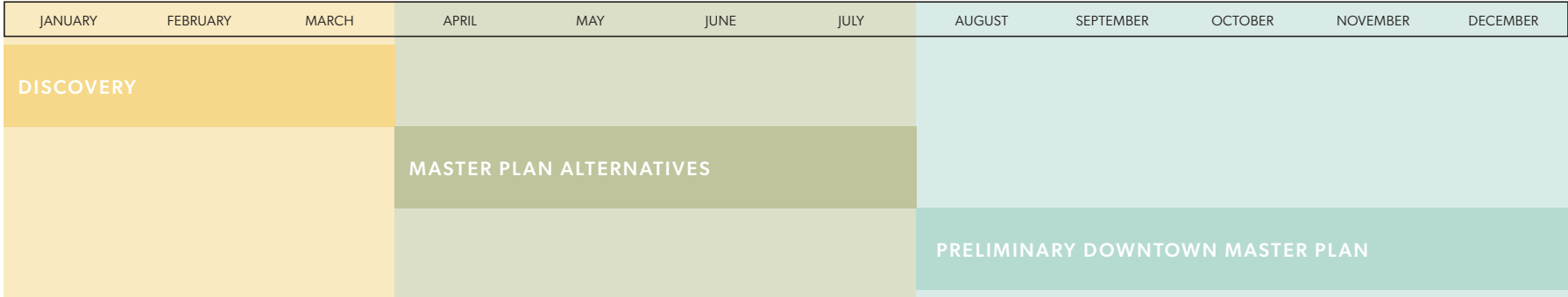
# PROJECT TIMELINE

The project was broken down into three phases of design running from January through December of 2023.

**KEY DATES**

- 01.11.23 Project Kick-Off, Begin Discovery
- 02.27.23 Launch Online Public Survey
- 03.08.23 Launch Online Business Owner Survey
- 03.31.23 Discovery Phase Completion
- 04.01.23 Begin Master Plan Alternatives
- 04.17.23 City Council Presentation
- 06.20.23 City Council and URA Presentations
- 07.18.23 URA Presentation
- 07.31.23 Master Plan Alternatives Phase Completion
- 08.01.23 Begin Preliminary Downtown Master Plan
- 09.25.23 City Council Presentation
- 10.24.23 URA Presentation
- 10.31.23 Preliminary Downtown Master Plan Completion
- 12.31.23 Master Plan Adoption

2023





## PROJECT CONTEXT

Hailey is located in the Wood River Valley and surrounded by the Sawtooth National Forest. Ketchum and Sun Valley lie twelve miles to the north, and the town of Bellevue is five miles south. Hailey is within a two-hour's drive of Stanley, Twin Falls, and Boise. Hailey sits at an elevation of 5,300 feet with cold, snowy winters. Daytime temperatures in the summer can be hot, but nights are generally cool. Average annual precipitation is 15.88 inches, the majority of which falls as winter snow or spring rain. Hailey is the county seat of Blaine County and home to the Friedman Memorial Airport that serves the resort area in Sun Valley. At the 2020 census, Hailey's population was estimated at 9,169.





# STUDY AREA

The project study area is within the Gateway Urban Renewal District with emphasis on Main Street and River Street between Myrtle and Elm Streets.

### LEGEND

--- Study Area boundary



DISCOVERY



# PUBLIC SURVEY RESULTS

## SUMMARY

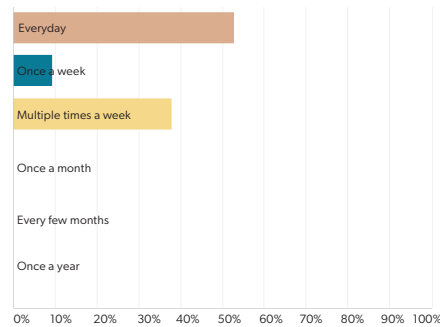
- 161 total respondents
- Conducted through Survey Monkey
- Opened 02.27.23 and closed 03.27.23
- Distributed through the Hailey Urban Renewal Agency newsletter

The eleven-question online survey was a mixture of multiple choice and short answer. The questions were written to facilitate an understanding of the individual's thoughts and opinions of the existing experience of Downtown Hailey. The results of the online survey are valuable as they reveal the community's vision for Downtown.

The public sees Downtown Hailey as welcoming, friendly, and home to a strong community. They want to preserve the small town charm, improve the overall connectivity of Downtown, increase safety for bikers and pedestrians, and create a space for community gathering.

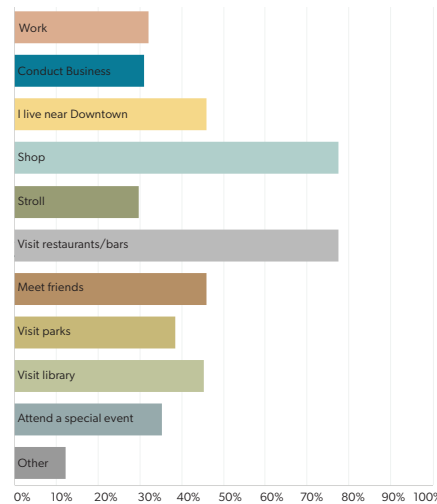
### Q1 HOW OFTEN DO YOU VISIT DOWNTOWN HAILEY?

The community is frequently visiting Downtown Hailey, with the majority going everyday.



### Q2 WHAT DO YOU DO WHEN YOU ARE IN DOWNTOWN HAILEY?

Downtown Hailey offers many downtown programs, each frequently used. Local restaurants/bars and shopping were at the top for most visited.



#### Other Responses

1. Run errands (3)
2. Take kids to school (3)
3. Commute through (3)
4. Walk/bike through (3)
5. Dog walk (2)
6. Post letters
7. Yoga class
8. Go to a movie or play
9. Get on the bus at the park+ride

*"I also walk my dog daily in this area. Because I live close, I rarely use a car, so, Bike/ Pedestrian infrastructure is critical."*

### Q3 HOW WOULD YOU DESCRIBE THE CULTURE AND IDENTITY OF DOWNTOWN HAILEY?

Hailey is characterized as a welcoming, authentic community with small-town western charm in the scenic Woods River Valley.



*"Quaint, historical with a busy highway down the middle."*

*"It feels fairly divided from white vs. non-white, rich vs. poor, English-speaking vs. Spanish-speaking. It also caters to richer persons (e.g. the high cost of restaurants and shops Downtown)."*

*"Tug of war between historic, walkable, pedestrian-scale, engaging, town center and auto-oriented dominance."*

*"Downtown Hailey is authentic. Unlike Sun Valley, which was built as a pre-fab business hub, Hailey has a vibrant business community which predates its current role as a satellite for a world-renowned ski resort."*

**Q4 WHAT DO YOU LIKE MOST ABOUT DOWNTOWN HAILEY?**

People love when the community comes together, whether that's at special events and festivals or when there's a shared sense of identity displayed in Christmas lights or summer flower displays.



*“Central location of city hall and library. Plenty of parking, easily accessible by bike, a few good restaurants, plantings along Main Street.”*

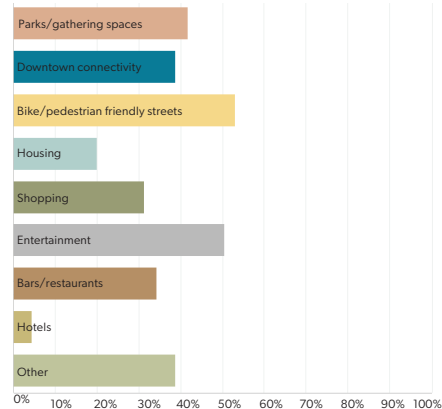
*“I also love the Tuesday Night concerts in Hop Porter Park and the new Wyld Beet food truck.”*

*“Small, non-chain stores run by real people for real people. Hailey doesn't cater to the Hollywood crowd the same way that Ketchum & Sun Valley do, but ironically many of those same folks seem to like coming here in order to try and blend in with the locals.”*

*“The only town in the valley with a “community” feeling”*

**Q5 WHAT IS DOWNTOWN HAILEY MISSING?**

Respondents want quality public spaces to gather Downtown. Parks/gathering spaces, bike/pedestrian friendly streets, and entertainment are top responses. Safety for pedestrians is also missing, especially on Main and River Streets.

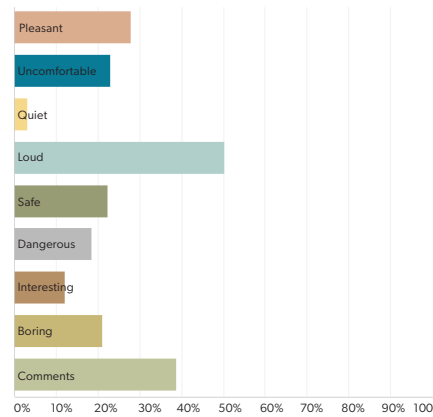


- Other Responses**
1. The Liberty/movie theater (10)
  2. Safer crossings (5)
  3. Outdoor dining (4)
  4. Winter maintenance (4)
  5. Sidewalks (4)
  6. Speed limit enforcement (3)
  7. Teen activities (3)
  8. Parking (3)
  9. Town Square (3)
  10. Affordable housing (2)
  11. Longer business hours (2)
  12. Bike racks
  13. Wayfinding signage

*“Wayfinding signage and maps/kiosks to brand and orient downtown Hailey within the greater context of the city. - Park and Ride could be enhanced to be more of a transit hub - Full, contiguous bike infrastructure on River.”*

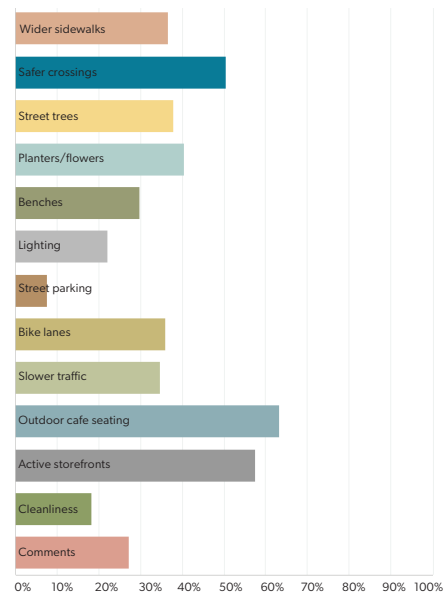
**Q6 WHAT IS IT LIKE TO WALK ALONG MAIN STREET BETWEEN MYRTLE AND ELM STREET?**

The community sees Main Street as loud, uncomfortable, and dangerous.



**Q7 WHAT WOULD IMPROVE YOUR EXPERIENCE OF MAIN STREET?**

Main Street needs safer crossings, slower traffic, and noise reduction. People want to see active storefronts and are excited about outdoor cafe seating Downtown.

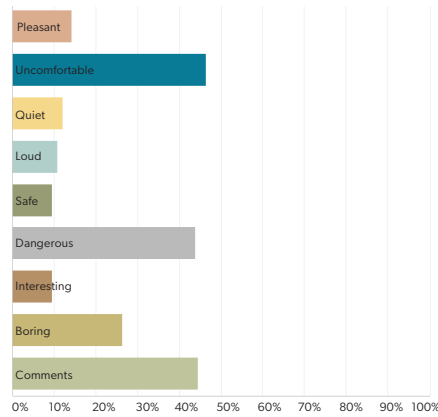


*“The constant speeding kills the vibe of Hailey’s “sense of place”. I also wish more of the prime storefronts were occupied by businesses that are open on weekends.”*

*“There aren't nearly enough controlled crossings, which puts everyone who chooses to ride a bike or walk at risk.”*

**Q8 WHAT IS IT LIKE TO WALK ALONG RIVER STREET BETWEEN MYRTLE AND ELM STREET?**

River Street is dangerous and uncomfortable for pedestrians. It has a lot of potential, but needs a continuous sidewalk.

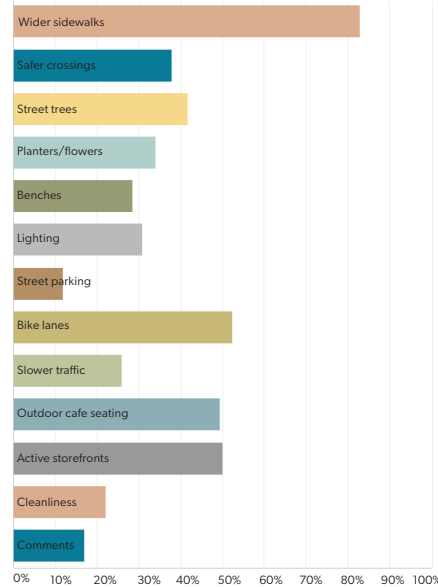


**Other Responses Word Cloud**



**Q9 WHAT WOULD IMPROVE YOUR EXPERIENCE OF RIVER STREET?**

The public believes in the potential for River Street to be an active and enjoyable street in Downtown. Top responses include implementing consistent sidewalks, bike lanes, outdoor seating, and active storefronts.



*Make it more bike/ pedestrian friendly and stop catering to all of the vehicles. Cars always find a way to get from point A to B. Bikes, pedestrians should have a higher priority.*

*River street feels like an alley; not pleasant at all. I watch people walking down the middle of the street in the winter because there is no where else to go.*

**Q10 LOOKING AHEAD, WHAT WOULD YOU LIKE TO SEE IN DOWNTOWN HAILEY IN THE NEXT 10-20 YEARS?**

The community believes in Hailey and want to see it thrive. Respondents want the small town charm to remain with a stronger push toward community and pedestrian spaces.

*"More green space and some pedestrian only streets would be great."*

*"Better crosswalks, keep or include more trees, benches, hangout areas. Probably won't happen, but maybe close some streets that are currently active to create more pleasant walking experiences."*

*"Proper town square."*

*"A destination designed for bikes/pedestrians rather than four lanes of traffic traveling through to Ketchum. Evening activities that include theater and live music and the great food that we already have."*

*"I would love downtown Hailey to be a "complete neighborhood" providing all goods/services needed, all accessible without using your car, serving the full age spectrum."*

*"More people, fewer cars. Greater diversity in storefronts, services, and eateries. Increase in events/entertainment."*

*"I'd love for Hailey to retain what is left of its Western small-town vibe."*

**Q11 AS HAILEY WORKS TO IMPROVE ITS DOWNTOWN EXPERIENCE, IS THERE ANOTHER SMALL CITY YOU THINK HAILEY SHOULD LOOK TO FOR INSPIRATION?**

The public thinks Ketchum, Bend, and smaller Colorado cities are good examples for Hailey to look to for inspiration. There is also a strong response to see Hailey grow uniquely.

**Responses**

1. Ketchum (13)
2. Bend, OR (9)
3. No (8)
4. Not Ketchum (7)
5. Boulder, CO (6)
6. Aspen, CO (5)
7. Bozeman, MT (5)
8. Fort Collins, CO (4)
9. Whitefish, MT (4)
10. Jackson, WY (4)
11. Telluride, CO (4)
12. Twin Falls, ID (3)
13. Crested Butte, CO (3)
14. Walla Walla, WA (3)
15. Hyde Park, Boise (3)

*"No, we need to develop our own personality."*

*"Hailey has an opportunity to be the epicenter of the valley. Ketchum has lost its shine and has become unaffordable."*

*"Bend could be a good example (although it's much bigger) it has tons of amenities, activities, it's bikeable and walkable and exudes charm."*

# BUSINESS OWNER SURVEY RESULTS

## SUMMARY

- 62 total respondents
- Conducted through Survey Monkey
- Opened 03.07.23 and closed 04.07.23
- Emailed to downtown business owners within Downtown Master Plan boundary

The fourteen-question online survey was a mix of multiple choice and short answer responses. The questions were written to facilitate an understanding of the Downtown business owners' operating locations and times, thoughts on the culture and identity of downtown, and the strengths and weaknesses of current operations, design, and infrastructure.

The results of the online survey are valuable as they reveal the business owners' needs and wants for Downtown in regard to the success of their businesses. The business community sees Downtown Hailey as the heart of the city. Respondents identified the need for connected streetscapes, pedestrian-oriented design, and well-maintained public spaces.

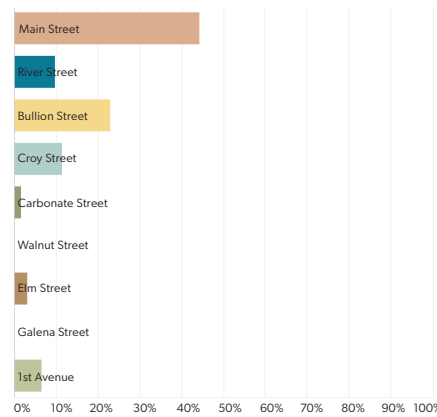
### Q1 WHAT BUSINESS(ES) DO YOU OWN OR OPERATE IN DOWNTOWN HAILEY?

Below are the responses.

- |                                   |  |
|-----------------------------------|--|
| 1. Sawtooth Paint & Airless       | 31. Shorty's Diner                           |
| 2. YaYa's                         | 32. John Reuter Greenworks LLC               |
| 3. The Wicked Spud                | 33. Bluebird Solar                           |
| 4. Jane's Cards and Gifts         | 34. TND Architects PLLC                      |
| 5. The Gem Barbershop             | 35. Atkinsons' Market                        |
| 6. Chevron (Oasis Stop 'N Go)     | 36. CK's Real Food                           |
| 7. Audio Innovations              | 37. Worth Printing                           |
| 8. The Feathered Flip             | 38. PeakFit SV                               |
| 9. Trail Creek Technology         | 39. Essential Therapies                      |
| 10. Christy A McPherson, CPA      | 40. Wood River Chapel                        |
| 11. Power House                   | 41. Lisa Hamilton - Pilates, LLC             |
| 12. Sturtevant's                  | 42. Asthma & Allergy of Idaho                |
| 13. Tundra Restaurant             | 43. Valley Tile and Floor                    |
| 14. Hyperbarics of Sun Valley     | 44. Star Law Office, PLLC                    |
| 15. Pure Body Bliss               | 45. Domino's                                 |
| 16. Sawtooth Auto Sales           | 46. Redeux Decor Interiors                   |
| 17. Fireplace Outfitters          | 47. Benson Dental                            |
| 18. Pioneer Title Company         | 48. Audio Innovations                        |
| 19. Hailey Grocery Outlet         | 49. Dev Khalsa Photography                   |
| 20. Harrison Insurance            | 50. Blaine County Title                      |
| 21. Jiu-Jitsu 100                 | 51. Lyon Landscape Architects, LLC           |
| 22. Hank & Sylvie's               | 52. The Summit Archery & Outdoors            |
| 23. Robin Christensen Real Estate | 53. Boulder Mountain Property Management     |
| 24. daVinci's restaurant          | 54. The Sanctuary Medical Massage & Bodywork |
| 25. Mountain Rose Tattoo          | 55. Rentals and real estate sales            |
| 26. Alturas Law Group, PLLC       | 56. Tundra Restaurant                        |
| 27. Simms Law PLLC                | 57. Danielle Anspach Hair                    |
| 28. Pure Body Bliss               | 58. Dark to Light Productions                |
| 29. Cafe Della                    | 59. The Barkin' Thrift Store                 |
| 30. Sterling Urgent Care          |  |

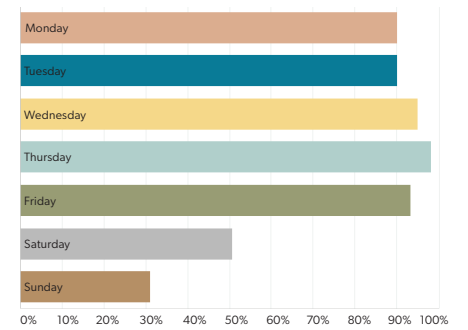
### Q2 WHAT DOWNTOWN STREET ARE YOU LOCATED ON?

A majority of respondents operate businesses on Main Street and Bullion street.

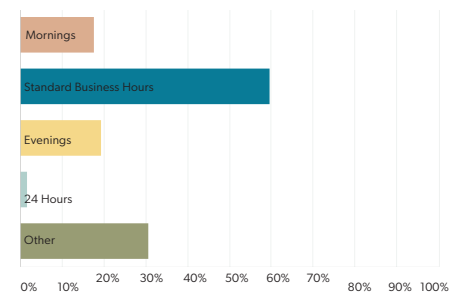


### Q3 WHAT DAYS OF THE WEEK ARE YOU OPEN?

Most businesses Downtown are open M-F from 9-5; not many are open late or on weekends.



### Q4 PLEASE SELECT THE TIMES THAT BEST REPRESENT YOUR OPERATING HOURS.

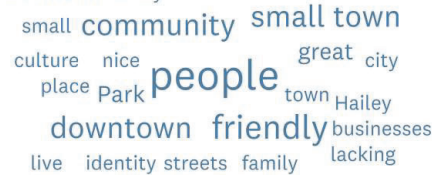


- "Class times vary throughout the year."*
- "By appointment only."*
- "Varying hours throughout each day"*

**Q5 HOW WOULD YOU DESCRIBE THE CULTURE AND IDENTITY OF DOWNTOWN HAILEY?**

Business owners identify Hailey as a hardworking mountain town with a friendly and diverse community.

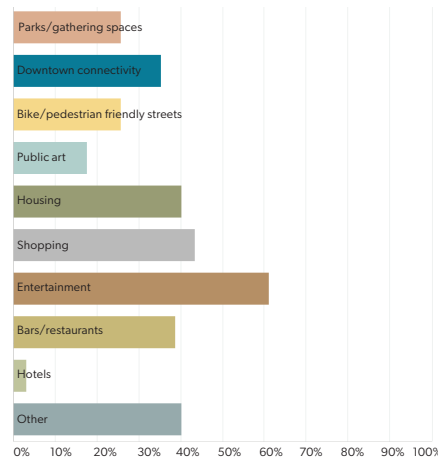
Downtown Hailey



- "Hailey is filled with hardworking people that strive to stay in our area for its beauty and outdoor recreation."*
- "I feel like the traffic inhibits Hailey from being a walking community. There is also a lack of parking which inhibits frequenting businesses."*
- "Outdoor haven for activities with a friendly and diverse community."*
- "Its very disconnected in my view. Nothing ties us together or unites in any fashion. My part of Downtown seems "out of " downtown."*

**Q6 WHAT IS DOWNTOWN HAILEY MISSING?**

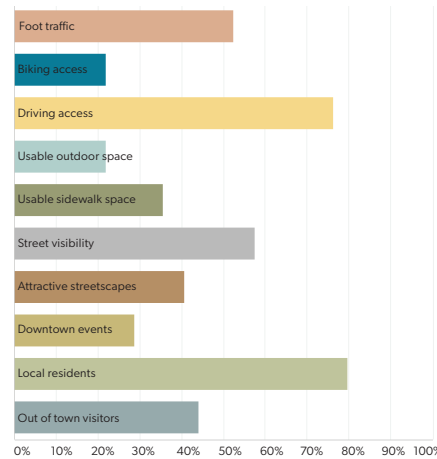
The business community thinks entertainment, workforce housing, and youth activities are missing from downtown. Overall Downtown connectivity and a place for community gatherings was also identified.



- "Traffic control. Another stop light would help slow down traffic and help with pedestrian walkability."*
- "There is a great opportunity to create a Town Square vacating Croy, the alley between Main and River Streets, and interfacing both Main and River Street."*
- "We have very little activities for children and teens."*
- "No other category comes close to the need for housing."*

**Q7 WHAT ASPECTS OF DOWNTOWN HAILEY ARE IMPORTANT TO THE SUCCESS OF YOUR BUSINESS(ES)?**

Business owners believe driving access, local residents, foot traffic, street visibility, and parking are the most important.

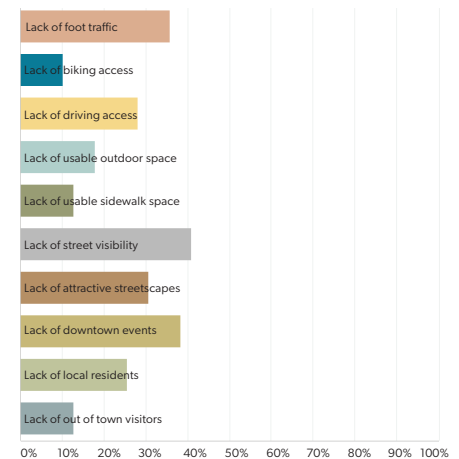


parking



**Q8 WHAT ASPECTS OF DOWNTOWN HAILEY ARE CURRENT BARRIERS TO THE SUCCESS OF YOUR BUSINESS(ES)?**

The lack of street visibility, Downtown events, parking, and foot traffic are the biggest barriers to business owners' success.

