

**AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday, January 22, 2024 * 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#](tel:+18722403311,543667133#),

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyCityCouncil>

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

CONSENT AGENDA:

CA 016	Motion to ratify the EECBG City Hall Solar Grant Application ACTION ITEM	1
CA 017	Motion to approve Resolution 2024-003, ratifying the Mayor’s signature on two Water Supply Bank Lease Contracts to place water right numbers 37-22311, 37-22316, 37-22321 (three water rights associated with Old Cutters) and 37-22773, 37-22774, 37-22775, 37-22776 (four water rights associated with Northridge) into the Water Supply Bank ACTION ITEM	15
CA 018	Motion to adopt Resolution 2024-004, ratifying the Mayor’s signature on an estimate with Integrated Security Resources for electronic door locks at the Town Center West Building. ACTION ITEM	41
CA 019	Motion to adopt Resolution 2024-005, authorizing grant agreement with Idaho Division of Vocational Rehabilitation for a student Work-Based Learning Experience ACTION ITEM	46
CA 020	Motion to approve annual 2023 Road and Street Report ACTION ITEM	51
CA 021	Motion to approve Resolution 2024-006, authorizing the Mayor to sign an Auto-Aid Agreement with Sun Valley and North Blaine County Fire Departments ACTION ITEM	60
CA 022	Motion to approve Hailey business alcohol license ACTION ITEM	67
CA 023	Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat is subdivided into two (2) lots and Parcel D. This project is located within the Neighborhood Business (NB), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts. ACTION ITEM	72
CA 024	Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcels A and E. This project is located within the General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts. ACTION ITEM	83
CA 025	Motion to approve minutes of January 8, 2024 and to suspend reading of them ACTION ITEM	94
CA 026	Motion to approve claims for expenses incurred during the month of December 2023, and claims for expenses due by contract in January, 2024 ACTION ITEM	102
CA 027	Motion to approve unaudited Treasurer’s report for the month of December 2023 ACTION ITEM	134

MAYOR’S REMARKS:

MR 000

PROCLAMATIONS & PRESENTATIONS:

PP 028 Officer of the year award to Morgan Ballis (no documents)

APPOINTMENTS & AWARDS

[AA 029](#) Consideration of Resolution 2024-007, reappointment of Sandi Viau to another Hailey Urban Renewal 5-year term.
ACTION ITEM 147

[AA 030](#) Consideration of Resolution 2024-008, reappointment of Martha Burke and Sam Linnet to the FMAA Board
ACTION ITEM 151

PUBLIC HEARING:

[PH 031](#) Consideration of a Preliminary Plat Application submitted by CK Property Group, LLC, for Mid RVR Townhomes, represented by Opal Engineering and Pivot North, to subdivide Lots 1, 2, and 3, Block 54, Hailey Townsite (317 N River Street) into ten (10) townhouse sublots. This project is located within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts ACTION ITEM 155

[PH 032](#) Consideration of Ordinance No. _____, a City-Initiated Text Amendment to Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, and Chapter 17.07: Supplementary Location and Bulk Requirements, to clarify certain landscaping requirements for nonresidential, multifamily, and mixed-use buildings; include provisions for deck setbacks; and modernize various Design Review Standards for certain zoning districts. ACTION ITEM 182

OLD BUSINESS:

[OB 033](#) 3rd Reading of Ordinance No. 1336, Title 16/Title 17 Cottage, and Detached Townhouse Developments, and approval of Summary for Ordinance No. 1336. ACTION ITEM 193

[OB 034](#) Discussion on the Streets Division electric F150 Lightning vehicle, and motion to authorize staff to proceed with the purchase of a Powerboost (Hybrid) model vehicle for the Water Division ACTION ITEM 229

OB 000 Matters & Motions from Executive Session, if any. ACTION ITEM (no documents)

STAFF REPORTS: Staff Reports Council Reports Mayor’s Reports

SR 035 Discussion of pedestrian crossing improvements at Croy and Main Streets (no decision, discussion only)

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 - 1338 Next Resolution Number- 2024-009

AGENDA ITEM SUMMARY

DATE: 01/22/2024

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY _____

SUBJECT: Ratify the EECBG City Hall Solar Grant Application. **ACTION ITEM**

AUTHORITY: ID _____ IAR _____ City Ordinance/Code
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The City has applied for grant funding to install a 34 kW, ballasted, photo-voltaic (PV) system, on the roof of Hailey City Hall. Receipt of this grant would enable the City to produce approximately 52,000 kWh, or over half of its energy demand, annually. This grant application was submitted to the Idaho Office of Energy and Mineral Resources (OEMR) Energy Efficiency and Conservation Block Grant Program. If awarded, this funding would provide \$100,000 to install the solar array.

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: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

- | | | |
|---|---------------------------------------|---|
| <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 type="checkbox"/> City Clerk | <input type="checkbox"/> Comm. Dev. | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Fire Dept. | | |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to ratify the EECBG City Hall Solar Grant Application. **ACTION ITEM**

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
Copies (all info.): _____
Instrument # _____

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



Idaho Energy Efficiency and Conservation Block Grant

**Application
November 2023**

Idaho Energy Efficiency and Conservation Block Grant Application

Recipient Information

Name of Applicant: City of Hailey

Date: 1/11/24

Address: 115 S Main Street, Suite H

City: Hailey

County: Blaine

State: Idaho

Zip/Postal Code: 83333

Authorized Representative

First Name: Lisa

Last Name: Horowitz

Title: City Administrator

Telephone Number: 208-788-4221

Email Address: lisa.horowitz@haileycityhal

Project Description

Total Amount Requested: \$100,000

(Amount not to exceed \$100,000)

Amount Provided by Other Sources:

Estimated Project Completion Date: 10/30/2024

Brief Project Description:

This grant would fund the installation of a 34 kW rooftop photo-voltaic system on the roof of Hailey City Hall.

By signing this application, I certify the the statements contained herein are true, complete and accurate to the best of my knowledge.

Signature of Authorized Representative:



Date: 1/17/24

Project Narrative

1. Please check all areas the proposed project addresses:

- Workforce development
- Energy efficiency, such as weatherization, retrofits, energy conservation and energy management
- Capital investment & financing
- Resiliency
- Electric vehicles and infrastructure
- Clean energy/clean energy technology, such as distributed energy resources and on-site renewable energy

2. Please describe which category within Appendix E the proposed project falls under.

Category (ies) 6.a. Development, implementation, and installation of on-site

Installation of 34 kW, ballasted, photo-voltaic (PV) system, on the roof of Hailey City Hall, to offset over half of City Hall's electrical consumption.

3. Describe in detail the proposed project. If a proposed project includes retrofitting an existing property, please include total square footage of the property involved in the retrofit, age of the building, condition of the property, and if any ground disturbance will occur.

Total Square Footage: 8570 SF

Age of Building: Originally Built in 1920

Ground Disturbance: Yes No

This project would install a 34kW roof-top photo voltaic solar system on the flat roof of the City Hall building. Receipt of this grant would enable the City to produce approximately 52,000 kWh, or over half of its energy demand, annually.

The new PV system would help the City achieve its 100% Clean Energy goals, reduce the City's energy bill, and provide emergency power for an essential service should the power grid go down. The solar system would produce over half of the City's current electricity usage, and planned energy efficiency improvement projects should substantially increase that percentage.

The City has worked with a local solar installer to develop a proposal for the solar system that would have a ballasted installation method to avoid making any penetrations in the existing roof membrane. The roof is 8,570 square feet, minus some light shafts and mechanical equipment. The City's roof was inspected by a structural engineer to evaluate its lifespan. The roofer determined the roof to be in fine condition and estimated that the roof has 15+ years left, it was re-roofed in 1997.

4. Provide an estimated project timeline. Please include information on project start date, bidding and permitting timeframes, project completion, and any known or anticipated contingencies that will impact the timeline.

Project Timeline:

If the City is awarded this grant funding, it would immediately put the project out to bid with the intent of implementation at the soonest possible date. Hailey experiences significant winters, leaving a short window for project construction during summer and fall months. If the City is unable to begin construction during fall of 2024, this project would be constructed in early summer 2025.

Subaward Fund Disbursement: April 1, 2024

Project Bidding: May 2024

Award Contract: Summer 2024

Project Construction: Fall 2024

Final Completion: Winter 2024

Evaluated Criteria

Answers to the questions below will be evaluated by the review committee. A full list of the evaluated criteria can be found in Appendix A.

Energy Conservation

Topic I. Demonstrates a strong need for energy improvements. In the text box below please:

- Clearly identifies the need for energy improvement(s)
- Describe financial need of applicant
- Provide estimated monetary impact if no action is taken
- Provide energy usage data

The City of Hailey and Hailey Public Library together purchased the Historic Fox-Brown Building located on Main Street in Hailey's downtown core in 1993. The City of Hailey and the Hailey Public Library continue to carry out their respective duties over thirty years later with the Library offering services on the first floor and the City operating from the second floor. Today, this public building serves hundreds of residents daily who visit City Hall to pay their water bills, open new businesses, reserve City Parks, etc. and who frequent the library for the many after school offerings, free public Wi-Fi, computer access and more.

It is essential that the public is kept comfortable throughout the bitterly cold winter months and hot summers we experience in central Idaho. The City spent \$9,761.39 on electricity in 2023 alone. By offsetting over half of the City's energy consumption by installing a solar system on the roof, the City and local taxpayers, would greatly benefit from energy cost savings. Our only local electricity provider, Idaho Power, recently increased the fixed-rate cost of accessing power. As these costs continue to increase year over year, the City will continue to spend more of an already constrained budget on electricity. Data from US Energy Information Administration and One Energy (private distributed-generation wind energy developer and operator from Ohio, also does market research) shows a 51% increase in electricity rates for commercial sector in Idaho from 2001 to 2020. One energy modeling shows an additional 50% increase in rates by 2040. Idaho Power proposed an overall rate increase of 4%, which was just approved in December 2023. Solar PV generation capacity has the potential to offset this rate increase.

In addition, Hailey has a long history of sustainability. In November 2020, the Hailey City Council adopted a 100% Clean Energy Resolution, its most ambitious sustainability project. The resolution sets the following goals to transition the City to 100% clean energy use:

- 1) One hundred percent (100%) of municipality clean energy electricity use by 2030, including at least 75% clean energy by 2025;
- 2) One hundred percent (100%) clean energy for the community wide electricity supply by 2035; and
- 3) One hundred percent (100%) clean energy for all energy use by 2045

Currently, Hailey City Hall uses on average 7,285.15kWh per month, with the greatest demands occurring in the coldest months of the year: November, December, January, February and March.

Topic II: Improve energy efficiency and save energy costs. In the text box below please:

- Provide a clear work plan that improves energy efficiency, reduces energy burden, and saves costs
- Provide information on the cost-effectiveness of proposed solution compared to alternate solutions
- Describes estimated energy savings (kWh, therms, gallons, MMBtu) on a per dollar spent basis or other benefits

Receipt of this grant would enable the City of Hailey to produce approximately 52,000 kWh of power per year, or over half of the 95,000 kWh it used in 2023, putting the City well on its way to meeting its goal of 100% clean energy by 2030.

The proposed project has been evaluated for potential challenges, and it appears that no appreciable hurdles exist. A local solar installer has developed a preliminary design for the system and has evaluated the solar access as superb, a structural engineer has evaluated the roof structure to certify that it can support the weight of the system, staff has confirmed that there is no issue with the building's status on the National Historic Register, and the project will be built to meet all local permitting requirements. From experience, the solar installer recommends a low panel tilt to maximize summer solar potential and minimize the snow impact covering the panels at times during the winter months.

The Public Works Department will manage the actual installation and maintenance of the system and the roof. The Community Development Department will manage the permitting, benchmarking of the system's performance, and public outreach and education. The Finance and Records Department will be in charge of budgeting and vendor payments. As the city's grant writer, and in coordination with the city's resiliency planner, we will facilitate the cooperation between all departments on installation and maintenance of the system and document how its performance contributes to the City's clean energy goals. The City envisions a public display monitor in City Hall, communicating in real-time, how much energy the system is producing. This access to information illustrates the City's unique role in showcasing the potential for sustainable public facilities that ensure accountability, transparency, and good governance. As a trusted institution, the City can lead the efforts to bring knowledge and understanding of new technologies and infrastructure that lead to community-based solutions.

Energy conservation also needs to be part of the solution. In 2020, the City of Hailey took part in a free energy audit, funded by the Office of the Governor and the Department of Energy and Mineral Resources (OEMR). The City plans to use the audit results for future energy efficiency projects over subsequent budget cycles. Implementation of the measures recommended by the energy audit include the installation of occupancy sensors, developing a lighting schedule, replacing lighting fixtures with LEDs, and a thorough analysis of the HVAC to better balance the system and increase its energy efficiency. With the implementation of these measures, the City's power consumption could be reduced by up to 25%.

By reducing the City's energy consumption by 50%, the City's electricity bill will decrease dramatically. Of the energy cost-saving opportunities available to the City, installing rooftop solar is one of the greatest opportunities to decrease costs while improving energy efficiency.

Community Benefit

Topic I: Generates community benefits. In the text box below please:

- Clearly define demographics of impacted community and need that project is serving within the community
- Clearly explain specific benefits and long-term return to the community

Tucked between three mountain ranges, Hailey is located in the heart of the Wood River Valley in central Idaho. Hailey is the most populous city in Blaine County, home to the community's workforce. With a fast-growing population base, the City currently serves 9,400 residents, 31% of which are Hispanic, as reported in the 2020 US Census. The local school district reports that 42.9% of Kindergarten through 12 grade students are Hispanic. The cost of living is substantially higher locally than in surrounding areas. United Way reports that 52% of Blaine County residents qualify as Asset-Limited, Income-Constrained, Employed (ALICE). This standard indicates that households are earning over the Federal Poverty level but are still not earning enough to get by. Feeding America reported in May of 2020 that Blaine County has the fifth highest food costs in the nation - our local food bank estimates that one in three people in Blaine County are considered food insecure or one crisis away.

The rooftop solar installation on City Hall serves as a pivotal initiative addressing the community's need for sustainable energy solutions. By harnessing clean and renewable solar power, this project not only reduces the city's carbon footprint but also promotes environmental responsibility.

The specific benefits extend beyond environmental impact. The solar panels contribute to cost savings by generating clean energy, thus reducing electricity expenses for City Hall. These savings can be redirected towards essential community services, infrastructure improvements, or other initiatives that directly benefit residents.

In the long term, the community reaps the rewards of decreased reliance on traditional energy sources, ensuring a more resilient and sustainable future. The project sets a positive example, inspiring residents and businesses to adopt eco-friendly practices, fostering a culture of environmental consciousness within the community.

Rooftop solar on City Hall is an investment in both the present and future of the City. The average lifespan of a solar array is 25-30 years, taxpayers will benefit from the energy and cost savings provided from these panels for the entire lifecycle of the installed panels.

Topic II: Leads to economic development. In the text box below please:

- Describe economic development opportunities spurred by the project
- Provide job creation and maintenance data, including temporary versus long-term jobs

Economic Development Opportunities:

Local Business Growth: Partnering with a local solar company fosters the growth of a homegrown business, contributing to the local economy. This partnership can lead to increased revenue for the company, allowing it to expand its operations and potentially create additional jobs.

Supply Chain Impact: The project can stimulate economic activity within the local supply chain. Local suppliers of solar equipment, materials, and services may experience increased demand, supporting their businesses and potentially encouraging further investment in the region.

Job Creation and Maintenance Data:

Temporary Jobs: The installation phase of the solar panels will create temporary jobs, such as construction workers, technicians, and project managers. These jobs provide immediate employment opportunities for local residents during the installation period.

Long-Term Jobs: Beyond the installation phase, the project creates long-term job opportunities for maintenance and monitoring of the solar panels. Skilled technicians and maintenance staff will be needed to ensure the optimal functioning of the solar infrastructure over its operational lifespan.

Diversification of Skills: The project contributes to the development of a skilled workforce in the renewable energy sector. Local workers involved in the installation and maintenance gain expertise in solar technology, enhancing their employability in a growing industry.

Community Engagement: The local solar company may also engage with the community through educational programs, training initiatives, or partnerships with local educational institutions. This helps build a sustainable talent pipeline, ensuring ongoing job opportunities and skill development within the community.

By choosing a local solar company, the City Hall solar project becomes a catalyst for economic development, job creation, and the establishment of a sustainable and skilled workforce in the local community.

Large-scale solar is in its beginning stages in Hailey - most solar arrays are located on single-family residential homes. This project has the potential to demonstrate proof of concept to commercial buildings and local businesses, many of which have a similar roof structure to City Hall.

Topic III: Serves low-income Idaho residents to alleviate energy burden. In the text box below please:

- Explain how the project positively impacts low-income and energy burdened populations within the community
- Include estimates for relief of energy burden, including data, if available

Installing solar panels on City Hall has an indirect benefit on low-income Idaho residents. By reducing the City's energy bills, the City may have funding that can be re-allocated to support low-income residents' energy burden through programs such as weatherization rebates.

Beyond the potential for direct financial relief, the project contributes to environmental justice by mitigating the impact of traditional energy sources on marginalized communities. Low-income residents often bear a disproportionate burden of environmental harm, and transitioning to renewable energy sources helps address this disparity.

Administrative Compliance

Topic I: Adheres to administrative requirements. In the text box below please describe the applicant's experience and a clear plan for compliance with:

- National Environmental Policy Act
- Section 106 of the National Historic Preservation Act (if applicable)
- Davis Bacon Act
- Build America Buy America Act

The City of Hailey is familiar with the above listed requirements and has complied with them through previously awarded federal grants.

NEPA: The City will integrate environmental values into their decision-making processes by considering the potential environmental impacts of their proposed actions. Hailey has a staff member trained on NEPA regulation who will manage compliance.

Section 106 of the National Historic Preservation Act (if applicable): Staff has confirmed that there is no issue with the building's status on the National Historic Register

Davis Bacon Act: The City is familiar with the Davis Bacon Act and will ensure that all workers are compensated accordingly.

Build America Buy America Act: The City is aware of BABA requirements and is prepared to work with local contractors to ensure compliance with all required measures. City has a staff member who has taken BABA training and will manage compliance.

Applicant Name: **City of Hailey**

**BUDGET INFORMATION
SECTION A - BUDGET SUMMARY**

Budget Totals			
Activity (a)	Federal (b)	Non-Federal (c)	Total (d)
1. Hailey City Hall Solar	\$ 100,000	\$ 0	\$ 100,000
2.	\$	\$	\$
3.	\$	\$	\$
4.	\$	\$	\$
5. Totals	\$ 100,000	\$ 0	\$ 100,000

SECTION B - BUDGET CATEGORIES

6. Budget Categories	Activity				Total (5)
	(1) Hailey City Hall Solar	(2)	(3)	(4)	
a. Personnel	\$ 39,839.66	\$	\$	\$	\$ 39,839.66
b. Fringe Benefits	\$	\$	\$	\$	\$
c. Travel	\$	\$	\$	\$	\$
d. Equipment	\$	\$	\$	\$	\$
e. Supplies	\$ 60,160.34	\$	\$	\$	\$ 60,160.34
f. Contractual	\$	\$	\$	\$	\$
g. Construction	\$	\$	\$	\$	\$
h. Other	\$	\$	\$	\$	\$
i. Total Direct Charges (sum of a-h)	\$ 100,000	\$	\$	\$	\$ 100,000
j. Indirect Charges	\$	\$	\$	\$	\$
k. TOTALS (sum of i and j)	\$ 100,000	\$	\$	\$	\$ 100,000

Indirect Explanation (if entered amount in row j, describe if it is a negotiated rate or 10% de minimis. Refer to instruction sheet for more details):

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 1/22/24

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY

SUBJECT: Motion to approve Resolution 2024-____, ratifying the mayor’s signature on two Water Supply Bank Lease Contracts to place water right numbers 37-22311, 37-22316, 37-22321 (three water rights associated with Old Cutters) and 37-22773, 37-22774, 37-22775, 37-22776 (four water rights associated with Northridge) into the Water Supply Bank. **ACTION ITEM**

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

In October 2023, following Council approval, the City submitted applications to the Idaho Water Bank to lease the rights into the Water Supply Bank. The Idaho Dept. of Water Resources (IDWR) has completed their review, and the City must now submit new lease contracts. The term of the lease will expire on December 31, 2028.

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: _____

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 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 checked="" type="checkbox"/> Public Works | <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 2024-____, ratifying the mayor’s signature on two Water Supply Bank Lease Contracts to place water right numbers 37-22311, 37-22316, 37-22321 (three water rights associated with Old Cutters) and 37-22773, 37-22774, 37-22775, 37-22776 (four water rights associated with Northridge) into the Water Supply Bank. **ACTION ITEM**

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
Copies (all info.):
Instrument # _____

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

**CITY OF HAILEY
RESOLUTION NO. 2024-**

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY RATIFYING THE MAYOR’S SIGNATURE ON TWO CONTRACTS WITH THE IDAHO DEPT. OF WATER RESOURCES (IDWR) TO LEASE WATER RIGHTS 37-22311, 37-22316 AND 37-22321 (OLD CUTTERS), AND WATER RIGHTS 37-22773, 37-22774, 37-22775 and 37-22776 (NORTHRIDGE) TO THE WATER SUPPLY BANK.

WHEREAS, the City of Hailey desires to lease water right numbers 37-22311, 37-22316, and 37-22321 (Old Cutters), and water rights 37-22773, 37-22774, 37-22775 and 37-22776 (Northridge) into the Idaho Water Bank.

WHEREAS, the City of Hailey agrees to the terms and conditions of the Water Supply Bank Lease Contracts, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Water Supply Lease Contracts, ratifies the Mayor’s signature, and authorizes the execution of the attached Contracts,

Passed this 22nd day of January, 2024.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk



322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 22, 2023

CITY OF HAILEY
115 S. MAIN ST.
HAILEY ID, 83333

RE: APPLICATION TO LEASE WATER RIGHTS 37-22311, 37-22316, 37-22321 AND 37-22773, 37-22774, 37-22775, 37-22776 TO THE WATER SUPPLY BANK CONTRACT'S 1784 AND 1785

******TIME SENSITIVE RESPONSE REQUIRED******

Dear Applicant:

The Department of Water Resources has completed its review of your application to lease the above-mentioned water right to the Water Supply Bank. **I have enclosed two original Water Supply Bank Lease Contracts for your review and signature. Please sign and return ALL Lease Contracts within 14 days.** Upon signature and return of the contracts, the Department will also sign the original contracts and return an executed copy to you. The Lease Contract is not considered final until you and the Department have both signed.

The right will automatically be released from the Bank on **December 31, 2028**, unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

Please review the conditions of acceptance listed on the Lease Contract, including #3 which says:

“While a right is in the bank, **the lessor may not use the right** without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.”

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 208-287-4800.

Regards,


Skyler Cheever



Skyler Cheever | Water Resource Agent
322 E Front St, PO Box 83720, Boise, ID 83720
(208) 287-4800 | www.idwr.idaho.gov

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

This Lease Contract ("Lease") is between the Idaho Water Resource Board ("Board"), and

LESSOR: CITY OF HAILEY

115 S MAIN ST STE H
HAILEY, ID 83333-8408

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on October 27, 2023.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
37-22311	3/24/1883	BIG WOOD RIVER, tributary to MALAD RIVER	1.50	Not Stated	31.0
37-22316	3/24/1883	BIG WOOD RIVER, tributary to MALAD RIVER	0.18	Not Stated	31.0
37-22321	3/24/1883	BIG WOOD RIVER, tributary to MALAD RIVER	0.19	Not Stated	31.0
Combined Limit Totals			1.87	Not Stated	31.0
Combined Lease Totals			1.87	Not Stated	31.0

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
37-22311	1.20	108.5	31.0	0.039	3.5
37-22316	0.14	108.5	31.0	0.005	3.5
37-22321	0.15	108.5	31.0	0.005	3.5
Combined Limit Totals	1.49	108.5	31.0	0.060	3.5

** The water right elements rentable have been reduced from the water right elements leased to account for 20% conveyance losses and the inclusion of diversion volume.*

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2024 to December 31, 2028. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: CITY OF HAILEY
115 S MAIN ST STE H
HAILEY, ID 83333-8408

By Masha Gunk
Title Mayor
Date 4/10/24



IDAHO WATER RESOURCE BOARD
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By _____
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date _____

Lease approved by IDWR _____

Date _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 37-22311, 37-22316, 37-22321
BIG WOOD RIVER SWNW Sec. 20 Twp 03N Rge 18E BLAINE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From	to	To		
37-22311	IRRIGATION	04/15	to	10/31	1.20 cfs	Not Stated
37-22316	IRRIGATION	04/15	to	10/31	0.14 cfs	Not Stated
37-22321	IRRIGATION	04/15	to	10/31	0.15 cfs	Not Stated
Totals:					1.87 cfs	Not Stated

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	18E	3											20						20
02N	18E	4													13.6	3.0		21.9	38.5

Acre Limit: 31.0
Total Acres: 58.5

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. The point of diversion for this right is locally known as Headgate #22 in Water District 37 for delivery to the Hiawatha Canal.
13. A portion of this right provides conveyance for other right holders in the shared delivery of water through the Hiawatha Canal. To prevent injury to other water right holders, the watermaster shall deliver 20% or 0.38 cfs of the leased portion of this right into the Hiawatha Canal whether it is rented or not.
14. Place of use is within portions of Old Cutters Subdivision.
15. Rights 37-22321, 37-22311, and 37-22316 are limited to the irrigation of 31 acres within the place of use described above in a single irrigation season.
16. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

This Lease Contract ("Lease") is between the Idaho Water Resource Board ("Board"), and

LESSOR: CITY OF HAILEY
115 S MAIN ST STE H
HAILEY, ID 83333-8408

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on October 27, 2023.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
37-22311	3/24/1883	BIG WOOD RIVER, tributary to MALAD RIVER	1.50	Not Stated	31.0
37-22316	3/24/1883	BIG WOOD RIVER, tributary to MALAD RIVER	0.18	Not Stated	31.0
37-22321	3/24/1883	BIG WOOD RIVER, tributary to MALAD RIVER	0.19	Not Stated	31.0
Combined Limit Totals			1.87	Not Stated	31.0
Combined Lease Totals			1.87	Not Stated	31.0

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
37-22311	1.20	108.5	31.0	0.039	3.5
37-22316	0.14	108.5	31.0	0.005	3.5
37-22321	0.15	108.5	31.0	0.005	3.5
Combined Limit Totals	1.49	108.5	31.0	0.060	3.5

** The water right elements rentable have been reduced from the water right elements leased to account for 20% conveyance losses and the inclusion of diversion volume.*

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2024 to December 31, 2028. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: CITY OF HAILEY
115 S MAIN ST STE H
HAILEY, ID 83333-8408

By Matthew Burke
Title Mayor
Date 1/10/24



IDAHO WATER RESOURCE BOARD
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By _____
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date _____

Lease approved by IDWR _____

Date _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 37-22311, 37-22316, 37-22321
BIG WOOD RIVER SWNW Sec. 20 Twp 03N Rge 18E BLAINE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
37-22311	IRRIGATION	04/15	to	10/31	1.20 cfs	Not Stated
37-22316	IRRIGATION	04/15	to	10/31	0.14 cfs	Not Stated
37-22321	IRRIGATION	04/15	to	10/31	0.15 cfs	Not Stated
Totals:					1.87 cfs	Not Stated

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	18E	3											20						20
02N	18E	4													13.6	3.0		21.9	38.5

Acre Limit: 31.0
Total Acres: 58.5

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1784

8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. The point of diversion for this right is locally known as Headgate #22 in Water District 37 for delivery to the Hiawatha Canal.
13. A portion of this right provides conveyance for other right holders in the shared delivery of water through the Hiawatha Canal. To prevent injury to other water right holders, the watermaster shall deliver 20% or 0.38 cfs of the leased portion of this right into the Hiawatha Canal whether it is rented or not.
14. Place of use is within portions of Old Cutters Subdivision.
15. Rights 37-22321, 37-22311, and 37-22316 are limited to the irrigation of 31 acres within the place of use described above in a single irrigation season.
16. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.

Idaho Water Resource Board

Water Supply Bank Lease Contract No. 1784

37-22311, 37-22316, 37-22321
Effective until December 31, 2028

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Water Supply Bank Lease Point of Diversion
- Water Supply Bank Lease Place of Use
- Township/Range
- Sections

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1785

This Lease Contract ("**Lease**") is between the Idaho Water Resource Board ("**Board**"), and

LESSOR: CITY OF HAILEY
115 S MAIN ST STE H
HAILEY, ID 83333-8408

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on October 27, 2023.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
37-22776	3/24/1883	BIG WOOD RIVER, tributary to MALAD RIVER	0.14	Not Stated	14.1
37-22775	6/30/1884	BIG WOOD RIVER, tributary to MALAD RIVER	0.24	Not Stated	14.1
37-22774	9/18/1885	BIG WOOD RIVER, tributary to MALAD RIVER	0.12	Not Stated	14.1
37-22773	5/1/1888	BIG WOOD RIVER, tributary to MALAD RIVER	0.12	Not Stated	14.1
Combined Limit Totals			0.24	Not Stated	14.1
Combined Lease Totals			0.24	Not Stated	14.1

WATER SUPPLY BANK LEASE CONTRACT No. 1785

Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
37-22776	0.11	49.4	14.1	0.008	3.5
37-22775	0.19	49.4	14.1	0.013	3.5
37-22774	0.10	49.4	14.1	0.007	3.5
37-22773	0.10	49.4	14.1	0.007	3.5
Combined Limit Totals	0.19	49.4	14.1	0.017	3.5

** The water right elements rentable have been reduced from the water right elements leased to account for 20% conveyance losses and the inclusion of diversion volume.*

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2024 to December 31, 2028. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1785

IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: CITY OF HAILEY
115 S MAIN ST STE H
HAILEY, ID 83333-8408

By Martha Bunde
Title Mayor
Date 1/10/24



IDAHO WATER RESOURCE BOARD
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By _____
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date _____

Lease approved by IDWR _____

Date _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1785

ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 37-22773, 37-22774, 37-22775, 37-22776

BIG WOOD RIVER SWNW Sec. 20 Twp 03N Rge 18E BLAINE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
37-22773	IRRIGATION	04/15	to	10/31	0.12 cfs	Not Stated
37-22774	IRRIGATION	04/15	to	10/31	0.12 cfs	Not Stated
37-22775	IRRIGATION	04/15	to	10/31	0.24 cfs	Not Stated
37-22776	IRRIGATION	04/15	to	10/31	0.14 cfs	Not Stated
Totals:					0.24 cfs	Not Stated

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec.	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	18E	4								2.1	6.6			5.4					14.1

Total Acres: 14.1

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1785

8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. Right Nos. 37-22773, 37-22774, 37-22775 and 37-22776 are limited to the irrigation of a combined total of 14.1 acres in a single irrigation season.
13. This contract, when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
14. Water diverted from Headgate #22 delivered through Hiawatha Canal.
15. A portion of this right provides conveyance for other right holders in the shared delivery of water through the Hiawatha Canal. To prevent injury to other water right holders, the watermaster shall deliver 20% or 0.05 cfs of the leased portion of these rights into the Hiawatha Canal whether it is rented or not.
16. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1785

This Lease Contract ("**Lease**") is between the Idaho Water Resource Board ("**Board**"), and

LESSOR: CITY OF HAILEY
115 S MAIN ST STE H
HAILEY, ID 83333-8408

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on October 27, 2023.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
37-22776	3/24/1883	BIG WOOD RIVER, tributary to MALAD RIVER	0.14	Not Stated	14.1
37-22775	6/30/1884	BIG WOOD RIVER, tributary to MALAD RIVER	0.24	Not Stated	14.1
37-22774	9/18/1885	BIG WOOD RIVER, tributary to MALAD RIVER	0.12	Not Stated	14.1
37-22773	5/1/1888	BIG WOOD RIVER, tributary to MALAD RIVER	0.12	Not Stated	14.1
Combined Limit Totals			0.24	Not Stated	14.1
Combined Lease Totals			0.24	Not Stated	14.1

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1785

Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
37-22776	0.11	49.4	14.1	0.008	3.5
37-22775	0.19	49.4	14.1	0.013	3.5
37-22774	0.10	49.4	14.1	0.007	3.5
37-22773	0.10	49.4	14.1	0.007	3.5
Combined Limit Totals	0.19	49.4	14.1	0.017	3.5

** The water right elements rentable have been reduced from the water right elements leased to account for 20% conveyance losses and the inclusion of diversion volume.*

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2024 to December 31, 2028. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1785

IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: CITY OF HAILEY
115 S MAIN ST STE H
HAILEY, ID-83333-8408

By Martha Burke
Title Mayor
Date 1/10/20



IDAHO WATER RESOURCE BOARD
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By _____
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date _____

Lease approved by IDWR _____

Date _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1785

ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 37-22773, 37-22774, 37-22775, 37-22776

BIG WOOD RIVER SWNW Sec. 20 Twp 03N Rge 18E BLAINE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
37-22773	IRRIGATION	04/15	to	10/31	0.12 cfs	Not Stated
37-22774	IRRIGATION	04/15	to	10/31	0.12 cfs	Not Stated
37-22775	IRRIGATION	04/15	to	10/31	0.24 cfs	Not Stated
37-22776	IRRIGATION	04/15	to	10/31	0.14 cfs	Not Stated
Totals:					0.24 cfs	Not Stated