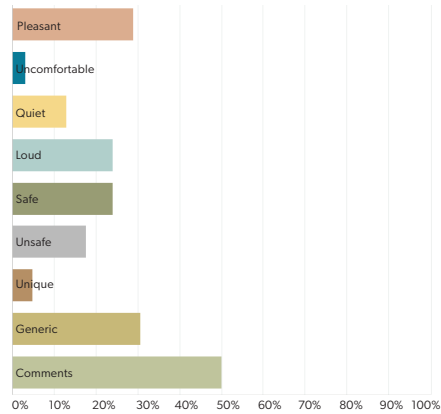


Street barriers sidewalks  
 lack of parking  
 business lack of employees  
 main street None



**Q9 HOW WOULD YOU DESCRIBE THE STREETScape ADJACENT TO YOUR BUSINESS(ES)?**

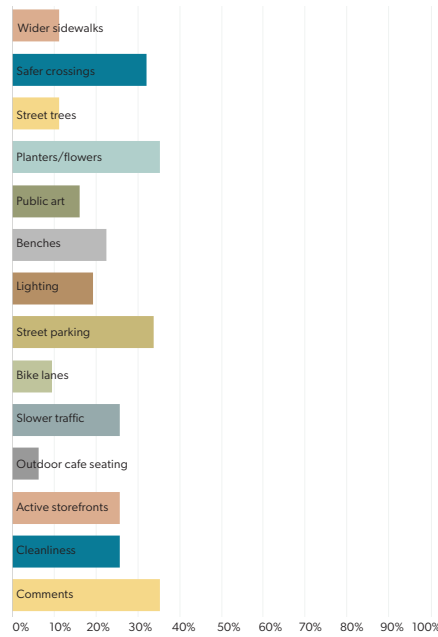
Business owner respondents would like to see slower traffic and more attractive/well maintained streetscapes. Existing streetscapes were generally said to be loud and generic.



- "We need to slow traffic!"
- "Alley is unattractive. I plan to plant native wildflowers this summer along my side of the alley."
- "Love the street trees but they block business visibility."
- "Atkinson's loading dock is always an issue both for safety and comfortable use of the street/sidewalk."

**Q10 WHAT IMPROVEMENTS ARE MOST NEEDED TO ENHANCE THE STREETScape ADJACENT TO YOUR BUSINESS(ES)?**

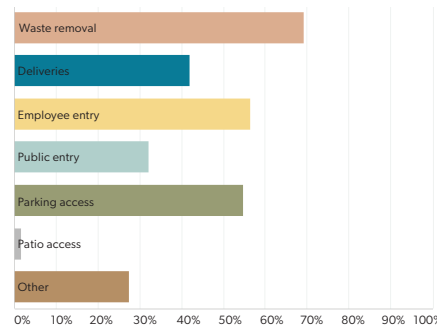
Street parking is crucial for downtown businesses. The preservation of existing and potential for more street parking is welcomed by downtown business owners. Slower traffic, safer crossings, street maintenance, and overall street aesthetics are also important.



- "Street parking is CRITICAL"
- "Would like to have trees lighted in the winter and flowers boxes in the summer."

**Q11 HOW DO YOU USE THE ALLEY ADJACENT TO YOUR BUSINESS(ES)?**

The alley's behind businesses are mainly used for waste removal, deliveries, employee entry, and parking access.



- "I own 1/2 the street aside my building and we use for delivery and I will be converting some of it to parking."
- "Some patients enter the clinic through the alley."
- "Employee entry and parking."

**Q12 HOW COULD THE ALLEY ADJACENT TO YOUR BUSINESS(ES) BETTER SERVE YOUR NEEDS?**

Business owners would like to see the alley maintenance improved for snow removal and overall cleanliness.

more cleaning/maintenance <sup>business</sup>  
**better snow removal**  
 regular parking wider vehicle access  
 people delivery cars trucks

- "Snow removal in the alley so that the dumpsters can be picked up. It was a big snow year this year, but alley snow removal was intermittent and not thorough."
- "More lighting in parking lot."
- "Parking monitoring, regular cleaning, and regular maintenance of the alley."
- "It is dirty and unsafe with broken glass, and random people looking through the dumpsters."

**Q13** LOOKING AHEAD, WHAT WOULD YOU LIKE TO SEE IN DOWNTOWN HAILEY IN THE NEXT 10-20 YEARS?

Business owners would like to see a well connected, walkable, and attractive downtown with downtown living and frequent community events.

*“Wider sidewalks, sidewalk cafes and events/entertainment. Lovely lampposts with flags of some kind.”*

*“I really liked what Boise did with their 8th street...shut it down for outdoor dining and walkway. I’d love to see something like that somewhere in our downtown.”*

*“A more walkable, social, and connected area.”*

*“Additional housing with lofts/apartments, condo living units suitable for downtown environment, with parking structures to accommodate housing and retail business needs.”*

*“More housing in the downtown core especially on River Street. The potential for River Street is tremendous.”*

*“More events for the community.”*

*“More visually appealing streets with trees and landscaping. Continue to allow for business signs. Streets to be maintained and potholes filled.”*

**Q14** AS HAILEY WORKS TO IMPROVE ITS DOWNTOWN EXPERIENCE, IS THERE ANOTHER SMALL CITY YOU THINK HAILEY SHOULD LOOK TO FOR INSPIRATION?

A majority of respondents want to see Hailey grow uniquely, with an emphasis on pedestrian oriented streets and active community spaces.

**Responses**

1. No (7)
2. Bend, OR (4)
3. McCall, ID (4)
4. Aspen, CO (4)
5. Jackson, WY (2)
6. Twin Falls, ID (2)

*“Twin Falls has done an amazing job in revitalizing and creating an interesting and productive down town.”*

*“Aspen is well thought out, VERY pedestrian friendly with a focus on what will get people to spend more downtown, stay longer downtown, etc...”*

*“I think other towns should look to us.”*

*“I think we could model our development by learning from the benefits and setbacks we have seen in Ketchum. Keep it Hailey, but let it really shine.”*

## KEY TAKEAWAYS

At the conclusion of the Discovery Phase, the following observations were identified as key takeaways that will be critical to the development of the Downtown Master Plan.

- Hailey residents come Downtown weekly if not daily to shop, eat, visit the library, run errands and meet friends.
- Hailey can be characterized as a welcoming, authentic community with small-town western charm in the scenic Woods River Valley.
- Highway 75 and the noise, traffic, and safety concerns that come with it pervade Hailey’s Downtown.
- People love when the community comes together, whether that’s at special events and festivals or when there’s a shared sense of identity displayed in Christmas lights or summer flower displays.
- A community gathering space in Downtown is missing.
- Safety for pedestrians is missing, especially on Main and River Streets.
- Entertainment is missing Downtown, especially a movie theater/the Liberty, and activities for youth.
- Main Street needs safer crossings, slower traffic, and noise reduction.
- The public wants outdoor cafe seating Downtown.
- There is a lot of interest in pedestrian-only streets.
- River Street is dangerous and uncomfortable to walk on and needs sidewalks. It has a lot of potential.
- People want to see Hailey thrive.
- Most businesses Downtown are open M-F from 9-5; there is not a lot open late or on weekends.
- Business owners identify Hailey as a hardworking mountain town.
- Entertainment, workforce housing, and youth activities are missing from Downtown.
- Driving access, local residents, foot traffic, street visibility, and parking are important for business owners.
- The streetscapes are generally loud and generic.
- Slower traffic and more attractive streetscapes are needed.

Hailey’s culture and identity is defined by its small town charm and location in the beautiful Wood River Valley. It is an active community with direct access to outdoor recreation.

## GOALS

The following set of goals have been identified to help achieve the community's vision for a vibrant Downtown that accurately reflects the spirit and character of Hailey. These goals were developed from a review of public input, existing planning documents, and current conditions. The goals are not ranked in order of importance.

### AUTHENTICALLY HAILEY DOWNTOWN

Preserve and promote the western mountain-town heritage and friendly, small-town feel of the community

### VIBRANT & DISTINCT DOWNTOWN CORE

Establish a vibrant, distinctive, mixed-use environment that is uniquely Hailey

### CELEBRATION OF INDOOR OUTDOOR SPACE

Seamless connection between indoors and outdoors

### TOWN SQUARE AS DOWNTOWN DESTINATION

Create a central gathering place for the community in a new Town Square at the center of Downtown

### CONNECTED SHOPS, PARKS & AMENITIES

Unite Downtown and its surroundings with a clear network of pedestrian and biker-friendly routes

### MAINTAIN ON-STREET PARKING CAPACITY

Ensure Downtown businesses are easily accessed by vehicle for quick trips and out-of-town visitors



**PARKS**

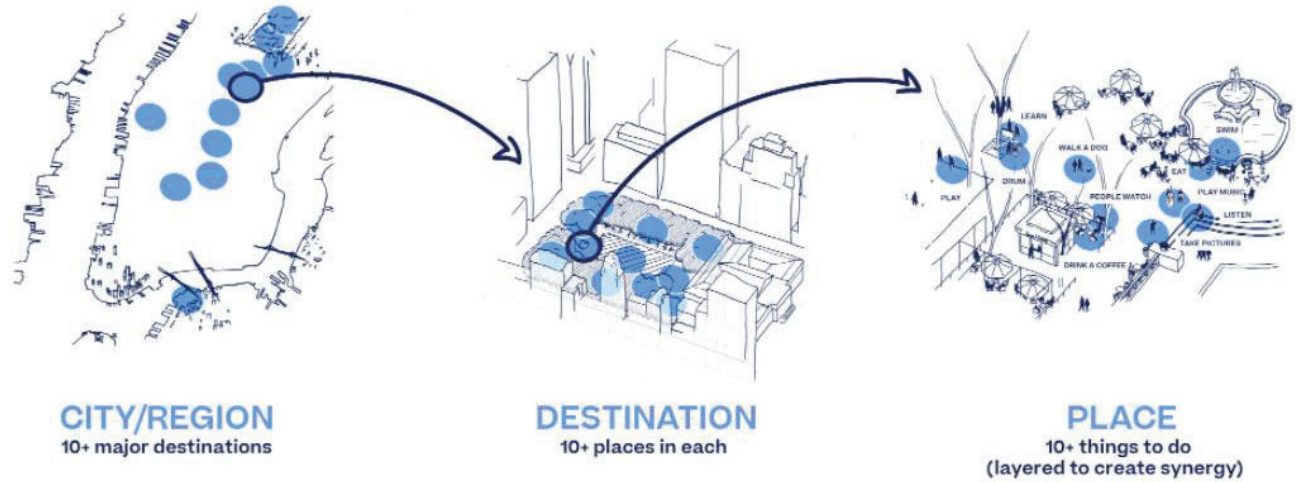
## THE POWER OF 10+

The Power of 10+ is a concept Project for Public Spaces developed to evaluate and facilitate Placemaking at multiple city scales. It is a powerful tool for generating constructive conversations to identify targeted Placemaking efforts. Cities succeed or fail at the human scale—the place scale—and this scale is often overlooked. The Power of 10+ shows how paying attention to the human experience when building a city’s destinations and districts can have immediate and widespread impacts.

The idea behind this concept is that places thrive when users have a range of reasons (10+) to be there. These might include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities will be unique to that particular place, reflecting the culture and history of the surrounding community. Local residents who use this space most regularly will be the best source of ideas for which uses will work best.

Further, when cities contain at least 10 of these destinations or districts, their public perception begins to shift amongst both locals and tourists, and urban centers can become better equipped for generating resilience and innovation.



## Power of 10+ How Cities Transform Through Placemaking

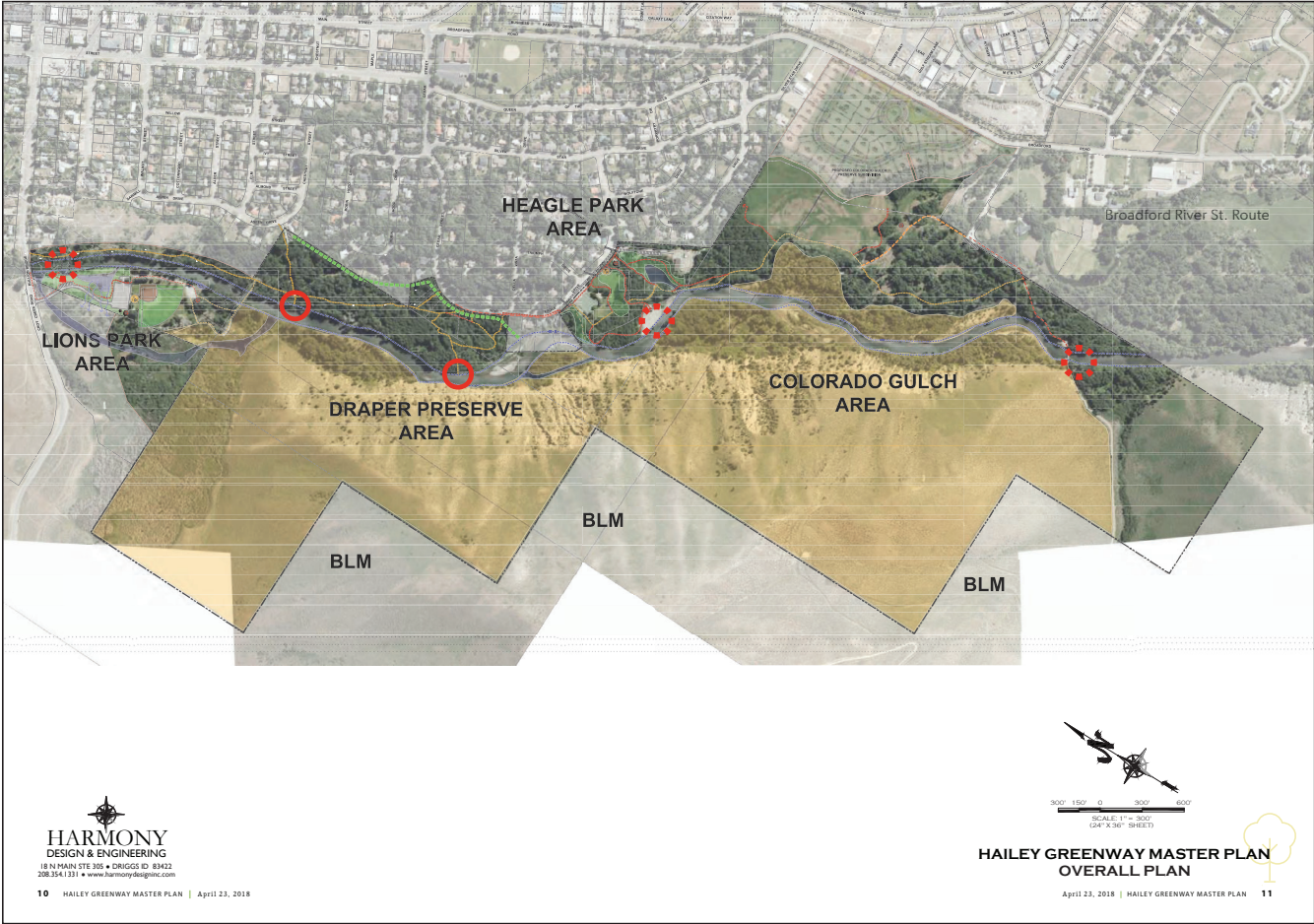


Project  
for Public  
Spaces

# BIG WOOD RIVER HAILEY GREENWAY MASTER PLAN

LEGEND

-  Existing River Access Point
-  Proposed River Access Point





## BIG WOOD RIVER RECOMMENDED ZONES & ACCESS POINTS


Building on the proposals in the Hailey Greenway Master Plan, these recommendations provide a clear strategy to balance ecological preservation and public access along the Big Wood River. Along this stretch of river, we recommend three different types of access:

1. Family-Friendly Access
  - Accessible trail to river and accompanying improvements: boardwalks, beaches, side channels and crossings, nature-based play areas
2. Nature Access
  - Trail to river and minimal improvements: mulched trail, stone beaches, shoreline stabilization
3. Wilderness Access
  - Trail to river and minimal improvements: dirt trail, shoreline stabilization

### LEGEND

Hailey Greenway Master Plan

 Existing River Access Point

 Proposed River Access Point


Additional Recommendations

 Family-Friendly Access Point

 Nature Access Point

 Wilderness Access Point

 Family Recreation Zone

 Wilderness Recreation Zone



FAMILY-FRIENDLY ACCESS



NATURE ACCESS






WILDERNESS ACCESS





# DOWNTOWN PARKS SITE RELATIONSHIPS

- LEGEND
-  Proposed Street Improvements
  -  Broadford River St. Route
  -  Hiking Trail





## DOWNTOWN PARKS CHARACTER STUDY



### URBAN OASIS

Lions Park is located on the edge of Hailey's downtown, just 0.3 miles from the town center. Despite its urban proximity, the park is surrounded by nature preserves and sits on the banks of the scenic Big Woods River. This setting provides a unique opportunity to create a natural oasis steps away from the bustle of Main Street.



### URBAN PARK

Hop Porter Park sits in the middle of a residential neighborhood just three blocks off Main Street. Occupying over a full block, Hop Porter provides valuable recreational space in close proximity to area residents and Downtown visitors. This park functions as both a neighborhood park and a regional attraction.

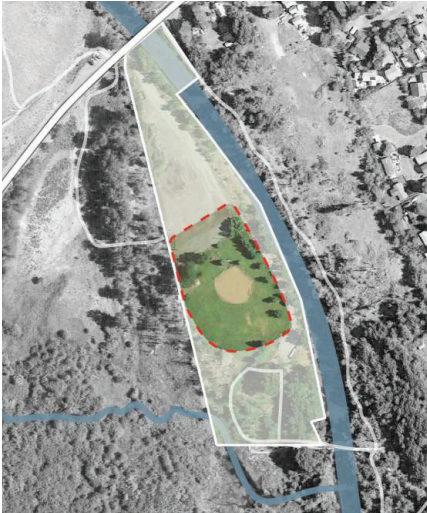


### URBAN PLAZA

A future Town Square off Bullion and River Streets would create a civic gathering space in the center of Downtown. Programmed as a plaza, this hardscaped space could provide places to sit, play, and socialize Downtown while also being capable of hosting special events right off Main Street.



# DOWNTOWN PARKS CAPACITY STUDY



**LIONS PARK**  
TOTAL SITE AREA: 446,120 SF (9.81 ACRES)  
ASSEMBLY AREA: 145,000 SF (3.33 ACRES)

Standing Event Capacity (9 SF per person)  
16,100 people

Seated Event Capacity (25 SF per person)  
5,800 people

Dispersed Event Capacity (64 SF per person)  
2,250 people



**HOP PORTER PARK**  
TOTAL SITE AREA: 181,230 SF (4.24 ACRES)  
ASSEMBLY AREA: 92,550 SF (2.12 ACRES)

Standing Event Capacity (9 SF per person)  
10,280 people

Seated Event Capacity (25 SF per person)  
3,700 people

Dispersed Event Capacity (64 SF per person)  
1,450 people



**TOWN SQUARE**  
TOTAL SITE AREA: 21,600 SF (0.49 ACRES)  
ASSEMBLY AREA: 11,250 SF (0.26 ACRES)

Standing Event Capacity (9 SF per person)  
1250 people

Seated Event Capacity (25 SF per person)  
450 people

Dispersed Event Capacity (64 SF per person)  
175 people



## DOWNTOWN PARKS PROPOSED PROGRAMS



### LIONS PARK

- SUP/Kayak/PFD Launch
- Host Events: Music, Arts, Food
- Bio-retention/Snow Storage
- Sporting Events
- Nature Trails
- Dog Area
- Active Lawn Area
- Interactive Water Feature
- Outdoor Education Elements
- Shade Trees
- Fly Fishing
- Outdoor Amphitheater
- Sculpture Garden
- Pollinator Meadow
- Wedding/Event Venue



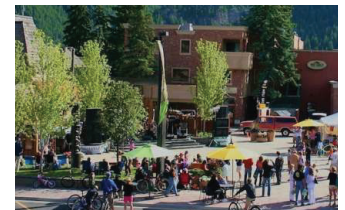
### HOP PORTER PARK

- Play Area
- Event Venue
- Pavilion
- Stage
- Flexible Lawn Area
- Restrooms
- Pollinator Meadow
- Bio-retention/Habitat Area
- Event Plaza
- Amphitheater
- Parking
- Promenade
- Public Art



### TOWN SQUARE

- Event Plaza
- Fixed and Movable Seating
- Market Stalls
- Food Truck Plaza
- Shade Trees
- Fire Pits
- Interactive Water Feature
- Public Art





POTENTIAL SITE AMENITIES



River Access Point



Outdoor Amphitheater



Food Truck Plaza



Fire Feature



Active Lawn Area



Open Plaza



Craft Fair & Farmers Market



Public Art



Covered Stage/ Performance Area



Music Festival

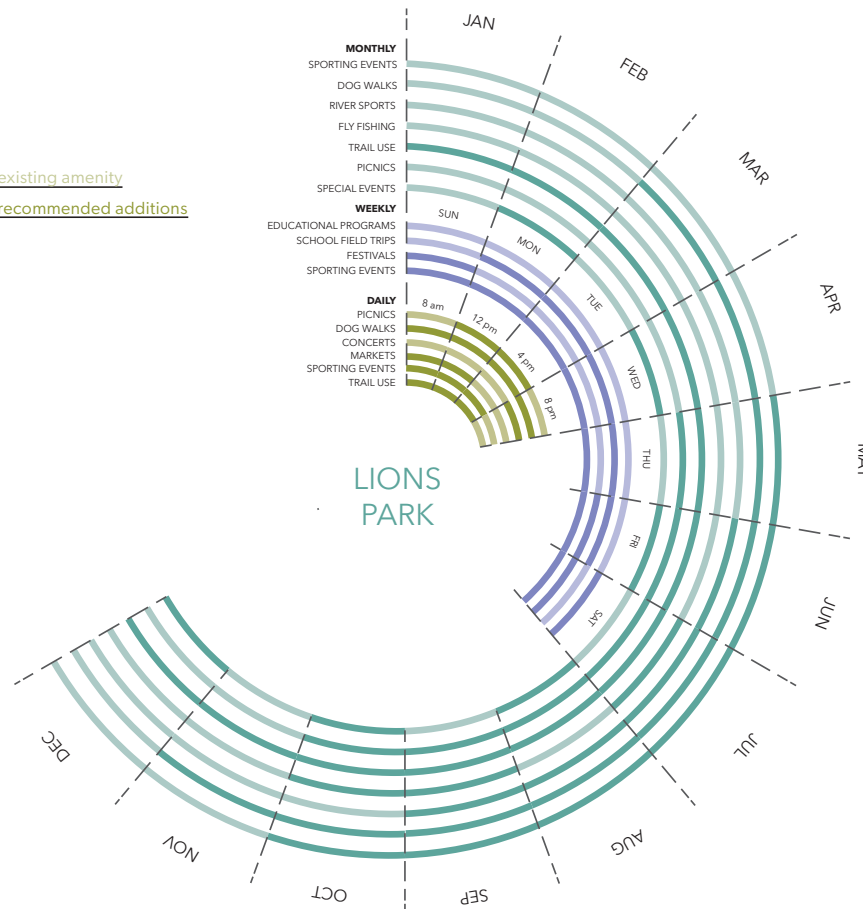
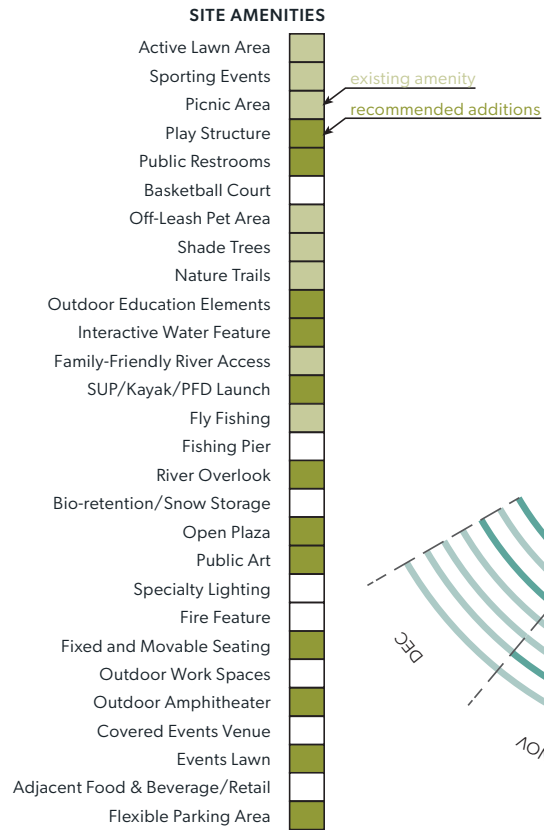