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	18E	4								2.1	6.6			5.4					14.1

Total Acres: 14.1

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1785

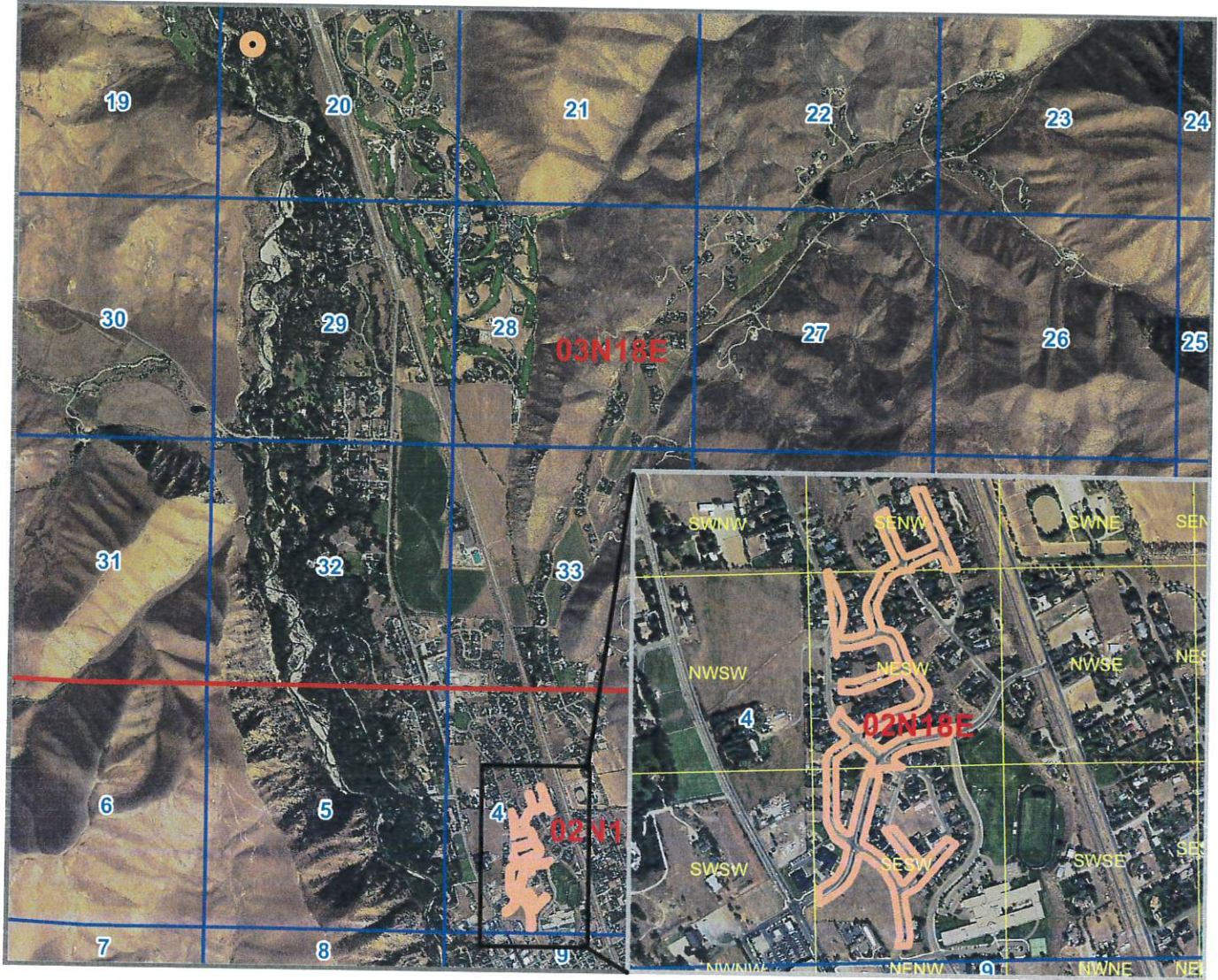
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. Right Nos. 37-22773, 37-22774, 37-22775 and 37-22776 are limited to the irrigation of a combined total of 14.1 acres in a single irrigation season.
13. This contract, when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
14. Water diverted from Headgate #22 delivered through Hiawatha Canal.
15. A portion of this right provides conveyance for other right holders in the shared delivery of water through the Hiawatha Canal. To prevent injury to other water right holders, the watermaster shall deliver 20% or 0.05 cfs of the leased portion of these rights into the Hiawatha Canal whether it is rented or not.
16. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1785

37-22773, 37-22774, 37-22775, 37-22776

Effective until December 31, 2028

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Water Supply Bank Lease Point of Diversion
- Water Supply Bank Lease Place of Use
- Township/Range
- Sections



Return to Agenda

AGENDA ITEM SUMMARY

DATE: 1/22/2024

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY

SUBJECT: Motion to adopt Resolution 2024-____, ratifying the Mayor’s signature on an estimate with Integrated Security Resources for electronic door locks at the Town Center West Building. **ACTION ITEM**

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The doors at the Town Center West Building (TCW) will be replaced in the spring. Staff would like to add electronic door locks and move away from handling physical keys. This past fall, staff researched door access companies that are located in Idaho for ease of troubleshooting. Staff selected Integrated Security Resources.

A copy of the signed Estimate is attached.

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:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

- | | | |
|---|--|---|
| <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 type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Engineer | <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> Water |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | <input type="checkbox"/> _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt Resolution 2024-____, ratifying the Mayor’s signature on an estimate with Integrated Security Resources for electronic door locks at the Town Center West Building. **ACTION ITEM**

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
Copies (all info.): _____
Instrument # _____

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

**CITY OF HAILEY
RESOLUTION NO. 2024-**

**RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING RATIFICATION OF AN ESTIMATE WITH INTEGRATED
SECURITY RESOURCES (ISR), FOR ELECTRONIC DOOR LOCKS AT THE TOWN
CENTER WEST BUILDING, IN THE AMOUNT OF \$28,194.55.**

WHEREAS, the City of Hailey desires to ratify an Estimate with Integrated Security Resources (ISR), for electronic door locks at the Town Center West Building, in the amount of \$28,194.55

WHEREAS, the City of Hailey and ISR have agreed to the terms and conditions of the Agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey has ratified the Estimate between the City of Hailey and Integrated Security Resources, and that the Mayor's signature on the attached document is authorized.

Passed this 22nd day of January, 2024.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk



Submitted By: ISR
 Estimate #: 78339

PROJECT ESTIMATE

Estimate Date: 11/27/23
 Quote Type: Quote

SUBMITTED TO:

Customer: City of Hailey
 715 South Main Street, Ste. H
 Hailey, Idaho 8333

PROJECT INFORMATION:

Contractor: Integrated Security Resources, Inc.
 1403 N. Main Street
 Meridian Id, 83642

Customer Contact: Nancy Arellano
 nancy.arellano@haileycityhall.org
 208-788-9830 ext 1

Project Name: City of Hailey - Town Center West

**City of Hailey - Town Center West
 Access Control System Installation**

Town Center West - 3 Access Controlled Doors
 The existing River Street and Alley Side entries are being removed and replaced with new store front entries, this work is to be completed by the General Contractor.
 This estimate is to work with the GC and to supply and install the necessary hardware as identified in this estimate.
 The Electrical Room Door will also be added to the Access Control System.

INCLUSIONS:

- Material and Installation Labor
- Freight charges
- Coordination with owner
- 1 Year Material, Cable & Labor Warranty
- Cable and Installation Labor
- State and local Material/Cable/Labor taxes
- Installation Monday - Friday 8AM - 5PM

EXCLUSIONS:

- Hidden conditions
- Network / Internet Connectivity
- Network Switch Programming and Configuration to be by Others
- Static IP address for equipment
- Network Switch Ports with POE+ Capabilities
- 120 VAC Power requirements

The described scope of work will be completed as designed and on schedule for the lump sum of:

Integrated Security Resources - Quote

	Charges / Credits
Material	\$16,124.90
Material - Misc.	\$120.90
Material - Freight	\$710.88
Material - Labor	\$7,825.00
Fuel	\$123.75
Drive Time Labor	\$828.00
Per Diem & Lodging	\$1,777.12
Total:	\$27,510.55
Yearly - Brivo Cloud Hosted Access Control System:	\$684.00
Project Total with Additional Itemized Fee's:	\$28,194.55



Thank you for considering Integrated Security Resources. We look forward to the opportunity to work with you on the above referenced project.
 This quote will be subject to review and subsequent revisions after Thirty (30) days.
 If you have any questions, or if we can be of further assistance, please contact us at (208) 884-8562.

I have reviewed, understand and accept the above prices, and below terms and conditions.
 The described work is hereby authorized on the terms offered.

Approved by: Marta Bruke Title: Mayor Date: 1/10/24

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a workmanlike manner. Integrated Security Resources, Inc. standard warranty is 1 year parts on all materials supplied by and installed by Integrated Security Resources, Inc. and 1 year labor for all materials installed by Integrated Security Resources, Inc. Any other extended warranty that is offered by manufacturers covers the parts only, labor after 1 year is not covered under Integrated Security Resources, Inc. standard warranty. Any handling or shipping charges that are incurred are billable for all warranted materials. Integrated Security Resources is not responsible for damages, costs, or impacts caused by or to any included or unknown items. Alterations, changes, additional work, unforeseen impacts, or deviations creating extra costs or impacts will become an additional charge, due and payable. All agreements and/or warranties, expressed or implied, are only as stated above or attached in written form. Payment Terms: All invoices are due in full upon receipt. Finance charge of 1.75%/mo., which is 21%/yr., is charged on all invoices not paid by the due date, and similarly for each month thereafter until the invoice is paid in full. Purchaser agrees to pay all reasonable attorneys' fees and/or all court and collection costs incurred to reach settlement.



MATERIAL / CABLE / LABOR

DATE: Monday, November 27, 2023

City of Hailey - Town Center West

Access Control System Installation

QUOTE TYPE: Quote
ESTIMATE NUMBER: 78339

1403 Main Street, Meridian Idaho 83642, Office 208-884-8562 / Fax 208-884-8563, www.isr1.com

QUOTED MATERIAL

Qty.	Manufacturer	Model #	Description	Cost Ea.	Total Cost	Total Labor Cost	Total Material & Labor
			City of Hailey - Town Center West Building - 3 Doors				
			Headend				
1.0	Mier	BW-102G w/ BW-RDHS001	Mier 20*24*5 Indoor Enclosure with Keyed Lock	\$243.09	\$243.09	\$125.00	\$368.09
1.0	Altronix	AL1024NK8D	Altronix - Dual Output Power Supply 12vdc@6amps & 24vdc@6amps - w/ Battery Charger & Supervision - Dual Voltage Output Card w/ PTC - Limited Lifetime Warranty	\$541.13	\$541.13	\$125.00	\$666.13
2.0	Ultra Tech	IM-12120	Ultra Tech - 12 volt 12ah Battery Backup	\$62.60	\$125.20		\$125.20
			Alley Side Main Entrance				
1.0	Brivo	B-ACS300-E	Brivo - IP/WiFi Door Controller, POE+	\$826.89	\$826.89	\$193.76	\$1,020.65
1.0	Brivo	B-BSKF-B	Brivo - Single Gang Dual Technology Reader w/ Keypad. - Mobile Pass Blue Tooth, Smart Cards and Fobs	\$413.75	\$413.75	\$193.76	\$607.51
1.0	Falcon	RX-MEL-25C-510L-KIL-US26D-36x96-RHR-PR	Falcon - Electrified Exit Hardware - Concealed Vertical Rods, RQE, LPS, Lever w/ Key Trim	\$2,826.25	\$2,826.25	\$500.00	\$3,326.25
1.0	Falcon	DM-RX-25C-EO-US26D-36x96-LHR-PR	Falcon - Exit Hardware - Exit Only	\$1,857.25	\$1,857.25	\$250.00	\$2,107.25
1.0	Command	ETH6W-4.5x4.5-626-55W	Command - Electrified Hinge - 6 cond. - 4.5x4.5 - 626 Finish - 5 knuckle	\$149.85	\$149.85	\$193.76	\$343.61
2.0	General Lock	CX7516 *** (color)	Heavy Duty Closer - Aluminum, Dark Bronze, Flat Black - ANSI Grade 1 - UL Listed - 10 Year Warranty	\$96.90	\$193.80	\$375.00	\$568.80
1.0	General Lock	CS256742	Mortise Cylinder, Schlage C Keyway, Standard Yale Cam, Keyed Alike, 2-Key Blank, 1-1/4" Length, Solid Brass, Satin Chrome	\$16.15	\$16.15	\$68.75	\$84.90
1.0	Misc	Misc	Sweeps, Gaskets etc...	\$80.75	\$80.75	\$250.00	\$330.75
2.0	GRI	120D	GRI - Door Position Switch	\$8.33	\$16.66	\$125.00	\$141.66
1.0	ISR	ISR	Installation Materials and Cabling Labor	\$208.13	\$208.13	\$500.00	\$708.13
			River Street Entrance				
1.0	Brivo	B-ACS300-E	Brivo - IP/WiFi Door Controller, POE+	\$826.89	\$826.89	\$193.76	\$1,020.65
1.0	Brivo	B-BSKF-B	Brivo - Single Gang Dual Technology Reader w/ Keypad. - Mobile Pass Blue Tooth, Smart Cards and Fobs	\$413.75	\$413.75	\$193.76	\$607.51
1.0	Falcon	RX-MEL-25C-510L-KIL-US26D-36x96-RHR-PR	Falcon - Electrified Exit Hardware - Concealed Vertical Rods, RQE, LPS, Lever w/ Key Trim	\$2,826.25	\$2,826.25	\$500.00	\$3,326.25
1.0	Falcon	DM-RX-25C-EO-US26D-36x96-LHR-PR	Falcon - Exit Hardware - Exit Only	\$1,857.25	\$1,857.25	\$250.00	\$2,107.25
1.0	Command	ETH6W-4.5x4.5-626-55W	Command - Electrified Hinge - 6 cond. - 4.5x4.5 - 626 Finish - 5 knuckle	\$149.85	\$149.85	\$193.76	\$343.61
2.0	General Lock	CX7516 *** (color)	Heavy Duty Closer - Aluminum, Dark Bronze, Flat Black - ANSI Grade 1 - UL Listed - 10 Year Warranty	\$96.90	\$193.80	\$375.00	\$568.80
1.0	General Lock	CS256742	Mortise Cylinder, Schlage C Keyway, Standard Yale Cam, Keyed Alike, 2-Key Blank, 1-1/4" Length, Solid Brass, Satin Chrome	\$16.15	\$16.15	\$68.75	\$84.90
1.0	Misc	Misc	Sweeps, Gaskets etc...	\$80.75	\$80.75	\$250.00	\$330.75
2.0	GRI	120D	GRI - Door Position Switch	\$8.33	\$16.66	\$125.00	\$141.66
1.0	ISR	ISR	Installation Materials and Cabling Labor	\$208.13	\$208.13	\$500.00	\$708.13
			Alley Side Electrical Room				
1.0	Brivo	B-ACS300-E	Brivo - IP/WiFi Door Controller, POE+	\$826.89	\$826.89	\$193.76	\$1,020.65
1.0	Brivo	B-BSKF-B	Brivo - Single Gang Dual Technology Reader w/ Keypad. - Mobile Pass Blue Tooth, Smart Cards and Fobs	\$413.75	\$413.75	\$193.76	\$607.51
1.0	General Lock	CS101872	General Lock - L100 Series - 24vdc - Grade 1 Electrified Latch w/ RQE - Schlage C	\$254.75	\$254.75	\$125.00	\$379.75
1.0	Command	ETH6W-4.5x4.5-626-55W	Command - Electrified Hinge - 6 cond. - 4.5x4.5 - 626 Finish - 5 knuckle	\$149.85	\$149.85	\$193.76	\$343.61
1.0	General Lock	CX7516 *** (color)	Heavy Duty Closer - Aluminum, Dark Bronze, Flat Black - ANSI Grade 1 - UL Listed - 10 Year Warranty	\$99.90	\$99.90	\$193.76	\$293.66
2.0	GRI	4462.0	GRI - Door Position Switch	\$33.30	\$66.60	\$125.00	\$191.60
1.0	ISR	ISR	Installation Materials and Cabling Labor	\$141.53	\$141.53	\$500.00	\$641.53
1.0	ISR	Help Desk Support	ISR Technical Help Desk Support, Programming, Testing, Training	\$83.25	\$83.25	\$750.00	\$833.25
					\$16,124.90	\$7,825.10	\$23,950.00

Handwritten blue scribbles and an 'X' mark.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: January 22, 2024 **DEPARTMENT:** Library **DEPT. HEAD SIGNATURE:** Lyn Drewien

SUBJECT

Contract between the City of Hailey and the Idaho Division of Vocational Rehabilitation for a student Work-Based Learning Experience (WBLE) agreement.

AUTHORITY: ID Code IAR _____ City Ordinance/Code _____

BACKGROUND:

The Idaho Division of Vocational Rehabilitation (IDVR) works with local employers to offer students with disabilities the opportunity to participate in a short-term paid work experience. This employer-reimbursed paid work experience will fund up to 150 hours of employment for Amaris Rojas, a Silver Creek High School senior, to work at the Hailey Public Library as a Library Assistant at the pay rate of \$13 per hour. Monthly progress reports and an invoice for hours worked by the employee shall be submitted to IDVR by the City of Hailey. The City will be reimbursed \$21 for every hour worked.

This contract period begins January 25, 2024, and shall not exceed six months.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

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

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

___ City Attorney XX City Clerk ___ Engineer XX Mayor
XX Administrator ___ Parks & Lands Board ___ Public Works ___ Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2024-___, authorizing the Mayor to sign the Work-Based Learning Experience Agreement between the City of Hailey and the Idaho Division of Vocational Rehabilitation

FOLLOW UP NOTES:

CITY OF HAILEY RESOLUTION 2024-__

A RESOLUTION OF THE HAILEY CITY COUNCIL AUTHORIZING THE WORK-BASED LEARNING EXPERIENCE AGREEMENT BETWEEN THE CITY OF HAILEY AND THE IDAHO DIVISION OF VOCATIONAL REHABILITATION.

WHEREAS, the Idaho Division of Vocational Rehabilitation (IDVR) works with local employers to offer students with disabilities the opportunity to participate in a short-term paid work experience; and,

WHEREAS, this employer-reimbursed paid work experience will fund up to 150 hours of employment for Amaris Rojas, a senior at Silver Creek High School, to work in the Hailey Public Library as a page at the rate of \$13 per hour; and,

WHEREAS, monthly progress reports and an invoice for hours worked by the employee shall be submitted to the Idaho Division of Vocational Rehabilitation for reimbursement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hailey, Idaho, that the PRE-ETS Work-Based Learning Experience Agreement between the City of Hailey and the Idaho Division of Vocational Rehabilitation be approved.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR
THIS ____ DAY OF _____, 2024.

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk



Pre-ETS Work Based Learning Experience (WBLE) Agreement

City of Hailey Public Library (Employer) agrees to hire
Kentucky (Amaris Rojas) (Student) as of this date 1-23-2024 for
Library Assistant I (Position), at rate of \$ 13.00 per hour.

The Idaho Division of Vocational Rehabilitation (IDVR) and
City of Hailey Public Library (Employer) agree to the following
contract for costs incurred to provide an individualized Work Based Learning
Experience (WBLE).

1. IDVR will reimburse employer for costs incurred for the individualized Work Based Learning Experience at the student's rate of pay plus \$8.00 per hour up to 150 hours. Training dates are as follows: per employer; not to exceed 6 months.
2. If WBLE ceases before agreement ends, payments will be made only for the actual time WBLE is provided.
3. Progress reports will be reviewed and completed monthly by the employer.
4. Employer will provide IDVR a monthly invoice and verification of WBLE monthly hours.
5. Neither IDVR nor employer will discriminate on basis of EEO or ADA.

- 6. Employer is responsible for Workers Compensation coverage and any other conditions of employment.
- 7. This agreement for WBLE may be terminated by notification at any time by either the employer or IDVR.

Americus Rojas
Student Signature

1-12-24
Date

Parent/Guardian (if applicable)

Date

[Signature]
VR Counselor Signature

Date

Employer Signature

Date

Return to Agenda

Reporting Entity Information

Entity Type*	City
Entity Name*	CITY OF HAILEY
Address 1*	115 Main Street South
Address 2	
City*	Hailey
Zip*	83333
Contact Name*	Becky R Stokes
Contact Phone Number XXX-XXX-XXXX*	2087202798
Email*	becky.stokes@haileycityhall.org

Filing For Fiscal Year







Fiscal Year*	2023
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Previous Year Balance





Line 1: Beginning balance as of October 1st of previous year*	60783	
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Local Funding Sources



Line 2: Property tax levy (for roads, streets and bridges)*	610,273	
Line 3: Sale of assets*	348,198	
Line 4: Interest income*	84,234	

Line 5: Fund transfers from non-highway accounts*	533,979	
Line 6: Proceeds from sale of bonds (include LIDs)*	0	
Line 7: Proceeds from issue of notes (include loans)*	0	
Line 8: Local impact fees*	247,124	
Line 9: Local option registration fee*	0	
Line 10: All other LOCAL receipts or transfers in*	731,129	
Line 11: Total Local Funding (sum of lines 2 through 10)	\$2,554,937	

State Funding Sources

Line 12: Highway user revenue*	648,981	
Line 13: Sales tax/Inventory replacement tax*	0	
Line 14: Sales tax/Revenue sharing*	202,391	
Line 15: State Exchanged funds*	0	
Line 16: All other STATE receipts or transfers*	364,802	
Line 17: Total State Funding (sum of lines 12 through 16)	\$1,216,174	

Federal Funding Sources

Line 18a: Secure Rural Schools Funding (Title I Funds)*	0	
Line 18b: Secure Rural Schools (Title III Funds)*	0	
Line 19: Federal-aid Bridge*	0	

Line 20: Federal-aid Rural*

0



Line 21: Federal-aid Urban*

0



Line 22: Federal Lands Access Funds and All other FEDERAL receipts or transfers*

0



Line 23: Total Federal Funding (sum of lines 18 through 22)

\$0

Receipts Total

This represents the total revenue received during the reporting year for street and bridge purposes.

Line 24: Total Receipts (sum of lines 11, 17, 23)

\$3,771,111

New Construction (include salary and benefits on each line)

This category includes all roadway and bridge work that is new alignment, additional lanes or new bridges where there wasn't one before.

Total lane miles constructed*

0

Total square feet of bridge deck constructed*

0

Line 25: Roads*

0



Line 26: Bridges, culverts and storm drainage*

0



Line 27: RR Crossing*

0



Line 28: Other (signs, signals or traffic control)*

0







Line 29: Total New Construction (sum of lines 25 through 28)

\$0







Reconstruction / Replacement / Rehabilitation (include salary and benefits on each line)

This category includes major reconstruction including repair or replacement of the pavement system.

Total lane miles rebuilt, realigned, or overlay*	0	
Total square feet of bridge deck reconstructed or rehabilitated*	0	
Line 30: Roads (rebuilt, realign, or overlay upgrade)*	1,117,041	
Line 31: Bridges, culverts and storm drainage*	0	
Line 32: RR Crossing*	0	
Line 33: Other (signs, signals or traffic control)*	0	
Line 34: Total Reconstruction/Replacement (sum of lines 30 through 33)	\$1,117,041	

Routine Maintenance (include salary and benefits on each line)

This category includes work necessary to maintain a roadway as originally constructed.

Total lane miles with surface treatments, chip sealed, seal coated etc. on line 35*	5	
Total lane miles graded or bladed on line 38*	0	
Line 35: Chip sealing or seal coating*	221,928	
Line 36: Patching*	0	
Line 37: Winter Maintenance*	304,725	
Line 38: Grading/blading*	0	
Line 39: Bridge*	0	
Line 40: Other (signs, signals or traffic control)*	390,440	

Line 41: Total Routine Maintenance (sum of lines 35 through 40)

\$917,093

Equipment

Line 42: Equipment purchase - automotive, heavy, other*

0



Line 43: Equipment lease/purchase*

187,148



Line 44: Equipment maintenance*

147,934



Line 45: Other (Description)

0



Line 45: Other (amount)*

0



Line 46: Total Equipment (sum of lines 42 through 45)

\$335,082

Disbursements - Administration

This amount includes: office costs, insurance, federal and state withholding, building maintenance, telephone, power, lights, salaries and benefits of office staff, etc. Salaries and benefits of non-office personnel should be allocated to the appropriate category above (e.g. "Snow Removal" or "Patching").

Line 47: Administrative salaries and expenses*

529,680

Disbursements - Other Expenditures

Line 48: Right-of-way and property purchases*

0



Line 49: Property leases*

0



Line 50: Street lighting*

29,819



Line 51: Professional services - audit, clerical, and legal*

69,756

Line 52: Professional services - engineering*

72,847



Line 53: Interest - bond (include LIDs)*	0	
Line 54: Interest - notes (include loans)*	0	
Line 55: Redemption - bond (include LIDs)*	0	
Line 56: Redemption - notes (include loans)*	0	
Line 57: Payments to other local government*	0	
Line 58: Fund transfers to non-highway accounts*	0	
Line 59: All other local expenditures*	132,051	
Line 60: Total Other (sum of lines 48 through 59)	\$304,473	

Disbursements - Total

Line 61: Total Disbursements (sum of lines 29, 34, 41, 46, 47, 60)	\$3,203,369
--	-------------



Receipts Over Disbursements

Line 62: Receipts Over Disbursements (line 24 - line 61)	\$567,742
--	-----------

Other Adjustments

Line 63: Other Adjustments (Audit adjustment and etc)*	
--	---

Closing Balance

Line 64: Closing Balance (sum of lines 1, 62, 63 this number cannot be negative)	\$628,525	
Line 65: Funds on Line 64 obligated for specific future projects & reserves*	550,000	
Line 66: Funds on Line 64 retained for general funds and operations*	50,000	













Ending Balance

Line 67: Ending Balance (line 64 minus the sum of lines 65, 66)

\$28,525

Future Projects & Reserve Descriptions

ADD PROJECT

Name	Year	Cost	
 Airport Way Upgrade; concept/Design	2024	\$50,000	
 Croy & Main Mini Roundabout Reconstruction Proj	2024	\$10,000	
 Intersection Impr; Myrtle/SH75	2024	\$40,000	
 Intersection Impr Elm/SH75	2024	\$40,000	
 Woodside Bus Pullouts	2025	\$75,000	
 River Street North	2024	\$335,000	
Total		\$550,000	

Costs

Deferred maintenance costs over the last 5 years (in dollars)*

800,000

Certification for Electronic Signature / Submission of Street and Road Report

Prepared By*

BECKY STOKES

Certifying Clerk/District Secretary*

MARY CONE

Commissioner

KAZ THEA

Commissioner

JUAN MARTINEZ

Mayor or Commissioner*

MARTHA BURKE

By clicking the submit button, **the officials listed above**, pursuant to [Idaho Code section 40-708](#) hereby certify the following:

1. That I am/we are the elected county or highway district commissioners, mayor, council, or board members of the respective reporting governmental entity and that my electronic submission of this report is intended to be my signature.
2. This report was prepared by a person who is the director, county auditor, or highway district treasurer or city clerk of this governmental entity.
3. I have reviewed the report and the information and data provided herein is correct and accurate to the best of my knowledge and understanding.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/22/24 **DEPARTMENT:** HFD **DEPT. HEAD SIGNATURE:** MB

SUBJECT: Motion to approve Resolution 2024-____, authorizing the Mayor to sign the Sun Valley/Hailey Auto Aid Agreement

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

We are asking for the mayor to sign this enhanced auto aid agreement for fire response for Sun Valley Fire Department, North Blaine County Fire and Hailey Fire Department. This agreement allows the two fire departments to aid each other in structure fires and wildland fires within the jurisdictional boundaries. This agreement has been reviewed by the affected departments and their respective attorneys.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: no impact

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 type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | _____ |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works, Parks | _____ |
| <input checked="" type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2024-____, authorizing the Mayor to sign the Sun Valley/Hailey Auto Aid Agreement

The fire chief recommends approval of this agreement.

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)

City of Hailey – City of Sun Valley/North Blaine County Fire Protection District

Separate Fire Service Automatic Aid Agreement

THIS SEPARATE FIRE SERVICE AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the **City of Hailey**, a municipal corporation of the State of Idaho, the **City of Sun Valley**, a municipal corporation of the State of Idaho, and **North Blaine County Fire Protection District**, a fire protection district organized under the laws of the State of Idaho, organized under the laws of the State of Idaho, located in Blaine County, Idaho (collectively “the parties”).

WITNESSETH:

WHEREAS, the parties provide fire protection, rescue services, hazardous materials control, and other emergency support.

WHEREAS, an agreement of this nature is authorized under Idaho Code Sections 50-301, 50-309, 31-1430A and 67-2327 through 67-2332;

WHEREAS each of the parties own and maintain equipment and employ personnel who are trained to provide various levels of service in the control of fire, fire prevention, technical rescue, hazardous material response, and/or other emergency support;

WHEREAS, in the event of a major fire, disaster or other emergency, each of the parties may need the assistance of another party or parties to provide supplemental fire suppression, technical rescue, hazardous materials response and/or other emergency support.

WHEREAS each of the parties may have the necessary equipment and personnel to enable it to provide such services to another party to this agreement in the event of such an emergency; and

WHEREAS the geographical boundaries of each party are located in such a manner as to enable each party to render automatic assistance to the other.

NOW, THEREFORE, subject to the terms of this agreement to carry out the purpose and functions described above and in consideration of the benefits to be received and the mutual covenants exchanged herein by the parties, it is hereby agreed as follows.

I

ASSISTANCE AGREEMENT

The assistance to be provided for personnel or equipment between Hailey and Sun Valley/NBCFD, per this Agreement shall be subject to parameters outlined below and shall be considered to be immediate and automatic pursuant to the response criteria outlined in Section VIII of this agreement.

RESPONSE PROCEDURE

When notified of an Automatic Aid situation, as described in Section VIII of this agreement, the commanding officer of the assisting agency receiving the notification shall immediately take the following actions:

- a. Determine if the assisting agency has the appropriate type of equipment and personnel available to respond to the notification.
- b. Determine what available equipment and what available personnel should be dispatched in accordance with the plan and procedures established by the parties.
- c. In the event the needed equipment and/or personnel are available, shall dispatch such equipment and/or personnel to the scene of the emergency with proper operating instructions. The responding agency shall have a minimum staffing of two (2) trained personnel.
- d. In the event the needed equipment and/or personnel are not available, immediately advise the requesting party of such fact.

III

COMMAND RESPONSIBILITY AT THE EMERGENCY SCENE

The highest-ranking representative of the jurisdiction in which the incident occurs (the “requesting agency”) shall designate an incident commander at the scene to which the response is made. If there is no representative immediately available, the initial responding agency shall assume command of the emergency until there is a transfer of command responsibilities has been transferred to the authorized representative of the requesting agency. Transfer of Command is recommended to be conducted through a face-to-face conversation to assist in conveying necessary information. However, and notwithstanding the preceding sentences, the equipment and personnel provided to the requesting agency under the auspices of automatic aid shall remain under the immediate supervision of the responding agency's officer on scene, whose judgment shall prevail in the event of disagreement with the incident commander as to only those tasks assigned to that particular agency. Such disagreements will be resolved by the Incident Commander by either reassigning a mutually acceptable task or releasing the agency from the emergency scene. If the incident commander requests a senior officer of the responding party to assume command, the incident commander shall not, by relinquishing command, be relieved of the responsibility for the operation.

IV

LIABILITY

Each party agrees to assume responsibility for liabilities arising out of actions of its own personnel and to hold the other parties harmless therefrom; provided, however, that the requesting agency shall assume liability for, and hold all other parties harmless from, all liabilities that arise out of, or are directly attributable to, command decisions made by the requesting party.

V

RETURN OF EQUIPMENT

Upon completion of work, the participating parties shall locate and return any items of equipment to the party owning equipment. All equipment and personnel used under the terms of this agreement shall be returned to the responding party upon termination of the aid, or on demand made by the responding party for return of equipment or personnel.

VI

COMPENSATION

Each party agrees that it will not seek compensation for services provided under this agreement from any party to this agreement. Each party shall at all times be responsible to its own employees for the payment of wages and other compensation and for carrying workers compensation upon the employees, and each shall be responsible for its own equipment and shall bear the risk of loss thereof.

Nothing in this agreement shall prevent any or all of the parties from recovering the actual costs of emergency services provided by the parties to a private citizen, business or other entity, where such citizen, business or other entity is deemed to be responsible for such costs. It is generally understood that the requesting agency will be responsible for the collection of the recoverable costs of all the parties. Any funds recovered will be divided among all the parties submitting their actual costs, by multiplying the cost submitted by a percentage equal to the total funds available, divided by the total cost.

VII

INSURANCE

Each party agrees to maintain adequate insurance coverage for its own equipment and personnel.

VIII

PRE-DETERMINED AUTOMATIC RESPONSE CRITERIA

The following predetermined resources shall be automatically dispatched in reciprocal manner between the cities of Hailey and Sun Valley/ North Blaine County Fire Protection District, in the manner described below.

A. Automatic Response to Scene

There shall be an automatic response to the scene of an appropriate fire apparatus, based on the type of call, staffed with a minimum of three qualified firefighters, to any report of the following emergencies anywhere within either city's limits:

Call Code –

Structure Fire High Life Hazard	69D01	69E01
Structure Fire High Rise	69D02	69E02
Structure Fire Commercial or Industrial Building	69D03	69E03
Structure Fire Commercial or Industrial Building with Hazardous Materials	69D04	69E04
Structure Fire Residential Multiple	69D05	69E05
Structure Fire Residential Single	69D06	69E06
Structure Fire Large Non-Dwelling Building or Structure	69D07	69E07
Structure Fire Small Non-Dwelling Building or Structure	69D08	69E08
Structure Fire Mobile Home House Trailer or Portable Office	69D09	69E09
Structure Fire Building or Structure Over Water	69D10	69E10
Structure Fire Mixed Use Occupancy Building	69D11	69E11
Structure Fire Parking Garage	69D12	69E12
Structure Fire Unknown Building Structure Type	69D13	69E13
Structure Fire Override	69E00	

IX

TERMINATION

This agreement shall remain in full force and effect for two (2) years from the date hereof, unless sooner terminated, and may be renewed with the written consent of all parties. Any party may terminate its participation in this agreement prior to expiration as follows:

- a. Written notice shall be served by any party hereto upon all other parties of its intention to terminate its participation in this agreement. Such notice shall be served not less than thirty (30) days prior to the termination date set forth therein. Such notice shall automatically terminate the agreement as to the party giving notice on the date set in the notice.
- b. Termination of the agreement between the parties affected by such notification shall not affect the continuation of the agreement as to any party not notifying an intention to withdraw as provided herein.
- c. Termination of the relationship referred to in this agreement by any party shall not preclude any existing or future agreements between the parties.

X

AGREEMENT NOT EXCLUSIVE

This agreement is not intended to be exclusive between the parties. Any of the parties may, as they deem necessary or expedient, enter into separate mutual assistance or mutual aid agreements with any other party or parties. Entry into such separate agreement shall not, unless specifically stated therein, affect any relationship or covenant herein contained. No such separate agreement shall terminate any responsibility hereunder unless notice shall be given pursuant to Section IX of this agreement.

IN WITNESS WHEREOF, this agreement has been executed by the parties as of the date first above written.

_____ **City of Sun Valley, Mayor**

_____ **City of Sun Valley, Clerk**

_____ **North Blaine County Fire Protection, Chair**

_____ **City of Hailey, Mayor**

_____ **City of Hailey, Clerk**

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/10/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT:
Alcohol Beverage Licenses

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code 5.04, 5.08, 5.12
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Alcohol License Renewals.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____

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 ____ Mayor _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Approve the following New Alcohol Beverage License contingent upon approval of HPD and Applicant submittal of required documents.

La Cabanita Mexican Restaurant #3

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 # _____



ALCOHOL BEVERAGE LICENSE APPLICATION

BL # 1948

APPLICATION FOR:

Liquor	\$562.50	<input checked="" type="checkbox"/>	562.50
Wine by the Drink	\$200.00	<input checked="" type="checkbox"/>	200
Beer by the Drink	\$200.00	<input checked="" type="checkbox"/>	200
Grocery Sale of Wine	\$200.00	<input type="checkbox"/>	
Grocery Sale of Beer	\$50.00	<input type="checkbox"/>	

APPLICATION IS:

- New License
- Renewal

TOTAL DUE: ~~562.50~~ 962.50

Applicant Name: LA CABANITA 3, INC

Business Name: LA CABANITA MEXICAN RESTAURANT #3

Business Physical Address: 103 S MAIN ST. HAILEY, ID 83333

Business Mailing Address: PO BOX 595 BELLEVUE, ID 83313

Business Phone Number: 208 309-1901 or 208 309-6603

Property Owner (if different from applicant): 123, LLC

(Applicant must attach certified copy of lease showing that owner consents to sale of alcohol on premises.)

I hereby certify that the above statements are true, complete and correct to the best of my knowledge. I further certify that I have applied for and received the Idaho State Liquor License (copy attached) and the Blaine County Liquor License (copy attached).

X [Signature] Applicant Signature 12/11/23 Date

Subscribed and sworn to before me this
11 day of DECEMBER, 2023

City Clerk or Designee

Official Use Only	
State License No.	<u>19782</u>
County License No.	<u>46</u>
City License No.	<u>1948</u>
Date Approved by Council	_____
Chief of Police	_____

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221

2024

BLAINE COUNTY
STATE OF IDAHO

No. 46

*** Transferred ***
*** 12/19/2023 ***

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT LA CABANITA 3 INC
 doing business as LA CABANITA MEXICAN RESTAURANT #3
 at 103 S MAIN S. HAILEY, ID 83333
 a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
 Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
 regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
 said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

dated: Beer: 12/16/1946 Retail Liquor: 06/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 06/11/1973.

Transfer Fee 40.00
 Draught Beer (includes bottled, canned and retail)
 Bottled or Canned Beer to be consumed on premises
 Bottled or Canned Beer not to be consumed on premises
 Retail Liquor- HAILEY
 Retail Wine
 Wine by the Drink
 Special Wine (Sunday)

JA
 Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2024.
 Witness my hand and seal this 6th day of July, 2023.

Muffy Davis
 Chairman

Angus McClary
 Commissioner

Lindsay Molleneaux
 Commissioner

TOTAL FEE: 40.00

Bonnie Boyd for Stephen McElroy and Graham
 Clerk of the Board of County Commissioners

State of Idaho

Idaho State Police

Cycle Tracking Number: 146797
ISLD ID: 9381

Premises Number: 5B-19782
Incorporated City

Retail Alcohol Beverage License

License Year: 2024

License Number: 19782

This is to certify, that La Cabanita 3 Inc
doing business as: La Cabanita Mexican Restaurant #3

is licensed to sell alcoholic beverages as stated below at:
103 Main Street, Unit B, Hailey, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	Yes	<u>\$14,030.00</u>
Beer	Yes	<u>\$20.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	

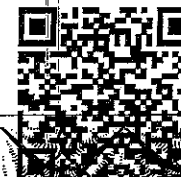
LA CABANITA 3 INC
LA CABANITA MEXICAN RESTAURANT #3
PO BOX 595
BELLEVUE, ID 83313

Mailing Address

TOTAL FEE: \$14,050.00

License Valid: 12/19/2023 - 07/31/2024

Expires: 07/31/2024



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/22/2024

DEPARTMENT: CDD

DEPT. HEAD SIGNATURE: RD

SUBJECT: Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat is subdivided into two (2) lots and Parcel D. This project is located within the Neighborhood Business (NB), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 16, Subdivisions (IFAPPLICABLE)

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 block plats contain the 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, and associated improvements (e.g., water, sewer, roadway development, pedestrian paths, etc.), are complete.

On January 8, 2024, the Hailey City Council approved the Final Plat Application by Quigley Farm & Conservation Community, LLC, represented by Galena-Benchmark Engineering, whereby the Developer requested approval to subdivide the parcel, Block 11, into two (2) lots and Parcel D, which is a public open space/park, pathway, and public utility easement. The aforementioned lots and parcel range in size from 24,766 square feet to 93,767 square feet. Two (2) public streets – Cottontail Way and Quigley Farm Road – service the proposed lots/parcel.

Attachments:

- 1. [Findings of Fact: Final Plat of Block 11 within the Quigley Farm Subdivision](#)

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	___ Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	___ Public Works	___ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion Language:

Approval: Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat, is subdivided into two (2) lots, and Parcel D. This project is located within the Neighborhood Business (NB), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts, meets the standards of approval set forth in the Hailey Municipal Code, and has been approved by the Hailey City Council, subject to conditions, (1) through (8), as noted.

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

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

*Additional/Exceptional Originals to: _____

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 8, 2024, the Hailey City Council considered and approved the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat is subdivided into two (2) lots, and Parcel D. This project is located within the Neighborhood Business (NB), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts.

Applicant: Quigley Farm & Conservation Community, LLC
Project: Final Plat Subdivision Application of Block 11, Quigley Farm Subdivision
Size/Zoning: 3.47 acres (151,186 sq. ft.), General Residential (GR) and Peri-Urban Agriculture (PA)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on December 20, 2023, and mailed to adjoining property owners on the same date.

Application: Quigley Farm & Conservation Community, LLC, represented by Galena-Benchmark Engineering, is requesting Final Plat approval to subdivide the parcel, Block 11, into two (2) lots and Parcel D, which is a public open space/park, pathway, and public utility easement. The aforementioned lots and parcel range in size from 24,766 square feet to 93,767 square feet. Two (2) public streets – Cottontail Way and Quigley Farm Road – service the proposed lots/parcel.

The Planning and Zoning Commission recommended for approval by the Council the Large Block Plat of Blocks 1, 2, 3, 4, 10, 11, and 15 on November 27, 2017. The Council conducted a public hearing and approved the plat, subject to various Conditions of Approval, on March 12, 2018.

Now, the Developer has submitted and is requesting Final Plat approval for Block 11, which is consistent with the final approval of the Large Block Final Plat of the Quigley Farm Subdivision. A network of public streets, public-related infrastructure, landscaping and irrigation, and other community amenities are either underway, or are complete, details of which are noted herein.

Procedural History: The Application was submitted on November 9, 2023, and certified complete on December 1, 2023. A public hearing was held on January 8, 2024, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting. The Council approved the Final Plat Application at this hearing.

CHAPTER 16.05.080: ISSUANCE OF PERMITS:

No permit for the construction of any building shall be issued upon any land for which all improvements required for the protection of health and the provision of safety, (including but not necessarily limited to an approved potable water system, an approved wastewater system to accept sewage, and asphalt paving of the streets) have not been installed, inspected, and accepted by the City of Hailey, with the following exception:

Building permits may be issued for any building in a development for which plats have been recorded and security provided, but the streets have not yet been completed with asphalt due to winter conditions. In such instances, the street shall be constructed as an all-weather surface to City Standards to the satisfaction of the City Engineer and shall be kept clear to the satisfaction of the Fire Chief. No

Final Inspection approval or Certificate of Occupancy shall be granted until all improvements, including asphalt, have been installed, inspected, and accepted.

The Large Block Plat of the Quigley Farm Subdivision has been approved by Council and recorded. The Developer is requesting to subdivide Block 11, within the Large Block Plat, into two (2) lots and Parcel D, which is a public open space/park, pathway, and public utility easement. The aforementioned lots and parcel range in size from 24,766 square feet to 93,767 square feet. Specifically, Lot 1 is proposed to be 32,652 square feet in size, Lot 2 is proposed to be 24,766 square feet in size, and Parcel D is proposed to be 93,767 square feet in size. The larger lots are to accommodate for various commercial and peri-urban agricultural (i.e., village-like facilities: educational institutions, semipublic, and non-profit projects, and sustainability) opportunities – a central and integral component of the Quigley Farm Subdivision.

Two (2) public streets – Cottontail Way and Quigley Farm Road – service the proposed lots/parcel. Building Permits within Block 11 have not been issued, and the Developer intends to receive Final Plat approval, as well as record the Final Plat, prior to Building Permit submittal. No bond security is necessary nor proposed at this time.

Findings: Compliance. This standard has been met.

CHAPTER 16.03: PROCEDURE:

16.03.030 Final Plat Approval:

- A. The final plat, prepared by a Professional Land Surveyor, must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement or as otherwise provided herein. Plats not submitted for final approval within one (1) year or according to the phasing agreement, shall be considered expired and preliminary plat approval shall become null and void. The Council may extend the deadline for submitting the final plat upon holding a public hearing.**

The Final Plat has been prepared by a professional land surveyor and was submitted on November 9, 2023. *Findings:* Compliance. This standard has been met.

- C. The administrator shall review the final plat application to ensure that the application submitted is consistent with the approved preliminary plat. The conditions imposed on the preliminary plat approval must be either completed or shown on plans or the plat prior to any public notice for final plat approval.**

The Final Plat is largely consistent with the approved Preliminary and Final Plats of the Large Block Plat. Pathway modifications were reviewed and approved by the Council in October 2022:

1. The 20'-wide Public Access Easement (bike path) has been relocated from the proposed Block 15 to the proposed Block 11. Width, general configuration, and length remain the same or similar.

Findings: Compliance. This standard has been met.

Standards of Evaluation:

CHAPTER 16.04: DEVELOPMENT STANDARDS:

Development Standards were reviewed in detail during the Preliminary Plat and Final Plat approval process of the Large Block Plat. No changes have been made to the plat since approval was given.

CHAPTER 16.05: IMPROVEMENTS REQUIRED:

16.05.010 Minimum Improvements Required:

It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards, which are attached hereto as Exhibit "A." 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.

A. Plans Filed, Maintained:

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.

Upon final approval, two (2) copies of all plans will be filed with the City Engineer. All other requirements of this section will be enforced by the City Engineer or designee. *Findings:* Compliance. This standard has been met.

B. Preconstruction Meeting:

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.

Several Preconstruction Meetings were held prior to, during, and after construction of the Quigley Farm Subdivision. Meetings will continue to be held until all processes are complete within the Quigley Farm Subdivision. *Findings:* Compliance. This standard has been met.

C. Term of Guarantee of Improvements:

The Developer shall guarantee all improvements pursuant to this Chapter for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except those parks shall be guaranteed and maintained by the Developer for a period of two years.

The Developer is hereby required to 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. That said, pursuant the Hailey Municipal Code, 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.

At this time, the Developer has completed all infrastructure and improvements, and no Bond Security is proposed. *Findings:* Compliance. This standard has been met.

16.05.020 Streets, Sidewalks, Lighting, Landscaping:

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.

No changes are anticipated to streets or lighting - no additional lighting is required in the area. Sidewalks, lighting – where necessary, and landscaping are all complete in and around Block 11.

Findings: Compliance. This standard has been met.

A. Street Cuts:

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.

Any street cuts, due to the development and buildout of the proposed lots, within the public streets – Cottontail Way and Quigley Farm Road – will be repaired to this standard. *Findings:* Compliance. This standard has been met.

B. Signage:

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.

Street names and traffic control signs have been erected and are complete. *Findings:* Compliance. This standard has been met.

C. Streetlights:

Streetlights 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 17.08C of this code.

N/A, as streetlights in the General Residential (GR) Zoning District are not required improvements, and none are proposed by the Developer. *Findings:* Compliance. This standard has been met.

16.05.030 Sewer Connections:

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.

As part of the Annexation, Services and Development Agreement for Quigley Farm, the design of a Small Diameter Collection System, utilizing a STEP/STEG (septic tank effluent pumping/septic tank gravity tanks), or local system, is underway. The Idaho Department of Environmental Quality (IDEQ) has approved the overall system concept, as well as the collection/distribution system in detail. The Developer and City Staff are working internally to develop a Sewer Discharge Agreement that accounts for the details associated with sewer connections/collections/discharge/maintenance/expense, and more.

To ensure this standard is met, the following Conditions of Approval apply:

All of the requirements of the Annexation, Services and Development Agreement dated August 16, 20147, and the Large Block Plat Conditions of Approval dated July 9, 2018, still apply.

A Wastewater Discharge Agreement shall be developed, and recorded, which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components.

Findings: Compliance. This standard has been met.

16.05.040 Water Connections:

A. Requirements:

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.

Water connections have been, and are continuing to be made, within the Quigley Farm Subdivision. Water connection compliance, per code, per IDEQ, and per the Annexation Agreement, shall continue to be met as development occurs. *Findings:* Compliance. This standard has been met.

B. Townsite Overlay District; Insulation:

Within the Townsite Overlay District, where water main lines within the alley are less than six feet (6') 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.

N/A, as this project is not located within the Townsite Overlay (TO) Zoning District. *Findings:* Compliance. This standard has been met.

16.05.050 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.

Drainage infrastructure, such as drywells and catch basins, as well as drainage areas and facilities are complete. Final designs have been submitted and approved by the City Engineer and Streets Department. *Findings:* Compliance. This standard has been met.

16.05.060 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.

The installation of dry utilities, such as electricity and/or natural gas, is complete. *Findings:* Compliance. This standard has been met.

16.05.070 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.

Various Parks and/or Green Space, as well as pathways within the subdivision, have been proposed, completed, and/or are currently underway. While a Park and/or Green Space is not specifically required for the subdivision of Block 11, the Developer is proposing Parcel D within Block 11. Parcel D is platted as public open space/park, pathway, and public utility easement. This parcel is zoned Recreational Greenbelt (RGB) and will remain as such in perpetuity. *Findings:* Compliance. This standard has been met.

16.05.080 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.

The Developer is hereby advised that all improvements shall be implemented according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Developer will be required to repair or replace them at their own cost. *Findings:* Compliance. This standard has been met.

16.05.090 Completion; Inspections; Acceptance:

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 Engineer, and appropriate City departments to determine a punch list of items for final acceptance.

The Developer is hereby advised that all improvements shall be implemented according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City

Engineer or his designee, the Developer will be required to repair or replace them at their own cost.
Findings: Compliance. This standard has been met.

- A. The Developer may, in lieu of actual construction, provide to the city security pursuant to subsection 16.03.030I of this title, for all infrastructure improvements to be completed by the Developer after the Final Plat has been signed by City representatives.**

With the exception of the Wastewater Treatment Facility, all major infrastructure for Block 11 is complete. A bond exists and is in place for completion of the treatment facility; otherwise, the Developer has no intention of or need to bond for anything additional at this time. *Findings:* Compliance. This standard has been met.

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.

The Developer is hereby advised that three (3) sets of “as-built plans and specifications” certified by the Developer’s Engineer, shall be filed with the City Engineer prior to acceptance by the City of Hailey.
Findings: Compliance. This standard has been met.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Council 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 Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat is subdivided into two (2) lots, and Parcel D, and is located within the Neighborhood Business (NB), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts, 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 16, Title 17, and/or Title 18, and City Standards, provided conditions (1) through (8) are met:

1. All Fire Department and Building Department requirements shall be met.
2. All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent

to the site shall be submitted for Department approval and shall meet City Standards where required.

3. 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.
4. All improvements and all other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
5. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
6. Any Application Development Fees shall be paid prior to recordation of Final Plat.
7. All of the requirements of the Annexation, Services and Development Agreement dated August 16, 2014, and the Large Block Plat Conditions of Approval dated July 9, 2018, still apply.
8. A Wastewater Discharge Agreement shall be developed, and recorded, which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components.

PASSED BY THE HAILEY CITY COUNCIL and approved by the mayor this ____ day of _____, 2024.

Martha Burke, Mayor

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/22/2024

DEPARTMENT: CDD

DEPT. HEAD SIGNATURE: RD

SUBJECT: Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcels A and E. This project is located within the General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 16, Subdivisions (IFAPPLICABLE)

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 block plats contain the 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, and associated improvements (e.g., water, sewer, roadway development, pedestrian paths, etc.), are complete.

On January 8, 2024, the Hailey City Council approved the Final Plat Application by Quigley Farm & Conservation Community, LLC, represented by Galena-Benchmark Engineering, whereby the Developer requested approval to subdivide the block, Block 15, into four (4) lots and Parcels A and E, which are 40'-wide access easements and/or public open space/park parcel to be zoned as Recreational Greenbelt (RGB). The aforementioned lots and parcel range in size from 147,034 square feet to 353,250 square feet. Various public streets – Cottontail Way, Quigley Farm Road, Winter Wheat Way, and Quigley Road – service, or are expected to service the proposed lots/parcel.

Attachments:

- 1. [Findings of Fact: Final Plat of Block 15 within the Quigley Farm Subdivision](#)

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	___ Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	___ Public Works	___ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion Language:

Approval: Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcels A and E. This project is located within the General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts, meets the standards of approval set forth in the Hailey Municipal Code, and has been approved by the Hailey City Council, subject to conditions, (1) through (9), as noted.

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

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

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 8, 2024, the Hailey City Council considered and approved the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcels A and E. This project is located within the General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts.

Applicant: Quigley Farm & Conservation Community, LLC
Project: Final Plat Subdivision Application of Block 15, Quigley Farm Subdivision
Size/Zoning: 27 acres (1,176,827 sq. ft.); General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on December 20, 2023, and mailed to adjoining property owners on the same date.

Application: Quigley Farm & Conservation Community, LLC, represented by Galena-Benchmark Engineering, is requesting Final Plat approval to subdivide the parcel, Block 15, into four (4) lots, and two (2) parcels: Parcel E, which is a public open space/park/recreational greenbelt, and Parcel A, which is a 40'-wide Public Access and Utility Easement dedicated for public use per the original Large Block Plat. The aforementioned lots and parcels range in size from 147,034 square feet to 353,250 square feet. Four (4) public streets – Cottontail Way, Quigley Farm Road, Winter Wheat Way, and Quigley Road – service the proposed lots/parcel.

The Planning and Zoning Commission recommended for approval by the Council the Large Block Plat of Blocks 1, 2, 3, 4, 10, 11, and 15 on November 27, 2017. The Council conducted a public hearing and approved the plat, subject to various Conditions of Approval, on March 12, 2018.

Now, the Developer has submitted and is requesting Final Plat approval for Block 15, which is consistent with the final approval of the Large Block Final Plat of the Quigley Farm Subdivision. A network of public streets, public-related infrastructure, landscaping and irrigation, and other community amenities are either underway, or are complete, details of which are noted herein.

Procedural History: The Application was submitted on November 9, 2023, and certified complete on December 1, 2023. A public hearing was held on January 8, 2024, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting. The Council approved the Final Plat Application at this hearing.

CHAPTER 16.05.080: ISSUANCE OF PERMITS:

No permit for the construction of any building shall be issued upon any land for which all improvements required for the protection of health and the provision of safety, (including but not necessarily limited to an approved potable water system, an approved wastewater system to accept sewage, and asphalt paving of the streets) have not been installed, inspected, and accepted by the City of Hailey, with the following exception:

Building permits may be issued for any building in a development for which plats have been recorded and security provided, but the streets have not yet been completed with asphalt due to winter

conditions. In such instances, the street shall be constructed as an all-weather surface to City Standards to the satisfaction of the City Engineer and shall be kept clear to the satisfaction of the Fire Chief. No Final Inspection approval or Certificate of Occupancy shall be granted until all improvements, including asphalt, have been installed, inspected, and accepted.

The Large Block Plat of the Quigley Farm Subdivision has been approved by Council and recorded. The Developer is requesting to subdivide Block 15, within the Large Block Plat, into four (4) lots, and two (2) parcels: Parcel E, which is a public open space/park/recreational greenbelt, and Parcel A, which is a 40'-wide Public Access and Utility Easement dedicated for public use per the original Large Block Plat. Specifically, Lot 1 is proposed to be 147,034 square feet in size, Lot 2 is proposed to be 353,250 square feet in size, Lot 3 is proposed to be 227,550 square feet in size, and Lot 4 is proposed to be 239,496 square feet in size. The two Parcels are as follows: Parcel E is proposed to be 209,497 square feet in size, and Parcel A (Huckleberry Trail) is proposed to be a 40'-wide Public Access and Utility Easement within Quigley Farm Subdivision. These large lots were contemplated within the Large Block Plat and are intended to accommodate for various commercial and peri-urban agricultural (i.e., village-like facilities: educational institutions, semipublic, and non-profit projects, and sustainability) opportunities – a central and integral component of the Quigley Farm Subdivision.

Four (4) public streets – Cottontail Way, Quigley Farm Road, Winter Wheat Way, and Quigley Road – service the proposed lots/parcel. One (1) Building Permit (The Sage School) within Block 15 has been issued. No other Building Permits have been issued at this time, and the Developer intends to receive Final Plat approval, as well as record the Final Plat, prior to additional Building Permit submittals. No bond security is necessary nor proposed at this time. *Findings:* Compliance. This standard has been met.

CHAPTER 16.03: PROCEDURE:

16.03.030 Final Plat Approval:

- A. The final plat, prepared by a Professional Land Surveyor, must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement or as otherwise provided herein. Plats not submitted for final approval within one (1) year or according to the phasing agreement, shall be considered expired and preliminary plat approval shall become null and void. The Council may extend the deadline for submitting the final plat upon holding a public hearing.**

The Final Plat has been prepared by a professional land surveyor and was submitted on November 9, 2023. *Findings:* Compliance. This standard has been met.

- C. The administrator shall review the final plat application to ensure that the application submitted is consistent with the approved preliminary plat. The conditions imposed on the preliminary plat approval must be either completed or shown on plans or the plat prior to any public notice for final plat approval.**

The Final Plat is largely consistent with the approved Preliminary and Final Plats of the Large Block Plat. Pathway modifications were reviewed and approved by the Council in October 2022:

1. The 20'-wide Public Access Easement (bike path) that was located within Block 15, has been relocated to the proposed Block 11. Width, general configuration, and length remain the same or similar.

Findings: Compliance. This standard has been met.

Standards of Evaluation:

CHAPTER 16.04: DEVELOPMENT STANDARDS:

Development Standards were reviewed in detail during the Preliminary Plat and Final Plat approval process of the Large Block Plat. No changes have been made to the plat since approval was given.

CHAPTER 16.05: IMPROVEMENTS REQUIRED:

16.05.010 Minimum Improvements Required:

It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards, which are attached hereto as Exhibit "A." 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.

A. Plans Filed, Maintained:

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.

Upon final approval, two (2) copies of all plans will be filed with the City Engineer. All other requirements of this section will be enforced by the City Engineer or designee. *Findings:* Compliance. This standard has been met.

B. Preconstruction Meeting:

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.

Several Preconstruction Meetings were held prior to, during, and after construction of the Quigley Farm Subdivision. Meetings will continue to be held until all processes are complete within the Quigley Farm Subdivision. *Findings:* Compliance. This standard has been met.

C. Term of Guarantee of Improvements:

The Developer shall guarantee all improvements pursuant to this Chapter for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except those parks shall be guaranteed and maintained by the Developer for a period of two years.

The Developer is hereby required to 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. That said, pursuant the Hailey Municipal Code, 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.

At this time, the Developer has completed all infrastructure and improvements, and no Bond Security is proposed. *Findings*: Compliance. This standard has been met.

16.05.020 Streets, Sidewalks, Lighting, Landscaping:

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.

No changes are anticipated to streets or lighting - no additional lighting is required in the area. Sidewalks, lighting – where necessary, and landscaping are all complete in and around Block 15.

Findings: Compliance. This standard has been met.

A. Street Cuts:

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.

Any street cuts, due to the development and buildout of the proposed lots, within the public streets – Cottontail Way, Quigley Farm Road, Winter Wheat Way, and Quigley Road – will be repaired to this standard. *Findings*: Compliance. This standard has been met.

B. Signage:

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.

Street names and traffic control signs have been erected and are complete. *Findings*: Compliance. This standard has been met.

C. Streetlights:

Streetlights 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 17.08C of this code.

N/A, as streetlights in the General Residential (GR) Zoning District are not required improvements, and none are proposed by the Developer. *Findings:* Compliance. This standard has been met.

16.05.030 Sewer Connections:

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.

As part of the Annexation, Services and Development Agreement for Quigley Farm, the design of a Small Diameter Collection System, utilizing a STEP/STEG (septic tank effluent pumping/septic tank gravity tanks), or local system, is underway. The Idaho Department of Environmental Quality (IDEQ) has approved the overall system concept, as well as the collection/distribution system in detail. The Developer and City Staff are working internally to develop a Sewer Discharge Agreement that accounts for the details associated with sewer connections/collections/discharge/maintenance/expense, and more.

To ensure this standard is met, the following Conditions of Approval apply:

All of the requirements of the Annexation, Services and Development Agreement dated August 16, 20147, and the Large Block Plat Conditions of Approval dated July 9, 2018, still apply.

A Wastewater Discharge Agreement shall be developed, and recorded, which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components.

Findings: Compliance. This standard has been met.

16.05.040 Water Connections:

A. Requirements:

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.

Water connections have been, and are continuing to be made, within the Quigley Farm Subdivision. Water connection compliance, per code, per IDEQ, and per the Annexation Agreement, shall continue to be met as development occurs.

Additionally, it appears that the proposed water main within the proposed Block 15 cuts across the proposed Lot 1 in two (2) different locations. A utility easement shall be depicted on the plat for City access if repairs and/or replacement are warranted. This has been made a Condition of Approval.

Findings: Compliance. This standard has been met.

B. Townsite Overlay District, Insulation:

Within the Townsite Overlay District, where water main lines within the alley are less than six feet (6') 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.

N/A, as this project is not located within the Townsite Overlay (TO) Zoning District. *Findings:* Compliance. This standard has been met.

16.05.050 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.

Drainage infrastructure, such as drywells and catch basins, as well as drainage areas and facilities are complete. Final designs have been submitted and approved by the City Engineer and Streets Department. *Findings:* Compliance. This standard has been met.

16.05.060 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.

The installation of dry utilities, such as electricity and/or natural gas, is complete. *Findings:* Compliance. This standard has been met.

16.05.070 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.

Various Parks and/or Green Space, as well as pathways within the subdivision have been proposed, completed, and/or are currently underway. Furthermore, the Developer is proposing Parcel E as open space/recreational greenbelt within Block 15. Parcel E is platted as public open space, and is zoned Recreational Greenbelt (RGB), and will remain as such in perpetuity. *Findings:* Compliance. This standard has been met.

16.05.080 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.

The Developer is hereby advised that all improvements shall be implemented according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Developer will be required to repair or replace them at their own cost. Findings: Compliance. This standard has been met.

16.05.090 Completion; Inspections; Acceptance:

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 Engineer, and appropriate City departments to determine a punch list of items for final acceptance.

The Developer is hereby advised that all improvements shall be implemented according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Developer will be required to repair or replace them at their own cost. Findings: Compliance. This standard has been met.

- A. The Developer may, in lieu of actual construction, provide to the city security pursuant to subsection 16.03.030I of this title, for all infrastructure improvements to be completed by the Developer after the Final Plat has been signed by City representatives.**

With the exception of the Wastewater Treatment Facility, all major infrastructure for Block 15 is complete. A bond exists and is in place for completion of the treatment facility; otherwise, the Developer has no intention of or need to bond for anything additional at this time. Findings: Compliance. This standard has been met.

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.

The Developer is hereby advised that three (3) sets of “as-built plans and specifications” certified by the Developer’s Engineer, shall be filed with the City Engineer prior to acceptance by the City of Hailey. Findings: Compliance. This standard has been met.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Council 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 Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcels A and E, and is located within the General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts, 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 16, Title 17, and/or Title 18, and City Standards, provided conditions (1) through (9) are met:

1. All Fire Department and Building Department requirements shall be met.
2. All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required.
3. 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.
4. All improvements and all other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
5. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
6. Any Application Development Fees shall be paid prior to recordation of Final Plat.
7. All of the requirements of the Annexation, Services and Development Agreement dated August 16, 2014, and the Large Block Plat Conditions of Approval dated July 9, 2018, still apply.
8. A Wastewater Discharge Agreement shall be developed, and recorded, which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components.
9. A utility easement for the water main cuts across proposed Lot 1 of Block 15 shall be depicted on the Final Plat for City access if repairs and/or replacement are warranted. This easement shall be shown on the Final Plat and reviewed/approved by Staff prior to recordation.

PASSED BY THE HAILEY CITY COUNCIL and approved by the mayor this ___ day of _____, 2024.

Martha Burke, Mayor

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/22/2024 **DEPARTMENT:** Clerk's Office **DEPT. HEAD SIGNATURE** M. Cone

SUBJECT

Approval of Minutes from the meeting of the Hailey City Council on January 8, 2024 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 JANUARY 8, 2024
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:29 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

CALL TO ORDER:

[5:29:14 PM](#) Call to Order by Mayor Burke.

Open Session for Public comments:

[5:29:44 PM](#) Tim Eagan, Hailey resident and manager of the Meriweather building, annual request sidewalk repairs, portion done last year, thank you, some still needs replacing. 2nd issue, Java store and Health Department, opened in 2008, everything was approved by code, now the sink doesn't meet requirements; incredible expense to this business owner to replace this sink. Received a call from a Nail salon, state HVAC inspection, fresh air/ventilation requirements, won't be able to afford this. Eagen refers to code, "supply sufficient ventilation." Wanted to let you know about this requirement.

CONSENT AGENDA:

CA 001	Motion to ratify the Mayors signature on a grant letter of support to Mountain Rides: Federal transit Administration 5311 and 5399 Grants ACTION ITEM	1
CA 002	Motion to ratify the Mayors signature on a grant letter of support to Mountain Rides: Cares Act one-time funding grant ACTION ITEM	4
CA 003	Motion to ratify the Mayors signature on a lease agreement with Tanner Investments, LLC for a three month lease for property located at Block 1, Sweetwater PUD Subdivision for the purposes of storage of vehicles towed from the public rights of way as part of municipal snow removal activities. ACTION ITEM.....	7
CA 004	Motion to approve claims for expenses due for payment in January 2024, incurred in December, 2023 ACTION ITEM	13
CA 005	Motion to approve minutes of December 11, 2023 and to suspend reading of them ACTION ITEM.....	62
CA 006	Motion to approve unaudited Treasurer's report from November 2023 ACTION ITEM.....	70

[5:34:05 PM](#) CA 003, pulled by Martinez, CA 005 pulled by Yeager.