Bouldering Wall

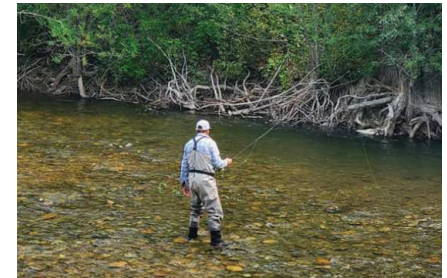


Stormwater Feature

# LIONS PARK PROGRAM ASSESSMENT



Summer's End Music Festival



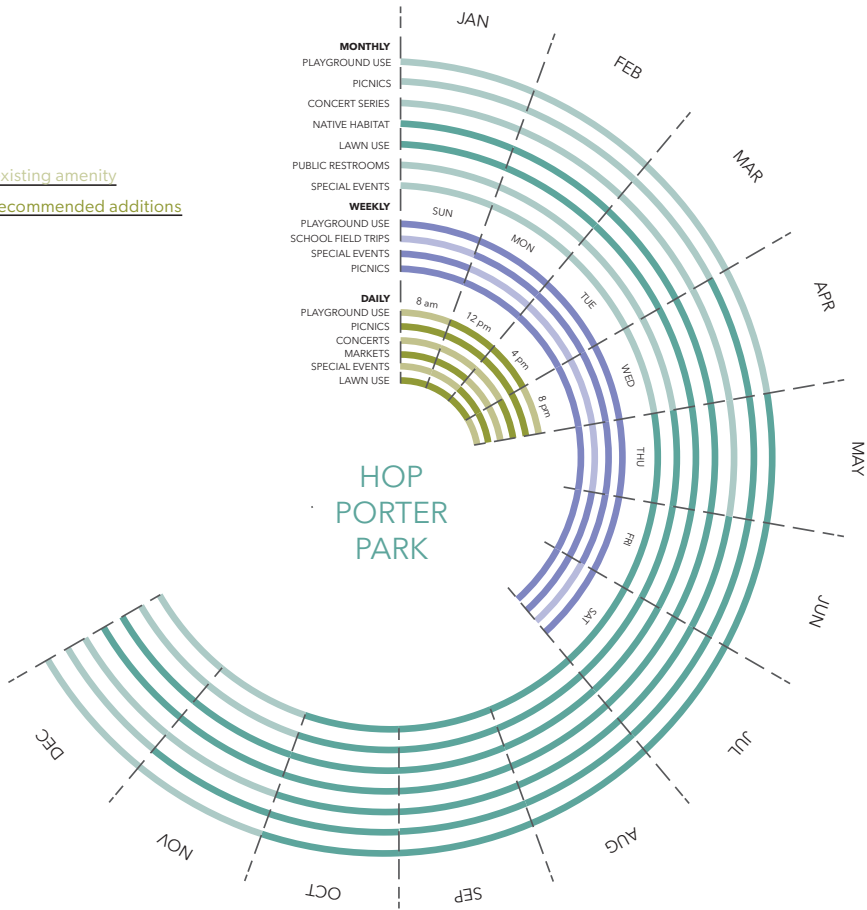
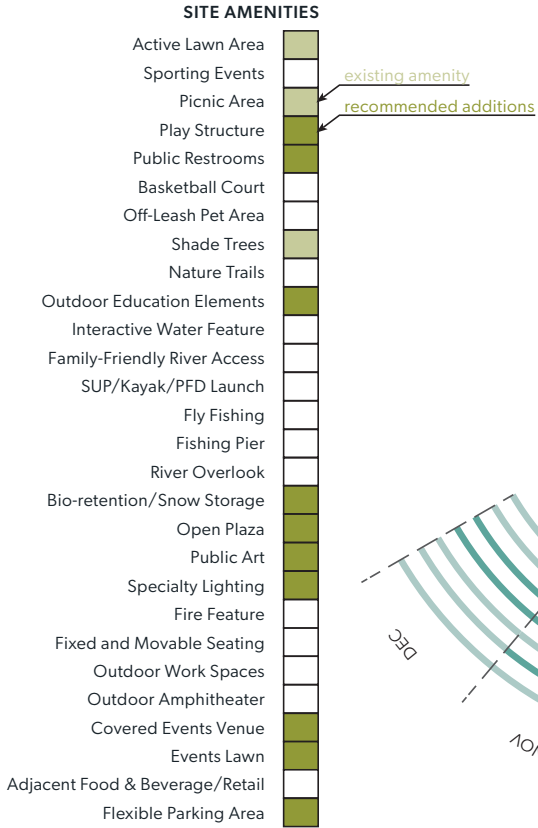
Fly Fishing in Big Wood River



Summer Trail Use



# HOP PORTER PARK PROGRAM ASSESSMENT



Playground



Summer Music Series



Picnic Pavilion

# TOWN SQUARE PROGRAM ASSESSMENT

**SITE AMENITIES**

Active Lawn Area	
Sporting Events	
Picnic Area	recommended amenities
Play Structure	
Public Restrooms	
Basketball Court	
Off-Leash Pet Area	
Shade Trees	
Nature Trails	
Outdoor Education Elements	
Interactive Water Feature	
Family-Friendly River Access	
SUP/Kayak/PFD Launch	
Fly Fishing	
Fishing Pier	
River Overlook	
Bio-retention/Snow Storage	
Open Plaza	
Public Art	
Specialty Lighting	
Fire Feature	
Fixed and Movable Seating	
Outdoor Work Spaces	
Outdoor Amphitheater	
Covered Events Venue	
Events Lawn	
Adjacent Food & Beverage/Retail	
Flexible Parking Area	



Public Gathering Space



Indoor/Outdoor Community Space



Year-Round Use

# TOWN SQUARE CAPACITY STUDY

TOTAL SITE AREA: 21,600 SF (0.49 ACRES)  
ASSEMBLY AREA: 14,400 SF (0.33 ACRES)



**OPTION 1 - EXISTING BUILDING**  
TOTAL BUILDING AREA: ~ 4,000 SF  
PLAZA ASSEMBLY AREA: ~ 4,000 SF

Standing Event Capacity (9 SF per person)  
450 people

Seated Event Capacity (25 SF per person)  
160 people

Dispersed Event Capacity (64 SF per person)  
60 people

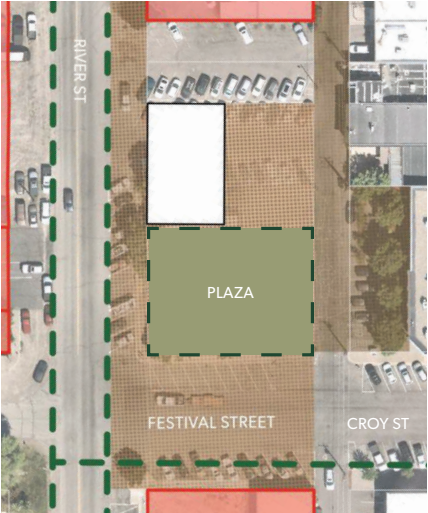


**OPTION 2 - NEW BUILDING ON ALLEY**  
TOTAL BUILDING AREA: ~ 5,000 SF  
PLAZA ASSEMBLY AREA: ~ 14,400 SF

Standing Event Capacity (9 SF per person)  
1,600 people

Seated Event Capacity (25 SF per person)  
570 people

Dispersed Event Capacity (64 SF per person)  
225 people



**OPTION 3 - NEW BUILDING ON RIVER ST**  
TOTAL BUILDING AREA: ~ 5,000 SF  
PLAZA ASSEMBLY AREA: ~ 10,500 SF

Standing Event Capacity (9 SF per person)  
1,160 people

Seated Event Capacity (25 SF per person)  
420 people

Dispersed Event Capacity (64 SF per person)  
160 people



# LIONS PARK

## CURRENT PLAN ASSESSMENT

LEGEND

- - - Vehicular Access
- - - Trail

TAKEAWAYS

- Vehicular-dominated design
- Generic park lawn (lawn, picnic, and play area)
- Not local or regionally specific
- Limited access to event area
- Unorganized program layout











# LIONS PARK

## RECOMMENDED PROGRAMS

Option 1

**LEGEND**

-  Activity Area
-  Parking Spaces
-  Vehicular Access
-  Native Meadow
-  Plaza Space
-  Trail
-  Lawn Area
-  Structure














# LIONS PARK

## RECOMMENDED PROGRAMS

Option 2

LEGEND

 Activity Area	 Parking Spaces	 Vehicular Access
 Native Meadow	 Plaza Space	 Trail
 Lawn Area	 Temporary Structure	 Art Piece

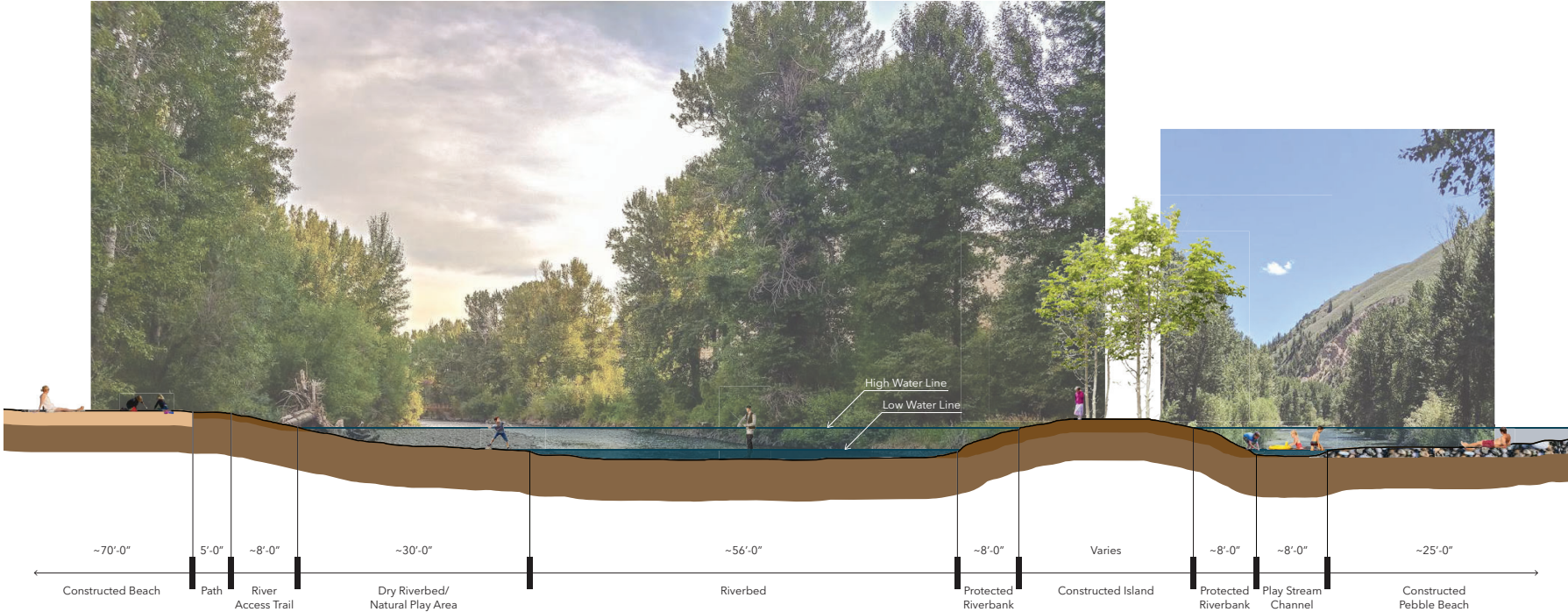












# LIONS PARK

## RIVERFRONT STUDY

Constructed Channel



# HOP PORTER PARK RECOMMENDED PROGRAMS

- LEGEND
-  Activity Area
  -  Native Meadow
  -  Lawn Area
  -  Parking Spaces
  -  Plaza Space
  -  Structure
  -  Vehicular Access
  -  Pedestrian Access



Entry Plaza



Structured Play Area



Event Lawn

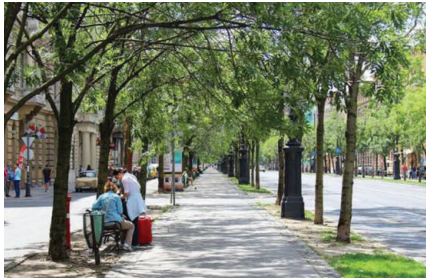


# BULLION – CROY CREEK CORRIDOR STUDY





# BULLION ST. PROMENADE CONCEPT DESIGN



Tree-lined Pedestrian Promenade

### LEGEND

- Parcel Boundary
- Vehicular Access
- Pedestrian Access





# BULLION ST. PROMENADE CONCEPT SITE PLAN

The Bullion Street Promenade runs along the north side of Bullion Street from Main Street to Lions Park. The initial phase of implementation aims to install the promenade from Main Street down to Hop Porter Park, shown in the concept site plan here. The promenade takes the form of a wide, multi-use path lined on both sides with planters featuring Japanese Tree Lilacs and understory plantings. The path will become a signature feature of Hailey's Downtown and a critical link from Downtown to the area's natural and recreational amenities.



## **BULLION ST. PROMENADE** *ENLARGED CONCEPT SITE PLAN OPTION 1*

Option 1 features parallel parking on the north side of the block between Main St and River St. The switch to parallel parking allows for a more generous planting and furniture zone through this Downtown section.





**BULLION ST.  
PROMENADE**  
*ENLARGED CONCEPT  
SITE PLAN OPTION 2*

Option 2 features parallel parking on the north side of half of the block between Main St and River St. The switch to parallel parking allows for a more generous planting and furniture zone through the east end of this Downtown section. Angled parking is maintained on the western end of the block to maximize on-street parking.



# BULLION ST. PROMENADE DOWNTOWN SECTION OPTION 1

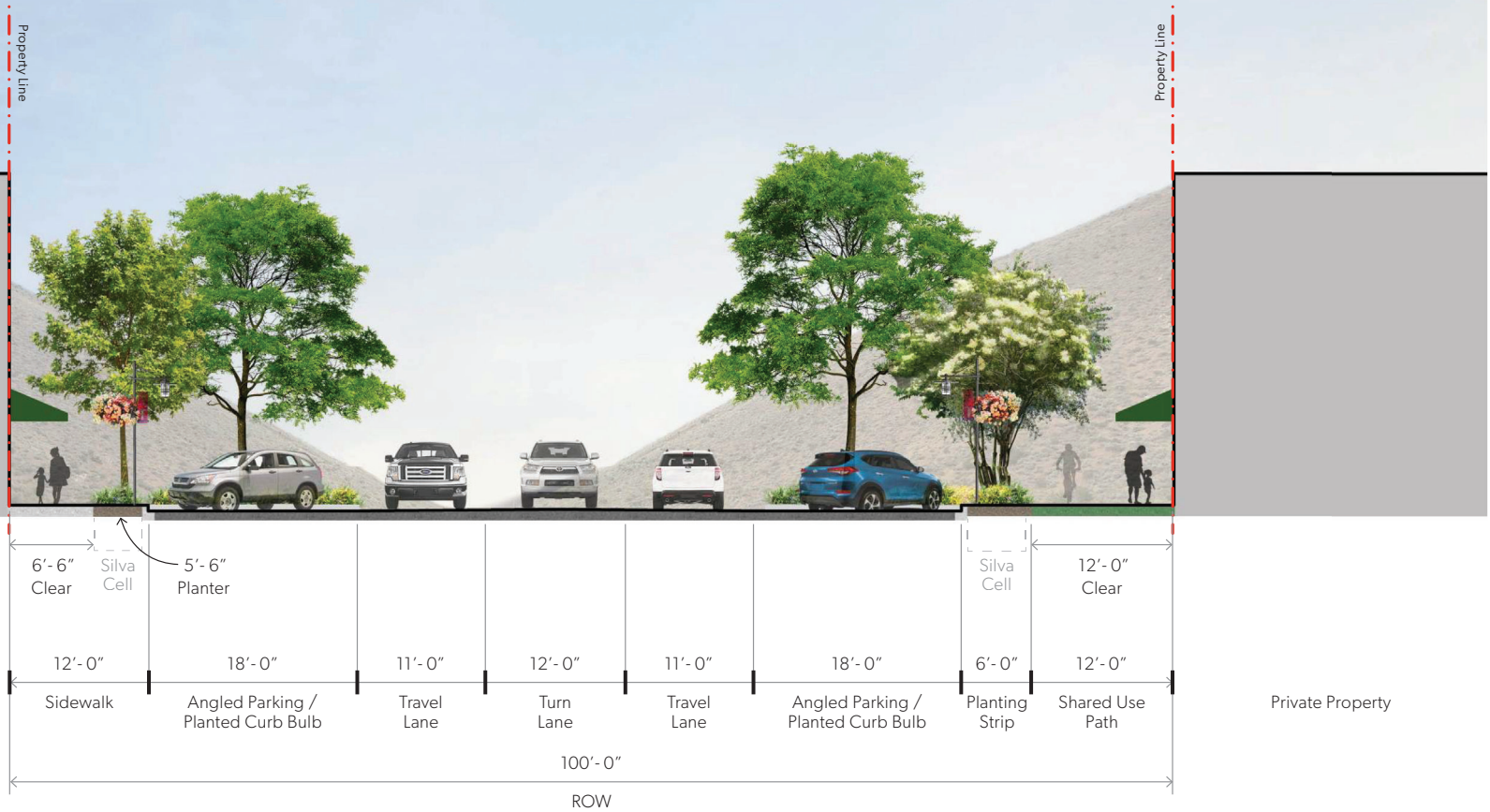
The east end of the Bullion Street Promenade traverses through a downtown environment before terminating at Main Street. Along this stretch, the pathway takes on a more urban character. The 12' shared use path runs directly along the property line and is accompanied by a 14'-wide planting and furnishing zone between the path and the road. This allows for robust planting beds featuring Japanese Tree Lilacs and understaory plantings as well as pockets of furnishing areas that could accommodate benches, picnic tables, art, and other furnishings along the path within the planted zone.



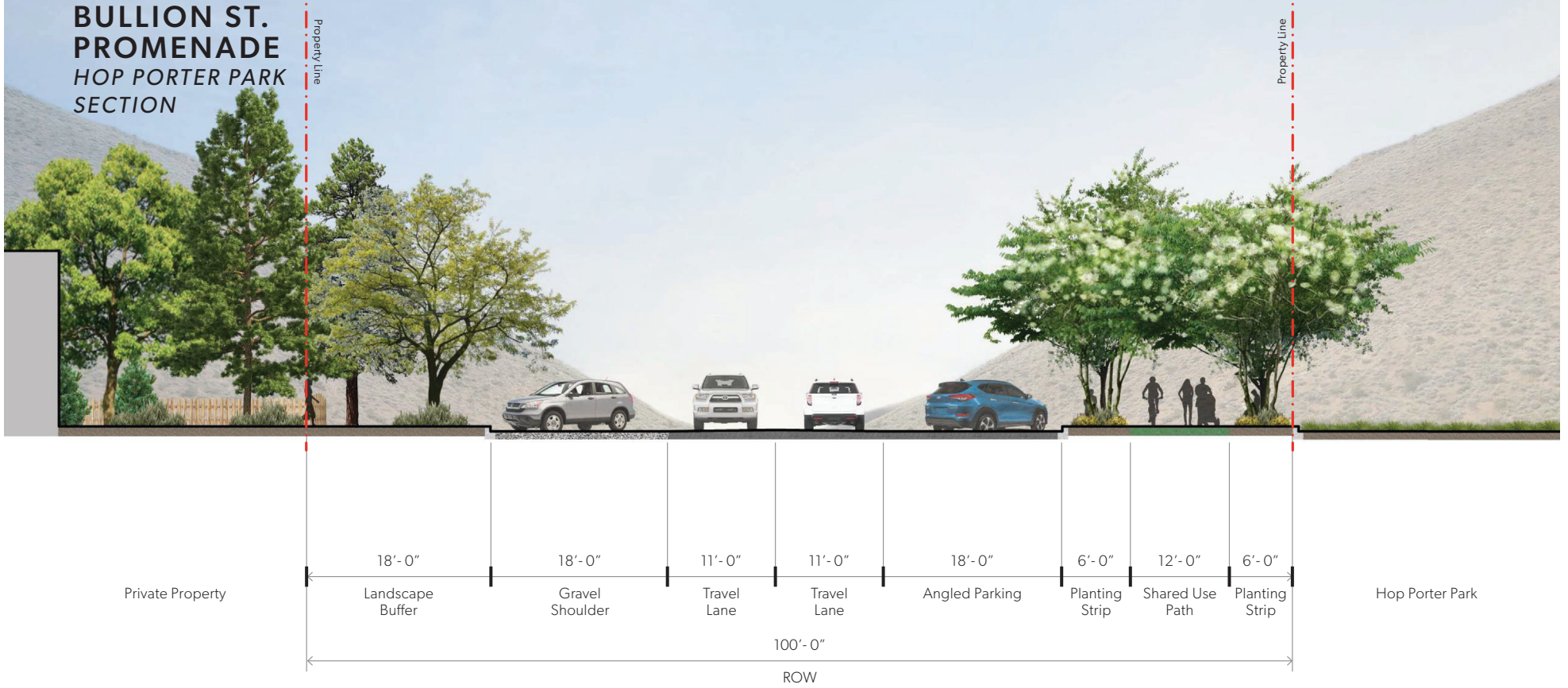


## BULLION ST. PROMENADE DOWNTOWN SECTION OPTION 2

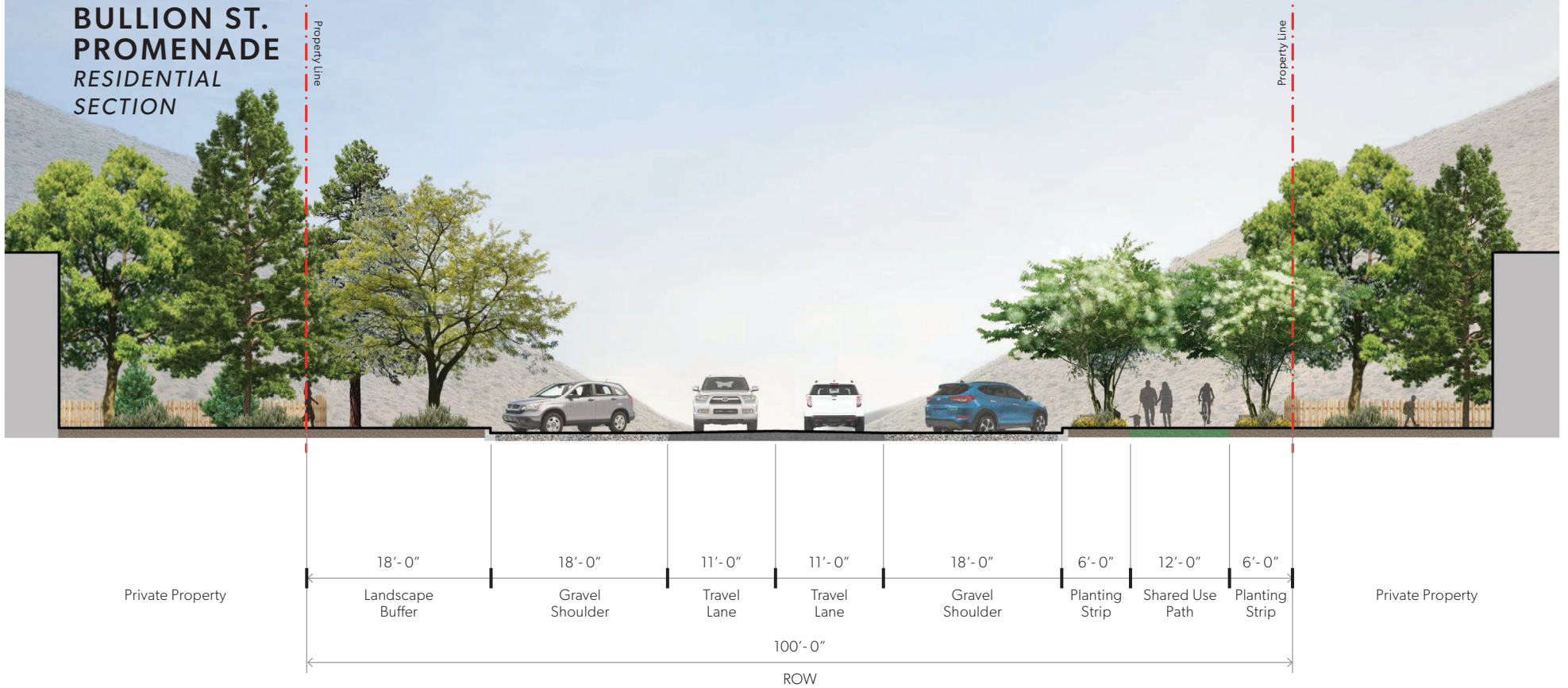
Like in Option 1, the 12' shared use path in this scenario runs directly along the property line. Diverging from Option 1, this option shows the existing angled parking preserved, reducing the planting strip to 6' in width. This eliminates the furnishing zone but still allows for robust planters with Japanese Tree Lilacs and understory plantings.