[5:34:22 PM](#) Thea moved to approve all consent agenda items minus CA 003 and CA 005, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

CA 003, Martinez speaks [5:34:57 PM](#) \$1,000 is a little too much per month. I think we can find a better spot (location) for this. Maybe we can use Park and Ride instead this year, since it is been a slow snow year. [5:35:59 PM](#) Yeager, in anticipation of a heavy snow year, we wanted to

be prepared. There are limited areas in Woodside due to zoning to use for this purpose. With clock running out, we identified this lot. Since this is only a 3 month lease, higher price per month. Snow maintained, is the main “improvement” that we are required to perform. Lease starting date, Christmas. [5:38:05 PM](#) Horowitz adds, thought that the Park and Ride location might be more expensive than a Woodside spot. Thea, where did the price come from? Yeager, we just discussed and came up with this amount. Husbands feels we should move forward this year and reconsider for next year. Linnet, anticipated revenue, maybe look at that for next year’s planning.

[5:41:33 PM](#) **Martinez moves to approve CA 003 as presented, Thea seconds. Motion passed with roll call vote; Husbands, yes. Thea thanks Linnet, votes yes. Linnet, yes. Martinez, yes.**

CA 005, [5:41:52 PM](#) Yeager, pulled this item for another reason.

Video plays on the projector screen. Animated spreadsheet.

[5:43:30 PM](#) Martha Burke, you are prepared, thoughtful, thank you for your involvement.

[5:44:03 PM](#) Linnet, it has been a privilege for being a part of this team. Looking back over past work makes me proud, incredible staff, you do all the hard work, department heads, chiefs, you listen to us for proposed changes in Ordinances, deed restricted housing, thankful to be a part of this team. Public service is important, look forward to a future involvement in some other way.

Dustin, excited for you, let me know if you need anything. Thank you. Applause by room.

[5:46:35 PM](#) **Linnet moves to approve CA 005, Martinez seconds. Motion passed with roll call vote; Motion passed with roll call vote; Husbands, yes. Thea thanks Linnet, votes yes. Linnet, yes. Martinez, yes.**

Linnet makes a motion to adjourn, seconded by Martinez, motion passed unanimously.

Call to order by Mayor Burke a few minutes later to prepare for the Oaths of Office.

OATHS OF OFFICE:

OO 007 Martha Burke, Juan Martinez and Dustin Stone Oaths of Office ACTION ITEM

[5:48:13 PM](#) City Clerk, Mary Cone swears in Mayor Burke.

[5:49:48 PM](#) Mayor Burke administers Oath to Juan Martinez and Dustin Stone.

Mayor and council comments. [5:52:26 PM](#) Mayor Burke thanks Dustin, thinks he will bring wonderful perspective. Thea welcomes Stone.

COUNCIL PRESIDENT:

HAILEY CITY COUNCIL MINUTES
January 8, 2024

[5:53:01 PM](#) Mayor Burke, wonders if Thea would like to continue to serve as Council President or if someone else is interested. Thea, is pleased to continue.

[5:53:40 PM](#) **Martinez moves to appoint Thea as council president, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

APPOINTMENTS AND AWARDS:

AA 009 Consideration of Resolution 2024-_____, appointing of Jordan Fitzgerald to the Hailey Planning and Zoning Commission ACTION ITEM

[5:55:33 PM](#) Burke asks for consideration of appointment of Jordan Fitzgerald, to replace Dustin Stone's vacancy on the Planning and Zoning Commission. Feel we have found the best candidate for this position, Fitzgerald is present tonight.

[5:56:45 PM](#) Davis, typo on the Agenda Item Summary reads 2025 as the term end, it is actually December 31, 2024, the remaining portion of Stone's term.

[5:57:16 PM](#) Thea knows Fitzgerald, and is pleased to have her join. Martinez, this is how it is supposed to work, getting involved.

[5:57:57 PM](#) Husbands, great to add new voices to P&Z, on how to shape hailey 20 years down the road.

[5:58:21 PM](#) **Thea moves to approve, Stone seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

Applause by room.

PUBLIC HEARINGS:

PH 010 Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat is subdivided into two (2) lots, and Parcel D. This project is located within the Neighborhood Business (NB), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts ACTION ITEM

[5:59:06 PM](#) Davis gives an overview of these items. Large block plat was approved in 2018, wants to further subdivide this block into smaller parcels. Block 11, proposing 2 lots, one for open space.

This application preceded Stone's time on Planning and Zoning Commission, added Simms.

Thea, [6:01:05 PM](#) sewer system, Hennessy, Puttman has put up a bond, details and plan coming forth. Why is this subdivision installing a different treatment system, Hennessy responds.

HAILEY CITY COUNCIL MINUTES
January 8, 2024

[6:03:00 PM](#) Martinez, parcel d & e, recreational green belt, on map, looks like an extension of a lawn. Please describe use. Hennessy, Neighborhood business, limit for acre usage, 3 acres is split between the 3 lots and remaining areas are for open space. HOA manages the open space, developed with other infrastructure, adds Hennessy.

Public comments: [6:04:50 PM](#) there are none.

Burke has no concerns.

[6:05:15 PM](#) Stone, sees this as administrative, smaller lots the better.

Burke, motion language on page 7.

[6:06:17 PM](#) Thea moves to approve final plat block 11, large block plat, subdivided into 2 lots, seconded by conditions 1-8, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

*PH 011 Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcel E. This project is located within the General Residential (GR) and Recreational Greenbelt (RGB) Zoning Districts **ACTION ITEM***

[6:07:12 PM](#) Davis gives an overview of block 15, subdivided into 4 lots, parcel E is open space. Stone asks question, surety, typo? Simms explains, bonding.

[6:08:29 PM](#) no public comments.

[6:08:35 PM](#) Thea these are large lots, higher ground, heard something about them. Hennessy responds, peri-urban lots, non-profit space, idea agriculture space out to the East, no residential units in these lots. Hospitality area must be in supportive of the urban/agriculture theme. [6:10:21 PM](#) lots 3 & 4, will use Quigley Road to get into their lots. Hennessey, article 15, must be brought up to city standards.

[6:11:38 PM](#) Martinez moves to approve block 15, divided into 4 sub lots, subject to conditions 1-9, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

OLD BUSINESS:

[6:14:20 PM](#) Stone has discussed this with attorney Simms, he can be impartial and has no conflict of interest.

OB 012 3rd Reading of Ord. No. 1331, 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

[6:14:46 PM](#) Thea moves to approve Ordinance No. 1331 3rd Reading by title only, seconded by Martinez. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

[6:15:50 PM](#) Mayor Burke conducts 3rd Reading of Ord. No. 1331 by title only.

OB 013 2nd Reading of Ordinance No. 1336, Title 16/Title 17 Cottage, and Detached Townhouse Developments. Action Item

[6:16:53 PM](#) Mayor Burke conducts the 2nd Reading of Ordinance No. 1336, by title only.

OB 014 2nd/3rd Reading of Ordinance No. 1337, Title 17 Sidewalk In-Lieu Code Amendments. ACTION ITEM

[6:18:30 PM](#) Thea moves to waive 2nd reading conduct 3rd Reading of Ordinance No. 1337, by title only, seconded by Martinez. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

Mayor Burke conducts the 3rd and final Reading of Ordinance No. 1337, by title only.

OB 015 Discussion of the proposed Water Department office building ACTION ITEM

[6:21:00 PM](#) Yeager, no action item on this item tonight. Yeager, the Water Department is an enterprise fund, capital improvement plan, identified a new office building for the water department, uses the conference room in the Wastewater Treatment building. Part of Yeager's goal, can separate the team (in cases of Covid situations in the future) to attempt to keep staff healthy. Had hoped to be further along to publish the bid package. Will come to council in a February meeting. The building is a tall building with shop, potential expansion for future employee housing. Won't know until we go through the process. The building will be adjacent to the East of the current Wastewater offices. Asks if council has any questions.

[6:25:58 PM](#) Burke, solar build out on the roof area? Will that be able to benefit the WW treatment facility? Yeager, plan is to line the entire roof, and will divert some energy to the WW blowers to offset energy costs. If bids are excessively high, we'd delay those for a future. Thea asks if we can prep for the solar? [6:28:02 PM](#) Yeager, would love to do both, goal is to do it all, but not sure where these bids will come in.

More discussion about future expansion preparation, Yeager, that is his goal.

[6:31:50 PM](#) Stone how many Water dept. employees, 6, Yeager replies. 5-6 in WW. 2 one-bedroom units.

STAFF REPORTS:

6:34:25 PM Mike Baledge, thanks Thea & Stone for attending the last Quarterly Business meeting. Looking forward to having the Mayor, Husbands and Martinez tomorrow. Ketchum city council has a special meeting to discuss a new Fire JPA, this Thursday.

6:35:28 PM Yeager, new microphones, logistics. River Street LTHAC project, final design is complete, ITD bids project, helps with contractor selection process. Last year, attempted, looking at spring 2025 construction. Budget challenges in DC, have not allocated funds to the states, can't bid until this is done. If we miss the mid-January timeline, then will be left with contractors that might be available. We are currently in process in selecting a 3rd party inspection engineer, 1 council member, street division manager, and PW director. At mercy at the funding process.

6:39:17 PM Lyn Drewien, congratulations to council and mayor's newly elected. Introduces herself and Lee Dabney. Library is busy, focusing on executing grants, and long-term planning. Dabney will be presenting to council in the near future.

6:40:33 PM Simms, Senior Center closed for now. Burke, they are looking at Feb. 1st of reopening.

6:41:04 PM Burke announces that all are welcome to join Linnet and his family at La Cabanita after the meeting.

6:41:23 PM **Martinez makes a motion to adjourn, Thea seconds, unanimously approved.**

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AGENDA ITEM SUMMARY

DATE 01/22/2024 DEPARTMENT: Finance & Records **DEPT. HEAD SIGNATURE:** MHC

SUBJECT

Council Approval of Claims costs incurred during the month of December 2023 that are set to be paid by contract for January 2024.

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:

Report Criteria:

Includes all check types

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
01/11/2024	CDPT	01/16/2024	56169	AFLAC	1	-222.76
01/11/2024	CDPT	01/16/2024	56172	DELTA DENTAL PLAN OF I	2	-3,758.66
01/11/2024	CDPT	01/16/2024	56174	NCPERS GROUP LIFE INS	6	-136.00
01/11/2024	CDPT	01/16/2024	11903	PERSI	7	-37,471.85
01/11/2024	CDPT	01/16/2024	11901	MOUNTAIN WEST BANK	8	-39,624.92
01/11/2024	CDPT	01/16/2024	56173	IDAHO STATE TAX COMMI	9	-5,227.00
01/11/2024	CDPT	01/16/2024	11900	A.W. REHN & ASSOCIATE	21	-1,091.64
01/11/2024	CDPT	01/16/2024	56170	CALIFORNIA STATE DISBU	24	-346.15
01/11/2024	CDPT	01/16/2024	56176	VSP	26	-710.76
01/11/2024	CDPT	01/16/2024	11902	Nationwide 457/Roth	34	-2,471.80
01/11/2024	CDPT	01/16/2024	56171	CHILD SUPPORT RECEIP	36	-493.94
01/11/2024	CDPT	01/16/2024	56175	REGENCE BLUE SHIELD	3	-52,648.33
01/11/2024	PC	01/18/2024	11823	ARELLANO, NANCY	8005	-1,471.96
01/11/2024	PC	01/18/2024	11824	CARRILLO-SALAS, DALIA	8209	-1,529.22
01/11/2024	PC	01/18/2024	11825	CONE, MARY M HILL	8009	-1,777.36
01/11/2024	PC	01/18/2024	11826	HOROWITZ, LISA	8049	-2,901.91
01/11/2024	PC	01/18/2024	11827	POMERLEAU, JENNIFER	8207	-1,419.12
01/11/2024	PC	01/18/2024	11828	STOKES, BECKY	8013	-2,457.20
01/11/2024	PC	01/18/2024	11829	DAVIS, ROBYN K	8060	-1,825.68
01/11/2024	PC	01/18/2024	11830	DYER, ASHLEY MAUREEN	8401	-1,558.80
01/11/2024	PC	01/18/2024	11831	JOHNSON, MICHELE	8110	-650.23
01/11/2024	PC	01/18/2024	11832	PARKER, JESSICA L	8111	-1,823.41
01/11/2024	PC	01/18/2024	11833	RODRIGUE, EMILY THERE	8115	-1,679.74
01/11/2024	PC	01/18/2024	11834	TRAN, TUYEN	8205	-1,295.38
01/11/2024	PC	01/18/2024	11835	BALEDGE, MICHAEL S	9054	-2,505.59
01/11/2024	PC	01/18/2024	11836	CHASE, AMANDA LUISE	9036	-1,537.98
01/11/2024	PC	01/18/2024	11837	EMERICK, DANIELLE A	9206	-1,159.84
01/11/2024	PC	01/18/2024	11838	ERVIN, CHRISTIAN C	8185	-1,905.82
01/11/2024	PC	01/18/2024	11839	GRANT, DARYL ERNEST	9126	-210.09
01/11/2024	PC	01/18/2024	11840	HAIRSTON, KEITH GUY	9025	-772.34
01/11/2024	PC	01/18/2024	11841	HERNANDEZ, ADAN	9027	-177.77
01/11/2024	PC	01/18/2024	11842	HERNANDEZ, BRYAN	9033	-193.93
01/11/2024	PC	01/18/2024	11843	HOOVER, JAMES THOMA	9047	-1,959.66
01/11/2024	PC	01/18/2024	11844	MAYNE, EARL JAMES	9124	-809.45
01/11/2024	PC	01/18/2024	11845	VINCENT, BRIAN A	9113	-277.05
01/11/2024	PC	01/18/2024	11846	YEAGER, KAITLYN R	9117	-95.58
01/11/2024	PC	01/18/2024	11847	LINNET, SAMUEL L	8300	-46.67
01/11/2024	PC	01/18/2024	11848	CROTTY, JOSHUA M	8283	-1,390.00
01/11/2024	PC	01/18/2024	11849	DABNEY, LEE A DONAHUE	1008078	-1,131.09
01/11/2024	PC	01/18/2024	11850	DeKLOTZ, ELISE	8200	-349.61
01/11/2024	PC	01/18/2024	11851	DREWIEN, LYNETTE M	1008271	-1,757.54
01/11/2024	PC	01/18/2024	11852	FLETCHER, KRISTIN M	8122	-1,327.68
01/11/2024	PC	01/18/2024	11853	FORBIS, MICHAL J	8114	-1,443.85
01/11/2024	PC	01/18/2024	11854	MOSQUEDA - CAMACHO,	8295	-145.45
01/11/2024	PC	01/18/2024	11855	PRIMROSE, LAURA A	8102	-1,143.06
01/11/2024	PC	01/18/2024	11856	RODGERS, AMBER TELLE	8297	-509.78
01/11/2024	PC	01/18/2024	11857	STROPE, DENON MICHAEL	8101	-966.80
01/11/2024	PC	01/18/2024	11858	VAGIAS, BROOKE ELIZAB	8296	-44.32
01/11/2024	PC	01/18/2024	11859	YTURRI, ERIN	8123	-577.11
01/11/2024	PC	01/18/2024	11860	AGUAYO, KENNETH	8220	-1,412.74
01/11/2024	PC	01/18/2024	11861	BALLIS, MORGAN RICHA	8213	-1,915.67
01/11/2024	PC	01/18/2024	11862	CERVANTES, GUSTAVO A	8215	-2,037.91
01/11/2024	PC	01/18/2024	11863	COX, CHARLES F	8161	-2,803.47
01/11/2024	PC	01/18/2024	11864	ENGLAND, STEVE J	8143	-3,169.68

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
01/11/2024	PC	01/18/2024	11865	JONES, KYLIE MELETIA	8155	-1,979.97
01/11/2024	PC	01/18/2024	11866	LEOS, CHRISTINA M	8012	-2,021.62
01/11/2024	PC	01/18/2024	11867	LINDERMAN, JEREMIAH C	8163	-1,837.57
01/11/2024	PC	01/18/2024	11868	LUNA, JOSE	8145	-2,091.62
01/11/2024	PC	01/18/2024	11869	OWENS, ERIC ODELL	8119	-1,776.56
01/11/2024	PC	01/18/2024	11870	PECK, TODD D	8167	-3,079.71
01/11/2024	PC	01/18/2024	11871	RAGUSA, TIMOTHY BRUC	1008190	-1,957.50
01/11/2024	PC	01/18/2024	11872	WALLACE, SHAWNA R	8108	-2,101.61
01/11/2024	PC	01/18/2024	11873	WELLS, PRESTON DANIE	8150	-1,818.09
01/11/2024	PC	01/18/2024	11874	WRIGLEY, GAVIN	8152	-2,495.05
01/11/2024	PC	01/18/2024	11875	MARES, MARIA C	8251	-1,336.96
01/11/2024	PC	01/18/2024	11876	WILLIAMS, EMILY ANNE	8023	-1,700.11
01/11/2024	PC	01/18/2024	11877	YEAGER, BRIAN D	8107	-2,281.61
01/11/2024	PC	01/18/2024	11878	AITKEN, TORIN ANDREW	8177	-1,183.58
01/11/2024	PC	01/18/2024	11879	BOENDER, BEAU MICHAEL	8182	-1,203.82
01/11/2024	PC	01/18/2024	11880	BREEN, RYAN SEGO	8237	-915.33
01/11/2024	PC	01/18/2024	11881	DOMKE, RODNEY F	8097	-1,859.77
01/11/2024	PC	01/18/2024	11882	JOHNSTON, JAIMEY P	8243	-2,241.26
01/11/2024	PC	01/18/2024	11883	MOATS, ZAKARY S	8174	-1,764.16
01/11/2024	PC	01/18/2024	11884	PARKS, ALEXANDER MIC	8180	-1,568.41
01/11/2024	PC	01/18/2024	11885	SAVAGE, JAMES L	8204	-2,208.00
01/11/2024	PC	01/18/2024	11886	SCHWARZ, STEPHEN K	8226	-2,591.14
01/11/2024	PC	01/18/2024	11887	WEST III, KINGSTON R	8234	-2,210.70
01/11/2024	PC	01/18/2024	11888	AMBRIZ, JOSE L	7023	-2,259.03
01/11/2024	PC	01/18/2024	11889	ELLSWORTH, BRYSON D	8285	-2,583.49
01/11/2024	PC	01/18/2024	11890	RACE, MICHAEL DENNIS	8070	-991.78
01/11/2024	PC	01/18/2024	11891	SHOTSWELL, DAVE O	7044	-2,381.64
01/11/2024	PC	01/18/2024	11892	VAUGHN, TYREL KINCADE	7050	-1,477.16
01/11/2024	PC	01/18/2024	11893	WARD, NATHAN DANIEL	8287	-1,443.36
01/11/2024	PC	01/18/2024	11894	BALDWIN, MERRITT JAME	8286	-1,856.62
01/11/2024	PC	01/18/2024	11895	BALIS, MARVIN C	8225	-2,088.28
01/11/2024	PC	01/18/2024	11896	GARRISON, SHANE	1008048	-1,996.71
01/11/2024	PC	01/18/2024	11897	HOLTZEN, KURTIS L	8072	-2,183.71
01/11/2024	PC	01/18/2024	11898	PETERSON, TRAVIS T	8121	-1,389.41
01/11/2024	PC	01/18/2024	11899	VINCENT, BRIAN A	1008071	-1,710.53
Grand Totals:						<u><u>-264,957.22</u></u>
			<u>89</u>			

Includes all check types

Includes unprinted checks

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
4409 A.W. REHN & ASSOCIATES											
14150	1	December 2023 - FSA Admin Fee	Invoice	01/12/2024	01/22/2024	33.33	33.33	100-15-41215		124	1
14150	2	December 2023 - FSA Admin Fee	Invoice	01/12/2024	01/22/2024	33.33	33.33	200-15-41215		124	1
14150	3	December 2023 - FSA Admin Fee	Invoice	01/12/2024	01/22/2024	33.34	33.34	210-15-41215		124	1
INV-00	1	INV-00200384 COBRA - J.Primrose	Invoice	12/31/2023	01/22/2024	25.00	25.00	100-45-41215		124	1
INV-00	2	INV-00200384 COBRA - E.Crick	Invoice	12/31/2023	01/22/2024	25.00	25.00	100-50-41215		124	1
Total 4409 A.W. REHN & ASSOCIATES:						150.00	150.00				
5521 AIR ST. LUKES											
011724	1	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	30.00	30.00	100-10-41126		124	1
011724	2	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	30.00	30.00	200-10-41126		124	1
011724	3	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	30.00	30.00	210-10-41126		124	1
011724	4	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	75.00	75.00	100-15-41126		124	1
011724	5	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	75.00	75.00	200-15-41126		124	1
011724	6	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	75.00	75.00	210-15-41126		124	1
011724	7	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	135.00	135.00	100-20-41126		124	1
011724	8	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	1,170.00	1,170.00	100-55-41126		124	1
011724	9	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	360.00	360.00	100-45-41126		124	1
011724	10	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	720.00	720.00	100-25-41126		124	1
011724	11	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	45.00	45.00	100-50-41126		124	1
011724	12	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	60.00	60.00	100-42-41126		124	1
011724	13	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	60.00	60.00	200-42-41126		124	1
011724	14	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	60.00	60.00	210-42-41126		124	1
011724	15	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	450.00	450.00	100-40-41126		124	1
011724	16	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	270.00	270.00	210-70-41126		124	1
011724	17	2024 AIR ST LUKES MEMBERSHIP	Invoice	01/17/2024	01/22/2024	225.00	225.00	200-60-41126		124	1
Total 5521 AIR ST. LUKES:						3,870.00	3,870.00				
6582 ALTURAS PROPERTY MANAGMENT											
5	1	Inv 5 Dec 2023 library cleaning	Invoice	01/10/2024	01/22/2024	2,250.00	2,250.00	100-45-41413		124	1
Total 6582 ALTURAS PROPERTY MANAGMENT:						2,250.00	2,250.00				
1913 AMAZON CAPITAL SERVICES											
11DN-D	1	11DN-DKL3-PCPL Library AfterSchool grant supplies	Invoice	01/11/2024	01/22/2024	43.14	43.14	100-45-41549	23.45.0002.1	124	1
11TT-N	1	#11TT-NNCV-9TJ9 SNOW BRUSHES/ICE SCRAPE	Invoice	01/09/2024	01/22/2024	121.94	121.94	100-25-41215		124	1
11VK-G	1	#11VK-GMJ-P7RV CLEANING SUPPLIES RESTOC	Invoice	01/11/2024	01/22/2024	119.96	119.96	100-25-41215		124	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
1646-Q	1	1646-QFN3-7JXT AS Grant Cart for afterschool supp	Invoice	01/02/2024	01/22/2024	255.00	255.00	100-45-41539		124	1
167D-N	1	167D-NTT3-64FK Library AfterSchool grant supplies	Invoice	01/02/2024	01/22/2024	19.98	19.98	100-45-41549	23.45.0002.1	124	1
16HR-L	1	#16HR-L66V-FCVF PRETREATMENT BOOK	Invoice	01/03/2024	01/22/2024	40.00	40.00	210-70-41723		124	1
17TT-3	1	17TT3NRJ-9YFP MEMORY CARD SNOW CAM	Invoice	01/02/2024	01/22/2024	219.99	219.99	100-40-41771		124	1
197H-7	1	#197H-796L-14D3 LOCKOUT/TAGOUT STATION W	Invoice	01/04/2023	01/22/2024	178.57	178.57	210-70-41423		124	1
1FGQ-	1	1FGQ-KGK7-91FK ELEVATOR KEY DUPLICATES	Invoice	01/09/2024	01/22/2024	4.53	4.53	100-42-41413		124	1
1FGQ-	2	1FGQ-KGK7-91FK ELEVATOR KEY DUPLICATES	Invoice	01/09/2024	01/22/2024	4.53	4.53	200-42-41413		124	1
1FGQ-	3	1FGQ-KGK7-91FK ELEVATOR KEY DUPLICATES	Invoice	01/09/2024	01/22/2024	4.53	4.53	210-42-41413		124	1
1G3F-C	1	#1G3F-CK7V-7KNX 2024 DESK CALENDARS FOR	Invoice	01/09/2024	01/22/2024	116.13	116.13	100-25-41211		124	1
1G3F-C	1	1G3F-CK7V-Y9G6 Library AS Grant- book collection	Invoice	01/13/2024	01/22/2024	77.41	77.41	100-45-41549	23.45.0002.1	124	1
1GMK-	1	1GMK-9Y6W-QPDQ APC BACK-UPS PRO, ZOOMA	Invoice	01/11/2024	01/22/2024	108.88	108.88	100-15-41533		124	1
1GMK-	2	1GMK-9Y6W-QPDQ APC BACK-UPS PRO, ZOOMA	Invoice	01/11/2024	01/22/2024	108.88	108.88	200-15-41533		124	1
1GMK-	3	1GMK-9Y6W-QPDQ APC BACK-UPS PRO, ZOOMA	Invoice	01/11/2024	01/22/2024	108.88	108.88	210-15-41533		124	1
1HNJ-F	1	CDD office tools	Invoice	01/07/2024	01/22/2024	119.99	119.99	100-20-41211		124	1
1JG1-J	1	1JG1-JHPW-4MJL AT-A-GLANCE 2024 WALL CALE	Invoice	01/04/2024	01/22/2024	5.51	5.51	100-15-41211		124	1
1JG1-J	2	1JG1-JHPW-4MJL AT-A-GLANCE 2024 WALL CALE	Invoice	01/04/2024	01/22/2024	5.51	5.51	200-15-41211		124	1
1JG1-J	3	1JG1-JHPW-4MJL AT-A-GLANCE 2024 WALL CALE	Invoice	01/04/2024	01/22/2024	5.50	5.50	210-15-41211		124	1
1NM6-L	1	1NM6-LGNM-994W Library AfterSchool books	Invoice	01/09/2024	01/22/2024	136.67	136.67	100-45-41549	23.45.0002.1	124	1
1NWQ-	1	112-3233214-2357856 Library Book Purchases	Invoice	01/11/2024	01/22/2024	85.63	85.63	100-45-41535		124	1
1VCF-	1	1VCF-H1L9-PNTL Library AfterSchool Grant supplies	Invoice	01/11/2024	01/22/2024	43.14	43.14	100-45-41549	23.45.0002.1	124	1
Total 1913 AMAZON CAPITAL SERVICES:						1,934.30	1,934.30				
50445 AMERICAN SEAL COATING LLC											
002784	1	002784 ASPHALT PATCHING	Invoice	10/04/2023	01/02/2024	33,780.00	33,780.00	100-40-41403		124	1
Total 50445 AMERICAN SEAL COATING LLC:						33,780.00	33,780.00				
5013 AMERICAN TOWER CORPORATION											
411439	1	DELLA MT TOWER RENTAL 1/1/24 411439652 UTIL	Invoice	01/01/2024	01/22/2024	781.47	781.47	200-60-41713		124	1
411439	2	DELLA MT TOWER RENTAL 1/1/24 411439652 UTIL	Invoice	01/01/2024	01/22/2024	44.60	44.60	100-42-41713		124	1
411439	3	DELLA MT TOWER RENTAL 1/1/24 411439652 UTIL	Invoice	01/01/2024	01/22/2024	44.61	44.61	200-42-41713		124	1
411439	4	DELLA MT TOWER RENTAL 1/1/24 411439652 UTIL	Invoice	01/01/2024	01/22/2024	44.61	44.61	210-42-41713		124	1
411439	1	DELLA MT TOWER RENTAL 1/1/24 411439653 UTIL	Invoice	01/01/2024	01/22/2024	12.50	12.50	200-60-41713		124	1
411439	2	DELLA MT TOWER RENTAL 1/1/24 411439653 UTIL	Invoice	01/01/2024	01/22/2024	4.16	4.16	100-42-41713		124	1
411439	3	DELLA MT TOWER RENTAL 1/1/24 411439653 UTIL	Invoice	01/01/2024	01/22/2024	4.17	4.17	200-42-41713		124	1
411439	4	DELLA MT TOWER RENTAL 1/1/24 411439653 UTIL	Invoice	01/01/2024	01/22/2024	4.17	4.17	210-42-41713		124	1
Total 5013 AMERICAN TOWER CORPORATION:						940.29	940.29				

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
287 ANALYTICAL LABORATORIES INC.											
230898	1	#2308986 INDIAN CREEK WEIR CALIBRATION	Invoice	12/15/2023	01/22/2024	827.00	827.00	200-60-41401		124	1
230898	1	#2308978 FLOW METER CALIBRATION WRF WW	Invoice	12/15/2023	01/22/2024	900.00	900.00	210-70-41313		124	1
Total 287 ANALYTICAL LABORATORIES INC.:						1,727.00	1,727.00				
215 ARNOLD MACHINERY COMPANY											
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-				
2629 ASSOCIATED BAG COMPANY											
G4983	1	#G498378 HEADWORKS DUMPSTER BAG LINERS	Invoice	12/20/2023	01/22/2024	1,900.17	1,900.17	210-70-41401		124	1
Total 2629 ASSOCIATED BAG COMPANY:						1,900.17	1,900.17				
6917 AT&T MOBILITY LLC											
287304	1	ACCOUNT # 287304951565 HPD WIRELESS	Invoice	12/23/2023	01/22/2024	200.20	200.20	100-25-41325		124	1
Total 6917 AT&T MOBILITY LLC:						200.20	200.20				
375 ATKINSON'S MARKET											
000205	1	05743449 Break room coffee	Invoice	01/08/2024	01/22/2024	6.33	6.33	100-15-41215		124	1
000205	2	05743449 Break room coffee	Invoice	01/08/2024	01/22/2024	6.33	6.33	200-15-41215		124	1
000205	3	05743449 Break room coffee	Invoice	01/08/2024	01/22/2024	6.33	6.33	210-15-41215		124	1
Total 375 ATKINSON'S MARKET:						18.99	18.99				
1132 BACKFLOW ASSEMBLY TRAINING SERVICES											
T21224	1	#T2122417 REFRESHER COURSE - BRIAN VINCE	Invoice	01/03/2024	01/22/2024	350.00	350.00	200-60-41723		124	1
Total 1132 BACKFLOW ASSEMBLY TRAINING SERVICES:						350.00	350.00				
5977 BLAINE COUNTY EMERGENCY COMM											
HPDPS	1	#HPDPSS24 RMS CAD/ILETS FIELD OPS	Invoice	12/05/2023	01/22/2024	36,040.78	36,040.78	100-25-41515		124	1
Total 5977 BLAINE COUNTY EMERGENCY COMM:						36,040.78	36,040.78				
6936 BLUE TO GOLD LLC.											
BTG-JI-	1	WELLS AND OWENS TRAING IN JEROME	Invoice	01/09/2024	01/22/2024	990.00	990.00	100-25-41723		124	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 6936 BLUE TO GOLD LLC.:						990.00	990.00				
629 BURKS TRACTOR											
IV4400	1	IV44005 KUBOTA WHEEL	Invoice	01/11/2024	01/22/2024	109.66	109.66	100-40-41405		124	1
Total 629 BURKS TRACTOR:						109.66	109.66				
4805 CENTRAL SQUARE TECHNOLOGIES, LLC											
Q-1578	1	#Q-157802 RENEWAL2024-2025 MOBILE	Invoice	01/10/2024	01/22/2024	3,742.20	3,742.20	100-25-41515		124	1
Total 4805 CENTRAL SQUARE TECHNOLOGIES, LLC:						3,742.20	3,742.20				
5973 CHRISTENSEN, ROBIN											
12/19/2	1	REFUND CREDIT - Bsiness License Fee 681	Invoice	12/19/2023	01/22/2024	150.00	150.00	100-00-32211		124	1
Total 5973 CHRISTENSEN, ROBIN:						150.00	150.00				
5702 CINTAS											
417414	1	#4174149239 UNIFORM SERVICES WW	Invoice	11/15/2023	01/22/2024	217.07	217.07	210-70-41703		124	1
417483	1	#4175439452 UNIFORM SERVICES WW	Invoice	11/21/2023	01/22/2024	217.07	217.07	210-70-41703		124	1
417898	1	#4178988084 UNIFORM SERVICES WW	Invoice	01/03/2024	01/22/2024	193.23	193.23	210-70-41703		124	1
417979	1	#4179796903 UNIFORM SERVICES WW	Invoice	01/10/2024	01/22/2024	300.31	300.31	210-70-41703		124	1
519143	1	#5191437122 MED CAB MAINTENANCE WW	Invoice	01/04/2024	01/22/2024	169.14	169.14	210-70-41411		124	1
925376	1	#9253765980 AED AT WRF WW	Invoice	01/01/2024	01/22/2024	126.00	126.00	210-70-41775		124	1
Total 5702 CINTAS:						1,222.82	1,222.82				
644 CITY OF HAILEY PETTY CASH											
698942	1	#POLICE ID RENEWAL LEOS	Invoice	01/08/2024	01/22/2024	5.00	5.00	100-25-41215		124	1
840-59	1	#EVIDENCE POSTAGE TO ISP	Invoice	01/16/2024	01/22/2024	17.45	17.45	100-25-41213		124	1
Total 644 CITY OF HAILEY PETTY CASH:						22.45	22.45				
2954 CLEAR CREEK DISPOSAL -PARKS											
000168	1	0001684712 PORT RESTROOM - SKATEPARK	Invoice	12/27/2023	01/22/2024	128.50	128.50	100-50-41403		124	1
Total 2954 CLEAR CREEK DISPOSAL -PARKS:						128.50	128.50				

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
50396 COASTLINE EQUIPMENT											
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-				
337 COPY & PRINT LLC											
1779	1	@1779 WALL CALENDAR 2024	Invoice	01/04/2024	01/22/2024	35.65	35.65	100-25-41211		124	1
1779.0	1	#1779.0 2024 WALL CALENDAR COURT	Invoice	01/04/2024	01/22/2024	35.65	35.65	100-25-41211		124	1
Total 337 COPY & PRINT LLC:						71.30	71.30				
972 COX COMMUNICATIONS											
01/01/2	1	039605901 HPD	Invoice	01/01/2024	01/22/2024	551.40	551.40	100-25-41713		124	1
01/01/2	2	205095301 HFD	Invoice	01/01/2024	01/22/2024	69.00	69.00	100-55-41717		124	1
Total 972 COX COMMUNICATIONS:						620.40	620.40				
934 CPS											
020376	1	#0203761-IN BUSHING/SPROCKET/BELTS	Invoice	01/08/2024	01/22/2024	5,901.06	5,901.06	210-70-41401		124	1
Total 934 CPS:						5,901.06	5,901.06				
2917 DEPARTMENT OF MOTOR VEHICLES											
070407	1	VIN: 070407 RENEWAL	Invoice	01/10/2024	01/22/2024	23.00	23.00	100-55-41415		124	1
A12647	1	VIN: NOVINA12647 RENEWAL	Invoice	01/18/2024	01/22/2024	23.00	23.00	100-40-41415		124	1
A12648	1	VIN:NOVINA12648 RENEWAL	Invoice	01/18/2024	01/22/2024	23.00	23.00	100-40-41415		124	1
Total 2917 DEPARTMENT OF MOTOR VEHICLES:						69.00	69.00				
781 DIGLINE											
007314	1	#0073148-IN DIGLINE FEES WW.	Invoice	12/31/2023	01/24/2024	38.55	38.55	210-70-41325		124	1
007314	2	#0073148-IN DIGLINE FEES W.	Invoice	12/31/2023	01/24/2024	38.55	38.55	200-60-41325		124	1
Total 781 DIGLINE:						77.10	77.10				
5021 EC ELECTRIC											
WO-07	1	WO-0799 HEAGLE PARK - INSTALL NEW HEATER	Invoice	12/11/2023	01/22/2024	705.38	705.38	100-50-41413		124	1
Total 5021 EC ELECTRIC:						705.38	705.38				

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
6366 EMERICK, DANIELLE											
2024 SI	1	2024 SIFA PER DIEM	Invoice	01/11/2024	01/22/2024	147.50	147.50	100-55-41724		124	1
Total 6366 EMERICK, DANIELLE:						147.50	147.50				
3094 ENERGY LABORATORIES, INC.											
604170	1	#604170 QUARTERLY LAB TESTING WW	Invoice	12/28/2023	01/22/2024	439.00	439.00	210-70-41795		124	1
605944	1	#605944 MONTHLY DIGESTER TESTING WW	Invoice	01/08/2024	01/22/2024	104.00	104.00	210-70-41795		124	1
Total 3094 ENERGY LABORATORIES, INC.:						543.00	543.00				
2628 FASTENAL COMPANY											
IDJER1	1	#IDJER109403 TOOLS/GLOVES FOR WRF WW	Invoice	01/03/2024	01/22/2024	211.07	211.07	210-70-41423		124	1
IDJER1	1	#IDJER109412 TOOLS FOR WRF WW	Invoice	01/03/2024	01/22/2024	117.69	117.69	210-70-41423		124	1
Total 2628 FASTENAL COMPANY:						328.76	328.76				
171 FERGUSON WATERWORKS #1701											
087642	1	#0876420 FIRE HYDRANT REPAIR PARTS	Invoice	01/04/2024	01/22/2024	643.64	643.64	200-60-41403		124	1
Total 171 FERGUSON WATERWORKS #1701:						643.64	643.64				
1584 FIRST BANKCARD - BALEDGE											
112-67	1	#112-6785495-0961000 O2 SENSOR	Invoice	12/26/2023	01/22/2024	258.44	258.44	100-55-41215		124	1
113-23	1	#113-2329335-9997052 GLUCOSE TEST MONITOR	Invoice	12/05/2023	01/22/2024	36.99	36.99	100-55-41219		124	1
113-32	1	#113-3237088-1945853 INDUSTRIAL TOTE	Invoice	11/30/2023	01/22/2024	195.99	195.99	100-55-41215		124	1
113-54	1	#113-5461305-2221828 PUSH BROOM	Invoice	12/13/2023	01/22/2024	98.24	98.24	100-55-41215		124	1
113-60	1	#113-6006181-0217034 GLUCOSE TEST STRIPS	Invoice	12/05/2023	01/22/2024	13.98	13.98	100-55-41219		124	1
113-87	1	#133-8714434-7651410 SHOVELS	Invoice	12/13/2023	01/22/2024	87.76	87.76	100-55-41215		124	1
12/05/2	1	BK RADIOS - MISSING RCT. ITEM ORDERED	Invoice	12/05/2023	01/22/2024	380.00	380.00	100-55-41417		124	1
12/14/2	1	AMAZON - CREDIT REFUND	Invoice	12/14/2023	01/22/2024	75.00-	75.00-	100-55-41215		124	1
311046	1	#3110463593 STATION BAG - MURPHY	Invoice	11/30/2023	01/22/2024	92.18	92.18	100-55-41215		124	1
311895	1	#3118956010 STATION BAG - MAYNE	Invoice	11/30/2023	01/22/2024	92.18	92.18	100-55-41215		124	1
865185	1	#8651854 HOTEL ROOM	Invoice	12/18/2023	01/22/2024	227.82	227.82	100-55-41724		124	1
865185	1	#8651855 HOTEL ROOM	Invoice	12/18/2023	01/22/2024	227.82	227.82	100-55-41724		124	1
SO593	1	#SO59399 CMC STRAP	Invoice	11/09/2023	01/22/2024	155.00	155.00	100-55-41215		124	1
Total 1584 FIRST BANKCARD - BALEDGE:						1,791.40	1,791.40				

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
5372 FIRST BANKCARD - CONE											
003431	1	332047438880 Albertson - Xmas Party	Invoice	12/07/2023	01/22/2024	6.38	6.38	100-15-41215		124	1
003431	2	332047438880 Albertson - Xmas Party	Invoice	12/07/2023	01/22/2024	6.39	6.39	200-15-41215		124	1
003431	3	332047438880 Albertson - Xmas Party	Invoice	12/07/2023	01/22/2024	6.39	6.39	210-15-41215		124	1
11/30/2	1	Skate Park Wireless Bridge	Invoice	11/30/2023	01/22/2024	199.74	199.74	100-15-41515		124	1
11/30/2	2	Skate Park Wireless Bridge	Invoice	11/30/2023	01/22/2024	199.75	199.75	200-15-41515		124	1
11/30/2	3	Skate Park Wireless Bridge	Invoice	11/30/2023	01/22/2024	199.75	199.75	210-15-41515		124	1
111005	1	11100527 Blurb - Transportation Book- Don't Give Up	Invoice	12/13/2023	01/22/2024	6.60	6.60	100-42-41215		124	1
111005	2	11100527 Blurb - Transportation Book- Don't Give Up	Invoice	12/13/2023	01/22/2024	6.60	6.60	200-42-41215		124	1
111005	3	11100527 Blurb - Transportation Book- Don't Give Up	Invoice	12/13/2023	01/22/2024	6.60	6.60	210-42-41215		124	1
12/08/2	1	12/08 KB's Lunch For Staff	Invoice	12/08/2023	01/22/2024	11.04	11.04	100-15-41215		124	1
12/08/2	2	12/08 KB's Lunch For Staff	Invoice	12/08/2023	01/22/2024	11.05	11.05	200-15-41215		124	1
12/08/2	3	12/08 KB's Lunch For Staff	Invoice	12/08/2023	01/22/2024	11.05	11.05	210-15-41215		124	1
12/12/2	1	Skate Park Wireless Bridge - Refund of Charged Tax	Invoice	12/12/2023	01/22/2024	11.08-	11.08-	100-15-41215		124	1
12/12/2	2	Skate Park Wireless Bridge - Refund of Charged Tax	Invoice	12/12/2023	01/22/2024	11.08-	11.08-	200-15-41215		124	1
12/12/2	3	Skate Park Wireless Bridge - Refund of Charged Tax	Invoice	12/12/2023	01/22/2024	11.08-	11.08-	210-15-41215		124	1
12/29/2	1	12/29/23 HOSPICE DONATION TO ROBIN CROTTY	Invoice	12/29/2023	01/22/2024	50.00	50.00	100-15-41215		124	1
12/29/2	2	12/29/23 HOSPICE DONATION TO ROBIN CROTTY	Invoice	12/29/2023	01/22/2024	50.00	50.00	200-15-41215		124	1
12/29/2	3	12/29/23 HOSPICE DONATION TO ROBIN CROTTY	Invoice	12/29/2023	01/22/2024	50.00	50.00	210-15-41215		124	1
121245	1	Chicago Press - Urban St Design Guide book	Invoice	12/13/2023	01/22/2024	21.57	21.57	100-42-41215		124	1
121245	2	Chicago Press - Urban St Design Guide book	Invoice	12/13/2023	01/22/2024	21.57	21.57	200-42-41215		124	1
121245	3	Chicago Press - Urban St Design Guide book	Invoice	12/13/2023	01/22/2024	21.58	21.58	210-42-41215		124	1
282598	1	2825983977 GoDaddy Renewal	Invoice	12/01/2023	01/22/2024	12.06	12.06	100-15-41515		124	1
282598	2	2825983977 GoDaddy Renewal	Invoice	12/01/2023	01/22/2024	12.05	12.05	200-15-41515		124	1
282598	3	2825983977 GoDaddy Renewal	Invoice	12/01/2023	01/22/2024	12.05	12.05	210-15-41215		124	1
826166	1	017068 Outlet Grocery - Xmas Party	Invoice	12/07/2023	01/22/2024	9.52	9.52	100-15-41215		124	1
826166	2	017068 Outlet Grocery - Xmas Party	Invoice	12/07/2023	01/22/2024	9.52	9.52	200-15-41215		124	1
826166	3	017068 Outlet Grocery - Xmas Party	Invoice	12/07/2023	01/22/2024	9.52	9.52	210-15-41215		124	1
ACC-30	1	STARLINK	Invoice	12/01/2023	01/22/2024	50.00	50.00	100-15-41515		124	1
ACC-30	2	STARLINK	Invoice	12/01/2023	01/22/2024	50.00	50.00	200-15-41515		124	1
ACC-30	3	STARLINK	Invoice	12/01/2023	01/22/2024	50.00	50.00	210-15-41215		124	1
E0100	1	E0100Q8Z7W Microsoft Licenses	Invoice	12/20/2023	01/22/2024	2,250.00	2,250.00	100-15-41215		124	1
E0100	2	E0100Q8Z7W Microsoft Licenses	Invoice	12/20/2023	01/22/2024	2,250.00	2,250.00	200-15-41215		124	1
E0100	3	E0100Q8Z7W Microsoft Licenses	Invoice	12/20/2023	01/22/2024	2,250.00	2,250.00	210-15-41215		124	1
E0100	1	E0100Q93VY Microsoft Licenses	Invoice	12/20/2023	01/22/2024	192.00	192.00	100-15-41215		124	1
E0100	2	E0100Q93VY Microsoft Licenses	Invoice	12/20/2023	01/22/2024	192.00	192.00	200-15-41215		124	1
E0100	3	E0100Q93VY Microsoft Licenses	Invoice	12/20/2023	01/22/2024	192.00	192.00	210-15-41215		124	1
E0100	1	E0100Q9E3E Microsoft Licenses	Invoice	12/21/2023	01/22/2024	16.00	16.00	100-15-41215		124	1
E0100	2	E0100Q9E3E Microsoft Licenses	Invoice	12/21/2023	01/22/2024	16.00	16.00	200-15-41215		124	1
E0100	3	E0100Q9E3E Microsoft Licenses	Invoice	12/21/2023	01/22/2024	16.00	16.00	210-15-41215		124	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
INV202	1	INV202312201105341124 CALLINGPOST	Invoice	12/20/2023	01/22/2024	22.66	22.66	100-15-41323		124	1
INV202	2	INV202312201105341124 CALLINGPOST	Invoice	12/20/2023	01/22/2024	22.66	22.66	200-15-41323		124	1
INV202	3	INV202312201105341124 CALLINGPOST	Invoice	12/20/2023	01/22/2024	22.66	22.66	210-15-41323		124	1
WASA	1	WASABI TECHNOLOGIES BACK UP	Invoice	12/17/2023	01/22/2024	2.62	2.62	100-15-41711		124	1
WASA	2	WASABI TECHNOLOGIES BACK UP	Invoice	12/17/2023	01/22/2024	2.63	2.63	200-15-41711		124	1
WASA	3	WASABI TECHNOLOGIES BACK UP	Invoice	12/17/2023	01/22/2024	2.63	2.63	210-15-41711		124	1
Total 5372 FIRST BANKCARD - CONE:						8,517.40	8,517.40				
5618 FIRST BANKCARD - DAVIS (9902)											
464434	1	New Computers and supporting equipment for Cham	Invoice	11/30/2023	01/22/2024	683.55	683.55	100-15-41533		124	1
464434	2	New Computers and supporting equipment for Cham	Invoice	11/30/2023	01/22/2024	683.56	683.56	200-15-41533		124	1
464434	3	New Computers and supporting equipment for Cham	Invoice	11/30/2023	01/22/2024	683.56	683.56	210-15-41533		124	1
Total 5618 FIRST BANKCARD - DAVIS (9902):						2,050.67	2,050.67				
5429 FIRST BANKCARD - DREWEN											
922	1	USPS - holiday postage-Santa letters program	Invoice	12/04/2023	01/22/2024	79.20	79.20	100-45-41213		124	1
Total 5429 FIRST BANKCARD - DREWEN:						79.20	79.20				
5789 FIRST BANKCARD - ENGLAND											
12/05/2	1	#LA CAB - MEETING LUNCH FOR INTERVIEWS	Invoice	12/05/2023	01/22/2024	27.52	27.52	100-25-41724		124	1
289158	1	#ACTIVE SHOOTER TRAINING- COFFEE	Invoice	12/14/2023	01/22/2024	30.00	30.00	100-25-41215		124	1
398547	1	#AC PECKS' DESK FOR OFFICE	Invoice	11/28/2023	01/22/2024	522.56	522.56	100-25-41215		124	1
Total 5789 FIRST BANKCARD - ENGLAND:						580.08	580.08				
1588 FIRST BANKCARD - HOROWITZ											
12/1 S	1	12/1 Smoky Bone BBQ Credit	Invoice	12/01/2023	01/22/2024	23.19-	23.19-	100-15-41215		124	1
12/1 S	2	12/1 Smoky Bone BBQ Credit	Invoice	12/01/2023	01/22/2024	23.18-	23.18-	200-15-41215		124	1
12/1 S	3	12/1 Smoky Bone BBQ Credit	Invoice	12/01/2023	01/22/2024	23.18-	23.18-	210-15-41215		124	1
12/5 C	1	12/5 Coffee - Blaine County Resort Cities Meeting	Invoice	12/05/2023	01/22/2024	10.67	10.67	100-15-41215		124	1
12/5 C	2	12/5 Coffee - Blaine County Resort Cities Meeting	Invoice	12/05/2023	01/22/2024	10.66	10.66	200-15-41215		124	1
12/5 C	3	12/5 Coffee - Blaine County Resort Cities Meeting	Invoice	12/05/2023	01/22/2024	10.66	10.66	210-15-41215		124	1
200011	1	200011097 Association of Idaho City	Invoice	12/19/2023	01/22/2024	41.66	41.66	100-15-41711		124	1
200011	2	200011097 Association of Idaho City	Invoice	12/19/2023	01/22/2024	41.67	41.67	200-15-41711		124	1
200011	3	200011097 Association of Idaho City	Invoice	12/19/2023	01/22/2024	41.67	41.67	210-15-41711		124	1
354702	1	354702584 GoTo Meeting	Invoice	12/16/2023	01/22/2024	25.34	25.34	100-15-41711		124	1
354702	2	354702584 GoTo Meeting	Invoice	12/16/2023	01/22/2024	25.33	25.33	200-15-41711		124	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
354702	3	354702584 GoTo Meeting	Invoice	12/16/2023	01/22/2024	25.33	25.33	210-15-41711		124	1
516761	1	516761 ICMA ANNUAL	Invoice	12/06/2023	01/22/2024	335.66	335.66	100-15-41711		124	1
516761	2	516761 ICMA ANNUAL	Invoice	12/06/2023	01/22/2024	335.67	335.67	200-15-41711		124	1
516761	3	516761 ICMA ANNUAL	Invoice	12/06/2023	01/22/2024	335.67	335.67	210-15-41711		124	1
99809	1	99809 ITD Meeting with Mayor & Brian	Invoice	11/29/2023	01/22/2024	16.38	16.38	100-15-41215		124	1
99809	2	99809 ITD Meeting with Mayor & Brian	Invoice	11/29/2023	01/22/2024	16.38	16.38	200-15-41215		124	1
99809	3	99809 ITD Meeting with Mayor & Brian	Invoice	11/29/2023	01/22/2024	16.38	16.38	210-15-41215		124	1
DECE	1	December Idaho Statesman Sub	Invoice	12/21/2022	01/22/2024	7.99	7.99	100-15-41711		124	1
DECE	2	December Idaho Statesman Sub	Invoice	12/21/2022	01/22/2024	8.00	8.00	200-15-41711		124	1
DECE	3	December Idaho Statesman Sub	Invoice	12/21/2022	01/22/2024	8.00	8.00	210-15-41711		124	1
INV229	1	Inv229625302 - Anual Zoom One Pro	Invoice	12/01/2023	01/22/2024	49.96	49.96	100-42-41711		124	1
INV229	2	Inv229625302 - Anual Zoom One Pro	Invoice	12/01/2023	01/22/2024	49.97	49.97	200-15-41711		124	1
INV229	3	Inv229625302 - Anual Zoom One Pro	Invoice	12/01/2023	01/22/2024	49.97	49.97	210-15-41711		124	1
MC143	1	MC14332948 MAILCHIMP	Invoice	12/04/2023	01/22/2024	25.00	25.00	100-15-41711		124	1
MC143	2	MC14332948 MAILCHIMP	Invoice	12/04/2023	01/22/2024	25.00	25.00	200-15-41711		124	1
MC143	3	MC14332948 MAILCHIMP	Invoice	12/04/2023	01/22/2024	25.00	25.00	210-15-41711		124	1
Total 1588 FIRST BANKCARD - HOROWITZ:						1,468.47	1,468.47				
5378 FIRST BANKCARD - HPD EXTRA (4455)											
277249	1	#TARGET - XMAS SUPPLIES FOR HPD DINNER	Invoice	12/14/2023	01/22/2024	46.64	46.64	100-25-41215		124	1
340933	1	#COSTCO - FOOD FOR HPD XMAS DINNER	Invoice	12/14/2023	01/22/2024	147.65	147.65	100-25-41215		124	1
T-7240	1	#hOBBYIOBBY -XMAS TABLE CLOTHS DECOR FO	Invoice	12/14/2023	01/22/2024	40.05	40.05	100-25-41215		124	1
Total 5378 FIRST BANKCARD - HPD EXTRA (4455):						234.34	234.34				
6937 FITZGERALD, JORDAN											
P&Z ST	1	PZ 01/16/2024	Invoice	01/16/2024	01/22/2024	100.00	100.00	100-10-41313		124	1
P&Z ST	2	1 PZ Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	200-10-41313		124	1
P&Z ST	3	2 PZ Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	210-10-41313		124	1
Total 6937 FITZGERALD, JORDAN:						200.00	200.00				
6490 FORTIFIED PLUMBING LLC											
1534	1	#1534 BACKFLOW TESTING AND PLUMBING REP	Invoice	01/02/2024	01/22/2024	1,984.06	1,984.06	210-70-41413		124	1
Total 6490 FORTIFIED PLUMBING LLC:						1,984.06	1,984.06				
996 FREEDOM MAILING SERVICES											
46893	1	46893 Bill Processing, Folding & Inserting Newsletter	Invoice	01/02/2024	01/22/2024	633.74	633.74	100-15-41323		124	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
46893	2	46893 Bill Processing, Folding & Inserting Newsletter	Invoice	01/02/2024	01/22/2024	633.74	633.74	200-15-41323		124	1
46893	3	46893 Bill Processing, Folding & Inserting Newsletter	Invoice	01/02/2024	01/22/2024	633.75	633.75	210-15-41323		124	1
46911	1	46911 Bill Processing, Folding & Inserting Newsletter	Invoice	01/09/2024	01/22/2024	633.96	633.96	100-15-41323		124	1
46911	2	46911 Bill Processing, Folding & Inserting Newsletter	Invoice	01/09/2024	01/22/2024	633.96	633.96	200-15-41323		124	1
46911	3	46911 Bill Processing, Folding & Inserting Newsletter	Invoice	01/09/2024	01/22/2024	633.96	633.96	210-15-41323		124	1
46983	1	46983 Delinquent Notices & Postage	Invoice	01/11/2024	01/22/2024	39.78	39.78	100-15-41323		124	1
46983	2	46983 Delinquent Notices & Postage	Invoice	01/11/2024	01/22/2024	39.78	39.78	200-15-41323		124	1
46983	3	46983 Delinquent Notices & Postage	Invoice	01/11/2024	01/22/2024	39.79	39.79	210-15-41323		124	1
Total 996 FREEDOM MAILING SERVICES:						3,922.46	3,922.46				
5909 FUGATE, JANET											
P&Z ST	1	P&Z Stipend 01/16/2024	Invoice	01/16/2024	01/22/2024	100.00	100.00	100-10-41313		124	1
P&Z ST	2	1 PZ Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	200-10-41313		124	1
P&Z ST	3	2 PZ Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	210-10-41313		124	1
Total 5909 FUGATE, JANET:						200.00	200.00				
369 GEM STATE WELDERS SUPPLY INC.											
219706	1	#219706 TANK RENTAL FEE WW	Invoice	12/31/2023	01/22/2024	67.27	67.27	210-70-41775		124	1
219707	1	#219707 TANK RENTAL FEES W.	Invoice	12/31/2023	01/22/2024	9.61	9.61	200-60-41791		124	1
Total 369 GEM STATE WELDERS SUPPLY INC.:						76.88	76.88				
2134 GEOBILITY LLC											
1045	1	1045 PROF. GIS SERVICES DEC. 2023 STS	Invoice	01/08/2024	01/22/2024	206.00	206.00	100-40-41313		124	1
1045	2	1045 PROF. GIS SERVICES DEC. 2023 COM DEV	Invoice	01/08/2024	01/22/2024	869.00	869.00	100-20-41313		124	1
1045	3	1045 PROF. GIS SERVICES DEC. 2023 PW ADMIN	Invoice	01/08/2024	01/22/2024	101.00	101.00	100-42-41313		124	1
1045	4	1045 PROF. GIS SERVICES DEC. 2023 PW ADMIN	Invoice	01/08/2024	01/22/2024	101.00	101.00	200-42-41313		124	1
1045	5	1045 PROF. GIS SERVICES DEC. 2023 PW ADMIN	Invoice	01/08/2024	01/22/2024	101.00	101.00	210-42-41313		124	1
1045	6	1045 PROF. GIS SERVICES DEC. 2023 W	Invoice	01/08/2024	01/22/2024	4,034.00	4,034.00	200-60-41313		124	1
1045	7	1045 PROF. GIS SERVICES DEC. 2023 W	Invoice	01/08/2024	01/22/2024	321.50	321.50	200-60-41313		124	1
1045	8	1045 PROF. GIS SERVICES DEC. 2023 WW	Invoice	01/08/2024	01/22/2024	321.50	321.50	210-70-41313		124	1
Total 2134 GEOBILITY LLC:						6,055.00	6,055.00				
6023 GIVENS PURSLEY LLP											
266516	1	266516 GENERAL WATER	Invoice	12/29/2023	01/22/2024	10,432.50	10,432.50	200-60-41313		124	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 6023 GIVENS PURSLEY LLP:						10,432.50	10,432.50				
851 GLASS MASTERS, INC											
I-24-10	1	I-24-1047 PARK RESERVATION BOARD PLEXI	Invoice	01/11/2024	01/22/2024	395.04	395.04	100-50-41403		124	1
Total 851 GLASS MASTERS, INC:						395.04	395.04				
336 GO FER IT EXPRESS											
125568	1	#125568 LOCAL SHIPPING W.	Invoice	12/29/2023	01/22/2024	75.60	75.60	200-60-41213		124	1
125568	2	#125568 LOCAL SHIPPING WW.	Invoice	12/29/2023	01/22/2024	129.15	129.15	210-70-41213		124	1
Total 336 GO FER IT EXPRESS:						204.75	204.75				
6548 GRANT, DARYL ERNEST											
2024 SI	1	2024 SIFA PER DIEM	Invoice	01/11/2024	01/22/2024	147.50	147.50	100-55-41724		124	1
Total 6548 GRANT, DARYL ERNEST:						147.50	147.50				
658 HAILEY CHAMBER OF COMMERCE											
DECE	1	CHAMBER LOT EXPENSES DECEMBER 2023	Invoice	01/18/2024	01/22/2024	7,499.97	7,499.97	100-10-41707		124	1
Total 658 HAILEY CHAMBER OF COMMERCE:						7,499.97	7,499.97				
6545 HAIRSTON, KEITH GUY											
2024 SI	1	2024 SIFA PER DIEM	Invoice	01/11/2024	01/22/2024	147.50	147.50	100-55-41724		124	1
Total 6545 HAIRSTON, KEITH GUY:						147.50	147.50				
5855 HARMONY DESIGN INC											
23609	1	#23609 Floodplain services	Invoice	01/09/2024	01/22/2024	118.50	118.50	100-20-41313		124	1
Total 5855 HARMONY DESIGN INC:						118.50	118.50				
5410 HDR ENGINEERING INC											
120058	1	1200588818 SEWER COLLECTION MASTER PLAN	Invoice	01/15/2024	01/22/2024	2,583.61	2,583.61	210-70-41321	23.70.0001.1	124	1
Total 5410 HDR ENGINEERING INC:						2,583.61	2,583.61				