# BULLION ST. PROMENADE HOP PORTER PARK SECTION



# BULLION ST. PROMENADE RESIDENTIAL SECTION

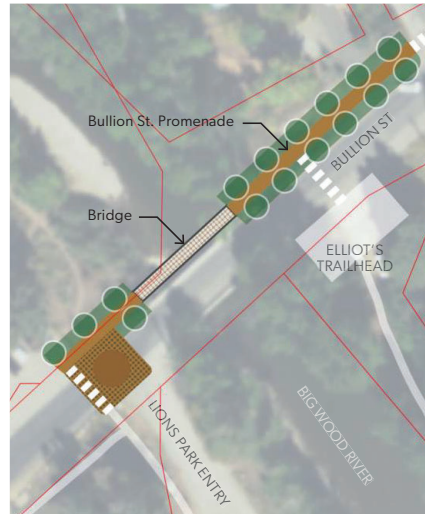




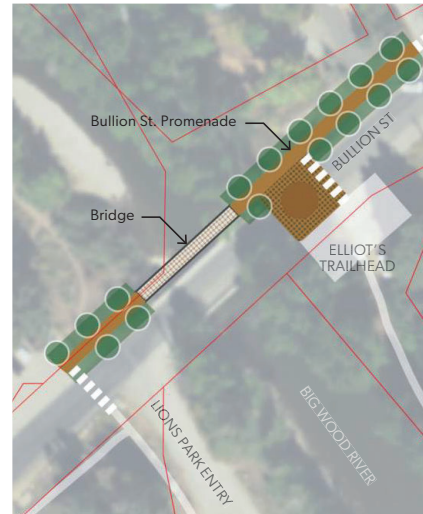
## BULLION ST. BRIDGE CROSSING STUDY

This study looks at ways to provide safe routes for pedestrians and cyclists crossing the Big Wood River and accessing Lions Park and Elliot's Trailhead. A new bridge dedicated for use by cyclists and pedestrians should be constructed across the river on the north side of the existing vehicular bridge. This new bridge will serve as the continuation of the Bullion Street Promenade over the river.

The plaza crossings shown here are representative of a raised intersection with specialty paving that would indicate to drivers they are entering a pedestrian zone. Installing them on either side of the bridge would provide safe crossing for pedestrians accessing both Lions Park and Elliot's Trailhead. These raised plaza crossings could also act as a gateway signaling entry into Hailey's Downtown.

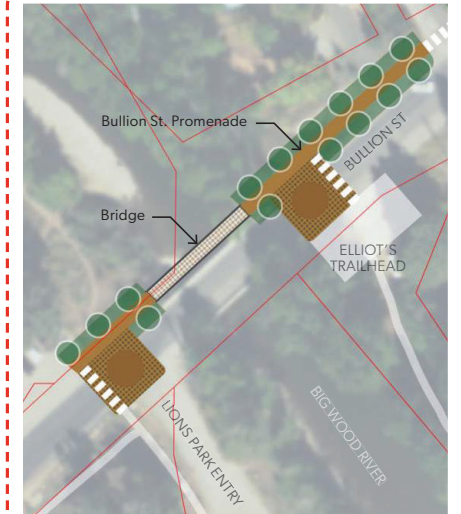


WEST PLAZA CROSSING



EAST PLAZA CROSSING

**PREFERRED CONDITION**



WEST + EAST PLAZA CROSSINGS

**STREETSCAPES**



## DOWNTOWN VISION PLAN

The Downtown Vision Plan identifies key opportunities for the further development of Downtown.

- Downtown Park
- Potential Development Site
- Critical Pedestrian Crossing
- Main St Historic Retail Street
- River St Mixed Use Street
- East-West Canyon Route
- N 1st Ave Plaza
- Primary Side Street
- Secondary Side Street
- BCRD Wood River Trail
- Bicycle Facility
- Study Area boundary



## DOWNTOWN MAIN STREET CROSSINGS PLAN

The Downtown Main Street Crossings Plan identifies critical crossings and provides details for recommended safety improvements.

- Existing Signal
- Proposed Signal
  - Signaled intersections proposed at Elm St and Myrtle St to include pedestrian crossing facilities
- Existing RRFB Pedestrian Beacon
  - Provided at key crossings through non-signalized intersections
- Proposed Enhanced Crosswalk
  - Curb bulb extensions and crosswalk enhancements provided at all intersections along Main St
- Study Area boundary







## DOWNTOWN STREET TREE PLAN

The Downtown Street Tree Plan identifies a signature street tree for River, Main, and the side streets, as well as the Bullion Street Promenade.

- Swamp White Oak
- Northern Acclaim Honeylocust
- Hybrid Elm
  - alternate: American Linden
- Japanese Tree Lilac
  - alternate: Washington Hawthorn
- - - Study Area boundary

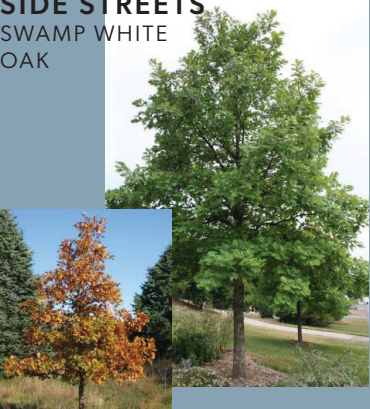


## TREE SELECTIONS DOWNTOWN STREETS


The intent of the Downtown Street Tree Selections are to emphasize the distinct character of each Downtown street while also unifying the area with a limited palette of tree species. Large street trees provide shade, create visual interest, sequester carbon, and purify the air. A larger street tree grows a taller canopy that provides all the benefits of a healthy street tree while also ensuring visibility is preserved for business fronts on the ground level. We make the following recommendations for all street trees:

- Incorporation of Silva Cells to support healthy tree growth
- Minimum 5' width planting area with 600 min cubic feet of soil per tree
- Minimum 3" caliper street trees, branched 8' clear


**SIDE STREETS**  
SWAMP WHITE  
OAK




**MAIN STREET**  
HYBRID-ELM




alternate:  
AMERICAN  
LINDEN



**RIVER STREET**  
NORTHERN ACCLAIM  
HONEYLOCUST



**CURB BULBS (AT RIVER STREET)**  
SWAMP WHITE OAK



**BULLION STREET  
PROMENADE**  
JAPANESE  
TREE LILAC



alternate:  
WASHINGTON  
HAWTHORN



## MAIN STREET EXISTING SECTION

Main Street currently suffers from too little space for pedestrians and too much space for vehicles. Undersized planters restrict street trees from growing to a healthy size.





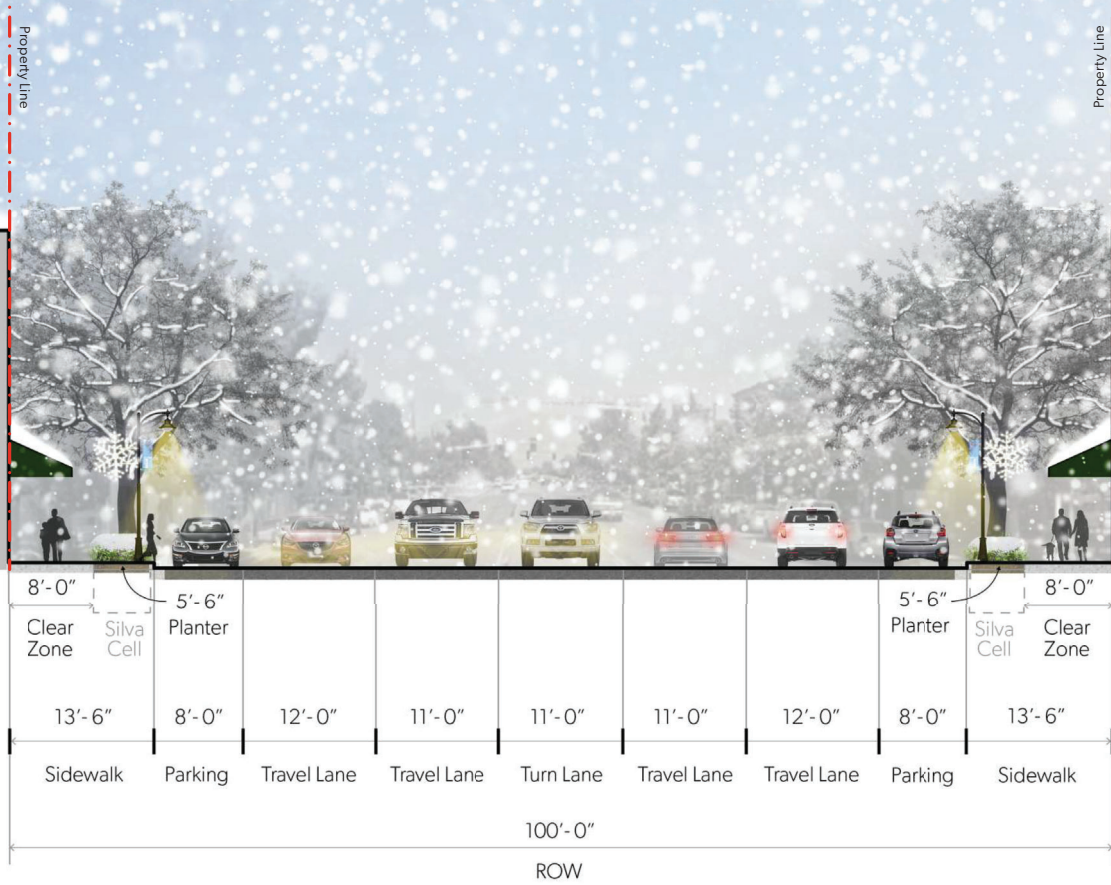
## MAIN STREET PROPOSED SECTION A

In this section, the turn lane and inner travel lanes are reduced in width to slow traffic and give 5' of width back to the pedestrian realm. Expanded planters feature Silva Cells and support a large, healthy street canopy.



## MAIN STREET PROPOSED SECTION A

In this section, the turn lane and inner travel lanes are reduced in width to slow traffic and give 5' of width back to the pedestrian realm. Expanded planters feature Silva Cells and support a large, healthy street canopy.



## MAIN STREET PROPOSED CONCEPT PLAN A OPTION 1

Option 1 achieves a consistent row of planting strips and silva cell-supported street trees along Main Street by incorporating the 3' of extra right-of-way into the sidewalk and planting strips on each side.





## MAIN STREET PROPOSED CONCEPT PLAN A OPTION 2

Option 2 maintains the 3' of extra right-of-way width on the street as a barrier between the travel lanes and parallel parking. In lieu of a consistent planting strip, planters are incorporated into the parallel parking zone at a regular interval.





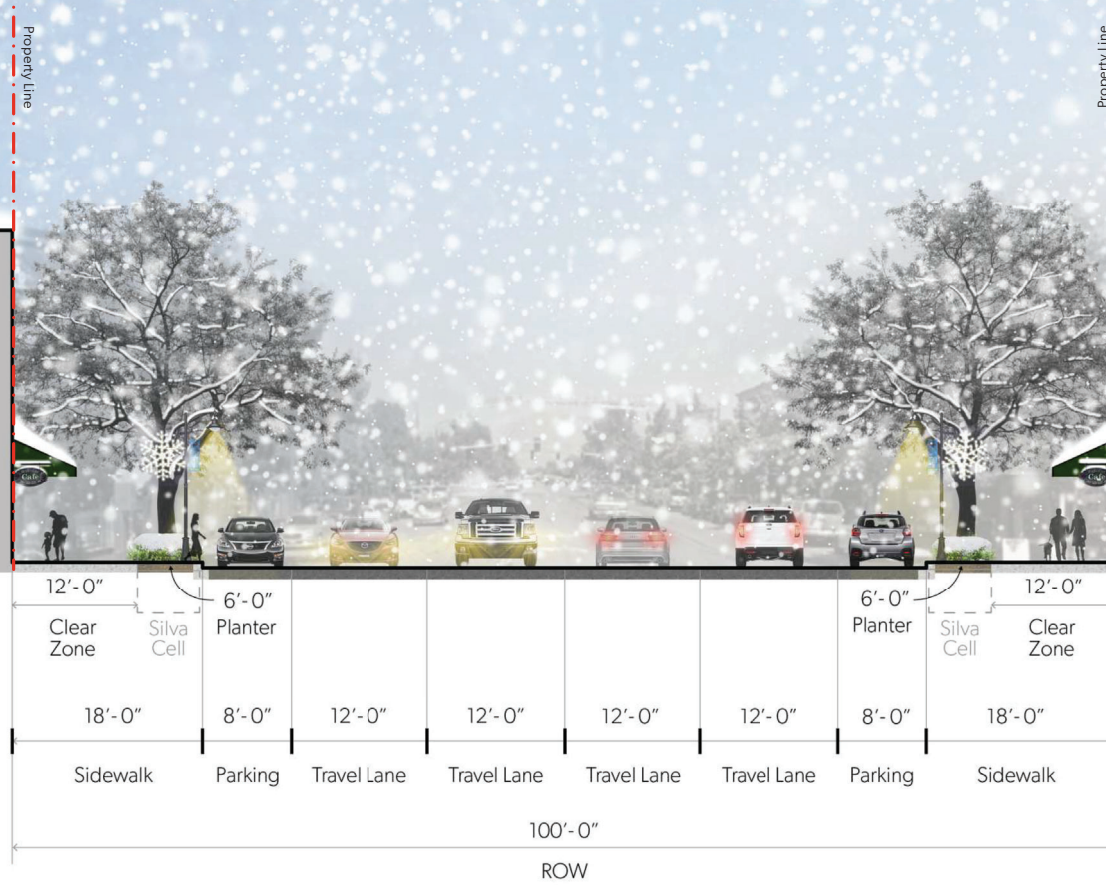
## MAIN STREET PROPOSED SECTION B

In this section, the center turn lane is removed and 12' of width is given back to the pedestrian realm, creating ample space for sidewalk cafes and Silva Cell-supported planters.



## MAIN STREET PROPOSED SECTION B

In this section, the center turn lane is removed and 12' of width is given back to the pedestrian realm, creating ample space for sidewalk cafes and Silva Cell-supported planters.



## RIVER STREET EXISTING SECTION

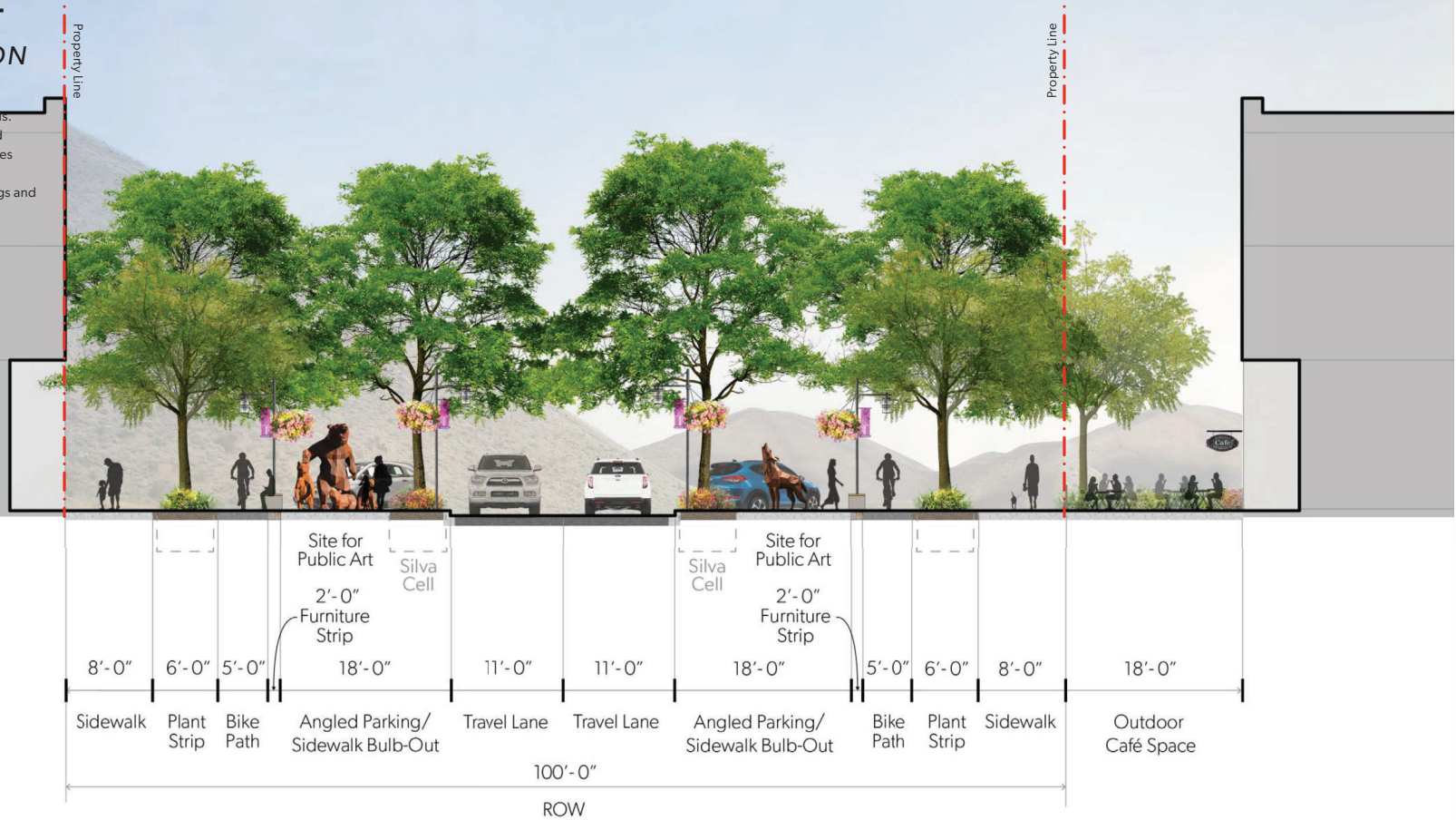
River Street currently lacks sidewalks and defined pedestrian and vehicle zones. A wide shoulder is used for walking, parking, and biking, creating traffic conflicts and safety hazards for users.





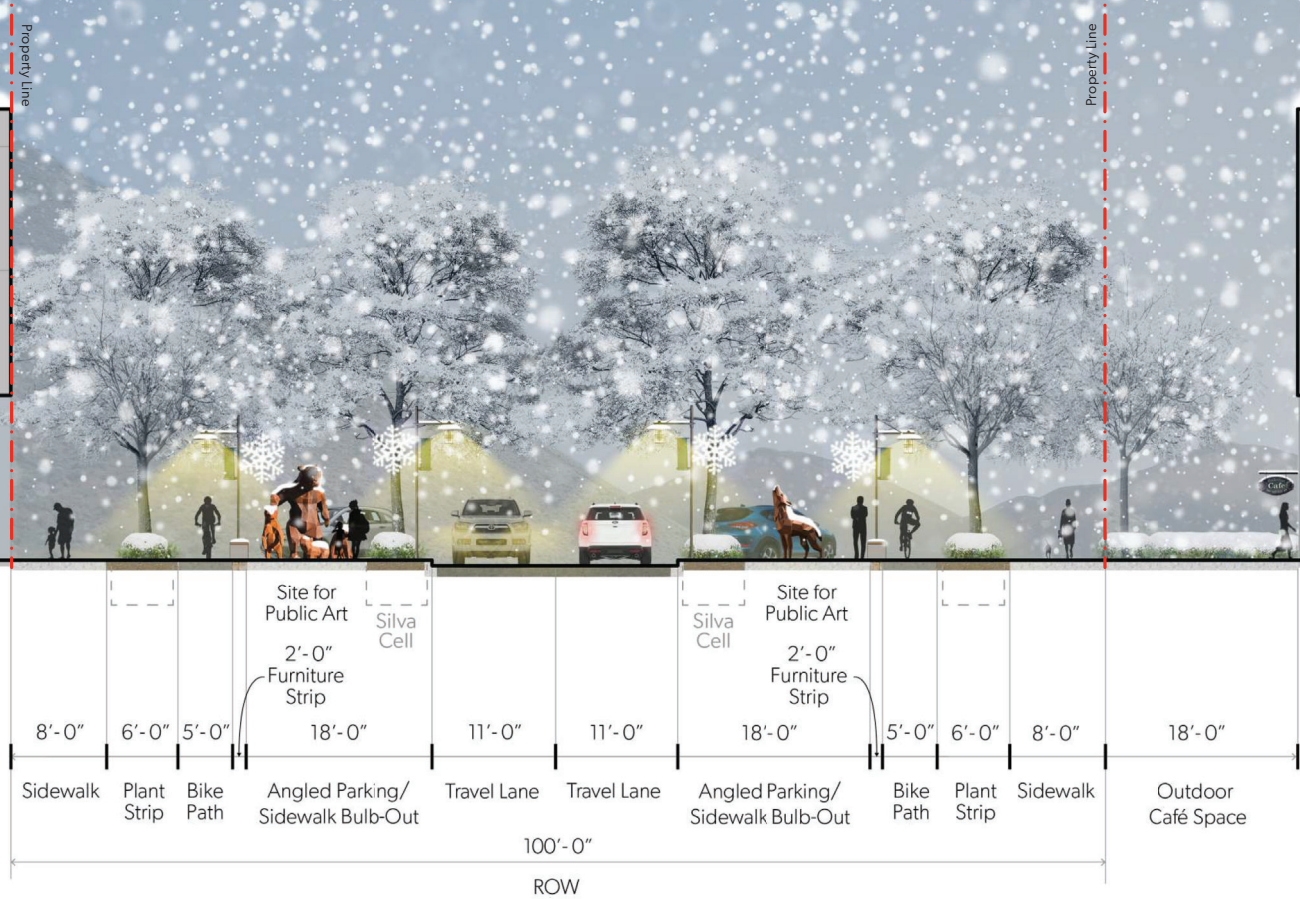
## RIVER STREET PROPOSED SECTION

In this section, River Street is updated to reflect the newly adopted street standards. Sidewalks, planting strips, and dedicated bike paths line the roadway, which features two 11' travel lanes with angled parking. Sidewalk bulb-outs provide safer crossings and placemaking opportunities.



## RIVER STREET PROPOSED SECTION

In this section, River Street is updated to reflect the newly adopted street standards. Sidewalks, planting strips, and dedicated bike paths line the roadway, which features two 11' travel lanes with angled parking. Sidewalk bulb-outs provide safer crossings and placemaking opportunities.



## CROY STREET EXISTING SECTION

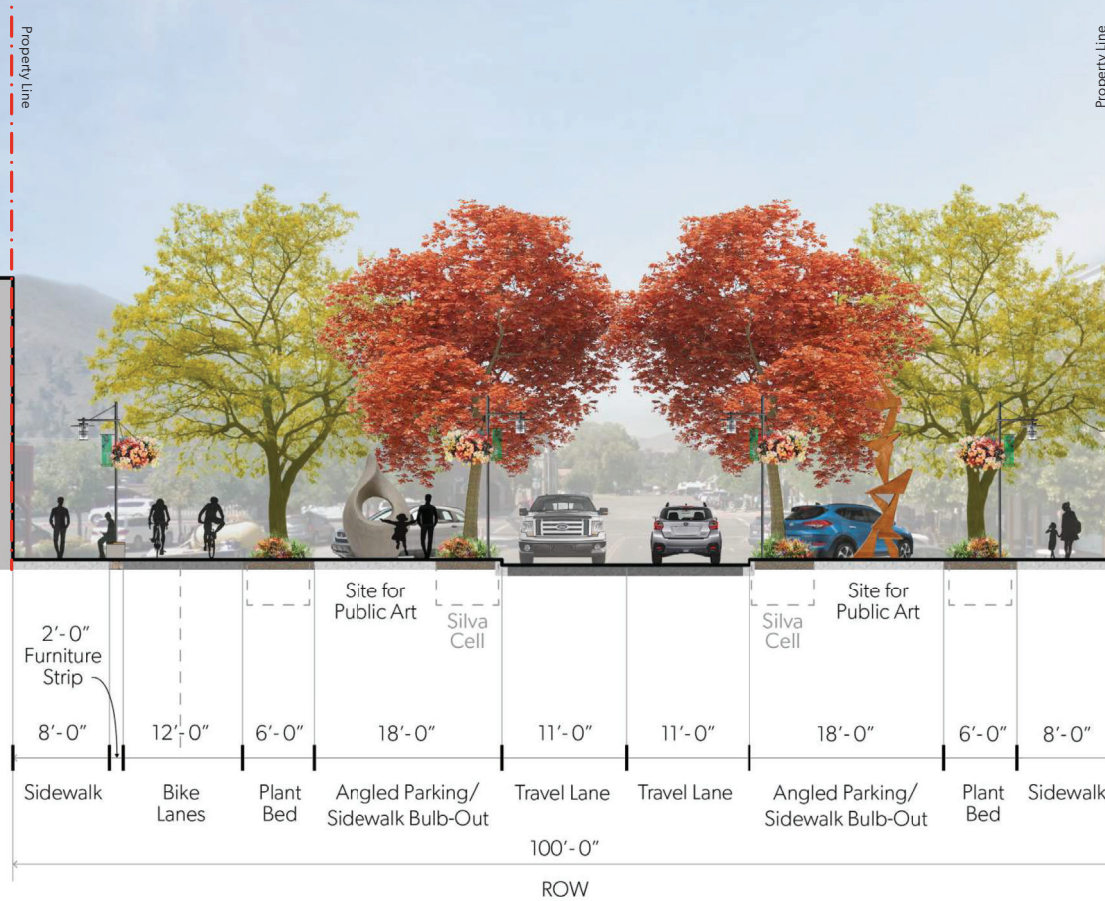
Croy Street's right-of-way is currently underutilized, with narrow sidewalks and overly wide travel lanes and parking aisles.