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
6547 HERNANDEZ, ADAN											
2024 SI	1	2024 SIFA PER DIEM	Invoice	01/11/2024	02/22/2024	147.50	147.50	100-55-41724		124	1
Total 6547 HERNANDEZ, ADAN:						147.50	147.50				
1846 HOOVER, JAMES											
2024 SI	1	2024 SIFA PER DIEM	Invoice	01/11/2024	01/22/2024	147.50	147.50	100-55-41724		124	1
Total 1846 HOOVER, JAMES:						147.50	147.50				
8606 HRA VEBA TRUST											
FEBRU	1	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	475.80	475.80	100-20-41126		124	1
FEBRU	2	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	1,633.10	1,633.10	100-25-41126		124	1
FEBRU	3	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	699.90	699.90	100-45-41126		124	1
FEBRU	4	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	233.30	233.30	100-45-41126		124	1
FEBRU	5	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	352.25	352.25	200-60-41126		124	1
FEBRU	6	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	237.90	237.90	210-70-41126		124	1
FEBRU	7	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	233.30	233.30	100-55-41126		124	1
FEBRU	8	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	117.42	117.42	100-15-41126		124	1
FEBRU	9	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	117.42	117.42	200-15-41126		124	1
FEBRU	10	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	117.41	117.41	210-15-41126		124	1
FEBRU	11	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	39.65	39.65	100-42-41126		124	1
FEBRU	12	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	39.65	39.65	200-42-41126		124	1
FEBRU	13	MONTHLY VEBA CONTRIBUTION FEB 2024	Invoice	01/12/2024	01/22/2024	39.65	39.65	210-42-41126		124	1
Total 8606 HRA VEBA TRUST:						4,336.75	4,336.75				
1435 HURTIG SHOOTING CENTER											
SHOOT	1	ANNUAL MEMBERSHIP SHOOTING RANGE	Invoice	01/10/2024	01/22/2024	1,000.00	1,000.00	100-25-41711		124	1
Total 1435 HURTIG SHOOTING CENTER:						1,000.00	1,000.00				
4900 IACP NET											
1021	1	# CONF # 1021 STEVE ENGLAND 24IACP BOSTO	Invoice	12/12/2023	01/22/2024	500.00	500.00	100-25-41724		124	1
1022	1	#CONF # 1022 TODD PECK 24IACP BOSTON CON	Invoice	12/12/2023	01/22/2024	500.00	500.00	100-25-41724		124	1
Total 4900 IACP NET:						1,000.00	1,000.00				
418 IDAHO CHIEFS OF POLICE ASSOCIATION											
10224	1	#2024 MEMBERSHIP FEES	Invoice	01/15/2024	01/22/2024	200.00	200.00	100-25-41711		124	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
2022-2	1	#2023 MEMBERSHIP FEES	Invoice	01/13/2023	01/22/2024	200.00	200.00	100-25-41711		124	1
Total 418 IDAHO CHIEFS OF POLICE ASSOCIATION:						400.00	400.00				
671 IDAHO LUMBER & HARDWARE											
973712	1	973712 dowels - library programming	Invoice	12/20/2023	01/22/2024	21.54	21.54	100-45-41215		124	1
974359	1	#974359 BATTERIES FOR LINE LOCATOR	Invoice	12/28/2023	01/22/2024	19.99	19.99	200-60-41405		124	1
974670	1	#974670 CHISEL AND HAMMER BIT FOR HAMMER	Invoice	01/02/2024	01/22/2024	51.98	51.98	200-60-41405		124	1
974684	1	974684 #4032 HEX BUSHING	Invoice	01/02/2024	01/22/2024	7.98	7.98	100-40-41405		124	1
974781	1	#974781 BOLTS AND ALL THREAD FOR TOOL	Invoice	01/03/2024	01/22/2024	7.04	7.04	200-60-41403		124	1
974797	1	#974797 BOLTS AND ALL THREAD FOR BUILDING	Invoice	01/03/2024	01/22/2024	7.70	7.70	200-60-41403		124	1
974803	1	974803 TAPE	Invoice	01/03/2023	01/22/2024	15.18	15.18	100-50-41405		124	1
975365	1	INV # 975365 Ice Melt	Invoice	01/09/2024	01/22/2024	55.98	55.98	100-55-41215		124	1
975434	1	975434 BUS STOP WIRE ROPE SHOVELS	Invoice	01/09/2024	01/22/2024	1.39	1.39	100-40-41405		124	1
975443	1	Credit Memo 975433-returned library dowels	Invoice	01/09/2024	01/22/2024	21.54-	21.54-	100-45-41215		124	1
Total 671 IDAHO LUMBER & HARDWARE:						167.24	167.24				
400 IDAHO MOUNTAIN EXPRESS											
12/31/2	1	12/11 Consideration of Resolution 2023 - amending R	Invoice	12/31/2023	01/22/2024	101.52	101.52	100-20-41319		124	1
12/31/2	2	12/11 Consideration of Resolution 2023 - amending R	Invoice	12/31/2023	01/22/2024	120.96	120.96	100-20-41319		124	1
12/31/2	3	12/18 P&Z Design Rev App by Williams Family Trust,	Invoice	12/31/2023	01/22/2024	93.84	93.84	100-20-41319		124	1
12/31/2	4	1/18 - P&Z Final Plat App by Quigley Farm & Conserv	Invoice	12/31/2023	01/22/2024	60.72	60.72	100-20-41319		124	1
12/31/2	5	1/16 - P&Z Text Amend Title 17: Zoning Regulations,	Invoice	12/31/2023	01/22/2024	51.52	51.52	100-20-41319		124	1
Total 400 IDAHO MOUNTAIN EXPRESS:						428.56	428.56				
22433 IDAHO POWER											
01/10/2	1	IP 2204837906 Street	Invoice	01/10/2024	01/22/2024	1,714.23	1,714.23	100-40-41715		124	1
01/10/2	2	IP 2222783132 - HPD	Invoice	01/10/2024	01/22/2024	375.42	375.42	100-25-41717		124	1
01/10/2	3	IP2205094259 Parks	Invoice	01/10/2024	01/22/2024	136.72	136.72	100-50-41717		124	1
01/10/2	4	IP2205094259 Rodeo	Invoice	01/10/2024	01/22/2024	533.23	533.23	100-50-41617		124	1
01/10/2	5	IP2205094259 Ice Rink/Skate	Invoice	01/10/2024	01/22/2024	23.22	23.22	100-50-41617		124	1
01/10/2	6	IP2205094259- Interp	Invoice	01/10/2024	01/22/2024	385.53	385.53	100-10-41717		124	1
01/10/2	7	IP 2208523502 - 109 W Spruce St - Street Light	Invoice	01/10/2024	01/22/2024	43.46	43.46	100-40-41715		124	1
01/10/2	8	IP 2208519450 - 410 N River St - Street Light	Invoice	01/10/2024	01/22/2024	286.26	286.26	100-40-41715		124	1
01/10/2	9	IP 2207926011 - 113 N River St Compact	Invoice	01/10/2024	01/22/2024	35.52	35.52	100-40-41715		124	1
01/10/2	10	IP22062003362 Water	Invoice	01/10/2024	01/22/2024	2,181.93	2,181.93	200-60-41717		124	1
01/10/2	11	IP Acct#2206105138 STREET	Invoice	01/10/2024	01/22/2024	74.34	74.34	100-40-41715		124	1
01/10/2	12	IP 2207893211 Street - Blaine Manor St Apt	Invoice	01/10/2024	01/22/2024	54.85	54.85	100-40-41715		124	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
01/10/2	13	IP 2203575119 Streets	Invoice	01/10/2024	01/22/2024	8.82	8.82	100-40-41715		124	1
01/10/2	14	IP2200663470 control Elm Alley	Invoice	01/10/2024	01/22/2024	10.57	10.57	100-40-41717		124	1
01/10/2	15	IP 2204305425 Street - Traffic Lights	Invoice	01/10/2024	01/22/2024	150.42	150.42	100-40-41717		124	1
01/10/2	16	IP2220558932 - PARKS LION PARK	Invoice	01/10/2024	01/22/2024	16.50	16.50	100-40-41717		124	1
01/10/2	17	IP2221408442 Park - 851 Shenandoah - Balmoral	Invoice	01/10/2024	01/22/2024	6.63	6.63	100-50-41717		124	1
01/10/2	18	IP 2226639884 - Parks - Arboratum	Invoice	01/10/2024	01/22/2024	38.68	38.68	100-50-41717		124	1
01/10/2	19	IP 2208020376 - Sun Beam 191 San Badger Dr	Invoice	01/10/2024	01/22/2024	7.28	7.28	100-50-41717		124	1
Total 22433 IDAHO POWER:						6,083.61	6,083.61				
229 INTEGRATED TECHNOLOGIES											
221942	1	INV # 221942 B/W & COLOR INK	Invoice	08/03/2023	01/22/2024	63.46	63.46	100-55-41711		124	1
226514	1	INV # 226514 B/W & COLOR INK	Invoice	10/02/2023	01/22/2024	67.67	67.67	100-55-41711		124	1
227233	1	INV # 227233 FINANCE CHARGE	Invoice	10/11/2023	01/22/2024	.91	.91	100-55-41711		124	1
229046	1	INV # 229046 FINANCE CHARGE	Invoice	11/06/2023	01/22/2024	.95	.95	100-55-41711		124	1
231928	1	#231928 SHARP/ BP-50C36	Invoice	12/26/2023	01/22/2024	312.52	312.52	100-25-41411		124	1
Total 229 INTEGRATED TECHNOLOGIES:						445.51	445.51				
50395 JACKSON GROUP PETERBILT, INC											
308233	1	308233JP LED WORK LIGHTS	Invoice	10/31/2023	01/22/2024	237.21	237.21	100-40-41405		124	1
Total 50395 JACKSON GROUP PETERBILT, INC:						237.21	237.21				
330 JANE'S ARTIFACTS											
061114	1	#061114 CERTIFICATE PAPER OFFICER OF THE Y	Invoice	12/15/2023	01/22/2024	12.10	12.10	100-25-41211		124	1
061268	1	061268 OFFICE SUPPLIES	Invoice	01/05/2024	01/22/2024	3.46	3.46	100-42-41215		124	1
061268	2	061268 OFFICE SUPPLIES	Invoice	01/05/2024	01/22/2024	3.46	3.46	200-42-41215		124	1
061268	3	061268 OFFICE SUPPLIES	Invoice	01/05/2024	01/22/2024	3.46	3.46	210-42-41215		124	1
061270	1	#061270 LABELS FOR CITATIONS	Invoice	01/05/2024	01/22/2024	25.96	25.96	100-25-41211		124	1
061277	1	061277 credit memo origami paper returns	Invoice	01/06/2024	01/22/2024	26.93-	26.93-	100-45-41215		124	1
061288	1	061288 library laminated signs -language class	Invoice	01/08/2024	01/22/2024	22.00	22.00	100-45-41215		124	1
061335	1	061335 W-2 FORMS	Invoice	01/12/2024	01/22/2024	54.00	54.00	100-15-41215		124	1
061335	2	061335 W-2 FORMS	Invoice	01/12/2024	01/22/2024	54.00	54.00	200-15-41215		124	1
061335	3	061335 W-2 FORMS	Invoice	01/12/2024	01/22/2024	54.01	54.01	210-15-41215		124	1
Total 330 JANE'S ARTIFACTS:						205.52	205.52				
1065 JOE'S BACKHOE SERVICES INC											
742461	1	#7424617 2950 WOODSIDE BLVD. BORE	Invoice	12/11/2023	01/22/2024	9,322.00	9,322.00	220-65-41403	14.60.0004.1	124	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
742477	1	#7424778 1350 QUEEN OF THE HILLS BORE	Invoice	12/11/2023	01/22/2024	9,367.50	9,367.50	220-65-41403	14.60.0004.1	124	1
742486	1	#7424865 330 W. WALNUT FIRE HYDRANT LEAK R	Invoice	12/21/2023	01/22/2024	2,310.00	2,310.00	200-60-41403		124	1
Total 1065 JOE'S BACKHOE SERVICES INC:						20,999.50	20,999.50				
9560 KARL MALONE FORD HAILEY											
107723	1	#107723 22 FORD EXPLORER REPAIR BRAKES	Invoice	12/14/2023	01/22/2024	129.00	129.00	100-25-41415		124	1
Total 9560 KARL MALONE FORD HAILEY:						129.00	129.00				
386 L.L. GREENS											
A72539	1	A725395 T8 FLUORECENT TUBES, T8 4' TUBES	Invoice	01/04/2023	01/22/2024	208.20	208.20	100-42-41413		124	1
A72539	2	A725395 T8 FLUORECENT TUBES, T8 4' TUBES	Invoice	01/04/2023	01/22/2024	208.20	208.20	200-42-41413		124	1
A72539	3	A725395 T8 FLUORECENT TUBES, T8 4' TUBES	Invoice	01/04/2023	01/22/2024	208.20	208.20	210-42-41413		124	1
B42743	1	#B427439 SPRAYER FOR CUT OFF SAW	Invoice	01/02/2024	01/22/2024	45.99	45.99	200-60-41405		124	1
B42745	1	#B427454 TABLE AND BATTERIES FOR WRF WW	Invoice	01/02/2024	01/22/2024	116.47	116.47	210-70-41411		124	1
B42754	1	#B427549 BOTTLE CLEANING BRUSH	Invoice	01/03/2024	01/22/2024	5.99	5.99	200-60-41401		124	1
B42775	1	B427757 RETURN T8 FLUORECENT TUBES, T8 4'	Invoice	01/08/2024	01/22/2024	101.27-	101.27-	100-42-41413		124	1
B42775	2	B427757 RETURN T8 FLUORECENT TUBES, T8 4'	Invoice	01/08/2024	01/22/2024	101.27-	101.27-	200-42-41413		124	1
B42775	3	B427757 RETURN T8 FLUORECENT TUBES, T8 4'	Invoice	01/08/2024	01/22/2024	101.27-	101.27-	210-42-41413		124	1
B42830	1	# B428302 JOINT COMPOUND	Invoice	01/15/2024	01/22/2024	8.99	8.99	100-55-41215		124	1
D76631	1	CDD Office Keys # d76631	Invoice	01/08/2024	01/22/2024	9.16	9.16	100-20-41211		124	1
Total 386 L.L. GREENS:						507.39	507.39				
227 L.N. CURTIS AND SONS											
INV777	1	INV # 777263 Multigas Dectector / Fixed Flow Regula	Invoice	12/26/2023	01/22/2024	2,323.30	2,323.30	100-55-41215		124	1
Total 227 L.N. CURTIS AND SONS:						2,323.30	2,323.30				
6376 LEONARDO PADILLA SACHA											
12/20/2	1	Invoice Library Language Prog Nov3-Dec15	Invoice	12/20/2023	01/22/2024	675.00	675.00	100-45-41326		124	1
Total 6376 LEONARDO PADILLA SACHA:						675.00	675.00				
547 LES SCHWAB TIRE CENTER - STREETS											
117008	1	11700852953 BKUP PLOW CHAIN TIGHTENER	Invoice	01/02/2023	01/22/2024	23.98	23.98	100-40-41405		124	1
117008	1	11700853886 KUBOTA TIRE TUBE	Invoice	01/08/2023	01/22/2024	125.99	125.99	100-40-41405		124	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 547 LES SCHWAB TIRE CENTER - STREETS:						149.97	149.97				
928 MAGIC VALLEY LABS, INC.											
30039	1	#30039 DRINKING WATER SAMPLES	Invoice	12/26/2023	01/22/2024	264.00	264.00	200-60-41795		124	1
30039	2	#30039 INDIAN CREEK SPRING SAMPLES	Invoice	12/26/2023	01/22/2024	248.00	248.00	200-60-41795		124	1
30040	1	#30040 EFFLUENT LAB TESTING WW	Invoice	12/16/2023	01/22/2024	856.00	856.00	210-70-41795		124	1
Total 928 MAGIC VALLEY LABS, INC.:						1,368.00	1,368.00				
212 MASON'S TROPHIES & GIFTS LLC											
102983	1	102983 Jordan Fitzgerald Name Plate & engraving P	Invoice	01/10/2024	01/22/2024	14.79	14.79	100-20-41215		124	1
Total 212 MASON'S TROPHIES & GIFTS LLC:						14.79	14.79				
6919 MAYNE, EARL JAMES											
01/11/2	1	2024 SIFA PER DIEM	Invoice	01/11/2024	01/22/2024	147.50	147.50	100-55-41724		124	1
Total 6919 MAYNE, EARL JAMES:						147.50	147.50				
1009 MINERT & ASSOCIATES, INC.											
328639	1	328639 ANNUAL FEE	Invoice	01/04/2024	01/22/2024	58.33	58.33	100-40-41747		124	1
328639	2	328639 ANNUAL FEE	Invoice	01/04/2024	01/22/2024	58.33	58.33	200-60-41747		124	1
328639	3	328639 ANNUAL FEE	Invoice	01/04/2024	01/22/2024	58.34	58.34	210-70-41747		124	1
Total 1009 MINERT & ASSOCIATES, INC.:						175.00	175.00				
5362 MOUNTAINWOOD CONSTRUCTION											
01/10/2	1	Refund Credit Dumpster - 601 Little Lena	Invoice	01/10/2024	01/22/2024	863.89	863.89	100-00-15110		124	1
Total 5362 MOUNTAINWOOD CONSTRUCTION:						863.89	863.89				
6898 MURPHY, JOSH											
2024 SI	1	2024 SIFA PER DIEM	Invoice	01/11/2024	02/22/2024	147.50	147.50	100-55-41724		124	1
Total 6898 MURPHY, JOSH:						147.50	147.50				
251 NAPA AUTO PARTS											
172717	1	172717 CAP SCREW	Invoice	12/28/2023	01/22/2024	112.25	112.25	100-40-41405		124	1
173014	1	#173014 DEF FOR DIESEL TRUCK	Invoice	01/02/2024	01/22/2024	54.98	54.98	200-60-41415		124	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
173583	1	#173583 FILTERS FOR BACKHOE WW	Invoice	01/08/2024	01/22/2024	177.78	177.78	210-70-41415		124	1
173664	1	1736644 SHOP TOWELS	Invoice	01/08/2024	01/22/2024	59.97	59.97	100-40-41405		124	1
173758	1	173758 FUEL FILTER	Invoice	01/09/2024	01/22/2024	31.49	31.49	100-55-41415		124	1
173759	1	173759 OIL FILTER, FUEL FILTER	Invoice	01/09/2024	01/22/2024	51.52	51.52	100-40-41405		124	1
173774	1	173774 FLASHLIGHTS	Invoice	01/09/2024	01/22/2024	55.98	55.98	100-40-41423		124	1
173880	1	173880 OIL FILTER	Invoice	01/10/2024	01/22/2024	23.57-	23.57-	100-55-41415		124	1
173881	1	173881 OIL FILTER, DSL F/ADDITIVE	Invoice	01/10/2024	01/22/2024	90.06	90.06	100-40-41719		124	1
Total 251 NAPA AUTO PARTS:						610.46	610.46				
307 NORTH CENTRAL LABORATORIES											
497319	1	#497319 QA/QC STANDARD WW	Invoice	12/26/2023	01/22/2024	55.50	55.50	210-70-41795		124	1
Total 307 NORTH CENTRAL LABORATORIES:						55.50	55.50				
2174 NORTHERN TOOL & EQUIPMENT											
531734	1	53173401 1 YEAR SERVICE PLAN RENEWAL	Invoice	01/09/2024	01/22/2024	39.99	39.99	100-40-41405		124	1
Total 2174 NORTHERN TOOL & EQUIPMENT:						39.99	39.99				
50298 O'REILLY AUTO PARTS											
4635-3	1	#4635-384604 BOOSTER CABLE WW	Invoice	12/20/2023	01/22/2024	59.99	59.99	210-70-41415		124	1
4635-3	1	#4635-387180 PULLER RENTAL/PRY BAR WW	Invoice	01/02/2023	01/22/2024	113.98	113.98	210-70-41423		124	1
4635-3	1	4635-387303 SALT TRUCK MEGACRIMP, HOSE	Invoice	01/02/2024	01/22/2024	130.91	130.91	100-40-41405		124	1
4635-3	1	4635-387307 #4003 RANGER - CV SHIFT, AXLE SE	Invoice	01/02/2024	01/22/2024	250.48	250.48	100-40-41415		124	1
4635-3	1	#4635-387504 OIL/FILTER FOR TRUCK 7028 WW	Invoice	01/03/2024	01/22/2024	118.80	118.80	210-70-41415		124	1
4635-3	1	#4635-387514 CONTACT ADHES WW	Invoice	01/03/2024	01/22/2024	8.49	8.49	210-70-41415		124	1
4635-3	1	#4635-387577 4 QT GEAR LUBE WW	Invoice	01/03/2024	01/22/2024	39.96	39.96	210-70-41415		124	1
4635-3	1	4635-388749 FUEL FILTER, ENG HEATER, ENG. H	Invoice	01/09/2024	01/22/2024	233.57	233.57	100-40-41405		124	1
4635-3	1	4635-388887 TOOLCAT MEGACRIMP, HOSE	Invoice	01/09/2024	01/22/2024	106.19	106.19	100-40-41405		124	1
4635-3	1	#4635-388923 Snow Broom	Invoice	01/09/2024	01/22/2024	57.98	57.98	100-25-41415		124	1
4635-3	1	4635-389044 ENG. HEATER RETURN	Invoice	01/10/2024	01/22/2024	109.84-	109.84-	100-40-41405		124	1
4635-3	1	INV# 4635-389260 FUSES	Invoice	01/10/2024	01/22/2024	5.29	5.29	100-55-41415		124	1
Total 50298 O'REILLY AUTO PARTS:						1,015.80	1,015.80				
6217 OVERDRIVE											
0304C0	1	0304C0C24005854 01.08.2024 ADVANTAGE	Invoice	01/08/2024	01/22/2024	251.12	251.12	100-45-41535		124	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 6217 OVERDRIVE:						251.12	251.12				
438 PLATT											
4Q255	1	#4Q25576 LED LIGHT BULBS FOR ADMIN BUILDIN	Invoice	12/28/2023	01/22/2024	207.90	207.90	210-70-41413		124	1
4S3831	1	#4S38315 LED LIGHT BULBS FOR ADMIN BUILDIN	Invoice	01/03/2022	01/22/2024	231.00	231.00	210-70-41413		124	1
4T0612	1	#4T06120 CORDLESS GRINDER WW	Invoice	01/09/2024	01/22/2024	199.00	199.00	210-70-41423		124	1
Total 438 PLATT:						637.90	637.90				
6530 REBECCA F. BUNDY, ARCHITECT, PLLC											
01/01/2	1	Invoice# 2023.02 December Cottage Housing	Invoice	01/01/2024	01/22/2024	616.25	616.25	100-20-41313		124	1
Total 6530 REBECCA F. BUNDY, ARCHITECT, PLLC:						616.25	616.25				
4586 ROCKY MOUNTAIN VALVES AND AUTOMATION INC											
002153	1	#002153 2" AIR RELEASE VALVES WW	Invoice	12/21/2023	01/22/2024	4,001.46	4,001.46	210-70-41401		124	1
Total 4586 ROCKY MOUNTAIN VALVES AND AUTOMATION INC:						4,001.46	4,001.46				
6522 RODGER, AMBER TELLERIA											
336500	1	Reimb for Winco - AS grant - teen program supplies	Invoice	12/31/2023	01/22/2024	64.78	64.78	100-45-41549	23.45.0002.1	124	1
Total 6522 RODGER, AMBER TELLERIA:						64.78	64.78				
4635 ROPES END PROPERTY SERVICES LLC											
12131	1	Inv # 12131 Rodent Control	Invoice	01/11/2024	01/22/2024	95.00	95.00	100-55-41325		124	1
Total 4635 ROPES END PROPERTY SERVICES LLC:						95.00	95.00				
5129 RUSH TRUCK CENTERS OF ID INC											
303550	1	3035508563 WATER PUMP KIT, THERMOSTAT	Invoice	01/03/2024	01/22/2024	566.33	566.33	100-40-41405		124	1
Total 5129 RUSH TRUCK CENTERS OF ID INC:						566.33	566.33				
1608 SAFETY SUPPLY & SIGN											
187701	1	187701 DELINEATOR POSTS, POST BASE W PINS	Invoice	12/07/2023	01/22/2024	2,243.50	2,243.50	100-40-41403		124	1
Total 1608 SAFETY SUPPLY & SIGN:						2,243.50	2,243.50				

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
6502 SAUERBREY, SAGE M											
P&Z ST	1	PZ Meeting 01/16/2024	Invoice	01/16/2024	01/22/2024	100.00	100.00	100-10-41313		124	1
P&Z ST	2	1 PZ Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	200-10-41313		124	1
P&Z ST	3	2 PZ Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	210-10-41313		124	1
Total 6502 SAUERBREY, SAGE M:						200.00	200.00				
4927 SAWTOOTH INDUSTRIAL LLC											
133	1	133 KODIAK MALE PLUG, MALE TERMINALS	Invoice	11/06/2023	01/22/2024	172.33	172.33	100-40-41405		124	1
Total 4927 SAWTOOTH INDUSTRIAL LLC:						172.33	172.33				
4330 SCANLON, OWEN											
P&Z ST	1	P&Z Stipend 01/16/2024	Invoice	01/16/2024	01/22/2024	100.00	100.00	100-10-41313		124	1
P&Z ST	2	1 PZ Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	200-10-41313		124	1
P&Z ST	3	2 PZ Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	210-10-41313		124	1
Total 4330 SCANLON, OWEN:						200.00	200.00				
1098 SENTINEL FIRE & SECURITY											
95622	1	95622 QUARTERLY MONITORING - CITY HALL	Invoice	01/01/2023	01/22/2024	29.00	29.00	100-42-41325		124	1
95622	2	95622 QUARTERLY MONITORING - CITY HALL	Invoice	01/01/2023	01/22/2024	29.00	29.00	200-42-41325		124	1
95622	3	95622 QUARTERLY MONITORING - CITY HALL	Invoice	01/01/2023	01/22/2024	29.00	29.00	210-42-41325		124	1
95622	4	95622 QUARTERLY MONITORING - FIRE DEPT	Invoice	01/01/2023	01/22/2024	87.00	87.00	100-55-41325		124	1
Total 1098 SENTINEL FIRE & SECURITY:						174.00	174.00				
50600 SERVPRO OF WOOD RIVER VALLEY											
4620	1	INV # 4620 WATER DAMAGE RESTORATION	Invoice	12/27/2023	01/08/2024	1,880.80	1,880.80	100-55-41413		124	1
4620	2	INV # 4620 WATER DAMAGE RESTORATION 60%	Invoice	12/27/2023	01/08/2024	1,253.85	1,253.85	100-55-41413		124	1
4620		Chk No: 57496 (1)	Calculated	01/05/2024			1,880.80-	1000020301		124	1
Total 50600 SERVPRO OF WOOD RIVER VALLEY:						3,134.65	1,253.85				
1239 SIMMS LAW PLLC											
NOVE	1	professional services - November 2023	Invoice	12/11/2023	01/22/2024	2,435.42	2,435.42	100-15-41313		124	1
NOVE	2	professional services - November 2023	Invoice	12/11/2023	01/22/2024	2,435.42	2,435.42	200-15-41313		124	1
NOVE	3	professional services - November 2023	Invoice	12/11/2023	01/22/2024	2,435.41	2,435.41	210-15-41313		124	1
NOVE	4	professional services Cat L- November 2023	Invoice	12/11/2023	01/22/2024	58.33	58.33	100-15-41313	23.15.0003.1	124	1
NOVE	5	professional services Cat L- November 2023	Invoice	12/11/2023	01/22/2024	58.33	58.33	200-15-41313	23.15.0003.1	124	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
NOVE	6	professional services Cat L- November 2023	Invoice	12/11/2023	01/22/2024	58.34	58.34	210-15-41313	23.15.0003.1	124	1
Total 1239 SIMMS LAW PLLC:						7,481.25	7,481.25				
7002 SMITH, DAN											
P&Z ST	1	P&Z Stipend 01/16/2024	Invoice	01/16/2024	01/22/2024	100.00	100.00	100-10-41313		124	1
P&Z ST	2	1 P&Z Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	200-10-41313		124	1
P&Z ST	3	2 P&Z Stipend	Invoice	01/16/2024	01/22/2024	50.00	50.00	210-10-41313		124	1
Total 7002 SMITH, DAN:						200.00	200.00				
4337 SOUTHERN IDAHO FIRE ACADEMY											
01/01/2	1	SIFA TRAINING FOR 5 PERSONNEL	Invoice	01/01/2024	01/24/2024	375.00	375.00	100-55-41723		124	1
Total 4337 SOUTHERN IDAHO FIRE ACADEMY:						375.00	375.00				
1506 STANDARD PLUMBING SUPPLY											
WBNK6	1	#WBNK67 BRASS PARTS FOR WATER FREEZE U	Invoice	01/02/2024	01/22/2024	53.28	53.28	200-60-41403		124	1
Total 1506 STANDARD PLUMBING SUPPLY:						53.28	53.28				
4045 STOKES, BECKY											
400706	1	Reimb monitor stand, chair	Invoice	01/04/2024	01/22/2024	201.40	201.40	100-15-41215		124	1
400706	2	Reimb monitor stand, chair	Invoice	01/04/2024	01/22/2024	201.40	201.40	200-15-41215		124	1
400706	3	Reimb monitor stand, chair	Invoice	01/04/2024	01/22/2024	201.40	201.40	210-15-41215		124	1
780854	1	GFOA training; CAFR prep	Invoice	01/04/2024	01/22/2024	140.00	140.00	200-15-41723		124	1
780854	2	GFOA training; CAFR prep	Invoice	01/04/2024	01/22/2024	140.00	140.00	210-15-41723		124	1
780854	3	GFOA training; CAFR prep	Invoice	01/04/2024	01/22/2024	140.00	140.00	100-15-41723		124	1
Total 4045 STOKES, BECKY:						1,024.20	1,024.20				
4671 SYRINGA NETWORKS LLC											
24JAN	1	24JAN0361 Admin 33.33%	Invoice	01/01/2024	01/22/2024	66.19	66.19	100-15-41713		124	1
24JAN	2	24JAN0361 Admin 33.33%	Invoice	01/01/2024	01/22/2024	66.19	66.19	200-15-41713		124	1
24JAN	3	24JAN0361 Admin 33.33%	Invoice	01/01/2024	01/22/2024	66.19	66.19	210-15-41713		124	1
24JAN	4	24JAN0361 Comm Dev	Invoice	01/01/2024	01/22/2024	198.57	198.57	100-20-41713		124	1
24JAN	5	24JAN0361 P.W. 33.33%	Invoice	01/01/2024	01/22/2024	66.19	66.19	100-42-41713		124	1
24JAN	6	24JAN0361 P.W. 33.33%	Invoice	01/01/2024	01/22/2024	66.19	66.19	200-42-41713		124	1
24JAN	7	24JAN0361 P.W. 33.33%	Invoice	01/01/2024	01/22/2024	66.19	66.19	210-42-41713		124	1
24JAN	8	24JAN0361 Library	Invoice	01/01/2024	01/22/2024	198.57	198.57	100-45-41713		124	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
24JAN	9	24JAN0361 HPD	Invoice	01/01/2024	01/22/2024	794.28	794.28	100-25-41713		124	1
Total 4671 SYRINGA NETWORKS LLC:						1,588.56	1,588.56				
4005 TANNER CONSTRUCTION											
2745	1	2745 WINTER TOW STORAGE	Invoice	01/04/2023	01/22/2024	1,000.00	1,000.00	100-40-41771		124	1
Total 4005 TANNER CONSTRUCTION:						1,000.00	1,000.00				
6931 THE SAGE SCHOOL											
KEEFE	1	Keefer Park bathroom Murals	Invoice	01/10/2024	01/22/2024	500.00	500.00	100-20-41709		124	1
Total 6931 THE SAGE SCHOOL:						500.00	500.00				
6344 T-MOBILE											
12/21/2	1	ACCOUNT # 975934298 HPD CELL PHONES	Invoice	12/21/2023	01/22/2024	341.51	341.51	100-25-41711		124	1
Total 6344 T-MOBILE:						341.51	341.51				
2817 UNITED OIL											
CL4241	1	#CL42418 PUMPED FUEL WW	Invoice	12/15/2023	01/22/2024	39.52	39.52	210-70-41719		124	1
CL4241	1	#CL42419 PUMPED VEHICLE FUEL W.	Invoice	12/15/2023	01/22/2024	397.62	397.62	200-60-41719		124	1
CL4391	1	#CL43913 PUMPED FUEL WW	Invoice	12/31/2023	01/22/2024	63.31	63.31	210-70-41719		124	1
CL4391	1	#PUMPED VEHICLE FUEL W.	Invoice	12/31/2023	01/22/2024	304.51	304.51	200-60-41719		124	1
CL4391	1	Inv # CL43915 HFD FUEL	Invoice	12/31/2023	01/22/2024	248.09	248.09	100-55-41719		124	1
CL4391	1	CL43916 FUEL CHARGES PARKS	Invoice	12/31/2023	01/22/2024	98.95	98.95	100-50-41719		124	1
CL4391	1	CL43917 FUEL CHARGES STS	Invoice	12/30/2023	01/22/2024	593.40	593.40	100-40-41719		124	1
CL4391	1	#CL43918 HPD GAS	Invoice	12/31/2023	01/22/2024	817.85	817.85	100-25-41719		124	1
Total 2817 UNITED OIL:						2,563.25	2,563.25				
1216 UPPER CASE PRINTING, INK											
1296	1	1296 11x17 Newsletter 4/4	Invoice	01/03/2024	01/22/2024	542.57	542.57	100-15-41323		124	1
1296	2	1296 11x17 Newsletter 4/4	Invoice	01/03/2024	01/22/2024	542.57	542.57	200-15-41323		124	1
1296	3	1296 11x17 Newsletter 4/4	Invoice	01/03/2024	01/22/2024	542.56	542.56	210-15-41323		124	1
Total 1216 UPPER CASE PRINTING, INK:						1,627.70	1,627.70				
762 VERIZON WIRELESS											
995318	1	MONTHLY CELL PHONE BILL Parks only	Invoice	01/01/2024	01/22/2024	72.08	72.08	100-50-41713		124	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 762 VERIZON WIRELESS:						72.08	72.08				
4004 WAXIE SANITARY SUPPLY											
821787	1	#82178754 HPD CLEANING SUPPLIES	Invoice	12/20/2023	01/22/2024	78.30	78.30	100-25-41413		124	1
Total 4004 WAXIE SANITARY SUPPLY:						78.30	78.30				
209 WEBB LANDSCAPING											
FCHRG	1	FCHARGE030989 LATE FEE	Invoice	12/31/2023	01/22/2024	21.80	21.80	100-50-41325		124	1
SRVCE	1	SRVCE578679 SUNBEAM FALL CLEANUP #2	Invoice	11/09/2023	01/22/2024	968.00	968.00	100-50-41325		124	1
SRVCE	1	SRVCE578986 SUNBEAM IRRIGATION WINTERIZA	Invoice	10/03/2023	01/22/2024	485.00	485.00	100-50-41325		124	1
Total 209 WEBB LANDSCAPING:						1,474.80	1,474.80				
368 WESTERN STATES CAT											
IN0026	1	#IN002630779 GENERATOR MAINTENANCE	Invoice	12/18/2023	01/22/2024	1,090.00	1,090.00	200-60-41405		124	1
IN0026	1	#IN002632242 WRF GENERATOR REPAIR	Invoice	12/19/2023	01/22/2024	1,490.26	1,490.26	210-70-41401		124	1
IN0026	1	#IN002632558 WRF GENERATOR MAINTENANCE	Invoice	12/19/2023	01/22/2024	1,085.00	1,085.00	210-70-41401		124	1
IN0026	1	IN002650551 MISC. BOLTS, NUTS	Invoice	01/08/2023	01/22/2024	469.72	469.72	100-40-41405		124	1
IN0026	1	IN002652084 BOLTS	Invoice	01/09/2024	01/22/2024	49.28	49.28	100-40-41405		124	1
Total 368 WESTERN STATES CAT:						4,184.26	4,184.26				
352 WINDY CITY ARTS											
INVH-6	1	#invh-6464 REMOVAL OF DECALS FOR ESCAPE	Invoice	12/01/2023	01/22/2024	871.39	871.39	100-25-41415		124	1
Total 352 WINDY CITY ARTS:						871.39	871.39				
6923 WOOD RIVER MEDIA											
MC-123	1	MC-1231217302 WINTER PARKING MESSAGE	Invoice	01/02/2024	01/22/2024	600.00	600.00	100-40-41771		124	1
Total 6923 WOOD RIVER MEDIA:						600.00	600.00				
2755 WOOD RIVER RESOURCE CONSERVATION											
2023W	1	2023 annual membership assessment	Invoice	12/31/2023	01/22/2024	206.69	206.69	100-15-41711		124	1
2023W	2	2023 annual membership assessment	Invoice	12/31/2023	01/22/2024	206.69	206.69	200-15-41711		124	1
2023W	3	2023 annual membership assessment	Invoice	12/31/2023	01/22/2024	206.70	206.70	210-15-41711		124	1
2024 CI	1	2024 CIEF CONTRIBUTION	Invoice	12/27/2023	01/22/2024	16,554.10	16,554.10	200-60-41311		124	1
2024 CI	2	2024 CLOUD SEEDING INFRASTRUCTURE CONT	Invoice	12/27/2023	01/22/2024	5,959.48	5,959.48	200-60-41311		124	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 2755 WOOD RIVER RESOURCE CONSERVATION:						23,133.66	23,133.66				
5437 WORTH PRINTING LLC											
3491	1	Inv 3491 sign lamination	Invoice	01/05/2023	01/22/2024	95.40	95.40	100-45-41323		124	1
Total 5437 WORTH PRINTING LLC:						95.40	95.40				
Total :						249,904.15	248,023.35				
Grand Totals:						249,904.15	248,023.35				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	863.89	.00	863.89
1000020301	.00	1,880.80-	1,880.80-
100-00-32211	150.00	.00	150.00
100-10-41126	30.00	.00	30.00
100-10-41313	500.00	.00	500.00
100-10-41707	7,499.97	.00	7,499.97
100-10-41717	385.53	.00	385.53
100-15-41126	192.42	.00	192.42
100-15-41211	5.51	.00	5.51
100-15-41215	2,857.05	34.27-	2,822.78
100-15-41313	2,493.75	.00	2,493.75
100-15-41323	1,872.71	.00	1,872.71
100-15-41515	261.80	.00	261.80
100-15-41533	792.43	.00	792.43
100-15-41711	644.96	.00	644.96
100-15-41713	66.19	.00	66.19
100-15-41723	140.00	.00	140.00
100-20-41126	610.80	.00	610.80
100-20-41211	129.15	.00	129.15
100-20-41215	14.79	.00	14.79
100-20-41313	1,603.75	.00	1,603.75

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-20-41319	428.56	.00	428.56
100-20-41709	500.00	.00	500.00
100-20-41713	198.57	.00	198.57
100-25-41126	2,353.10	.00	2,353.10
100-25-41211	225.49	.00	225.49
100-25-41213	17.45	.00	17.45
100-25-41215	1,033.80	.00	1,033.80
100-25-41325	200.20	.00	200.20
100-25-41411	312.52	.00	312.52
100-25-41413	78.30	.00	78.30
100-25-41415	1,058.37	.00	1,058.37
100-25-41515	39,782.98	.00	39,782.98
100-25-41711	1,741.51	.00	1,741.51
100-25-41713	1,345.68	.00	1,345.68
100-25-41717	375.42	.00	375.42
100-25-41719	817.85	.00	817.85
100-25-41723	990.00	.00	990.00
100-25-41724	1,027.52	.00	1,027.52
100-40-41126	450.00	.00	450.00
100-40-41313	206.00	.00	206.00
100-40-41403	36,023.50	.00	36,023.50
100-40-41405	2,498.27	973.47-	1,524.80
100-40-41415	296.48	.00	296.48
100-40-41423	55.98	.00	55.98
100-40-41715	2,217.48	.00	2,217.48
100-40-41717	177.49	.00	177.49
100-40-41719	683.46	.00	683.46
100-40-41747	58.33	.00	58.33
100-40-41771	1,819.99	.00	1,819.99
100-42-41126	99.65	.00	99.65
100-42-41215	31.63	.00	31.63
100-42-41313	101.00	.00	101.00
100-42-41325	29.00	.00	29.00
100-42-41413	212.73	101.27-	111.46
100-42-41711	49.96	.00	49.96
100-42-41713	114.95	.00	114.95
100-45-41126	1,293.20	.00	1,293.20
100-45-41213	79.20	.00	79.20