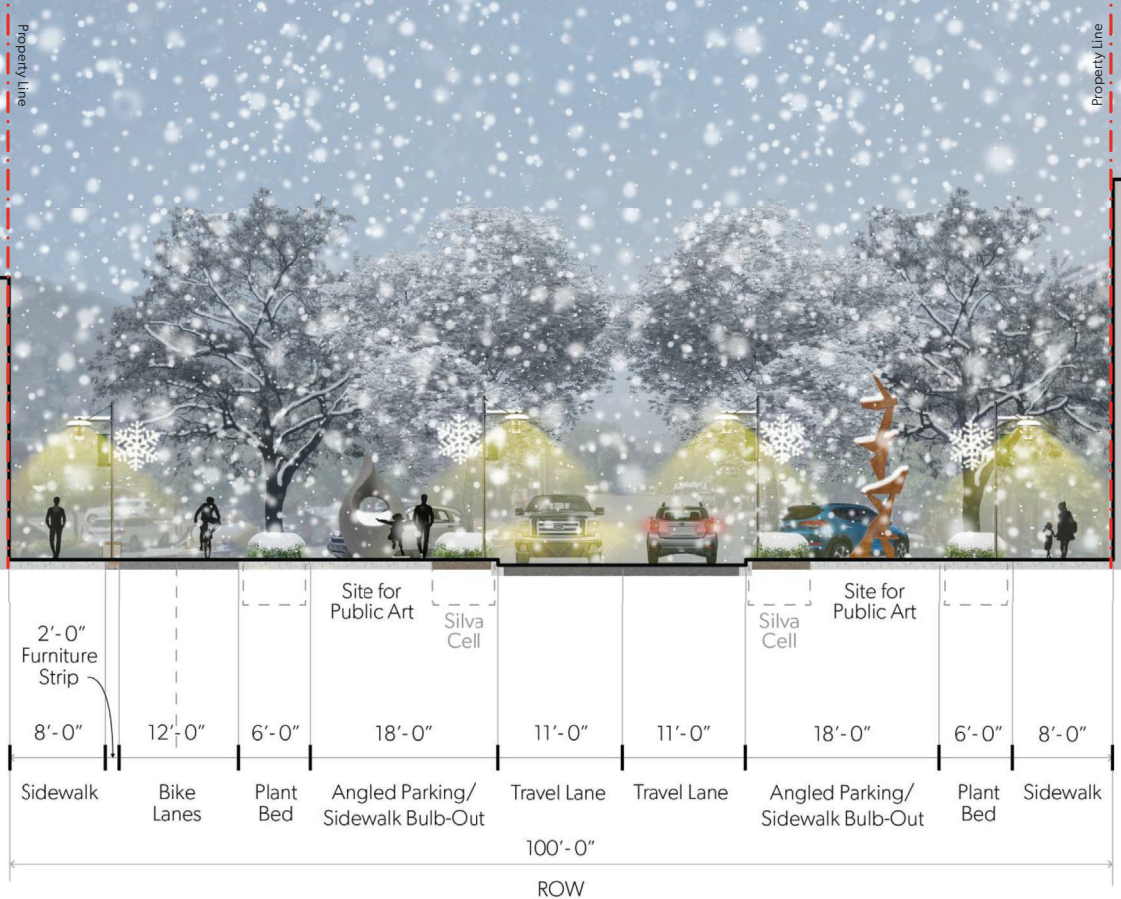
## CROY STREET PROPOSED SECTION

In this section, travel lanes and parking aisles are reduced in width, making room for planting strips and a dedicated bike path along the southern side of the street. Sidewalk bulb-outs create shorter crossing distances and provide opportunities for public art.



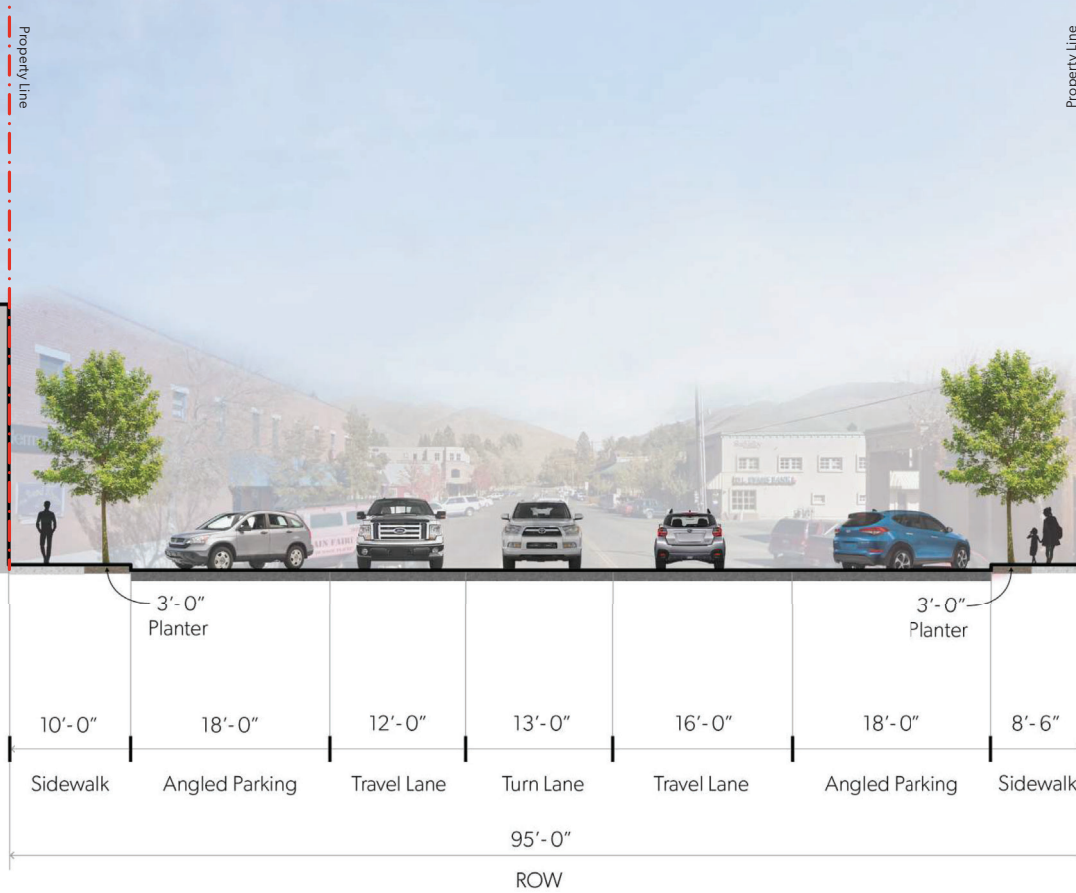
## CROY STREET PROPOSED SECTION

In this section, travel lanes and parking aisles are reduced in width, making room for planting strips and a dedicated bike path along the southern side of the street. Sidewalk bulb-outs create shorter crossing distances and provide opportunities for public art.



## BULLION STREET EXISTING SECTION

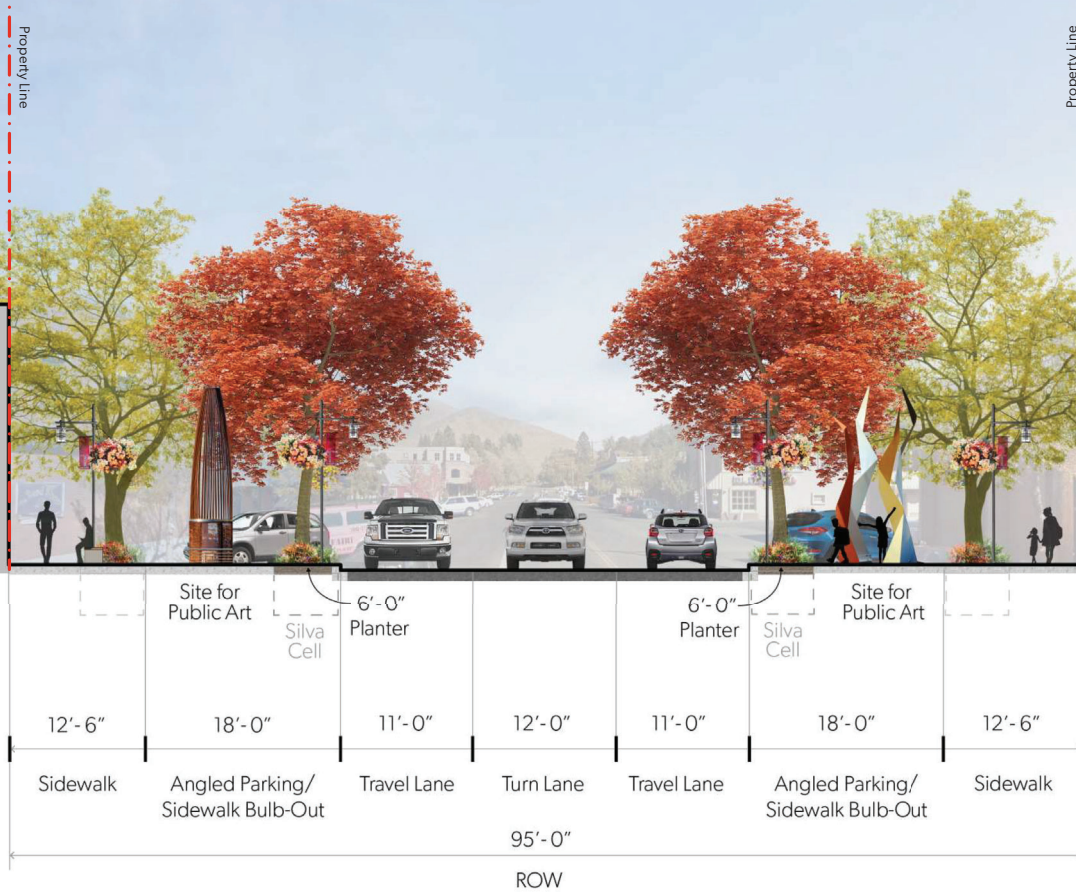
Bullion Street currently features an asymmetrical design with a wider travel lane to the south and a wider sidewalk on the north. 3' planters limit the health and growth of street trees lining the roadway.





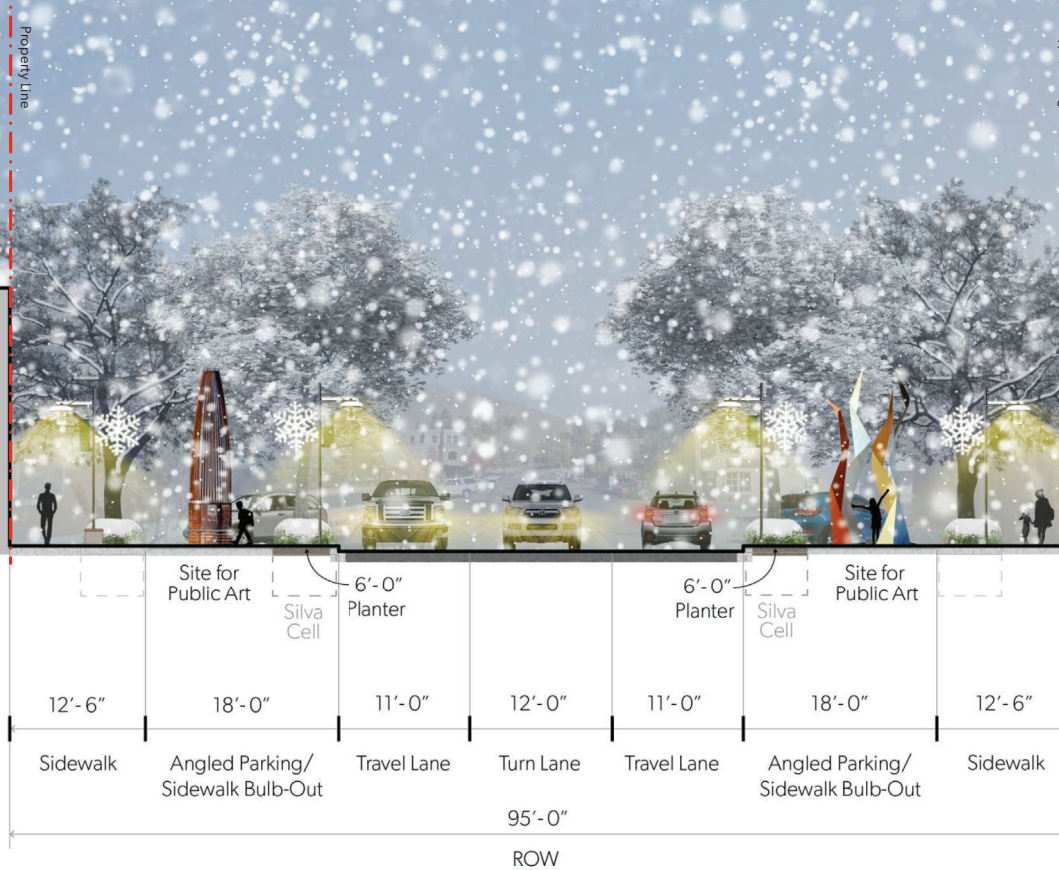
## BULLION STREET PROPOSED SECTION

In this section, travel lanes are standardized to an 11' width and the center turn lane is reduced to 12'. Sidewalks are expanded to 12'-6" with Silva Cell-supported planting strips to foster the growth of more robust street trees. Angled parking transitions to sidewalk bulb-outs at the end of each block to provide safe pedestrian crossings and opportunities for public art.



## BULLION STREET PROPOSED SECTION

In this section, travel lanes are standardized to an 11' width and the center turn lane is reduced to 12'. Sidewalks are expanded to 12'-6" with Silva Cell-supported planting strips to foster the growth of more robust street trees. Angled parking transitions to sidewalk bulb-outs at the end of each block to provide safe pedestrian crossings and opportunities for public art.





## MYRTLE STREET CONCEPT PLAN

The Myrtle Street and Pollinator Pathway improvement project expands the buffer separating the existing multi-use pathway from the vehicle lanes on Myrtle Street. The existing 4' striped buffer strip of pavement is replaced in this concept with a 10' landscape buffer. This is accomplished by shifting the current vehicle lanes 6' to the southeast. Additionally, a roundabout is proposed for 3rd Avenue to improve safety and circulation. This concept meets the goals outlined for the project.





## GOALS

The following set of goals have been identified for the Myrtle Street and Pollinator Pathway improvement project. These goals were developed from a review of public input, existing planning documents, and current conditions. The goals are not ranked in order of importance.

### REPLACE DETERIORATING ROADWAY

Implement an improved design when replacing the deteriorating roadway at the end of its lifetime.

### IMPROVE SAFETY

Create a larger barrier between vehicles and pedestrians and implement traffic calming measures.

### PRESERVE NEIGHBORHOOD CHARACTER

Utilize a design that respects Old Hailey charm with trees, detached sidewalks, and a neighborhood scale.

### CONNECT NEIGHBORHOOD PATHWAYS

Advance the pathway system that connects our neighborhoods.

### PROVIDE ENVIRONMENTAL BENEFIT

Expand roadway plantings that increase carbon sequestration, pollinator habitat, and heat island mitigation.

### INCREASE PLACEMAKING AND COMFORT

Contribute to the attractiveness, sense of place, and walkability of the neighborhood.

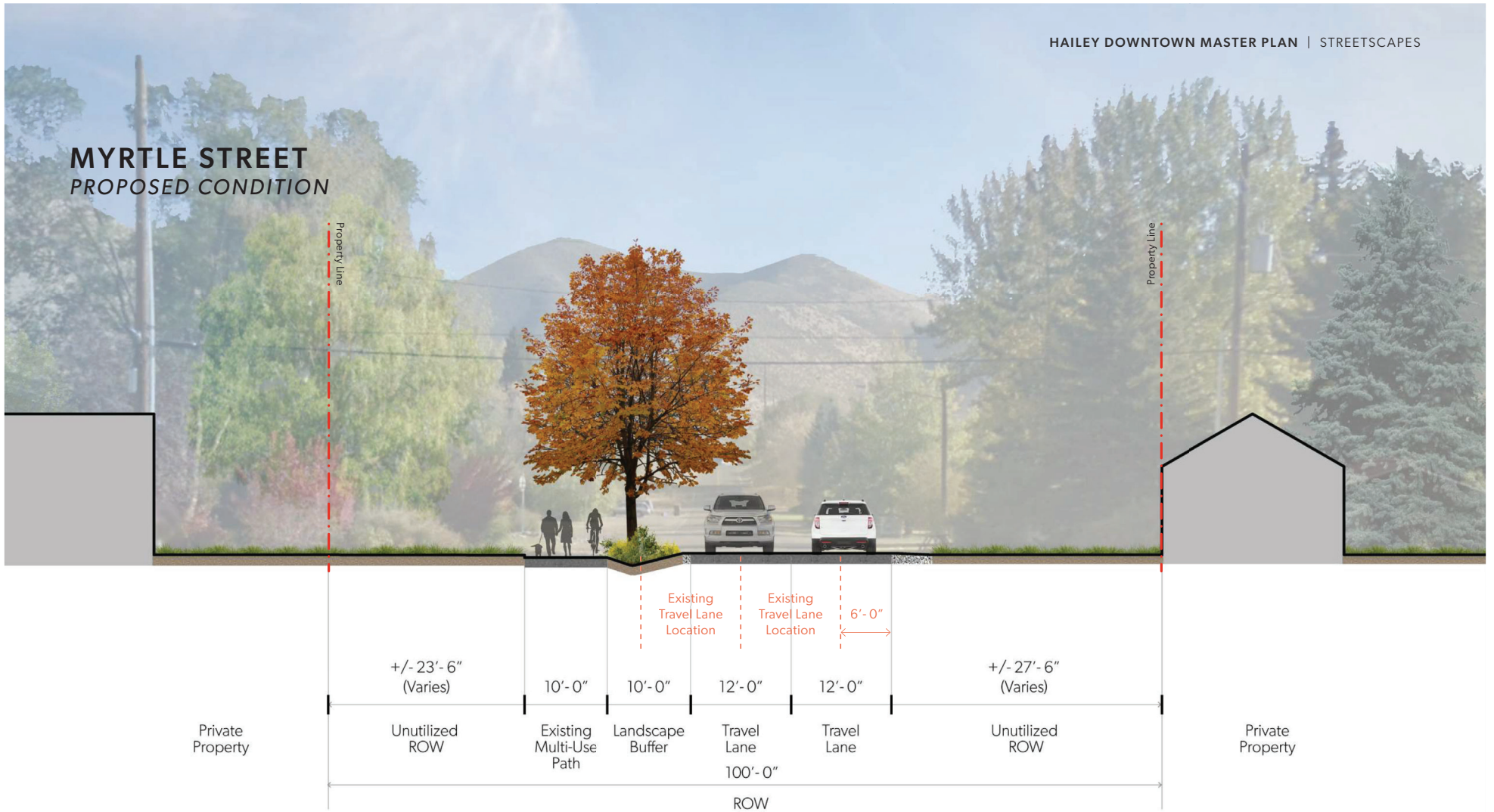
### DESIGN COST-EFFECTIVE SOLUTION

Specify a design that takes a responsible approach to the construction and maintenance costs of the roadway.

# MYRTLE STREET EXISTING CONDITION



# MYRTLE STREET PROPOSED CONDITION



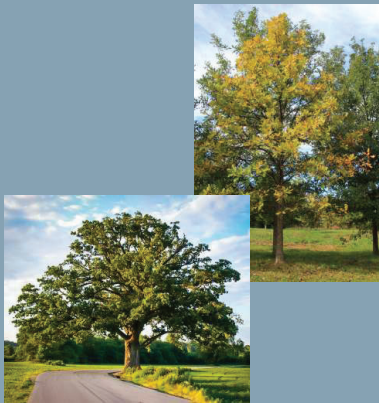


## TREE SELECTIONS MYRTLE STREET

The intent of the Downtown Street Tree Selections are to emphasize the distinct character of each Downtown street while also unifying the area with a limited palette of tree species. Large street trees provide shade, create visual interest, sequester carbon, and purify the air. A larger street tree grows a taller canopy that provides all the benefits of a healthy street tree while also ensuring visibility is preserved for business fronts on the ground level. We make the following recommendations for all street trees:

- Incorporation of Silva Cells to support healthy tree growth
- Minimum 5' width planting area with 600 min cubic feet of soil per tree
- Minimum 3" caliper street trees, branched 8' clear
- Minimum 3" of mulch
- Elk protection for first few years

### BUR OAK

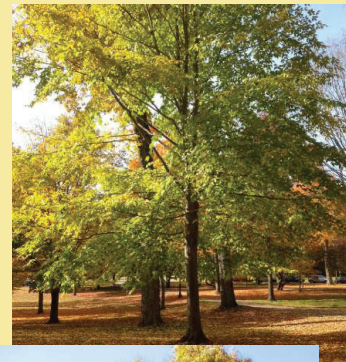


### PREFERRED TREE

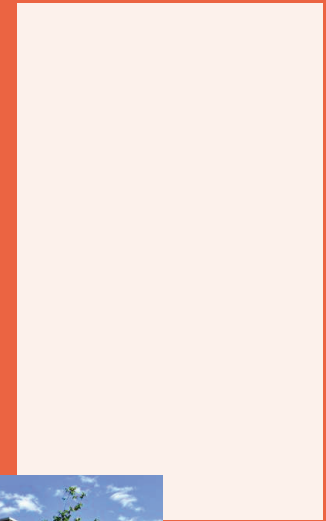
#### SWAMP WHITE OAK



#### AMERICAN BEECH



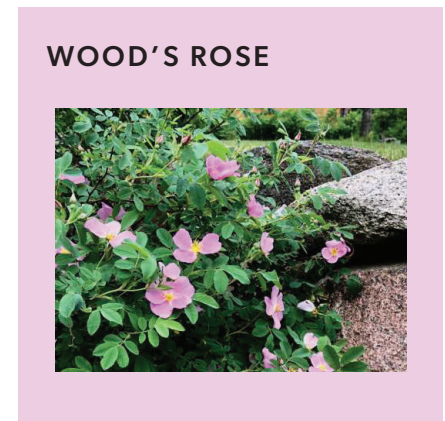
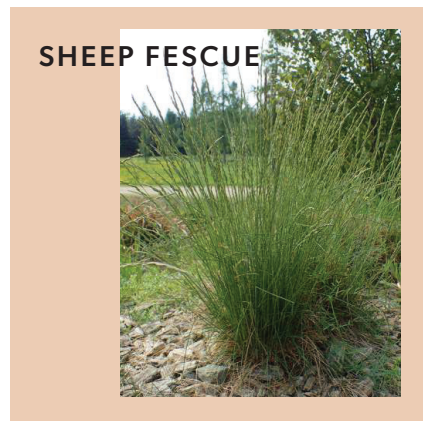
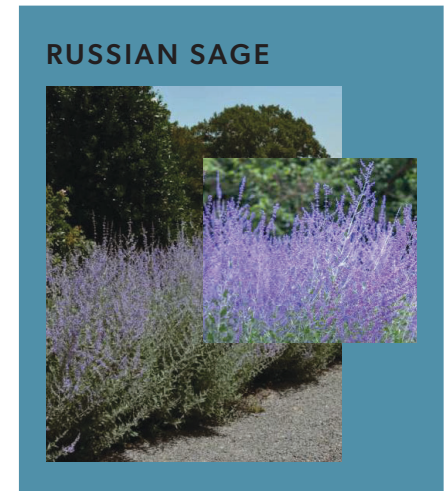
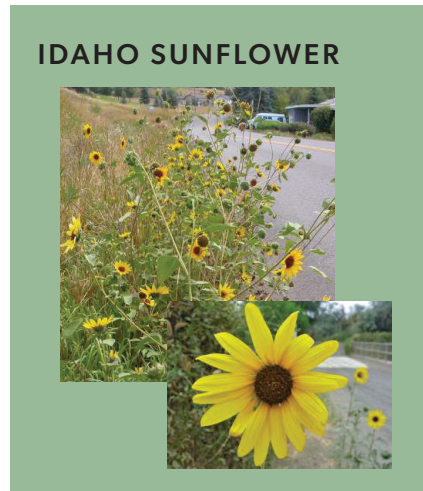
#### AUTUMN TREASURE HOPHORNBEAM



## PLANT SELECTIONS MYRTLE STREET

The Myrtle Street Plant Selections are recommended species for use in the landscape strips within the right-of-way along Myrtle Street. These native plantings have been chosen for their heartiness, drought-tolerance, and ability to survive in Hailey's climate with little to no maintenance. These species also bring pollinators to the area which increases ecosystem health and biodiversity. We make the following recommendations for all planting strips:

- Import soil and mix in compost
- Minimum 3" of mulch for weed control and to keep moisture in the soil
- Use of drip irrigation initially to establish plants
- Source plants from nursery in close proximity and with similar climate
- Use decorative gravel in new plant beds per diagram below:



# OPPORTUNITY SITES





## DOWNTOWN WEST CONCEPT PLAN

A concentration of civic uses and developable sites with close proximity to Main Street and city parks makes the land surrounding City Hall an ideal location for a new Town Center. In conjunction with an expanded civic building and enhanced festival street on Croy, the Town Center becomes a new central gathering place for the community of Hailey. Supporting this public space is a number of mixed use development opportunities for ground floor retail with housing above. A dedicated City parking deck meets parking demand as Downtown grows as a destination for the community.





## DOWNTOWN EAST CONCEPT PLAN

On the east side of Main Street, First Ave provides opportunities for a pedestrian-focused mixed use environment. The wide right-of-way on First Ave can be reconfigured to accommodate wide sidewalks, street trees, and an enhanced plaza-like crossing with room to accommodate spill-out seating and other retail-supportive uses. Two development sites provide an opportunity to add mixed use buildings with ground floor retail and housing above. Tuck under parking accessed from the alley makes the most of the limited site area while maximizing usable space and active street frontage. These new developments complement and strengthen what is already an active area of Downtown.

**TOWN CENTER**



# TOWN CENTER

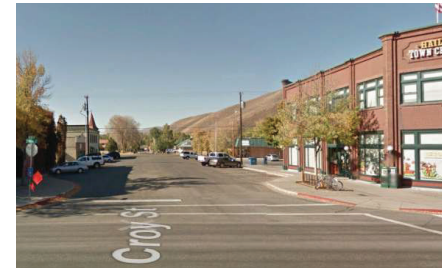
## EXISTING CONDITIONS



VICINITY PLAN - HAILEY TOWN CENTER



1 EXISTING ENTRY OFF CROY ST TO CITY HALL



4 EXISTING CROY STREET



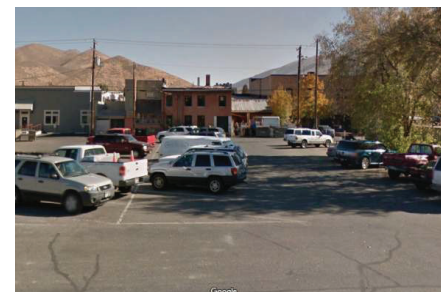
2 EXISTING STAIR//SECONDARY REAR ENTRY



5 EXISTING CITY BUILDING



3 EXISTING ALLEY ACCESS



6 PARKING AT REAR TOWN CENTER

# TOWN CENTER

## MASSING STUDIES



### OPTION 1

ADAPTIVE REUSE OF BUILDINGS

EXISTING CITY HALL BUILDING  
LEVEL 1 - +/- 9,000 SF  
LEVEL 2 - +/- 9,000 SF

EXISTING TOWN CENTER WEST BUILDING  
LEVEL 1 - +/- 4,000 SF



### OPTION 2

CITY HALL BUILDING AND NEW CIVIC BUILDING

EXISTING TOWN CENTER BUILDING  
LEVEL 2: +/- 9,000SF  
LEVEL 1: +/- 9,000SF

NEW CIVIC BUILDING  
LEVEL 2: +/- 7,000SF  
LEVEL 1: +/- 7,400SF



### OPTION 3

TOWN CENTER BUILDING AND NEW 3 STORY CIVIC BUILDING  
FACING PLAZA FESTIVAL STREET

EXISTING TOWN CENTER BUILDING  
LEVEL 2: +/- 9,000SF  
LEVEL 1: +/- 9,000SF

NEW CIVIC BUILDING  
LEVEL 3: +/- 7,000SF  
LEVEL 2: +/- 7,000SF  
LEVEL 1: +/- 6000 SF



CROY STREET/ HAILEY PUBLIC LIBRARY - EXISTING





# TOWN CENTER PROPOSED SITE PLAN

- 1. New Civic Building
- 2. Festival Street
- 3. Hailey City Hall Renovated Entry
- 4. Art Feature at Curb Bulb
- 5. Parking with Removable Bollards
- 6. Service Parking
- 7. Alley
- 8. Plaza Fronting New Civic Building



# TOWN CENTER SITE RELATIONSHIPS





**TOWN CENTER**  
*AERIAL PERSPECTIVE*



IMPLEMENTATION

# FOLLOW-UP PUBLIC SURVEY RESULTS

## SUMMARY

- 177 total respondents
- Conducted through Survey Monkey
- Opened 08.14.23 and closed 10.16.23
- Distributed through the Hailey Urban Renewal Agency newsletter and information booth at Hailey Rocks

This nine-question survey was designed to inform the public of the proposals being developed to address concerns raised in the first round of public surveys launched in February 2023. In addition to informing the public, each question asked participants to rate their level of satisfaction with the proposals on a scale of 0 to 10, with 0 representing "Not Satisfied" and 10 representing "Highly Satisfied." The average score given for each proposal is listed here as well as the total score. Some questions received less ratings than others, as participants were able to skip questions at their discretion. The scores have been compiled here and can be useful in determining the level of public support for each of the proposed projects.

## PROPOSALS SORTED BY SATISFACTION LEVEL

**Q3** Hop Porter Park Improvements  
**8** Average Score **1321** Total Score

**Q6** More Robust Plant Beds  
**7** Average Score **1325** Total Score

**Q8** Sidewalks on River Street  
**7** Average Score **1300** Total Score

**Q5** Safer Crossings on Main Street  
**7** Average Score **1262** Total Score

**Q7** Streetscape Beautification  
**7** Average Score **1210** Total Score

**Q1** Bullion Street Promenade  
**7** Average Score **1207** Total Score

**Q2** Town Center Plaza + Festival Street  
**6** Average Score **1126** Total Score

**Q4** Public Parking Deck  
**6** Average Score **1048** Total Score

**Q1** "Downtown connectivity" was a top response to the question "What is Downtown Hailey missing?" We developed a plan for the Bullion Street Promenade, a tree-lined path for bikers and pedestrians running along Bullion Street from Lions Park to Main Street. Please rate your level of satisfaction with this proposal:

**7** Average Score **1207** Total Score

**Q2** "Parks/gathering spaces" was a top response to the question "What is Downtown Hailey missing?" We developed a plan to add a Town Center Plaza and adjacent Festival Street for everyday gatherings and special events. Please rate your level of satisfaction with this proposal:

**6** Average Score **1126** Total Score

**Q3** "Parks/gathering spaces" was a top response to the question "What is Downtown Hailey missing?" We developed a plan to enhance Hop Porter Park and improve park access from Downtown. Please rate your level of satisfaction with this proposal:

**8** Average Score **1321** Total Score

**Q4** "Parking" was a top response to the question "What is Downtown Hailey missing?" We developed a plan to preserve street parking on Downtown Streets and add a Public Parking Deck on the corner of River and Bullion Streets. Please rate your level of satisfaction with this proposal:

**6** Average Score **1048** Total Score



**Q5** “Safer crossings” was a top response to the question “What would improve your experience of Main Street?” We developed a plan to add improved pedestrian crossing facilities to Main Street intersections at Croy and Bullion Streets. Please rate your level of satisfaction with this proposal:



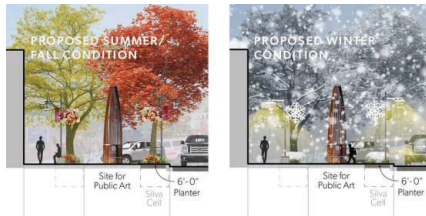
7 Average Score 1262 Total Score

**Q6** “Planters/flowers” and “street trees” were top responses to the question “What would improve your experience of Main Street?” We developed a plan to widen plant beds and install Silva Cells beneath the sidewalk to support the growth of more robust street trees with higher canopies. Please rate your level of satisfaction with this proposal:



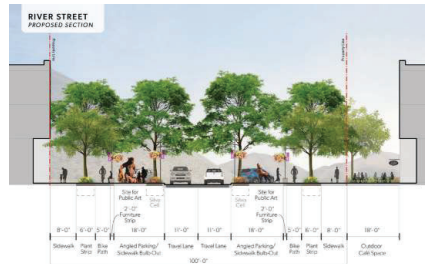
7 Average Score 1325 Total Score

**Q7** “Boring” was a top response to the question “What is it like to walk along River Street between Myrtle and Elm Street?” We developed a plan to incorporate public art, street-specific street trees, street furnishings, and seasonal displays on Downtown streets. Please rate your level of satisfaction with this proposal:



7 Average Score 1210 Total Score

**Q8** “Sidewalks” was a top response to the question “What would improve your experience of River Street?” We developed a plan for continuing pedestrian safety improvements along River Street from Myrtle Street to Elm Street. Please rate your level of satisfaction with this proposal:



7 Average Score 1300 Total Score

# FOLLOW-UP BUSINESS OWNER SURVEY RESULTS

## SUMMARY

- 36 total respondents
- Conducted through Survey Monkey
- Opened 08.14.23 and closed 10.16.23
- Emailed to downtown business owners within Downtown Master Plan boundary

This nine-question survey was designed to inform business owners in Downtown of the proposals being developed to address concerns raised in the first round of public surveys launched in February 2023. In addition to informing the public, each question asked participants to rate their level of satisfaction with the proposals on a scale of 0 to 10, with 0 representing "Not Satisfied" and 10 representing "Highly Satisfied." The average score given for each proposal is listed here as well as the total score. Some questions received less ratings than others, as participants were able to skip questions at their discretion. The scores have been compiled here and can be useful in determining the level of public support for each of the proposed projects.

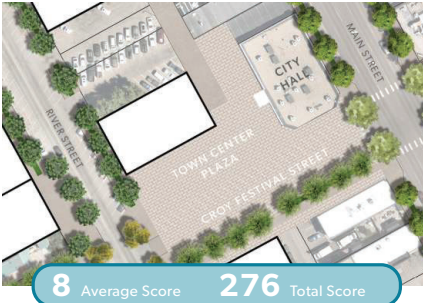
### PROPOSALS SORTED BY SATISFACTION LEVEL

- Q4** Hop Porter Park Improvements  
9 Average Score 310 Total Score
- Q6** Safer Crossings on Main Street  
8 Average Score 305 Total Score
- Q7** More Robust Plant Beds  
8 Average Score 302 Total Score
- Q8** Streetscape Beautification  
8 Average Score 302 Total Score
- Q1** Bullion Street Promenade  
8 Average Score 286 Total Score
- Q3** Town Center Plaza + Festival Street  
8 Average Score 276 Total Score
- Q2** Sidewalks on River Street  
8 Average Score 276 Total Score
- Q4** Public Parking Deck  
7 Average Score 264 Total Score

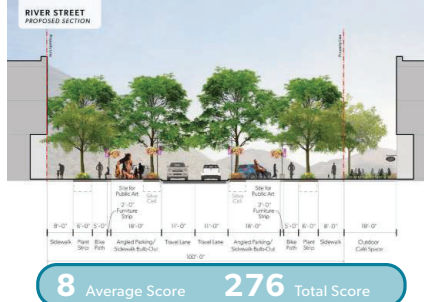
**Q1** "Downtown connectivity" was a top response to the question "What is Downtown Hailey missing?" We developed a plan for the Bullion Street Promenade, a tree-lined path for bikers and pedestrians running along Bullion Street from Lions Park to Main Street. Please rate your level of satisfaction with this proposal:



**Q3** "Lack of Downtown Events" was a top response to the question "What aspects of Downtown Hailey are current barriers to the success of your business(es)?" We developed a plan to add a Town Center Plaza and adjacent Festival Street for hosting Downtown events. Please rate your level of satisfaction with this proposal:



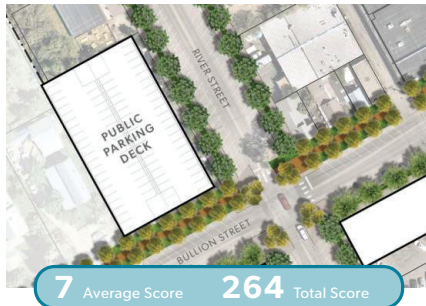
**Q2** "Downtown connectivity" was a top response to the question "What is Downtown Hailey missing?" We developed a plan for continuing pedestrian safety improvements along River Street from Myrtle Street to Elm Street. Please rate your level of satisfaction with this proposal:



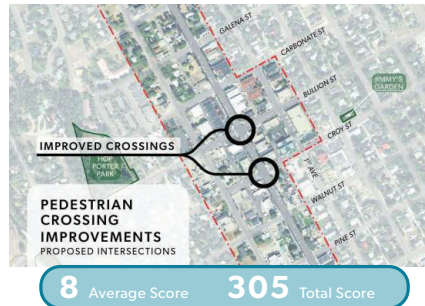
**Q4** "Lack of Downtown Events" was a top response to the question "What aspects of Downtown Hailey are current barriers to the success of your business(es)?" We developed a plan for enhancements at Hop Porter Park that improve its ability to host Downtown events. Please rate your level of satisfaction with this proposal:



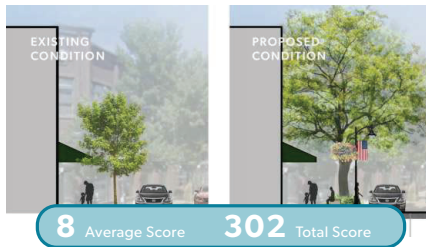
**Q5** "Driving Access" was a top response to the question "What aspects of Downtown Hailey are important to the success of your business(es)?" We developed a plan to preserve street parking on Downtown Streets and add a Public Parking Deck on the corner of River and Bullion Streets. Please rate your level of satisfaction with this proposal:



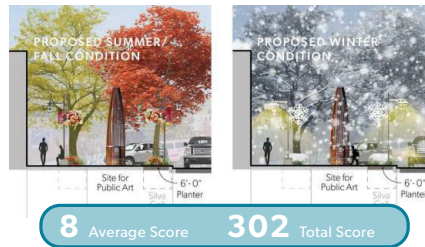
**Q6** "Safer crossings" was a top response to the question "What improvements are most needed to enhance the streetscape adjacent to your business(es)?" We developed a plan to add improved pedestrian crossing facilities to Main Street intersections at Croy and Bullion Streets. Please rate your level of satisfaction with this proposal:



**Q7** "Lack of street visibility" was a top response to the question "What aspects of Downtown Hailey are current barriers to the success of your business(es)?" Comments collected from the survey revealed a concern that the low canopies of street trees were blocking storefronts. We developed a plan to widen plant beds and install Silva Cells beneath the sidewalk to support the growth of more robust street trees with higher canopies. Please rate your level of satisfaction with this proposal:



**Q8** "Generic" was a top response to the question "How would you describe the streetscape adjacent to your business(es)?" We developed a plan to incorporate public art, street-specific street trees, street furnishings, and seasonal displays on Downtown streets. Please rate your level of satisfaction with this proposal:



**TOP PRIORITY  
PROJECTS**

**BULLION ST  
PROMENADE  
PHASE 1**

**MAIN ST  
IMPROVEMENTS  
PHASE 1**

**MAIN ST  
CROSSING  
IMPROVEMENTS  
PHASE 1**

**RIVER ST  
IMPROVEMENTS**

**HOP PORTER PARK  
PHASE 1**

**PROPERTY  
ACQUISITION**



# PHASED IMPLEMENTATION PLAN

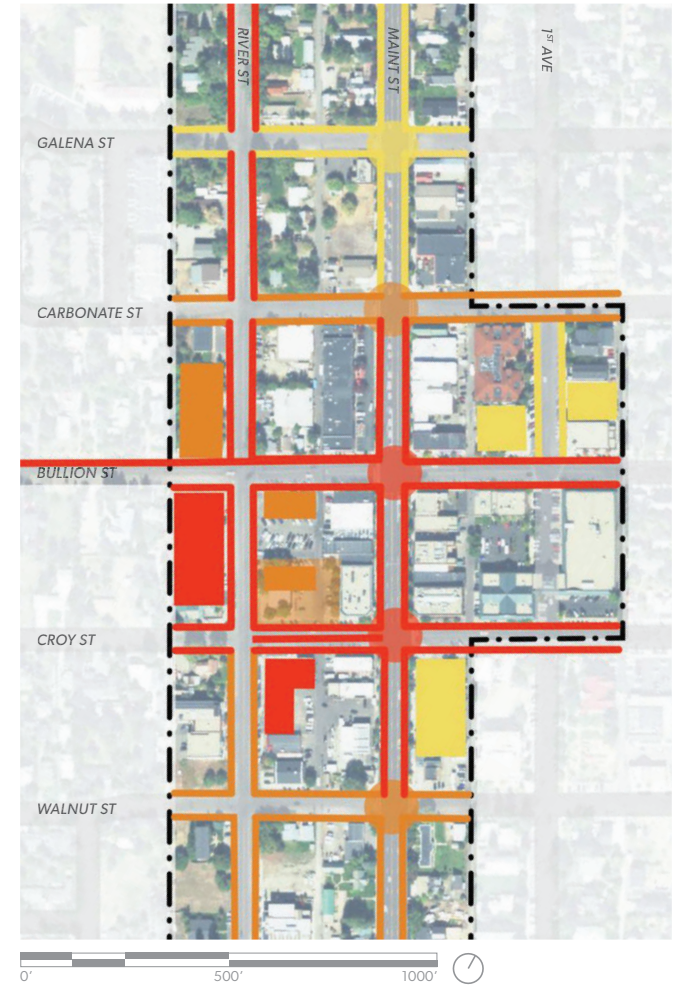
The Phased Implementation Plan synthesizes recommendations made in the Downtown Master Plan and itemizes them into actionable opportunity projects. Each opportunity is assigned to a recommended phase according to its anticipated impact, current feasibility, and catalytic potential.

Phase 1 is reserved for high-priority opportunities central to the Downtown core. By focusing Phase 1 on the core of Main Street, River Street, Bullion Street, and Croy Street, a cohesive, concentrated, and connected Downtown environment is created. A new Town Center serves as the primary gathering place for the community and is supported by new mixed use development surrounding and activating the civic uses.

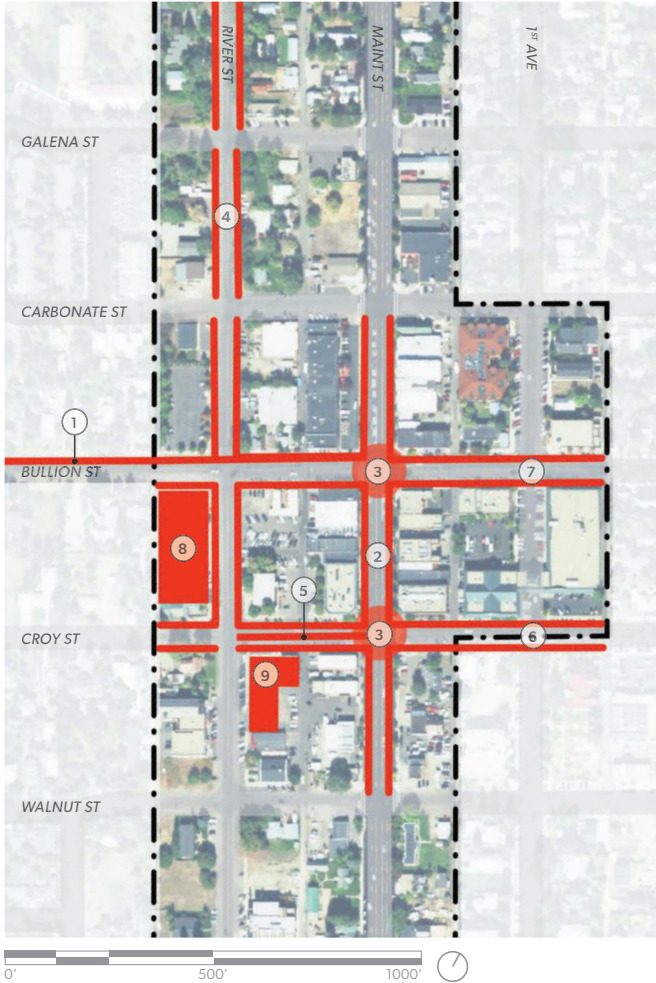
Phase 2 extends the streetscape enhancements on Main Street to Walnut Street and Pine Street. Walnut, Pine, and Elm Streets are to be improved to meet the side street design standards. New mixed use developments on 1st Ave and Main Street are also planned for Phase 2.

Phase 3 continues to expand the streetscape enhancements on Main Street to the are extents at Galena Street and Myrtle Street. Galena, Silver, Spruce, and Myrtle Streets are to be improved to meet the side street design standards.

- Phase 1 Completion - 2028
- Phase 2 Completion - 2033 (Urban Renewal District Expiration)
- Phase 3 Completion - 2043
- Study Area boundary







## PHASE 1 IMPLEMENTATION PLAN

Phase 1 is reserved for high-priority opportunities central to the Downtown core. By focusing Phase 1 on the core of Main Street, River Street, Bullion Street, and Croy Street, a cohesive, concentrated, and connected Downtown environment is created.

- Potential Development Parcels
- Potential Parks
- Streetscape Enhancement Projects
- Study Area boundary

Streetscape Enhancements

1. Bullion St Promenade Phase 1
2. Main St Enhancements Phase 1
3. Main St Crossing Enhancements Phase 1
4. River St Enhancements Phase 1
5. Croy Festival St
6. Croy St Enhancements
7. Bullion St Enhancements

Development

8. Development Opportunity at River St & Bullion St
9. Development Opportunity at River St & Croy St

Parks

10. Hop Porter Park Enhancements Phase 1
11. Lions Park Enhancements Phase 1



## PHASE 1 RIVER STREET ENHANCEMENTS PLAN

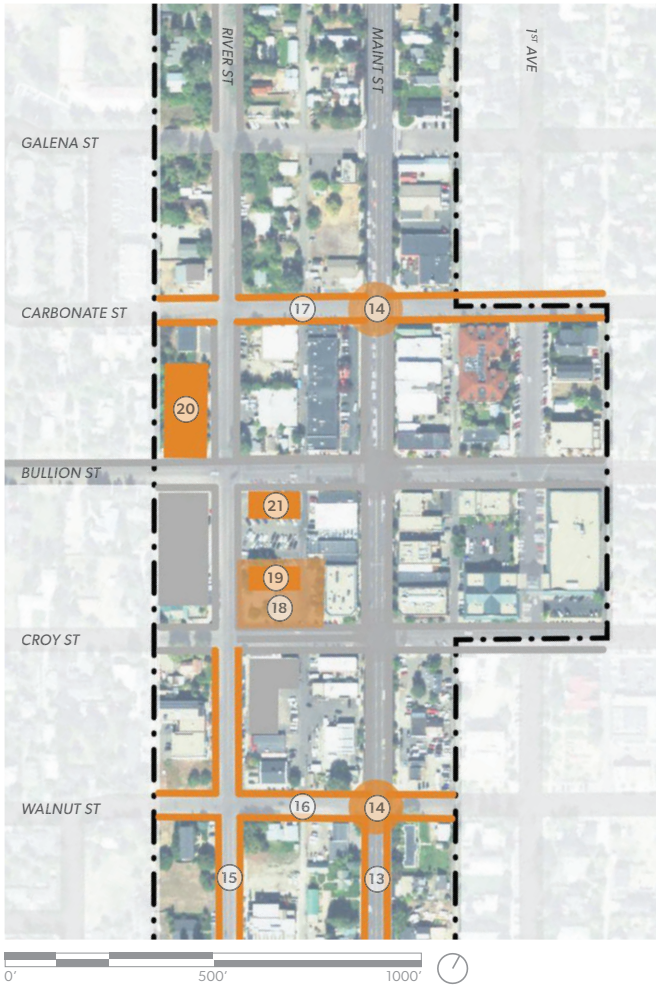
This plan identifies segments of River Street that have been marked for improvement in Phase 1 of this master plan and provides details of the current status of streetscape enhancement projects in this corridor.