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-45-41215	68.54	48.47-	20.07
100-45-41323	95.40	.00	95.40
100-45-41326	675.00	.00	675.00
100-45-41413	2,250.00	.00	2,250.00
100-45-41535	336.75	.00	336.75
100-45-41539	255.00	.00	255.00
100-45-41549	385.12	.00	385.12
100-45-41713	198.57	.00	198.57
100-50-41126	45.00	.00	45.00
100-50-41215	25.00	.00	25.00
100-50-41325	1,474.80	.00	1,474.80
100-50-41403	523.54	.00	523.54
100-50-41405	15.18	.00	15.18
100-50-41413	705.38	.00	705.38
100-50-41617	556.45	.00	556.45
100-50-41713	72.08	.00	72.08
100-50-41717	189.31	.00	189.31
100-50-41719	98.95	.00	98.95
100-55-41126	1,403.30	.00	1,403.30
100-55-41215	3,368.06	75.00-	3,293.06
100-55-41219	50.97	.00	50.97
100-55-41325	182.00	.00	182.00
100-55-41413	3,134.65	.00	3,134.65
100-55-41415	59.78	23.57-	36.21
100-55-41417	380.00	.00	380.00
100-55-41711	132.99	.00	132.99
100-55-41717	69.00	.00	69.00
100-55-41719	248.09	.00	248.09
100-55-41723	375.00	.00	375.00
100-55-41724	1,488.14	.00	1,488.14
200-10-41126	30.00	.00	30.00
200-10-41313	250.00	.00	250.00
200-15-41126	192.42	.00	192.42
200-15-41211	5.51	.00	5.51
200-15-41215	2,857.06	34.26-	2,822.80
200-15-41313	2,493.75	.00	2,493.75
200-15-41323	1,872.71	.00	1,872.71
200-15-41515	261.80	.00	261.80

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
200-15-41533	792.44	.00	792.44
200-15-41711	694.96	.00	694.96
200-15-41713	66.19	.00	66.19
200-15-41723	140.00	.00	140.00
200-42-41126	99.65	.00	99.65
200-42-41215	31.63	.00	31.63
200-42-41313	101.00	.00	101.00
200-42-41325	29.00	.00	29.00
200-42-41413	212.73	101.27-	111.46
200-42-41713	114.97	.00	114.97
200-60-41126	577.25	.00	577.25
200-60-41213	75.60	.00	75.60
200-60-41311	22,513.58	.00	22,513.58
200-60-41313	14,788.00	.00	14,788.00
200-60-41325	38.55	.00	38.55
200-60-41401	832.99	.00	832.99
200-60-41403	3,021.66	.00	3,021.66
200-60-41405	1,207.96	.00	1,207.96
200-60-41415	54.98	.00	54.98
200-60-41713	793.97	.00	793.97
200-60-41717	2,181.93	.00	2,181.93
200-60-41719	702.13	.00	702.13
200-60-41723	350.00	.00	350.00
200-60-41747	58.33	.00	58.33
200-60-41791	9.61	.00	9.61
200-60-41795	512.00	.00	512.00
210-10-41126	30.00	.00	30.00
210-10-41313	250.00	.00	250.00
210-15-41126	192.41	.00	192.41
210-15-41211	5.50	.00	5.50
210-15-41215	2,919.13	34.26-	2,884.87
210-15-41313	2,493.75	.00	2,493.75
210-15-41323	1,872.72	.00	1,872.72
210-15-41515	199.75	.00	199.75
210-15-41533	792.44	.00	792.44
210-15-41711	694.97	.00	694.97
210-15-41713	66.19	.00	66.19
210-15-41723	140.00	.00	140.00

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
210-42-41126	99.65	.00	99.65
210-42-41215	31.64	.00	31.64
210-42-41313	101.00	.00	101.00
210-42-41325	29.00	.00	29.00
210-42-41413	212.73	101.27-	111.46
210-42-41713	114.97	.00	114.97
210-70-41126	507.90	.00	507.90
210-70-41213	129.15	.00	129.15
210-70-41313	1,221.50	.00	1,221.50
210-70-41321	2,583.61	.00	2,583.61
210-70-41325	38.55	.00	38.55
210-70-41401	14,377.95	.00	14,377.95
210-70-41411	285.61	.00	285.61
210-70-41413	2,422.96	.00	2,422.96
210-70-41415	405.02	.00	405.02
210-70-41423	820.31	.00	820.31
210-70-41703	927.68	.00	927.68
210-70-41719	102.83	.00	102.83
210-70-41723	40.00	.00	40.00
210-70-41747	58.34	.00	58.34
210-70-41775	193.27	.00	193.27
210-70-41795	1,454.50	.00	1,454.50
220-65-41403	18,689.50	.00	18,689.50
Grand Totals:	251,431.26	3,407.91-	248,023.35

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-
01/24	251,431.26	2,544.28-	248,886.98

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 1/22/2024 **DEPARTMENT:** Treasurer **DEPT. HEAD SIGNATURE:** BS _____

SUBJECT:

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

AUTHORITY: ID Code 50-1011 IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

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

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

Year to Date LOT receipts for the YTD (September-October sales and rentals) are 2.04% off from last year, but up 4.65% from FY22, up 49.03% compared with FYE21, up 44.08% from FY20, 38.78% from FYE 19, up 57.28% from FY18, up 60.05% from FYE17, increased 88.87% from FYE16, up 99.09% from FYE 15, 105.5% better than FYE 14, 124.38% better than FYE 13. The reports submitted to Sun Valley Air Services are included as is the category report. The Chamber's reports are also included.

Development Impact Fees Cash Flow report is attached.

Investment Report is included. LGIP interest for December is 5.417%.

Quarterly Report for 1st quarter FY23 is attached. This will be posted to the City web site January 25 per Idaho Statute 50-1011, modified by HB 130

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:*

SHOT OF REVENUE, EXPENSES, FUND BALANCE AND LIQUID ASSETS

as of 12/31/2023

General Fund		Water Fund		Waste Water		Water Replacement		Waste Water Repl	
YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
868,186	8,889,822	327,192	2,117,162	886,690	2,892,925	116,523	364,650	65,333	126,450
81,401	681,046								
114,066	502,938								
132,848	760,702								
487,996	2,071,821								
296,984	2,297,022								
37,042	188,448								
193,335	826,402								
124,857	776,329								
204,775	785,114								
<u>1,673,304</u>	<u>8,889,822</u>	382,250	3,717,492	609,394	3,614,192	46,804	398,120	40,142	342,500
(805,118)	-	(55,058)	(1,600,330)	277,296	(721,267)	69,719	(33,470)	25,191	(216,050)
7,861,362	7,137,120	4,019,118	3,017,384	4,156,896	1,810,438	3,875,463	3,575,160	1,988,056	1,905,471
(805,118)	-	(55,058)	(1,600,330)	277,296	(721,267)	69,719	(33,470)	25,191	(216,050)
7,056,244	7,137,120	3,964,060	1,417,054	4,434,192	1,089,171	3,945,182	3,541,690	2,013,247	1,689,421
(536,370)		593,681		140,305		(94,940)		(164,520)	
1,581,070		1,270,341		2,237,518		1,590,691		2,150,944	
2,684,729		208,114		649,075					
33,992				891,040					
183,504									
1,500,000		2,000,000	-	-		2,500,000			

General Fund Cash Flow Comparison .

include depreciable assets in proprietary funds. Unaudited.

GENERAL FUND CASH FLOW ANALYSIS AS OF DECEMBER 31

		FYE 24		FYE 22		FYE 22		FYE 21	
Acct No	Account Description	CURRENT YEAR	Budget	PRIOR YEAR	PRIOR YEAR	PRIOR YEAR	PRIOR YEAR	PRIOR YEAR	Budget
		at 12/31/2023		at 12/31/2022		at 12/31/2021		at 12/31/2020	
100-00-31001	Property Taxes from County	46,504	3,163,526	124,907	3,027,298	200,600	2,896,936	123,814	2,785,514
100-00-31009	Sales Tax Revenue through Coun								157,250
100-00-31910	Penalties & Interest On Taxes	2,039	14,500	1,134	14,500	1,427	14,500	1,331	14,500
100-00-31911	Motor Vehicle Fines through Co	19,026	65,000	20,078	65,000	15,050	65,000	13,695	85,000
100-00-32205	Alcohol Catering Licenses	380	500	20	1,000	20	1,000	-	1,000
100-00-32209	Police Security	-	500	-	500	-	-	-	500
100-00-32210	Building Permits	136,813	706,063	183,867	706,063	195,465	384,000	73,526	225,000
100-00-32211	Business Licenses	11,025	46,350	6,093	45,000	6,514	30,000	5,840	30,000
100-00-32212	HPD Traffic School + Muni Code Violtns						500	280	
100-00-32213	Business Licenses - LOT	192,302	1,403,715	190,267	1,630,752	177,981	696,300	123,268	390,745
100-00-32215	Donations-Fireworks		18,000		18,000		15,000	2,425	7,500
100-00-32216	Donations- Miscellaneous	16,046	-	5,000	-	2,246	8,000	1,187	10,000
100-00-32220	Encroachment Permits	2,025	20,085	1,500	19,500	2,100	15,000	2,350	8,000
100-00-32225	Clean Energy Building Fees		12,500						
100-00-32230	Franchises-Cable T.V.	19,465	90,000	20,634	90,000	20,912	80,000	21,276	80,000
100-00-32234	Banner Fees	1,345	3,000	900	4,000	400	4,000	103	4,000
100-00-32235	Franchise Fees-Idaho Power	48,543	225,000	46,621	195,000	43,362	188,000	39,012	188,000
100-00-32236	Franchises-Intermountain Gas	8,918	90,000	6,696	70,000	5,793	66,700	5,514	66,700
100-00-32237	Rubbish Company Franchise Fees	32,949	124,124	29,521	112,840	28,248	86,800	21,249	78,800
100-00-32257	Library Fines & Memberships	1,101	6,180	1,577	5,000	1,623	4,000	1,241	10,000
100-00-32265	Park Rental Fees	6,730	25,000	630	25,000	550	10,000	2,250	10,000
100-00-32266	Hailey Rodeo Park Rental Fees	-	4,000	-	4,000	-	4,000	-	4,000
100-00-32273	Property Sales	1,200	5,000	-	-	-	2,000	-	-
100-00-32280	R. V. Dump Fees	355	1,500	418	1,500	329	1,500	477	1,200
100-32286,32217	Sign and Fence Permits	250	1,545	110	2,600	72	2,000	270	2,000
100-00-32290	Fire Dept Permits	1,254	50,000	20,383	39,900	16,282	23,000	7,874	19,000
100-00-32294	Subdivision Inspection Permits	-	20,600	-	20,000	-	5,000	12,302	1,000
100-00-32296	Zoning Applications	16,821	45,392	6,628	44,070	22,375	33,990	9,463	25,000
100-00-32298	Maps, Copies & Postage	934	5,000	1,980	5,000	3,324	5,000	988	5,000
100-00-32413	Interest Earned	101,427	175,000	37,828	20,000	1,531	15,000	4,667	40,000
100-00-32415	Refunds	16,661	15,000	4,501	15,000	668	15,000	4,171	15,000
100-00-32417	Mutual Aid Reimbursements			21,714	-	113,250	-	26,001	
100-00-33510	State Shared Liquor Apport.	-	333,695	-	322,010	64,402	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 Fun		732,461		516,852		420,652		331,268
100-00-33570	State Shared Grant	63,231	-	36,356	-	300	-	46,395	-
100-00-34000	Recycling Outreach CCD Contract	5,492	25,201	4,920	19,240	4,708	14,800	3,542	13,330
100-00-34003	Rubbish Bookkeeping Contract	32,949	124,124	29,521	112,840	28,248	86,800	21,249	78,800
100-00-34004	Police Security Contracts	-	10,000	-	10,000	-	10,000	1,645	10,000
100-00-34006	Police Security Contracts-School	82,400	164,800	80,000	212,662	98,455	196,910	95,669	185,764
100-00-34008	Room Lease Rentals	-	-	-	12,000	-	30,000	5,264	20,000
	GENERAL FUND REVENUE	868,186	8,889,822	883,802	9,149,588	1,056,234	6,582,438	678,338	5,618,064
	Adjustment to show difference from year to year			(172,432)		377,896		(180,546)	
	Adjusted Revenue								
	REVENUE DIFFERENCE FROM PREVIOUS YEAR			(172,432)		377,896		(180,546)	
GENERAL FUND EXPENSES									
	LEGISLATIVE	81,401	681,046	62,128	662,807	58,065	355,631	33,113	241,625
	FINANCE	114,066	502,938	104,870	423,238	94,566	394,090	68,956	336,035
	COMMUNITY DEVELOPMENT	132,848	760,702	139,079	716,992	124,654	518,306	97,656	393,057
	POLICE	487,996	2,071,822	416,768	1,935,407	385,300	1,671,773	424,458	1,546,782
	STREET	296,984	2,297,021	307,731	2,169,193	264,726	1,618,130	275,210	1,422,874
	ENGINEER/PUBLIC WORKS	37,042	188,448	43,201	190,349	25,953	149,832	22,219	106,449
	LIBRARY	193,335	826,402	191,909	812,525	147,624	668,275	140,434	558,007
	PARKS	124,857	776,329	84,322	811,385	70,041	494,722	78,682	421,937
	FIRE	204,775	785,114	162,920	1,427,692	169,773	711,679	124,412	591,298
	TOTAL GENERAL FUND EXPENSES	1,673,304	8,889,822	1,512,928	9,149,588	1,340,701	6,582,438	1,265,140	5,618,064
	GENERAL FUND INCREASE (DECREASE)	(805,118)	0	(629,127)	-	(284,467)	-	(586,802)	0
PROPRIETARY FUNDS									
	WATER FUND REVENUE	327,192	2,117,162	334,577	2,057,162	332,528	1,772,551	288,711	1,706,473
	WATER FUND EXPENSES	382,250	3,717,492	466,417	3,248,938	314,315	2,388,547	425,303	2,149,310
	WATER FUND BALANCE	(55,058)	(1,600,330)	(131,840)	(1,191,776)	18,213	(615,996)	(136,592)	(442,837)
	WASTE WATER FUND REVENUE	886,690	2,892,925	725,616	2,296,249	618,705	2,296,249	561,825	2,050,000
	WASTE WATER FUND EXPENSES	609,394	3,614,192	502,060	4,709,096	361,845	3,160,297	303,799	2,802,139
	WASTE WATER FUND BALANCE	277,296	(721,267)	223,556	(2,412,847)	256,860	(864,048)	258,026	(752,139)
	WATER replacement FUND REVENUE	116,523	364,650	49,004	423,120	223,073	128,650	201,662	141,720
	WATER replacement FUND EXPENSES	48,804	398,120	17,994	423,120	16,021	252,000	20,451	252,000
	WATER replacement FUND BALANCE	67,719	(33,470)	31,010	-	207,052	(123,350)	181,211	(110,280)
	WASTE WATER replacement FUND REVENUE	65,333	126,450	29,599	1,584,560	148,497	86,450	127,211	82,160
	WASTE WATER replacement FUND EXPENSES	40,142	342,500	13,394	1,584,560	23,048	900,000	0	523,000
	WASTE WATER replacement FUND BALANCE	25,191	(216,050)	16,205	-	125,449	(813,550)	127,211	(440,840)
	WASTE WATER HEADWORKS FUND REVENUE	50,000	6,600,000						
	WASTE WATER HEADWORKS FUND EXPENSES	-	1,500,000						
	WASTE WATER HEADWORKS FUND BALANCE	50,000	5,100,000	-	-	-	-	0	0

TAX RECEIPT AND EXPENDITURE ANALYSIS AND CASH FLOW

Y o Y 12/31/2023

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
	\$0.00	Board	\$0.00		\$0.00			\$92,718.67		
	\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$368,300.45		
	\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$461,019.12		
	\$294,289.32		\$49,343.95	\$0.00	\$120,000.00	\$463,633.27		\$376,920.49	2%	
	\$528,485.32		\$59,343.95	\$38,000.00	\$220,000.00	\$845,829.27		\$837,939.61		
	\$146,490.24		\$74,138.00	\$70,000.00	\$13,900.00	\$304,528.24		\$311,640.20	-17.32%	
	\$674,975.56		\$133,481.95	\$108,000.00	\$233,900.00	\$1,150,357.51		\$1,149,579.81		
	\$167,474.64		\$69,000.00	\$75,000.00	\$0.00	\$311,474.64		\$312,734.63	0.35%	\$482.29
	\$842,450.20		\$202,481.95	\$183,000.00	\$233,900.00	\$1,461,832.15		\$1,462,314.44		
	\$59,700.00		\$68,000.00	\$75,000.00	\$97,300.00	\$300,000.00		\$324,478.37	3.76%	
	\$902,150.20		\$270,481.95	\$258,000.00	\$331,200.00	\$1,761,832.15		\$1,786,792.81		
	\$153,130.03		\$61,000.00	\$65,000.00	\$82,200.00	\$361,330.03		\$333,327.35	2.73%	
	\$1,055,280.23		\$331,481.95	\$323,000.00	\$413,400.00	\$2,123,162.18		\$2,120,120.16		
	\$151,890.15		\$61,000.00	\$65,000.00	\$68,000.00	\$345,890.15		\$348,890.15	4.67%	
	\$1,207,170.38		\$392,481.95	\$388,000.00	\$481,400.00	\$2,469,052.33		\$2,469,010.31		
	\$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%	
	\$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
	\$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%	
	\$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
	\$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%	
	\$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
	\$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%	
	\$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
	\$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%	
	\$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)
	\$278,050.00	\$108,972.87	\$77,487.50	\$78,750.00	\$91,000.00	\$634,260.37	\$115,432.81	\$586,132.66	16.56%	
	\$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		
	\$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%	
	\$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		
	\$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%	
	\$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		
	\$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%	
	\$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		
Oct-22		\$13,553.08			\$7,419.17	\$20,972.25	\$14,251.40	\$67,394.46	2.4%	\$53,077.18
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
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
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
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
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
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
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
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
	\$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%	
	\$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		
Oct-23	\$0.00	\$6,381.06	\$7,137.20		\$119,898.17	\$133,416.43	\$13,419.69	\$66,309.40	-1.6%	\$133,919.21
Nov-23	\$50,491.67	\$4,879.89	\$8,600.06	\$23,805.00	\$25,419.17	\$113,195.78	\$10,262.65	\$52,991.57	-2.4%	\$83,977.65
Dec-23	\$3,090.00	\$2,836.16	\$23,788.70		\$7,419.17	\$37,134.03	\$5,964.59	\$37,121.09	-2.3%	\$89,929.30
Jan-24	\$50,491.67	\$2,836.16	\$7,778.44	\$5,150.00	\$7,419.17	\$73,675.43	\$12,794.53	\$59,647.11	0.0%	\$88,695.51
Feb-24		\$2,836.16	\$7,778.44		\$7,419.17	\$18,033.77	\$20,252.25	\$87,302.98	0.0%	\$178,216.97
Mar-24	\$50,491.67	\$2,836.16	\$7,778.44	\$23,805.00	\$7,419.17	\$92,330.43	\$17,469.82	\$75,267.21	0.0%	\$178,623.56
Apr-24		\$2,836.16	\$7,778.44		\$7,419.17	\$18,033.77	\$15,013.64	\$74,499.87	0.0%	\$250,103.31
May-24	\$50,491.67	\$2,836.16	\$19,108.44		\$7,419.17	\$79,855.43	\$6,779.56	\$45,657.18	0.0%	\$222,684.60
Jun-24		\$2,836.16	\$7,778.44	\$23,805.00	\$7,419.17	\$41,838.77	\$6,527.02	\$44,062.07	0.0%	\$231,434.92
Jul-24	\$50,491.67	\$2,836.16	\$7,778.44		\$7,419.17	\$68,525.43	\$14,458.98	\$71,828.05	0.0%	\$249,196.52
Aug-24	\$8,240.00	\$2,836.16	\$7,778.44		\$7,419.17	\$26,273.77	\$27,241.46	\$111,521.88	0.0%	\$361,686.09
Sep-24	\$95,991.67	\$2,836.16	\$7,778.44	\$23,805.00	\$7,419.17	\$137,830.43	\$20,831.80	\$88,700.74	0.0%	\$333,388.19
	\$359,780.00	\$39,622.56	\$120,861.92	\$100,370.00	\$219,509.00	\$840,143.48	\$171,015.97	\$814,909.14	-0.40%	
	\$4,368,388.66	\$1,040,962.95	\$1,212,512.21	\$1,250,120.00	\$1,782,226.24	\$9,654,210.07	\$1,241,374.89	\$8,791,923.64		

er FY23, up 4.65% from FY22, up 49.03% from FY21, up 44.08% v FY20, up 38.78% v FY19, +57.28% compared with FY 18, +60.05% compared with FY 17, compared with FY 15, +105.5% compared with FY 14 and +124.38% compared with FY13

Month of L.O.T. Payment to 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	\$95.18
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	\$6,224.66	\$20,987.75	\$85,048.34	\$450.47
July	\$73,029.59	\$8,694.79	\$27,241.46	\$7,002.01	\$23,021.12	\$138,988.96	\$5.16
August	\$58,238.76	\$4,256.63	\$20,831.80	\$6,705.47	\$21,850.79	\$111,883.44	\$286.56
September	\$36,039.59	\$4,219.47	\$13,419.69	\$5,560.63	\$19,201.81	\$78,441.18	\$139.67
FYE 9/30/2023	\$460,901.53	\$52,465.77	\$171,122.43	\$70,206.58	\$221,857.70	\$976,554.00	\$2,798.18
2024							
October	\$27,650.15	\$3,137.79	\$10,262.65	\$5,858.14	\$18,679.45	\$65,588.18	\$495.72
November	\$15,004.97	\$2,888.80	\$5,964.59	\$4,274.74	\$13,715.38	\$41,848.47	\$70.55
FYE 9/30/2024	\$42,655.12	\$6,026.59	\$16,227.24	\$10,132.88	\$32,394.83	\$107,436.65	\$566.27
	\$4,443,124.17	\$235,423.59	\$1,083,824.47	\$897,864.65	\$2,435,617.31	\$9,051,047.01	\$31,554.17

FYE 23 (October - September revenues and receipt of funds)

FY24 Budget	FY24 Budget	FY24 Budget	FY24 Actual	FY24 Actual	4.9%	AMOUNT
BED/CAR3%	BED/CAR.5%	<i>Bud net</i>	BED/CAR3%	BED/CAR.5%	MINUS COST	NET
77,000.00	12,833.33	12,204.50	30,787.94	5,131.32	(1,501.43)	3,629.89
77,000.00	12,833.33	12,204.50	17,893.76	2,982.29	(146.13)	2,836.16
77,000.00	12,833.33	12,204.50		-	0.00	0.00
77,000.00	12,833.33	12,204.50		-	0.00	0.00
77,000.00	12,833.33	12,204.50		-	0.00	0.00
77,000.00	12,833.33	12,204.50		-	0.00	0.00
77,000.00	12,833.33	12,204.50		-	0.00	0.00
77,000.00	12,833.33	12,204.50			0.00	0.00
77,000.00	12,833.33	12,204.50			0.00	0.00
77,000.00	12,833.33	12,204.50			0.00	0.00
77,000.00	12,833.33	12,204.50			0.00	0.00
77,000.00	12,833.33	12,142.50			0.00	0.00
					0.00	0.00
					0.00	0.00
					0.00	0.00
924,000.00	154,000.00	146,392.00	48,681.71	8,113.62	(1,647.57)	6,466.05
						0.00

5,000.00

1,250.00

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 Accrual Basis

The Chamber- Hailey, Wood River Valley
LOT Transaction Detail
 December 2023

Type	Date	Num	Name	Memo	Amount
50050 · Payroll & Benefit Expenses					
50057 · Salary Expense					
50052 · Visitor Services					
Paycheck	12/15/2023	1579	Enderud, Shelley K		192.00
Total 50052 · Visitor Services					192.00
50053 · Office Manager					
Paycheck	12/15/2023	1578	Fulton, Cheryl J		703.12
Paycheck	12/15/2023	1578	Fulton, Cheryl J		984.38
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	562.49
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	984.38
Total 50053 · Office Manager					3,234.37
50056 · Executive Director					
Paycheck	12/15/2023	1579	McKenna, Michael W		456.19
Paycheck	12/15/2023	1579	McKenna, Michael W		790.72
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	563.97
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	477.21
Total 50056 · Executive Director					2,288.09
Total 50057 · Salary Expense					5,714.46
50060 · Payroll Taxes					
Paycheck	12/15/2023	1579	Enderud, Shelley K		11.90
Paycheck	12/15/2023	1579	Enderud, Shelley K		2.78
Paycheck	12/15/2023	1579	Enderud, Shelley K		1.15
Paycheck	12/15/2023	1579	Enderud, Shelley K		1.06
Paycheck	12/15/2023	1578	Fulton, Cheryl J		87.19
Paycheck	12/15/2023	1578	Fulton, Cheryl J		122.06
Paycheck	12/15/2023	1578	Fulton, Cheryl J		20.39
Paycheck	12/15/2023	1578	Fulton, Cheryl J		28.55
Paycheck	12/15/2023	1578	Fulton, Cheryl J		0.00
Paycheck	12/15/2023	1578	Fulton, Cheryl J		0.00
Paycheck	12/15/2023	1578	Fulton, Cheryl J		7.78
Paycheck	12/15/2023	1578	Fulton, Cheryl J		10.89
Paycheck	12/15/2023	1579	McKenna, Michael W		56.57
Paycheck	12/15/2023	1579	McKenna, Michael W		98.05
Paycheck	12/15/2023	1579	McKenna, Michael W		13.23
Paycheck	12/15/2023	1579	McKenna, Michael W		22.93
Paycheck	12/15/2023	1579	McKenna, Michael W		0.00
Paycheck	12/15/2023	1579	McKenna, Michael W		0.00
Paycheck	12/15/2023	1579	McKenna, Michael W		0.00
Paycheck	12/15/2023	1579	McKenna, Michael W		0.00
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	0.00

8:39 PM
 01/17/24
 Accrual Basis

The Chamber- Hailey, Wood River Valley
LOT Transaction Detail
 December 2023

Type	Date	Num	Name	Memo	Amount
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	Fulton, Cheryl J	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	0.00
Paycheck	12/31/2023	DD12...	McKenna, Michael W	Direct Deposit	0.00
Total 50060 · Payroll Taxes					484.53
Total 50050 · Payroll & Benefit Expenses					6,198.99
50203 · Event Supplies					
Bill	12/01/2023	058960	Jane's Artifacts, Inc.	Tree Lighting	28.40
Check	12/01/2023	Debit	Atkinson's Market		64.73
Check	12/04/2023	Debit	Albertsons		16.94
Check	12/04/2023	Debit	Chevron		30.40
Check	12/04/2023	Debit	Albertsons		57.51
Bill	12/11/2023	43677	Davis Embroidery Inc.	Turkey Trot	418.69
Bill	12/19/2023	43783	Davis Embroidery Inc.	Turkey Trot	214.32
Total 50203 · Event Supplies					830.99
50220 · Telephone & Communications Exp.					
Check	12/28/2023	Debit	Cox Internet, Inc	0012401005176001	188.00
Total 50220 · Telephone & Communications Exp.					188.00
50230 · Computer & Internet Exp.					
Check	12/09/2023	Debit	DropBox		11.99
Total 50230 · Computer & Internet Exp.					11.99
60275 · Rental - Equipment etc.					
Bill	12/27/2023	0001...	Clear Creek Disposal Servi...	Weaste Service TT	60.00
Total 60275 · Rental - Equipment etc.					60.00
60300 · License & Permit Exp.					
Check	12/01/2023	Debit	City of Hailey		105.00
Bill	12/21/2023		City of Hailey Services	SUNS Banner	105.00
Total 60300 · License & Permit Exp.					210.00
TOTAL					7,499.97

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	TOTAL	Budgeted
Visitor Inquiries:														Yet to expend
Total Number of Members	400	400	400										1,200	
E-mails answered	373	366	237										976	
Visitor Count	265	550	115										930	
Phone Inquiries	110	77	45										232	
Relocation Packets/Information	950	150	100										1,200	
Referrals to Local Businesses	400	333	297										1,030	
Press Releases/Articles	17	15	12										44	
Website Unique Visitors	3,136	2,981	2,332										8,449	
Website Total Visits	3,766	3,782	3,886										11,434	
Website Pages	9,918	10,029	11,693										31,640	
Facebook Posts	26	20	14										60	
Facebook Fans	10,006	9,997	10,010										30,013	
Facebook Engagements	1,580	607	977										3,164	
Facebook Total Reach	33,258	14,310	34,594										82,162	
Instagram Followers	1,220	1,240	1,265										3,725	
Special Events/ Business Promotion														\$92,700.00
Arborfest (May)													-	
Suns			210.00										210.00	
Hailey Hotwheels													-	
Historical Society													-	
Snow Carving													-	
Chili Cookoff													-	
Halloween Hoopla (October)	202.63												202.63	
Holiday Hoopla (December)		190.66	197.98										388.64	
July 4th Days of the Old West (July)													-	
Memorial Day (May)													-	
Rodeos (July, Aug, Sept)													-	
Sheep Town Drags (June)													-	
Trailing of the Sheep (October)													-	
Turkey Trot	235.00	5,841.55	693.01										6,769.56	
Promote Hailey/business													-	
Event Insurance													-	
Copies													-	
Website Updates													-	
Hailey Maps													-	
Misc./Event supplies													-	
Event Administration/Grant	2,496.27	4,259.53	2,470.88										9,226.68	
Visitor Center Staffing	5,306.17	4,470.78	3,728.11										13,505.06	
Meeting Travel Expense													-	
Telephone/Internet	188.00		188.00										376.00	
Computer Exp/Dropbox	11.99	11.99	11.99										35.97	
Visitor center improvements/maintenance	160.00												160.00	
Hailey Historical													-	
TOTAL	8,600.06	14,774.51	7,499.97	-	-	-	-	-	-	-	-	-	30,874.54	92,700.00

DEVELOPMENT IMPACT FEE CASH FLOW

12/31/2023

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	12/31/2023	
DIF - PARKS	81,352	11,600	6,650	10,015	16,736	19,922	152,132	83,369	13,026	394,802
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	36,093	1,433,202
DIF - FIRE	243,421	22,008	17,663	38,668	29,694	27,367	59,067	28,482	5,676	472,046
DIF - CIP	22,608	5,638	2,374	10,041	7,686	7,074	11,705	4,063	939	72,128
	<i>WiseGuy agr</i>									
	800,944	112,586	69,462	174,551	180,917	175,773	577,352	286,518	55,734	2,433,838
										Int FYE 09-17
										4,927.92
										Int FYE 18
										2,505.63
										Int FYE 19
										5,091.73
										Int FYE 20
										3,037.15
										Int FYE 21
										624.40
										Int FYE 22
										2,169.38
										Int FYE 23
										14,968.87
										Int FYE 24
										6,017.38
										Expenses, actual and proposed thru FY23
										(2,473,326.85)
										DIF bal
										(146.49)
										Cash in LGIP
										454,571.10
										Difference
										(454,717.59)

RECAP BY CATEGORY, not including interest

	PARKS	POLICE	TRANSP	FIRE	CIP	TOTAL
FEES	394,802	61,661	1,433,202	472,046	72,128	3,472,238
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
BALANCE to 10/1/18	311,208	(0)	1,070,318	216,002	55,128	2,411,766
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	218,710	-	460,091	36,002	42,728	998,911

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)					
FY16 Proposed and Spent:						
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)			
FYE23 PUMPER TRUCK				(180,000)		
Total FYE 11-23	176,091	61,661	973,111	436,044	29,400	2,473,327
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	-



12/31/2023

CITY OF HAILEY INVESTMENT REPORT

FUND	STATE INV POOL PIPER SANDLER	Maturity	TOTAL
GENERAL (includes Fireworks)	1,615,061.15		1,615,061.15
GENERAL -35% OPERTING RESERVE	2,684,728.72	1,500,000.00 3/6/24, 5/3/27	4,184,728.72
CLEAR CREEK RATE STABILIZATION	183,504.36		183,504.36
CAPITAL PROJECTS	433,186.49		433,186.49
CAPITAL PROJECTS ---in lieu fees	108,939.89		108,939.89
CAPITAL PROJECTS DIF Reserve	454,571.10		454,571.10
CAPITAL PROJECTS Public Art	34,363.66		34,363.66
CAPITAL PROJECTS Pathways 4 P	247,068.12		247,068.12
HOUSING LOT 0.5%	34,363.66		34,363.66
CAPITAL PROJECTS Total	1,312,492.92		1,312,492.92
ARPA FUNDS	1,427,149.82		1,427,149.82
RODEO PARK PROPEY TAX RCPTS	81,970.30		81,970.30
WATER REVENUE	1,270,340.72	2,000,000.00 3/6/24,8/1/25	3,270,340.72
WATER RATE STABILIZATION	208,114.37		208,114.37
WASTE WATER REV	2,237,517.93		2,237,517.93
WASTE WATER BOND RESERVE	649,075.31		649,075.31
WASTE WATER RATE STABILIZATION	891,040.25		891,040.25
WATER REPLACEMENT	1,590,691.34	2,500,000.00 4.24,8.14.26, 5/3/27	4,090,691.34
WASTE WATER REPLACEMENT	2,150,944.26		2,150,944.26
WASTEWATER HEADWORKS REPL	6,000,000.00		6,000,000.00
TOTAL	22,302,631.45	6,000,000.00	28,268,267.79

CITY OF HAILEY, IDAHO TREASURER'S QUARTERLY REPORT
 FOR THE FIRST QUARTER ENDING 12/31/23 OF THE FISCAL YEAR ENDING SEPTEMBER 30, 2024

REVENUE	GENERAL FUND		GRANT (1) & CAPITAL PROJECTS FUND		WATER AND SEWER BONDS		WATER USER FUND		SEWER USER FUND		WATER REPLCMNT FUND		SEWER REPLCMNT FUND		HEADWORKS BOND FUND		TOTAL CITY
	Year to Date	%	Year to Date	%	Y - T - D	%	Y - T - D	%	Y - T - D	%	Y - T - D	%	Y - T - D	%	Y - T - D	%	
TAXES	\$ 48,544	2%		#DIV/0!													\$ 48,544
FEES	\$ 654,667	23%	\$ 86,525	#DIV/0!	\$ 190,256	26%	\$ 286,936	15%	\$ 736,690	32%	\$ 116,523	32%	\$ 65,334	52%	\$ 6,050,000	0%	\$ 8,186,930
STATE REV	\$ -	0%	\$ -	#DIV/0!					\$ -								\$ -
CONTRACTS	\$ 148,316	22%	\$ 223,828	0%													\$ 372,145
REFUNDS	\$ 16,661	111%															\$ 16,661
TRANSFERS (1)																	\$ -
TRANSFERS (2)																	\$ -
TOTAL	\$ 868,188	10%	\$ 310,353	27%	\$ 190,256	26%	\$ 286,936	15%	\$ 736,690	32%	\$ 116,523	32%	\$ 65,334	52%	\$ 6,050,000	0%	\$ 8,624,280
EXPENSE																	
SALARY	\$ 1,072,657	22%		#DIV/0!			\$ 237,842	23%	\$ 255,350	22%							\$ 1,565,849
CAPITAL	\$ -	0%	\$ 404,992	8%			\$ -	0%	\$ 167,618	27%	\$ 48,804	12%	\$ 40,142	0%		0%	\$ 661,557
OPERATIONS	\$ 600,648	15%	\$ -				\$ 144,408	16%	\$ 186,426	15%							\$ 931,482
BONDS			\$ -		\$ -	0%											\$ -
TOTALS	\$ 1,673,305	19%	\$ 404,992	8%	\$ -	0%	\$ 382,251	11%	\$ 609,394	20%	\$ 48,804	12%	\$ 40,142	12%	\$ -	0%	\$ 3,158,888
Cash - Revenues over or (under)Expenses	\$ (805,117)		\$ (94,639)		\$ 190,256		\$ (95,314)		\$ 127,296		\$ 67,719		\$ 25,191		\$ 6,050,000		\$ 5,465,392

(1) Grant expenses are reimbursed in period following expenditure

Citizens are invited to inspect detailed supporting records of the above financial statements at Hailey City Hall; 115 So Main Suite H or at www.HaileyCityHall.org
 Posted WWW.HAILEYCITYHALL.ORG JANUARY 25, 2024

Becky Stokes, City Treasurer

Return to Agenda

AGENDA ITEM SUMMARY

DATE: January 22, 2023 **DEPARTMENT:** CDD **DEPT. HEAD SIGNATURE:** LH/ RD

SUBJECT: Reappointment of Urban Renewal Board member, Sandi Viau

AUTHORITY: IAR _____ City Ordinance/Code: Hailey Municipal Code Title 2, Section 2.40
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Sandi Viau is serving on the Urban Renewal Board with a term that expired December 31, 2023. She is willing to serve another 5-year term. The City is grateful for her willingness to serve on Hailey Urban Renewal.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

None

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

<input checked="" type="checkbox"/>	City Administrator	<input type="checkbox"/>	Library	<input type="checkbox"/>	
<input type="checkbox"/>	City Attorney	<input type="checkbox"/>	Mayor	<input type="checkbox"/>	Streets
<input checked="" type="checkbox"/>	City Clerk	<input checked="" type="checkbox"/>	Community Dev.	<input type="checkbox"/>	Treasurer
<input type="checkbox"/>	Building	<input type="checkbox"/>	Police	<input type="checkbox"/>	Sustainability
<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 adopt Resolution 2024-___, reappointing Sandi Viau to the Urban Renewal Board to fill five-year terms through December 2029.