- 1) Completed
- 2) Striped
- 3A) To Be Completed by Private Developers
- 3B) To Be Completed by City/URA
- Study Area boundary





Hailey Downtown Master Plan | Hailey, ID | Draft Master Plan Package



## PHASE 2 IMPLEMENTATION PLAN

Phase 2 extends the streetscape enhancements on Main Street to Walnut Street and Pine Street. Walnut, Pine, and Elm Streets are to be improved to meet the side street design standards. New mixed use developments on 1st Ave and Main Street are also planned for Phase 2.

- Potential Development Parcels
- Streetscape Enhancement Projects
- Potential Parks
- Study Area boundary

Streetscape Enhancements

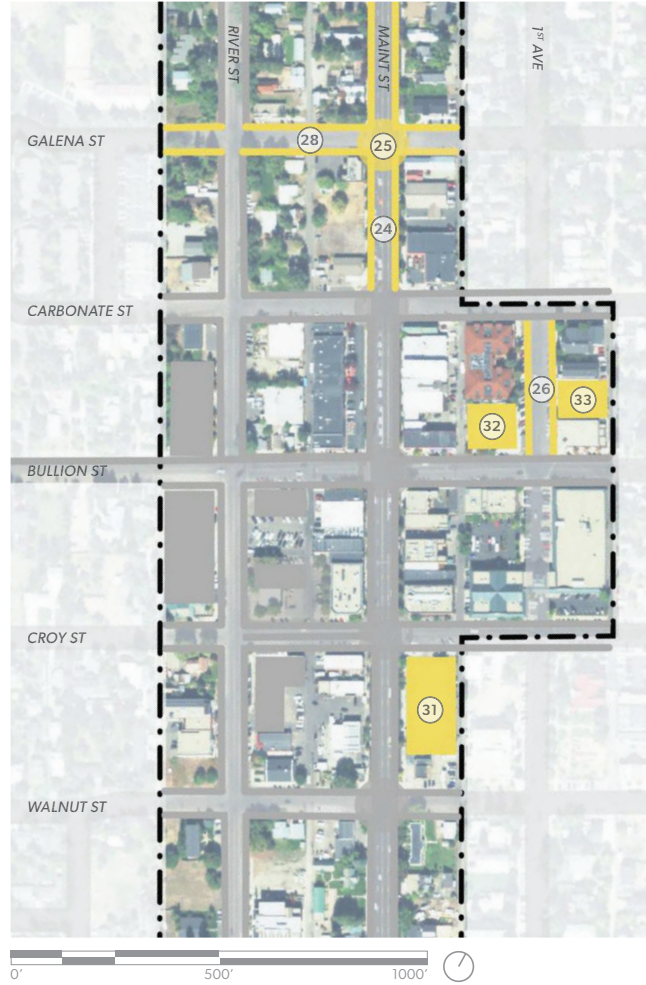
- 12. Bullion St Promenade Phase 2
- 13. Main St Enhancements Phase 2
- 14. Main St Crossing Enhancements Phase 2
- 15. River St Enhancements Phase 2
- 16. Walnut St Enhancements
- 17. Carbonate St Enhancements

Development

- 18. Town Center Plaza
- 19. Civic Building
- 20. Parking Deck Development at River St & Bullion St
- 21. Development Opportunity at Bullion St & River St

Parks

- 22. Hop Porter Park Enhancements Phase 2
- 23. Lions Park Enhancements Phase 2



### PHASE 3 IMPLEMENTATION PLAN

Phase 3 continues to expand the streetscape enhancements on Main Street to the area extents at Galena Street and Myrtle Street. Galena, Silver, Spruce, and Myrtle Streets are to be improved to meet the side street design standards. New developments increase activity on the east side of town.

- Potential Development Parcels
- Streetscape Enhancement Projects
- Study Area boundary

**Streetscape Enhancements**

- 24. Main St Enhancements Phase 3
- 25. Main St Crossing Enhancements Phase 3
- 26. 1st Ave Enhancements
- 27. Pine St Enhancements
- 28. Galena St Enhancements
- 29. Silver St Enhancements
- 30. Spruce St Enhancements

**Development**

- 31. Development Opportunity at Main St & Croy St
- 32. Development Opportunity at Bullion St & 1st Ave
- 33. Development Opportunity at 1st Ave



# IMPLEMENTATION MATRIX

The Implementation Matrix lists opportunity projects recommended in this Master Plan and provides details for each. The numbered projects from the Phased Implementation Plans correlate to the numbers in the Implementation Matrix.

Item	Project	Notes	Target Year	Lead/Partner	Funding Mechanism
Phase 1					
1	Bullion St Promenade Phase 1	Provide a protected multi-use pathway from Main St to Hop Porter Park; line with planters featuring Japanese Tree Lilacs and understory plantings; install specialty furnishing zones per plan.	2023 - 2028	URA/Public Works	URA/City funded
2	Main St Enhancements Phase 1	3 blocks between Walnut St & Carbonate St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting.	2023 - 2028	URA/Public Works	URA/City funded
3	Main St Crossings Phase 1	Crossing at Main St & Bullion St: implement curb bulbs to shorten crossing distance and enhance crosswalks. Crossing at Main St & Croy St: install HAWK, implement curb bulbs to shorten crossing distance and enhance crosswalks.	2023 - 2028	Public Works	City Funded
4	River St Enhancements Phase 1	5 blocks between Croy St & Myrtle St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; provide protected bike lanes; install planters with silva cells and plant consistent Northern Acclaim Honey Locusts along streets and Swamp White Oaks at curb bulbs; install consistent street furnishings and street lighting; provide outdoor cafe space at mixed use development and public art at curb bulbs.	2023 - 2028	URA/Public Works/ private developer	URA/City funded/ private developer
5	Croy Festival St	1 block between Main St & River St: install specialty paving, plantings, and street furnishings using materials consistent with the future Town Center Plaza; install removable bollards to safely shut down the festival street for events.	2023 - 2028	URA/Public Works	URA/City funded
6	Croy St Enhancements	3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks with protected bike lanes and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	2023 - 2028	URA/Public Works	URA/City funded
7	Bullion St Enhancements	3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	2023 - 2028	URA/Public Works	URA/City funded
8	Development Opportunity at River St & Bullion St	Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	2023 - 2028	URA/private developer	URA developer RFP
9	Development Opportunity at River St & Croy St	Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	2023 - 2028	URA/private developer	URA developer RFP
10	Hop Porter Park Enhancements Phase 1	Enhance park with reconfigured parking, entry, and a new connection to the Bullion St Promenade.	2023 - 2028	Parks & Rec	City Funded
11	Lions Park Enhancements Phase 1	Enhance park with river access, recreational amenities, reconfigured parking, and native landscape restoration; preserve existing ball fields.	2023 - 2028	Parks & Rec/WRLT	WRLT/City Funded



HAILEY DOWNTOWN MASTER PLAN | IMPLEMENTATION

Item	Project	Notes	Target Year	Lead/Partner	Funding Mechanism
Phase 2					
12	Bullion St Promenade Phase 2	Provide a protected multi-use pathway from Hop Porter Park to Lions Park; line with planters featuring Japanese Tree Lilacs and understory plantings; install specialty furnishing zones per plan; create new pedestrian crossing over Big Wood River; install plaza crossings at bridge per plan.	2029 - 2033	URA/Public Works	URA/City funded
13	Main St Enhancements Phase 2	2 blocks between Walnut St & Elm St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting.	2029 - 2033	URA/Public Works	URA/City funded
14	Main St Crossing Enhancements Phase 2	Crossings at Main St & Carbonate St, Main St & Walnut St, and Main St & Pine St: provide safety enhancements by implementing curb bulbs at all intersections to shorten crossing distances and enhancing crosswalks.	2029 - 2033	Public Works	City funded
15	River St Enhancements Phase 2	3 blocks between Croy St & Elm St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; provide protected bike lanes; install planters with silva cells and plant consistent Northern Acclaim Honey Locusts along streets and Swamp White Oaks at curb bulbs; install consistent street furnishings and street lighting; provide outdoor cafe space at mixed use development and public art at curb bulbs.	2029 - 2033	URA/Public Works/ private developer	URA/City funded/ private developer
16	Walnut St Enhancements	3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	2029 - 2033	URA/Public Works	URA/City funded
17	Carbonate St Enhancements	3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	2029 - 2033	URA/Public Works	URA/City funded
18	Town Center Plaza	Create a new civic plaza with specialty paving, planters, furnishing, and art features; renovate Hailey City Hall entry; provide art feature at curb bulb; install parking with retractable bollards; provide service parking; install specialty paving across alley.	2029 - 2033	URA/Public Works	URA/Public Works
19	Civic Building	Construct new civic building in Town Center Plaza.	2029 - 2033	URA/private developer	URA developer RFP
20	Parking Deck Development at River St & Bullion St	Construct mixed use parking deck with active retail/commercial storefronts at ground floor.	2029 - 2033	URA/private developer	URA developer RFP
21	Development Opportunity at Bullion St & River St	Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	2029 - 2033	URA/private developer	URA developer RFP
22	Hop Porter Park Enhancements Phase 2	Enhance park with a new pavilion, stage, and event lawn.	2029 - 2033	Parks & Rec	WRLT/City Funded
23	Lions Park Enhancements Phase 2	Complete park enhancements, extending through area that currently holds ball fields.	2029 - 2033	Parks & Rec/WRLT	WRLT/City Funded

Item	Project	Notes	Target Year	Lead/Partner	Funding Mechanism
Phase 3					
24	Main St Enhancements Phase 3	4 blocks between Carbonate St & Myrtle St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting.	2034 - 2043	URA/Public Works	URA/City funded
25	Main St Crossing Enhancements Phase 3	Crossings at Main St & Spruce St, Main St & Silver St, and Main St & Galena St: implement curb bulbs to shorten crossing distance and enhance crosswalks. Crossing at Main St & Maple St: install HAWK, implement curb bulbs to shorten crossing distance and enhance crosswalks.	2034 - 2043	URA/Public Works	URA/City funded
26	1st Ave Enhancements	1 block between Carbonate St & Bullion St: provide safety enhancements by implementing an enhanced mid-block crossing and curb bulbs at intersections to shorten crossing distances; expand planters and plant consistent street trees with silva cells; install consistent street furnishings and street lighting.	2034 - 2043	URA/Public Works	URA/City funded
27	Pine St Enhancements	2 blocks between the alley east of Main St & the alley west of River St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	2034 - 2043	URA/Public Works	URA/City funded
28	Galena St Enhancements	2 blocks between the alley west of River St & the alley east of Main St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	2034 - 2043	URA/Public Works	URA/City funded
29	Silver St Enhancements	2 blocks between the alley west of River St & the alley east of Main St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	2034 - 2043	URA/Public Works	URA/City funded
30	Spruce St Enhancements	2 blocks between the alley west of River St & the alley east of Main St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	2034 - 2043	URA/Public Works	URA developer RFP
31	Development Opportunity at Main St & Croy St	Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	2034 - 2043	URA/private developer	URA developer RFP
32	Development Opportunity at Bullion St & 1st Ave	Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	2034 - 2043	URA/private developer	URA developer RFP
33	Development Opportunity at 1st Ave	Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	2034 - 2043	URA/private developer	URA developer RFP

# APPENDIX

Project Notes



Agency Communications Summary

**Date:** August 15, 2023  
**Client:** City of Hailey 999 W. Main St  
**Project name:** Hailey Downtown Master Plan Suite 1200  
**Project no:** W3Y13802 Boise, ID 83702  
**Prepared by:** B. Roberts United States  
**Location:** TEAMS Call  
**Copies to:** Brian Yeager, Mark Sindell, Daren Fluke

Combined notes from conversations with the Idaho Transportation Department (ITD) and Mountain Rides Transit Authority (MRTA) to share the Downtown Master Plan, survey results, and to receive input.

**ITD Meeting May 16, 2 – 3 PM**

ITD Staff: Trey Mink, Scott Malone, Andrew Young (Kandace Stewart),  
 City of Hailey: Brian Yeager  
 GGLO: Mark Sindell  
 Jacobs: Betsy Roberts, Daren Fluke

Downtown Master Plan project shared with ITD staff; main points for ITD were – lane reduction to 11', supporting/widening the pedestrian realm in downtown and slowing traffic.

Existing bulbouts and trees were discussed regarding safety and visibility of pedestrians. Bulbouts improve pedestrian visibility, but sometimes trees can hide pedestrians. Most Hailey intersections already have bulbouts.

ITD noted that narrow lanes were a slight concern with minimal 8' parking lane next to an 11' travel lane. Large construction trucks, camper trailers and other large vehicles frequently use Main Street for access N-S through the valley. Many of the camper trailers are driven by drivers inexperienced with such large vehicles.

Brian Yeager noted that SH75 divides the community and the City's goal is to safely and comfortably get bikes and pedestrians across it and to create a more comfortable and secure pedestrian realm for businesses fronting on it.

The team also discussed out of the box ideas:

- Use alleys as the main pedestrian thoroughfare.
- Create a highway bypass.
- Remove on-street parking from Main Street
- Lane reconfiguration and/or reduction

Overall – ITD had concerns with any proposal that could result in reduced capacity or increased delay but no concerns with the project as currently presented.

Project Notes

**Mountain Rides Transit Authority Meeting April 21 16, 11 – 12 AM**

MRTA staff: Wally Morgus, Ben Varner  
 City of Hailey: Brian Yeager  
 GGLO: Mark Sindell  
 Jacobs: Betsy Roberts

MRTA was supportive of the project. Their current stops in downtown Hailey include:

- Northbound – Main & Croy (in front of the Liberty Theater); Main and Myrtle; and Main and Cobblestone (at Albertson's). MRTA is not currently happy with the NB system.
- Southbound – River Street Apartments (approximately Myrtle); Bullion & River Street; Main & Maple

The River Street and Bullion area is a Transfer station as well as a Park N' Ride. MRTA was interested in keeping abreast of the River Street improvements as well.

MRTA would like to have all bus stops as dedicated stops such that there are not parked cars in the way, and the ability to get out of the traffic lane.

If the Park N' Ride remains on River Street, then we need to ensure good pedestrian access across Main, as NB riders will have to go from River, west side of Main, to the east side to catch the bus.

MRTA was very interested in River as the main route for the bus; there is a lot of room to create the right type of bus stops. This would include raised bus stop platforms. If River could be the main route, MRTA would consider it from about Chestnut on the south to McKercher on the north. If River becomes the more pedestrian/bike realm, the buses would be a good fit here as well. The new electric buses will not smell or be loud.

The idea of closing Croy Street also brings an opportunity to pull into the Croy Street entrance for a stop; this was interesting to the group.



Project Notes

## Bicycle and Pedestrian Crossing Enhancement

<b>Date:</b>	August 15, 2023	
<b>Client:</b>	City of Hailey	999 W. Main St
<b>Project name:</b>	Hailey Downtown Master Plan	Suite 1200
<b>Project no:</b>	W3Y13802	Boise, ID 83702
<b>Prepared by:</b>	B. Roberts; Daren Fluke	United States
<b>Copies to:</b>	Brian Yeager, Mark Sindell	

The Jacobs team researched available literature for a variety of safety strategies that could be feasibly implemented along the State Highway 75 (SH75), downtown Main Street corridor. The outline below describes the key locations for enhanced crossings, why these locations are critical, and provides information on a variety of appropriate safety strategies for each intersection.

- **Key Crossings**
  - **Croy Street and Main Street Crossing**
    - This crossing is most critical because the City's two-way bicycle path has already been completed, per the Master Plan, on the east side of Main Street from the Wood River Trail to Main Street. Continued connectivity from Main Street to River Street and Croy Canyon is planned for the near future in conjunction with the River Street improvements.
  - **Elm Street and Main Street Crossing**
    - The Elm and Main Street crossing is another vital connection; as the Master Plan identifies a recommended bicycle/pedestrian route along Elm Street from the Wood River Trail across Main Street to the River Street system. The route along Elm Street consists of a widened sidewalk that can be used by bicycles as well. It has been constructed on the east side of Main Street. Connection to River Street on the west side remains to be done, likely in coordination with the River Street improvements.

Project Notes

- **Bicycle and Pedestrian Safety Strategies**
  - **Croy Street and Main Street Crossing**
    - **Existing Conditions:** This crossing is two way stop controlled with Croy Street stopping for traffic on Main Street. Bulbouts already exist at this crossing. On the north side of the intersection an illuminated pedestrian crossing sign has been installed; however, during daylight hours, the brightness of the lights around the sign do not stand out adequately to provide any additional warning to drivers. On the south side crossing, orange flags have been provided to support safer crossing.
      - **Opportunities for improvement include:**
        - Installing a HAWK – this safety strategy is the most impactful for drivers on Main Street as well as cyclists and pedestrians crossing at Croy Street. The HAWK could be timed to work with the signal at Bullion Street, taking advantage of the stoppage of traffic on Main Street. This option has a more significant cost and construction impact.
        - Creating a colored or textured crosswalk – this strategy provides a visual reminder that the crosswalk is a different space and to slow down. This can be an attractive and effective method for slowing vehicles. It does require replacement of the crosswalk materials and can therefore be impactful to the motoring public.
        - Creating a raised crosswalk – this strategy has a proven record for reducing pedestrian crashes and reducing vehicle speeds. However, it is a costly construction project, impactful to drivers during the construction phase, and can be difficult for larger vehicles with trailers.
        - Installing a center island (potentially temporary/seasonal) – this strategy could be implemented with a right in/right out restriction at Croy Street. The center island could be a seasonally placed landscape box or other temporary but heavy-duty element. If temporary, this item would not have a significant construction or cost impact.



Project Notes

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- **Elm Street and Main Street Crossing**
  - This crossing is two-way stop controlled with Elm Street stopping for traffic on Main Street. Bulbouts already exist at this intersection. The city's Master Street Plan identifies this intersection for future signalization. Signalization is being evaluated through the Traffic Modeling effort being conducted concurrently as part of this Downtown Master Plan effort. Installation of the signal, including protected bike/ped timing, provides significant improvement to increase the safety of cyclists or pedestrians crossing at this intersection. Completion of the enhanced sidewalk system on the west side of Main Street to complete that already constructed on the east side emphasizes the need to install this signal sooner than later to facilitate safe bicycle and pedestrian crossing.

Technical Memorandum



Traffic Operations Analysis Technical Memorandum

<b>Date:</b>	October 10, 2023	1100 112th Avenue NE
<b>Project name:</b>	Hailey Downtown Master Plan	Suite 500
<b>Project no:</b>	W3Y13802	Bellevue, WA 98004-5118
<b>Attention:</b>	Brian Yeager, City Engineer	United States
<b>Client:</b>	City of Hailey Urban Renewal Agency	T +1.425.453.5000
<b>Prepared by:</b>	Chris Pylant, Jacobs	www.jacobs.com

Technical Memorandum

1. Introduction and Background

Jacobs Engineering Group Inc. (Jacobs) has prepared this memorandum for the City of Hailey to summarize the traffic operations analysis performed for the Hailey Downtown Master Plan Project. The City's Master Plan will guide growth, development, and public improvements for the remaining duration of the Gateway Urban Renewal District (expiration Year 2033).

## Technical Memorandum

## 2. Study Area and Analysis Scenarios

### 2.1 Study Area

The project study area is the Gateway Urban Renewal District with emphasis on Main Street and River Street between Walnut and Silver Streets. The following study intersections were included in the analysis:

- Main St/Myrtle St
- Main St/Spruce St
- Main St/Silver St
- Main St/Galena St
- Main St/Carbonate St
- Main St/Bullion St
- Main St/Croy St
- Main St/Walnut St
- Main St/Pine St
- Main St/Elm St
- River Rd/Bullion St

The analysis evaluated the following scenarios:

- 2023 Existing Conditions
- 2034 No-Build Conditions
- 2044 No-Build Conditions
- 2034 Build Conditions
- 2044 Build Conditions

## Technical Memorandum

## 3. Existing Traffic Volumes

Field data was provided by City staff and included vehicle turning movement and pedestrian counts during the AM and PM peak hour at six major study intersections. At intermediary intersections without collected counts, through traffic on Main Street was derived from adjacent intersections, and traffic to/from minor streets was calculated using the trip generation of adjacent blocks and existing turning patterns at adjacent intersections. Heavy vehicle percentages for through traffic on Main Street were obtained from Idaho Transportation Department (ITD) data. Vehicles on Bullion Street were assumed to have three percent heavy vehicles, and all other streets were assumed to have one percent. Where pedestrian counts were not collected, they were estimated by averaging counts at intersections where data was available. The peak hour factor (PHF) was directly calculated at intersections where counts were collected. At all other intersections, the PHF was assumed to be 0.95.

Technical Memorandum

## 4. Methodology

### 4.1 Level of Service

The level of service (LOS) is a term commonly used by transportation practitioners to measure and describe the operational characteristics of intersections, roadway segments, and other facilities. This term equates seconds of delay per vehicle at intersections to letter grades A through F, with A representing optimum conditions and F representing breakdown or over-capacity flows. The LOS for a Two-Way STOP-controlled intersection is defined by the worst movement delay. The LOS for a signalized intersection is defined by the average delay. Table 4-1 presents the delay thresholds for each LOS grade at unsignalized and signalized intersections.

Table 4-1 Level of Service Definition for Intersections

LOS	Brief Description	Unsignalized Intersections (average delay/ vehicle in seconds)	Signalized Intersections (average delay/ vehicle in seconds)
A	Free-flow conditions	<10	<10
B	Stable conditions with some affect from other vehicles	10 to 15	10 to 20
C	Stable conditions with significant affect from other vehicles	15 to 25	20 to 35
D	High-density traffic conditions still with stable flow	25 to 35	35 to 55
E	At or near capacity flows	35 to 50	55 to 80
F	Over-capacity conditions	>50	>80

Source: Highway Capacity Manual (HCM), Transportation Research Board 2010.

**Notes:**

Idaho typically strives for LOS D in urban areas as the standard for p.m. peak-hour intersection performance.

All-way stop-controlled LOS is expressed as the average vehicle delay of all movements. Two-way stop-controlled LOS is expressed as the average vehicle delay of the worst individual movement.

### 4.2 Analysis Software

Synchro 11 was used to perform intersection analysis, including both signalized and STOP-controlled intersections.

### 4.3 Future Traffic Volumes

Future No-Build traffic volumes were projected by applying an annual growth rate calculated from ITD data. The closest ITD traffic recorder is located approximately 2.4 miles north of the study area on State Highway 75. Data from this recorder indicated an average annual growth rate of 2.38% over the past 10 years. This growth rate was applied for the period between 2023 and 2034 to project No-Build 2034 volumes. An annual growth rate of 1.5% was used to project volumes between 2034 and 2044.

A figure illustrating existing and future turning movement volumes is **attached** to this memo.

Technical Memorandum

## 5. Operational Analysis

### 5.1 Existing Conditions

As shown in Table 5-1 the two intersections at Main Street/Myrtle Street and Main Street/Elm Street are projected to operate at LOS B and LOS A, respectively in 2044 with the addition of signals. The Main Street/Bullion Street intersection is projected to improve to LOS D with the addition of the two new signals. This improvement is due to the increased platooning of vehicles on the SH-75 mainline. No change to the LOS is projected at the remaining TWSC intersections, though additional gaps in mainline traffic created by the increased platooning may allow more minor street vehicles to turn left onto or cross Main Street.

Table 5-1, the signalized Main Street/Bullion Street intersection currently operates at LOS D. The two-way stop controlled (TWSC) intersections along the Main Street corridor currently operate from LOS D to LOS F. The all-way stop controlled (AWSC) intersection (River Road/Bullion Street) currently operates at LOS A.

### 5.2 Future Conditions

#### 5.2.1 No-Build

##### 2034

As shown in Table 5-1 the two intersections at Main Street/Myrtle Street and Main Street/Elm Street are projected to operate at LOS B and LOS A, respectively in 2044 with the addition of signals. The Main Street/Bullion Street intersection is projected to improve to LOS D with the addition of the two new signals. This improvement is due to the increased platooning of vehicles on the SH-75 mainline. No change to the LOS is projected at the remaining TWSC intersections, though additional gaps in mainline traffic created by the increased platooning may allow more minor street vehicles to turn left onto or cross Main Street.

Table 5-1, the signalized Main Street/Bullion Street intersection is projected to continue operate at LOS D by 2034, with a 6.2 second increase in delay over existing. The TWSC intersections along the Main Street corridor are all projected to worsen to LOS F. The AWSC intersection (River Road/Bullion Street) is projected to operate at LOS B.

##### 2044

As shown in Table 5-1 the two intersections at Main Street/Myrtle Street and Main Street/Elm Street are projected to operate at LOS B and LOS A, respectively in 2044 with the addition of signals. The Main Street/Bullion Street intersection is projected to improve to LOS D with the addition of the two new signals. This improvement is due to the increased platooning of vehicles on the SH-75 mainline. No change to the LOS is projected at the remaining TWSC intersections, though additional gaps in mainline traffic created by the increased platooning may allow more minor street vehicles to turn left onto or cross Main Street.

Table 5-1, the signalized Main Street/Bullion Street intersection is projected to worsen to LOS E by 2044, with an 18.3 second increase in delay over 2034. The TWSC intersections along the Main Street corridor are all projected to operate at LOS F, with even higher delays than in 2034. The AWSC intersection (River Road/Bullion Street) is projected to continue to operate at LOS B.

Technical Memorandum

**5.2.2 No-Build w/ Proposed Signals**

Jacobs was also asked to model future No-Build conditions with signals that have been proposed at two locations, Main Street/Myrtle Street and Main Street/Elm Street. This analysis assumed signal coordination between the two new signals and the existing signal at Main Street/Bullion Street.

**2034**

As shown in As shown in Table 5-1 the two intersections at Main Street/Myrtle Street and Main Street/Elm Street are projected to operate at LOS B and LOS A, respectively in 2044 with the addition of signals. The Main Street/Bullion Street intersection is projected to improve to LOS D with the addition of the two new signals. This improvement is due to the increased platooning of vehicles on the SH-75 mainline. No change to the LOS is projected at the remaining TWSC intersections, though additional gaps in mainline traffic created by the increased platooning may allow more minor street vehicles to turn left onto or cross Main Street.

Table 5-1, the intersections at Main Street/Myrtle Street and Main Street/Elm Street are projected to operate at LOS B and LOS A, respectively in 2034 with the addition of signals. The Main Street/Bullion Street intersection is projected to improve to LOS C with the addition of the two new signals. This improvement is due to the increased platooning of vehicles on the SH-75 mainline. No change to the LOS is projected at the remaining TWSC intersections, though additional gaps in mainline traffic created by the increased platooning may allow more minor street vehicles to turn left onto or cross Main Street.

**2044**

As shown in Table 5-1 the two intersections at Main Street/Myrtle Street and Main Street/Elm Street are projected to operate at LOS B and LOS A, respectively in 2044 with the addition of signals. The Main Street/Bullion Street intersection is projected to improve to LOS D with the addition of the two new signals. This improvement is due to the increased platooning of vehicles on the SH-75 mainline. No change to the LOS is projected at the remaining TWSC intersections, though additional gaps in mainline traffic created by the increased platooning may allow more minor street vehicles to turn left onto or cross Main Street.

Table 5-1 P.M. Existing and No-Build Peak-Hour Level of Service and Delay Summary

Intersection	Existing		No-Build 2034		No-Build 2044		No-Build 2034 + Proposed Signals		No-Build 2044+ Proposed Signals	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Main St/Myrtle St	31.2	D	71.1	F	206.1	F	16.5	B	17.9	B
Main St/Spruce St	56.3	F	284.0	F	>300	F	-	-	-	-
Main St/Silver St	35.5	E	110.4	F	>300	F	-	-	-	-
Main St/Galena St	61.5	F	>300	F	>300	F	-	-	-	-
Main St/Carbonate St	59.5	F	205.5	F	>300	F	-	-	-	-
Main St/Bullion St	32.3	C	41.9	D	60.2	E	33.0	C	50.7	D
Main St/Croy St	41.4	E	293.9	F	>300	F	-	-	-	-
Main St/Walnut St	61.5	F	>300	F	>300	F	-	-	-	-
Main St/Pine St	49.3	E	220.4	F	>300	F	-	-	-	-
Main St/Elm St	42.7	E	162.9	F	>300	F	7.0	A	9.3	A
River Rd/Bullion St	9.4	A	10.6	B	12.0	B	-	-	-	-

Technical Memorandum

Notes:

LOS = level of service  
Delay in seconds per vehicle.

**5.3 Proposed Solutions**

**5.3.1 Croy Street Right-in/Right-out**

One solution proposed by the City of Hailey would alter the Main Street/Croy Street intersection to be right-in/right-out only. Existing vehicles turning right from Croy Street would be re-routed to the next closest intersection (Walnut or Bullion Streets). Existing vehicles going straight or turning left from Croy Street would likely re-route to the nearest signalized intersection (Bullion or Elm Streets). Vehicles turning left onto Croy Street will turn left at the next closest intersection (Walnut or Bullion Streets).

**2034**

Table 5-2 shows the delay and LOS of intersections that have altered traffic patterns as a result of the conversion of Main Street/Croy Street to a right-in/right-out intersection. The Main Street/Bullion Street intersection is projected to continue to operate at LOS C in 2034, with a 0.3 second increase in delay. The adjacent TWSC intersection of Walnut Street is expected to continue to operate at LOS F with an increase in delay, though it is likely that vehicles at this intersection will re-route to the nearest signal to turn left onto or cross Main Street. The AWSC intersection (River Road/Bullion Street) is projected to continue to operate at LOS B.

**2044**

Table 5-2 shows the delay and LOS of intersections that have altered traffic patterns as a result of the conversion of Main Street/Croy Street to a right-in/right-out intersection. The Main Street/Bullion Street intersection is projected to continue to operate at LOS D in 2044, with a 1.5 second increase in delay. The adjacent TWSC intersection of Walnut Street is expected to continue to operate at LOS F with an increase in delay, though it is likely that vehicles at this intersection will re-route to the nearest signal to turn left onto or cross Main Street. The AWSC intersection (River Road/Bullion Street) is projected to continue to operate at LOS B.

Table 5-2 P.M. Croy Street RIRO Build Peak-Hour Level of Service and Delay Summary

Intersection	No-Build 2034 + Proposed Signals		No-Build 2044+ Proposed Signals	
	Delay	LOS	Delay	LOS
Main St/Bullion St	33.3	C	52.2	D
Main St/Croy St	19.5	C	24.5	C
Main St/Walnut St	>300	F	>300	F
Main St/Elm St	7.6	A	10.0	B
River Rd/Bullion St	10.7	B	12.2	B

Notes:

LOS = level of service  
Delay in seconds per vehicle.



Technical Memorandum

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## 6. References

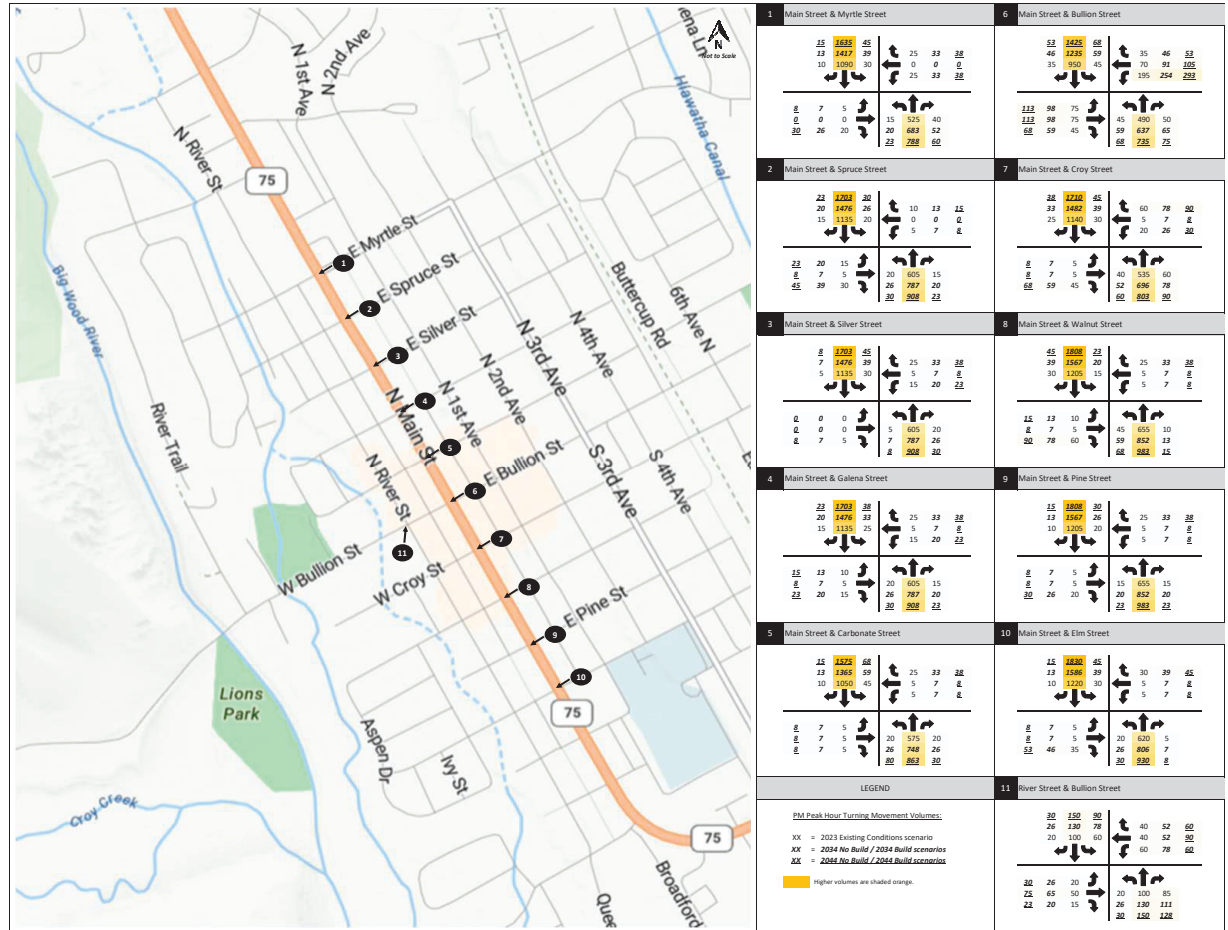
Transportation Research Board. 2010. Highway Capacity Manual, Sixth Edition. National Research Council.

Sidra Solutions. n.d. Sidra Intersection 9.1. <https://www.sidrasolutions.com/software/sidra-intersection>.

Trafficware Group Inc. 2017. Synchro® Signal Timing and Analysis Software Version 11. <https://www.trafficware.com/synchro-studio.html>.

# INTERSECTION VOLUME STUDY

PROVIDED BY JACOBS



Hailey Downtown Master Plan  
Hailey, ID

**GGLO**

Hailey Urban Renewal Agency  
DRAFT Master Plan Package



**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/23      **DEPARTMENT:** Community Development      **DEPT. HEAD SIGNATURE:** RD

**SUBJECT:** Motion to approve Resolution 2023-\_\_\_\_\_, reappointing Sage Sauerbrey to the Hailey Planning and Zoning Commission for a three-year term, set to expire December 31, 2026.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code: Hailey Municipal Code Title 17, Section 17.03.035 (IFAPPLICABLE)

**BACKGROUND:** One (1) of the Hailey Planning & Zoning Commissioner seats are expiring, one held by Sage Sauerbrey. Sage Sauerbrey has expressed strong interest and commitment to serving another term as Planning and Zoning Commissioners.

The mayor is offering the reappointment of Sage Sauerbrey to the Hailey Planning & Zoning Commission for a term ending December 31, 2026. The council should approve or deny the reappointment.-----

**FISCAL**

**IMPACT / PROJECT FINANCIAL ANALYSIS:**

Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: Robyn Davis Phone # 788-9815 #2015

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IFAPPLICABLE)

\_\_\_ City Attorney      \_\_\_ City Administrator      \_\_\_ Engineer      \_\_\_ Building  
\_\_\_ Library      \_\_\_ Planning      \_\_\_ Fire Dept.      \_\_\_\_\_  
\_\_\_ Safety Committee      \_\_\_ P & Z Commission      \_\_\_ Police      \_\_\_\_\_  
\_\_\_ Streets      \_\_\_ Public Works, Parks      \_\_\_ Mayor      \_\_\_\_\_

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to authorize the mayor’s signature on and approve Resolution 2023-\_\_\_\_\_, reappointing Sage Sauerbrey to the Hailey Planning and Zoning Commission for a three-year term, set to expire December 31, 2026.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes      No

**ACTION OF THE CITY COUNCIL:** Motion to authorize the mayor’s signature on and approve Resolution 2023-\_\_\_\_\_, reappointing Sage Sauerbrey to the Hailey Planning and Zoning Commission for a three-year term, set to expire December 31, 2026.

\_\_\_\_\_  
Date \_\_\_\_\_  
City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt. /Order Originals:      \*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (all info.):      Copies \_\_\_\_\_ Instrument # \_\_\_\_\_



**CITY OF HAILEY  
RESOLUTION NO. 2023-**

**A RESOLUTION OF THE CITY OF HAILEY SETTING APPOINTMENTS OF MEMBERS TO THE BOARD OF THE PLANNING AND ZONING COMMISSION AND PROVIDING FOR TERMS.**

WHEREAS the City of Hailey adopted the amended Hailey Planning and Zoning Bylaws with Resolution No. 2008-06;

WHEREAS the Bylaws provides that there shall be no more than five members with three-year staggering terms;

WHEREAS terms ending at the end of 2023 will leave one vacancies on the Commission; and

WHEREAS the City wishes to reappoint Sage Sauerbrey to the Hailey Planning and Zoning Commission for an additional three-year term, expiring December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

1. The following individuals shall be appointed to the Hailey Planning and Zoning Commission with the following term:

<u>Appointed Member</u>	<u>Expiration of Term</u>
Owen Scanlon	December 31, 2024
Dustin Stone	December 31, 2024
<b>Sage Sauerbrey</b>	<b>December 31, 2026 (reappointment)</b>
Janet Fugate	December 31, 2025
Dan Smith	December 31, 2025

2. This Resolution shall be in full force and effect on \_\_\_\_\_, 2023, from and after its passage and approval.

Passed and adopted on this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
MARY CONE, City Clerk

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023

**DEPARTMENT:** Community Development

**DEPT HEAD:** RD

**SUBJECT:** Motion to approve Resolution 2023-\_\_\_\_, reappointing Carol Waller, Kristin Anderson, and Toni Whittington to the Hailey Arts and Historic Preservation Commission for a three-year term, expiring December 31, 2026.

**AUTHORITY:**  IAR \_\_\_\_\_  City Ordinance: \_\_\_\_\_

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** Carol Waller, Kristin Anderson, Toni Whittington have served as Commissioners on the Hailey Arts and Historic Preservation Commission for the last three years. Each has contributed significantly to and has supported the City and Commission in a variety of projects and have actively shared their passions for expanding public art and preserving history within the City of Hailey. Carol Waller, Kristin Anderson, and Toni Whittington have all shown enthusiasm and desire to continue serving as a member of the Commission. City Staff and the Commission welcome their reappointments and are excited to have them serve for another three-year term.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: Robyn Davis Phone: 208.788.9815 ext. 2015.  
Comments: \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> City Administrator    | <input type="checkbox"/> Library             | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney         | <input type="checkbox"/> Mayor               | <input type="checkbox"/> Streets            |
| <input checked="" type="checkbox"/> City Clerk | <input checked="" type="checkbox"/> Planning | <input type="checkbox"/> Treasurer          |
| <input type="checkbox"/> Building              | <input type="checkbox"/> Police              | <input type="checkbox"/> _____              |
| <input type="checkbox"/> Engineer              | <input type="checkbox"/> Public Works, Parks | <input type="checkbox"/> _____              |
| <input type="checkbox"/> Fire Dept.            | <input type="checkbox"/> P & Z Commission    | <input type="checkbox"/> _____              |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to approve Resolution 2023-\_\_\_\_, reappointing Carol Waller, Kristin Anderson, and Toni Whittington to the Hailey Arts and Historic Preservation Commission for a three-year term, expiring December 31, 2026.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_  
City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt. /Order Originals: Record \*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (all info.): \_\_\_\_\_ Copies (AIS only)  
Instrument # \_\_\_\_\_

**HAILEY RESOLUTION 2023-**

**A RESOLUTION OF THE HAILEY CITY COUNCIL  
TO SET APPOINTMENTS AND TERMS OF OFFICE FOR MEMBERS OF THE  
ARTS AND HISTORIC PRESERVATION COMMISSION**

WHEREAS, the City Council of the City of Hailey, Idaho, deems it in the best interest of the City to have an active and productive Arts and Historic Preservation Commission and to receive the recommendations of the Arts and Historic Preservation Commission.

WHEREAS, the Mayor and City Council of the City of Hailey has adopted Hailey Ordinance No. 1124, which merged the Arts Commission and the Hailey Historic Preservation Commission.

WHEREAS, the Hailey Arts and Historic Preservation Commission wishes to appoint interested and qualified members to the maximum size allowed under Hailey Ordinance No. 1124, which allows not more than nine (9) and not less than five (5) voting members.

WHEREAS, the Hailey City Council accepts the Hailey Arts and Historic Preservation Commission’s recommendation for a reappointment:

**NOW, THEREFORE, BE IT RESOLVED BY THE HAILEY CITY COUNCIL:**

In accordance with Hailey Ordinance No. 1124, the City of Hailey appoints a nine-member Arts and Historic Preservation Commission and the mayor appoints and the city council confirms the following members for the following terms:

<u>TERM LENGTH</u>	<u>APPOINTEE</u>	<u>TERM EXPIRES</u>
<b>3 Year Term</b>	<b>Carol Waller</b>	<b>December 31, 2026</b>
<b>3 Year Term</b>	<b>Kristin Anderson</b>	<b>December 31, 2026</b>
<b>3 Year Term</b>	<b>Toni Whittington</b>	<b>December 31, 2026</b>
3 Year Term	Frank Rowland	December 31, 2024
3 Year Term	Lee Dabney	December 31, 2024
3 Year Term	Herbert Romero	December 31, 2024
3 Year Term	Michele Johnson	December 31, 2025
3 Year Term	Joan Davies	December 31, 2025
3 Year Term	Vacant Seat	December 31, 2025

THIS RESOLUTION IS ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
Martha Burke, Mayor  
City of Hailey

\_\_\_\_\_  
Mary Cone, City Clerk

**Return to Agenda**



**AGENDA ITEM SUMMARY**

**DATE:** 11/27/2023      **DEPARTMENT:** Community Development      **DEPT. HEAD SIGNATURE:** RD

---

**SUBJECT:** Motion to conduct 2nd / 3rd reading of Ordinance 1331, an ordinance approving the Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss, and associated Ordinance, Ordinance No.1331 for Star Light Lane Subdivision, located at the intersection of Silver Star Drive and Broadford Road, within the Limited Residential (LR-2) Zoning District (1371 Silver Star Drive; Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E).

---

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code N/A  
(IF APPLICABLE)

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**--BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** The proposed project is located at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District, or 1731 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E). The Applicant seeks to subdivide the entire parcel into six (6) lots. While the parcel is bifurcated by Silver Star Drive, the Applicant seeks to subdivide the northern piece of land, approximately 53,000 square feet, into five (5) single-family lots ranging in size from 9,620 to 12,027 square feet— to be known as Star Light Lane Subdivision. Except for the installation of municipal services, the Applicant does not plan to develop the southern parcel, Lot 6, which is approximately 117,000 square feet in size, at this time.

Waiver Requested: Chapter 17.10.040: Developer Benefits, allows for the request of modifications or waivers of the zoning and subdivision requirements. The Applicant requests the following waiver:

- Waiver of the minimum lot size in the Limited Residential (LR-2) Zoning District (Section 17.04B.050).

Amenity Proposed: Chapter 17.10.030.I General Requirements, Amenities, requires that each Planned Unit Development Application provide one (1) or more amenities. Community Housing is listed as an eligible amenity and defined in the Hailey Municipal Code as such:

**Through a deed restriction, a dwelling unit that is restricted by size, type, and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.**

**Local Housing (Category L) Amenity:** Within the proposed Star Light Lane Subdivision, the Applicant is offering to designate one (1) of the single-family dwellings as a Locals Only (Category L) Community Housing Unit. This type of community housing would apply to one (1) of the five (5) units proposed. To further elaborate, the Applicant plans to restrict 1 of the units to the “Locals Only” criteria essentially specified as — “No Income Limit but must be a full-time resident of Blaine County”, and also found in greater detail in the attached documents.

The Locals Only (Category L) Program is intended to meet the middle and upper middle income, 100-120% of the area median income (AMI) of residents in Hailey and Blaine County. Preliminary data from the City’s Housing Needs Assessment shows that the rate of home ownership in these categories is disproportionately low. Locals Only Housing can help provide housing for the “missing middle”: people who work locally and earn too much to qualify for income restricted housing yet too little to purchase a home in Hailey.

While market home prices continue to exceed affordability standards for working families in the community—even for families earning above the Area Medium Income— Staff welcomes the Applicant’s proposed amenity of one (1) new single-family Community Housing unit.

Various attachments, including a draft Planned Unit Development Agreement, are attached hereto.

**Attachments:**

- Draft Ordinance: Planned Unit Development Agreement
  - Draft Planned Unit Development Agreement
  - Locals Only Housing Agreement

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<b>FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:</b>	Caselle # _____
Budget Line Item # _____	YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____	Estimated Completion Date: _____
Staff Contact: Robyn Davis	Phone # 788-9815 #2015

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**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)**

<u>  </u> X_ City Attorney	<u>  </u> X_ City Administrator	<u>  </u> X_ Engineer	<u>  </u> Building
<u>  </u> Library	<u>  </u> X_ Planning	<u>  </u> X_ Fire Dept.	<u>  </u> Finances
<u>  </u> Safety Committee	<u>  </u> X_ P & Z Commission	<u>  </u> Police	<u>  </u> _____
<u>  </u> X_ Streets	<u>  </u> X_ Public Works, Parks	<u>  </u> Mayor	<u>  </u> _____

---

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

**Motion Language:**

Motion to conduct 2nd / 3rd reading of Ordinance 1331, an ordinance approving the Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss, and associated Ordinance, Ordinance No.1331 for Star Light Lane Subdivision, located at the intersection of Silver Star Drive and Broadford Road, within the Limited Residential (LR-2) Zoning District (1371 Silver Star Drive; Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E).

---

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes      No

---

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_ City Clerk \_\_\_\_\_

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**FOLLOW-UP:**

\*Ord./Res./Agrmt. /Order Originals:      \*Additional/Exceptional Originals to: \_\_\_\_\_ Copies  
(all info.):      Copies      Instrument # \_\_\_\_\_

**HAILEY ORDINANCE NO. \_\_**

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AUTHORIZING A PLANNED UNIT DEVELOPMENT AGREEMENT WITH NORTH OF BELLEVUE, LLC, FOR THE DEVELOPMENT OF FIVE (5) SINGLE-FAMILY RESIDENTIAL UNITS, ONE (1) OF WHICH WILL BE DEDICATED AS A COMMUNITY HOUSING UNIT, AND IN EXCHANGE, AN APPROVAL FOR WAIVERS TO HAILEY'S MUNICIPAL CODE. THIS PROJECT IS TO BE LOCATED AT 1371 SILVER STAR DRIVE (HAILEY FR S1/2 TL 7731 & TL 7732 SEC 16 2N 18E); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City of Hailey desires to enter into a Planned Development Agreement with North of Bellevue, LLC, regarding the development of a five (5) unit, single-family residential project located at 1371 Star Light Drive (HAILEY FR S1/2 TL 7731 & TL 7732 SEC 16 2N 18E).

WHEREAS, the City of Hailey desires the dedication of one (1) community housing unit in exchange for the following waivers to Hailey's Municipal Code:

- A waiver to the Minimum Lot Size Requirements for Limited Residential (LR-2) Zoning District.

WHEREAS, the City of Hailey agrees to the terms and conditions of the Planned Unit Development Agreement, a copy of which is attached hereto.

WHEREAS, the parameters set forth in the PUD Agreement, and this ordinance will promote the public health, safety and general welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE  
MAYOR THIS \_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
Martha Burke, Mayor, City of Hailey

Attest:

\_\_\_\_\_  
Mary Cone, City Clerk

**Return to Agenda**