ACTION OF THE CITY COUNCIL:

Motion to adopt Resolution 2024-___, reappointing Sandi Viau to the Urban Renewal Board to fill five-year terms through December 2029.

Date : _____
City Clerk _____

FOLLOW-UP:

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

*Additional/Exceptional Originals to:

Copies (all info.): _____
Instrument # _____

Copies (AIS only)

HAILEY RESOLUTION 2024-____

**A RESOLUTION OF THE HAILEY MAYOR AND CITY COUNCIL TO SET
APPOINTMENTS AND TERMS OF OFFICE FOR THE FIVE-MEMBER
HAILEY URBAN RENEWAL AGENCY**

WHEREAS, the Mayor and Hailey City Council adopted, on April 11, 2011, Hailey Ordinance No. 1081 adopting a new Chapter 2.40 of the Hailey Municipal Code entitled Hailey Urban Renewal Agency;

WHEREAS, the Mayor and Hailey City Council of the City of Hailey created an independent public body, corporate and politic, known as the Urban Renewal Agency, with five members to act as the Board of Commissioners for the Urban Renewal Agency;

WHEREAS, Hailey Ordinance No. 1081 provides that the commissioners on the Board of Commissioners of the Urban Renewal Agency shall serve terms not to exceed five (5) years;

WHEREAS, the Mayor and Hailey City Council adopted Resolution No. 2011-10, on April 11, 2011 setting the various staggered initial terms of service for the board ending on March 30;

WHEREAS, the Mayor and City Council adopted Resolution 2014- 09, adjusting the terms of service for the board to end on December 31 of staggered years;

WHEREAS, the Mayor and City Council adopted Resolution 2015-115, reappointing 2 members;

WHEREAS, the City of Hailey appointed a board member (Resolution 2016-45) to fill a vacant seat to the Urban Renewal Agency Board to fill terms expiring December 2018;

WHEREAS, the City of Hailey appointed a board member (Resolution 2016-80) to fill a vacant seat to the Urban Renewal Agency Board to fill terms expiring December 2020;

WHEREAS, the City of Hailey appointed a board member (Resolution 2018-009) to fill a vacant seat to the Urban Renewal Agency Board to fill a term expiring December 2019;

WHEREAS, the City of Hailey appointed a board member (Resolution 2018-145) to fill a reappointment to the Urban Renewal Agency Board to fill a term expiring December 2023;

WHEREAS, the City of Hailey reappointed two board members (Resolution 2020-140) whose term would expire December 2020 to a five-year term which will expire December 2025.

WHEREAS, the City of Hailey wishes to reappointment one board member whose term would expire December 2029.

NOW, THEREFORE, BE IT RESOLVED by the Hailey City Council and the Mayor of the City of Hailey, that in accordance with Hailey Ordinance No. 1081, the City of Hailey establishes a five (5) member board of commissioners of the Hailey Urban Renewal Agency Board, with no term exceeding five (5) years, for the following staggered terms:

<u>APPOINTEE</u>	<u>TERM EXPIRES</u>
Bob Brand	December 31, 2024
Martha Burke	December 31, 2024
Walt Denekas	December 31, 2025
Larry Schwartz	December 31, 2025
<u>Sandy Viau</u>	<u>December 31, 2029</u>

THIS RESOLUTION IS ADOPTED this ____ day of _____, 2024.

ATTEST:

Martha Burke, Mayor, City of Hailey

Mary Cone, City Clerk

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AGENDA ITEM SUMMARY

DATE: 01/22/2024 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** LH

SUBJECT:

Consideration of Resolution 2024-____ setting Friedman Memorial Airport Authority (FMAA) board appointments. **ACTION ITEM**

AUTHORITY: ID Code 50- City Ordinance/Code FMA Joint Powers Agreement
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Mayor Burke and Sam Linnet's terms expire at the same time and are staggered with the third seat currently held by Jacob Greenberg. These terms are two-year terms, the attached Resolution contains the appointments, which is confirmed by ¾ of the city council voting in favor by roll call vote, which will clear up conflicting term expirations between Resolutions 2022-084 and 2022-126.

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: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	___ Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	___ Public Works	___ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Consideration of Resolution 2024-____ setting Friedman Memorial Airport Authority (FMAA) board appointments. **ACTION ITEM**

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

CITY OF HAILEY
RESOLUTION NO. 2024-___

**A RESOLUTION APPOINTING MEMBERS TO THE BOARD OF THE
FRIEDMAN MEMORIAL AIRPORT AUTHORITY AND PROVIDING FOR TERMS**

WHEREAS, the City of Hailey is party to an approved and executed Amended and Restated Joint Powers Agreement (“Agreement”) for the Friedman Memorial Airport Authority;

WHEREAS, the Agreement provides that the City of Hailey appoint three (3) members to the Board of the Friedman Memorial Airport Authority and that each appointed city members shall be appointed for such period as may be determined by the City of Hailey;

WHEREAS, by Resolution No. 2016-147, the Hailey City Council appointed three members to the Board of the Friedman Memorial Airport Authority and fixed their terms to end in December of 2017 and 2018; and

WHEREAS, by Resolution No. 2017-138, the Hailey City Council reappointed two members to the Authority Board whose terms expired in December of 2018, with new terms set through December 2019;

WHEREAS, by Resolution No. 2018-156, the Hailey City Council reappointed a member to the Authority Board whose terms expired in December of 2017, with a new term set through December 2020;

WHEREAS, by Resolution No. 2019-126, the Hailey City Council reappointed members to the Authority Board whose terms expired in December of 2019, with new terms set through December 2021;

WHEREAS, by Resolution No. 2020-129 the Hailey City Council appointed two members to serve on the board through December 2022;

WHEREAS, by Resolution 2021-062, the Hailey City Council appointed one member to serve on the board through December 2023;

WHEREAS, by Resolution 2022-084, the Hailey City Council appointed one member to serve on the board through December 2023 and 2022-126 appointing two members with 1-year terms;

WHEREAS, the City wishes to immediately appoint members to the Authority Board, thereby amending and correcting the staggered two-year terms of its members.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

1. The following individuals shall be appointed to the Authority Board of the Friedman Memorial Airport Authority with terms set for all members as follows:

<u>Appointed Member</u>	<u>Expiration of Term</u>
<u>Sam Linnet</u>	<u>December 31, 2024</u>
<u>Martha Burke</u>	<u>December 31, 2024</u>
<u>Jacob Greenberg</u>	<u>December 31, 2025</u>

2. This Resolution shall be in full force and effect from and after its passage and approval.

Passed and Adopted on this 22nd day of January, 2024.

MARTHA BURKE, Mayor

ATTEST:

MARY CONE, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/22/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Consideration of a Preliminary Plat Application by CK Property Group, LLC, represented by Opal Engineering and Pivot North, wherein one (1) lot is subdivided into ten (10) sublots for a townhouse development. This project is located along the public streets of Silver Street and River Street within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code N/A
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: The proposed Preliminary Plat Application requests the approval of land subdivision, converting Lots 1, 2, and 3, Block 54, Hailey Townsite into ten (10) townhome sublots, located within Section 9, T.2 N, R.18 E, B.M., City of Hailey. Each subplot is proposed to range in size from 707 square feet to 905 square feet and will host a three-story, three (3) bedroom townhouse unit. 1,188 square feet of open space ("Parcel B") is also proposed to be platted, benefiting the development, which is to be known as MID RVR Townhomes.

On December 4, 2023, the Hailey Planning and Zoning Commission recommended approval for the proposed Preliminary Plat Application – or, subdividing the land into ten (10) townhouse sublots, and if approved, the new subdivision would be developed, recorded, and named MID RVR Townhomes. Now, the Applicant team is requesting consideration and approval by the Hailey City Council.

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: (IF APPLICABLE)

<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Administrator	<input checked="" type="checkbox"/> Engineer	<u>Building</u>
<input type="checkbox"/> Library	<input checked="" type="checkbox"/> Planning	<input checked="" type="checkbox"/> Fire Dept.	<u>Finances</u>
<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 Language:

Approval: Motion to approve the Preliminary Plat Application by CK Property Group, LLC, represented by Opal Engineering and Pivot North, wherein one (1) lot is subdivided into ten (10) sublots for a townhouse development, located along the public streets of Silver Street and River Street within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts, finding that the application meets all City Standards, and that Conditions (a) through (k) will be met.

Denial: Motion to deny a Preliminary Plat Application by CK Property Group, LLC, represented by Opal Engineering and Pivot North, wherein one (1) lot is subdivided into ten (10) sublots for a townhouse development, located along the public streets of Silver Street and River Street within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts, finding that _____ [Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [the Council should specify a date].

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 # _____



STAFF REPORT
Hailey City Council
Regular Meeting of January 22, 2024

To: Hailey City Council
From: Emily Rodrigue, Community Development City Planner, Resilience Planner

Overview: Consideration of a Preliminary Plat Application by CK Property Group, LLC, represented by Opal Engineering and Pivot North, wherein one (1) lot is subdivided into ten (10) sublots for a townhouse development. This project is located along the public streets of Silver Street and River Street within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts.

Hearing: January 22, 2024

Applicant: CK Property Group, LLC
Project: MID RVR
Location: 317 N River Street (Lots 1, 2, and 3, Block 54, Hailey Townsite)
Zoning/Size: Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts; 0.25 acres (10,792 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on January 2, 2024 and mailed to property owners within 300 feet on January 2, 2024. No additional notices were sent, or publications made.

Background: On November 1, 2023, the Applicant submitted a Preliminary Plat Application to convert Lots 1, 2, and 3, Block 54, Hailey Townsite into ten (10) townhome sublots, located within Section 9, T.2 N, R.18 E, B.M., City of Hailey. This subdivision shall be known as MID RVR Townhomes. Each subplot is proposed to range in size from 707 square feet to 905 square feet and will host a three-story, three (3) bedroom townhouse unit. 1,188 square feet of open space (“Parcel B”) is also proposed to be platted, benefiting MID RVR Townhomes.

Procedural History: The Applicant submitted their Preliminary Plat Application for MID RVR Townhomes on November 2, 2023, and it was certified complete on November 2, 2023. A public hearing before the Planning and Zoning Commission occurred on December 4, 2023 in Hailey City Hall Council Chambers and virtually via Microsoft Teams.

Standards of Evaluation for a Subdivision				
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"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <ul style="list-style-type: none"> • <i>Public Works Staff have reviewed the proposed application. Any issues, questions, or concerns will be thoroughly reviewed and</i>

				<i>discussed with the Applicant prior to final design.</i>
				Fire/Safety: <i>No comments.</i>
				Water and Sewer: <ul style="list-style-type: none"> <i>All proposed trees must be planted at least 5’ from water meter vaults, and all other bushes/shrubs must be planted at least 2’ from water meter vaults to allow servicing access.</i> <i>Streetlights may need to be relocated, so that they are not placed directly above water main and valves. The Applicant shall receive Public Works Division approval on streetlight placement, prior to Final Plat approval. This has been made a Condition of Approval.</i> <i>The Applicant will not be able to reuse the existing meter vault. The Applicant shall purchase and install a new meter vault, suitable for site use and capacity. This has been made a Condition of Approval.</i> <i>Clusters of water service lines and meter vaults must be adequately separated from one another, so that servicing may occur for interior service lines. The Applicant shall re-submit a site plan that shows separation, approved by the Water Division Manager, of the four (4) meter vaults located in the northwest corner of the property. This has been made a Condition of Approval.</i> <i>The installer of the sewer shall be responsible for redirecting flow of sewer contents when they tap into the mainline for the new manhole on the existing sewer line. This has been made a Condition of Approval.</i>
				Building: <i>No comments.</i>
				Streets: <i>No comments.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: 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.
			Staff Comments	<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 Staff Comments
			16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Development Standards: 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.
			Staff Comments	<i>N/A –The project proposed here does not include any new streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: 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.
			Staff Comments	<i>N/A – No cul-de-sacs nor dead-end streets are proposed.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Access: 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.
			Staff Comments	<i>N/A – Each of the proposed townhouse units will be accessed via an interior parking access lane, which connects to Silver Street to the north of the parcel. The proposed parking access lane complies with the International Fire Code, and no additional access points are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Design: 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) 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.
			Staff Comments	<i>N/A – No streets are proposed, only a single parking access lane from Silver Street to the interior of the lot.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: 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.
			Staff Comments	<i>N/A – No public streets nor traffic calming measures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Width: 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.
			Staff Comments	<i>N/A – No public streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	Roadways: 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.
			Staff Comments	<i>N/A – No roadways are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	Road Grades: 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 there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			Staff Comments	<i>N/A – No new road grades are proposed. The public streets are existing and meet City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	Runoff: 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.
			Staff Comments	<i>The Applicant is proposing the construction of two (2) new drywells, one (1) connected catch basin, one (1) trench drain, and one (1) landscape drywell. Permit acquisition for all drywells has been made a Condition of Approval, as noted previously in this report. Drainage plans have been reviewed by City Staff and have been given approval by the City Engineer.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			Staff Comments	<i>The Applicant plans to install street signage at the corner of Silver and River, as well as “Reserved Parking” signage for the ADA parking stall, proposed for the River Street right-of-way improvements. Submitted civil plans show signage to be installed to City of Hailey Standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	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.
			Staff Comments	<i>N/A – No new streets nor alleys are proposed.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	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.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	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.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	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.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	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.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest 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.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	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.
			Staff Comments	<i>The proposal includes one (1) parking access lane, which will service all townhouse units within the subdivision. Ingress/egress are achieved via this singular approach from Silver Street. The proposed access lane shall be managed by an HOA. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') 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.
			Staff Comments	<i>N/A. No individual driveways are proposed, only a single parking access lane interior to the site. Only one new curb cut is proposed off the public street, Silver Street, and parking access lane width is appropriate for the site. As previously stated, and listed as a Condition of Approval, the parking access lane shall be managed by an HOA.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 3.	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.
			Staff Comments	<i>N/A – The proposed parking access lane does not exceed 150 feet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			Staff Comments	<i>While no individual driveways are proposed, the parking access lane shall be maintained by an HOA. This arrangement has been previously stated as a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	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.
			Staff Comments	<i>The internal parking access lane has been platted as "Parcel A" on the MID RVR Preliminary Plat. Open space benefitting MID RVR and a Blanket Public Utility Easement existing across all sublots have been specified on the Plat. As this lot is zoned as Business (B), and no setback minimums exist, there is no concern regarding setbacks and building envelope.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	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.
			Staff Comments	<i>The residential approaches, facing the site's interior, are serviced by a communal parking access lane. This lane does not appear to interfere with maintenance of any existing infrastructure.</i>

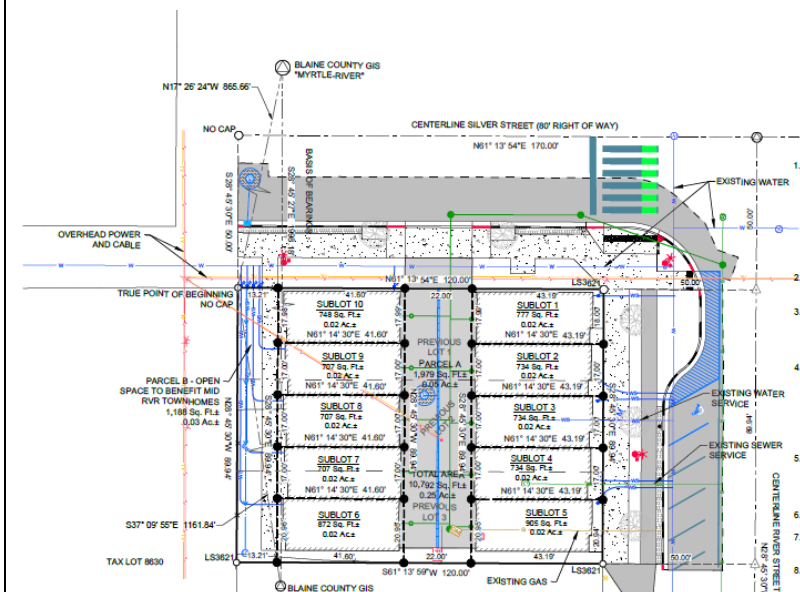
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	<i>The proposed parking access lane has been approved by the Fire Department and will be inspected for IFC compliance during the final plat inspections.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	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.
			Staff Comments	<i>The site plan for the parking access lane has been inspected by the Hailey Fire Department and appears to comply with all regulations set forth in the IFC and other applicable codes and ordinances.</i>

16.04.030: Sidewalks and Drainage Improvements

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"/>	A.	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.
			Staff Comments	<i>The Applicant is proposing comprehensive right-of-way improvements, including new sidewalks on the entirety of the property's Silver and River Street frontages, which currently do not exist. All property frontage along River Street will be developed according to the River Street Typical Section. In addition to sidewalks, improvements include enhancement of the existing separated bike lane, street trees, plantings, streetlights, a curb bulbout, and right-of-way parking spaces (5). One (1) catch basin/drywell feature for the right-of-way (Silver Street) is also proposed. All construction and installation will be completed according to City of Hailey standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			Staff Comments	<i>See Section 16.04.030(A) for further detail.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			Staff Comments	<i>No sidewalks currently exist along the property's Silver and River Street frontages. The proposed sidewalk along River Street will provide future connection to the River Street Typical Section/Mobility Corridor at its full implementation. Sidewalk proposed for Silver Street will offer residents of MID RVR's western-most townhouse block connection to River Street, with residents of nearby River Lane possibly utilizing the sidewalk connection as well. A separated bike path currently exists along the property's River Street frontage, but this pathway has only been constructed in its most basic form. This project will improve the pathway through landscape buffering, in addition to the installation of streetlights.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			Staff Comments	<i>The site is adjacent to Silver Street, a public street that is not a through street. Sidewalks have been proposed for Silver Street, facilitating future pedestrian connections.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			Staff Comments	<i>N/A – This is a Preliminary Plat Application for a new townhouse subdivision, this project involves more than a Lot Line Adjustment.</i>

16.04.040: Alleys and Easements

Compliant			Standards and Staff Comments	
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Yes	No	N/A	City Code	City Standards and Staff Comments
			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.
			Staff Comments	<i>While this project is located in the Business District (B), it is limited to a single parcel that does not span an entire block. Staff believe that construction of an alley is not feasible for this site, as it would require the re-platting/lot line vacations for five (5) adjacent parcels, each with different ownership. While an alley may benefit the area in the future, Staff do not wish to see this project pursue this at this time.</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.
			Staff Comments	<i>N/A – No alleys are planned at this time.</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.
			Staff Comments	<i>N/A – No alleys are planned at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			Staff Comments	<p><i>Alleys are not planned nor platted at this time. The proposed underground utilities are routed in the platted parking access lane, as well as across all sublots and parcels (Blanket Public Utility Easement, per Plat Note No. 6). East-facing units will have utilities installed from the River Street right-of-way.</i></p> <p><i>As noted in the Department Comments area of this Staff Report (Section 17.06.050), the four (4) water meter vaults in the northwest corner of the property will need to be separated, so that middle service lines can be properly accessed for maintenance and inspection. This request by the Water Division may result in the relocation of proposed water lines/meter vaults servicing the western units on the parcel. As noted in the Conditions of Approval for this Staff Report, connections from City water/wastewater are required to be approved by the Water/Wastewater Divisions, prior to Final Plat approval.</i></p>  <p>The diagram is a detailed site plan for the MID RVR Townhomes Subdivision. It shows a grid of sublots (1-10) and parcels (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z). The plan includes utility lines for water, sewer, gas, and power. It also shows the location of existing water and sewer services, and the proposed underground utilities. The plan is bounded by Silver Street to the north and River Street to the east. The plan includes various bearings and distances for the boundaries and utility lines. The plan also shows the location of the centerline of Silver Street (80' right of way) and the centerline of River Street (60' right of way). The plan includes a north arrow and a scale bar.</p>
<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

				<p>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.</p> <p>Staff Comments <i>N/A – Alleys are not planned for this parcel. However, the site’s internal parking access lane is planned to contain a trench drain and drywell. An additional drywell and catch basin are planned for the Silver Street right-of-way. Site drainage improvements appear to be appropriate for the site.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	<p>Dead-end alleys shall not be allowed.</p> <p>Staff Comments <i>N/A – The proposed design does not include a dead-end alley.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	<p>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.</p> <p>Staff Comments <i>The proposed plat includes:</i></p> <ul style="list-style-type: none"> • <i>A dedication of “Parcel A”, a private road parcel to be owned and maintained by the Home Owner’s Association. This represents the parking access lane mentioned throughout this Report. It shall be unbuildable and only allow vehicular and pedestrian access, ingress/egress, landscaping, and utilities.</i> • <i>A dedication of “Parcel B”, open space to be owned and maintained by the home owner’s association. It shall also be unbuildable, and only allow pedestrian access, ingress/egress, landscaping, and utilities.</i> • <i>A Blanket Public Utility Easement, existing across all sublots and Parcels.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>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:</p> <p>Staff Comments <i>See Section 16.04.040.A.7 for explanation.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>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.</p> <p>Staff Comments <i>The easements have been explained in the prior Section 16.04.040.A.7. There is no need for a river access easement, as this site does not border the Big Wood River.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>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 river bank 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</p>

				<p>applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p> <p><i>Staff Comments</i> <i>N/A – No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	<p>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.</p> <p><i>Staff Comments</i> <i>N/A, as the Applicant has confirmed that snow will be hauled from the site.</i></p>
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	<p>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.</p> <p><i>Staff Comments</i> <i>N/A – This subdivision and proposed plat involves an existing block. No new blocks are proposed.</i></p>
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	<p>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.</p> <p><i>Staff Comments</i> <i>The minimum lot size and width for townhouse sublots in the Business (B) and Townsite Overlay (TO) districts, according to Hailey Municipal Code, is 0 square feet and 0 feet. Additionally, townhouse units in the TO district are permitted to have 0-foot setbacks. Based on these parameters, lot size requirements for this project have been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<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><i>Staff Comments</i> <i>N/A, as Staff are amenable to the proposed lot arrangement.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet 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><i>Staff Comments</i> <i>N/A – The plat does not include any double frontage lots.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>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.</p> <p><i>Staff Comments</i> <i>N/A – Each of the proposed sublots are buildable.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	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.
			<i>Staff Comments</i>	<i>N/A – No flag lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	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.
			<i>Staff Comments</i>	<i>N/A, townhouse sublots are excluded from this requirement. The proposed development has frontage on the public street, River Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	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.
			<i>Staff Comments</i>	<i>Frontage has been maintained for Units 1-5, facing River Street. Units 6-10 have pedestrian frontage facing towards an undeveloped lot to the west. As this is a corner lot, and some degree of original lot orientation has been upheld, Staff are amenable to the proposed platting structure.</i>
16.04.070: Orderly Development				
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"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>The Applicant will be taking a staggered approach to complete the ten (10) units. Once building begins, months 1-4 will see the construction of Units 1-5, facing River Street. Months 5-12 will see the construction of Units 6-10, in addition to any other finishing steps necessary. The extension of City services and utilities through undeveloped land will be minimized with this approach. Official phasing for development is not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Agreement: 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.
			<i>Staff Comments</i>	<i>N/A – Neither the Applicant nor Staff are requesting that the proposed subdivision be phased.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Mitigation of Negative Effects: 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: a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space.

				e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			Staff Comments	<i>N/A, as no negative effects on the ability of service delivery, nor the compromising of quality for service delivery or the imposing of substantial additional public costs, is anticipated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	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: <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 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. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. The commission and council may require that any or all contiguous parcels be included in the subdivision.
			Staff Comments	<i>N/A – No contiguous parcels are proposed to be subdivided.</i>
16.04.080: Perimeter Walls, Gates, and Berms				
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"/>	16.04.080	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.
			Staff Comments	<i>N/A – No perimeter walls, gates, landscape berms, nor retaining walls are proposed.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
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"/>	A.	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.
			Staff Comments	<i>The site is exceptionally flat, and little alterations to topography are proposed. The addition of two (2) new drywells and one (1) new landscape drywell serve as response to the hydrology of the site. Interior site grading will direct water/snowmelt to a trench drain/drywell, and exterior site grading directs water/runoff away from the Units and towards vegetated areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1.	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.

			Staff Comments	<i>The City Engineer will determine whether a Soils Report is required for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	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: a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			Staff Comments	<i>A Grading/Site Improvement Plan has been submitted and is under review by the City Engineer. It appears to Staff that the Grading/Site Improvement Plan contains all necessary information.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms 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.
			Staff Comments	<i>Very little grading will be necessary as the site is relatively flat. That said, a Grading/Site Improvement Plan has been submitted and will be reviewed and approved by the City Engineer prior to issuance of a Building Permit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	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.
			Staff Comments	<i>N/A, as natural site conditions are well suited for development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	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.
			Staff Comments	<i>A permanent irrigation system is proposed for the site, servicing ninety-three (93) trees and one hundred and forty-four (144) grass/shrub/perennial clusters. 3,350 square feet of mulch ground cover is also proposed for the site. Revegetation of the site appears substantial, and the flat topography of the lot discourages erosion.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	Where cuts, fills or other excavation are necessary, the following development standards shall apply: a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. 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 & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. 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.

				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.
			<i>Staff Comments</i>	<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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	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.
			<i>Staff Comments</i>	<i>This Standard has been met. Please see section 16.04.020(I) for further detail.</i>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	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.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located adjacent to the Big Wood River nor its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located within the Hillside or Floodplain Hazard Overlay Districts.</i>
16.04.110: Parks, Pathways and Other Green Spaces				
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"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
			A. 1.	Parks:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1. a.	The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and

				<p>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>$P = x$ 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>
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> 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 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), 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. d) 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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	Private Green Space: 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.
			Staff Comments	<i>The Applicant shall address the maintenance of the outdoor shared space delineated by "Parcel B" on the Preliminary Plat, between Units 6-10 and the western property boundary in CC&R's for the subdivision. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	Neighborhood Park: 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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	Mini Park: 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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: 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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 5.	Pathway: 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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	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):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	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.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	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.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	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):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space 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"/>	G. 1.	Shall meet the minimum applicable requirements required by section 4.10.04 of this section.
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	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).
			<i>Staff Comments</i>	<i>The Applicant shall address the design and maintenance of the outdoor shared space in CC&R's for the subdivision. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	<i>Private green space proposed for the project will be used as an open space park area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.

			Staff Comments	<i>The Applicant shall address the design and maintenance of the outdoor shared space in CC&R's for the subdivision. This has been made a Condition of Approval.</i>
			H.	In-Lieu Contributions:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 1.	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.
			Staff Comments	<i>Staff and the Applicant have discussed the full range of possibilities for park/pathway improvements, versus in-lieu fee contribution. Based on identified park and pathway needs, and the impact of ongoing development on identified projects, the Applicant has opted to offer voluntary cash contributions in lieu of Park land and/or pathway development. Staff are working internally with the Applicant to develop the specific in-lieu cash amount.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 2.	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.
			Staff Comments	<i>Please reference Section 16.04.110(H)1 for further detail. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 3.	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.
			Staff Comments	<i>Please reference Section 16.04.110(H)1 for further detail. No Park improvement cost will be applied, as this project is in the Business (B) district.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 4.	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 improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			Staff Comments	<i>Please reference Section 16.04.110(H)1 for further detail.</i>
16.05: Improvements Required:				
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"/>	16.05.010	Minimum Improvements Required: 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.
			Staff Comments	<i>The Applicant plans to construct the infrastructure that is necessary for municipal services, if the project is approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: 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.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: 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.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: 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.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: 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.
			<i>Staff Comments</i>	<i>This standard shall be met, has been made a Condition of Approval, and will be reevaluated at final design, prior to Final Plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Street Cuts: 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)
			<i>Staff Comments</i>	<i>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.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Signage: 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.
			<i>Staff Comments</i>	<i>The Applicant plans to install street signage at the corner of Silver and River, as well as “Reserved Parking” signage for the ADA parking stall, proposed for the River Street right-of-way improvements. Submitted civil plans show signage to be installed to City of Hailey Standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: 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.

			Staff Comments	<i>Three (3) streetlights are proposed for right-of-way improvements for the project. All streetlights installed shall meet all requirements of Chapter VIII B of the Hailey Municipal Code. This has been made a Condition of Approval.</i>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	Sewer Connections: 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.
			Staff Comments	<i>Staff have no concerns or issues with the proposed sewer connections at this time. Connections will be revisited at final design, prior to Final Plat approval. Please see Department Comments in Section 17.06.050 of this Report for further detail.</i>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Requirements: 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.
			Staff Comments	<i>Water Division Staff shared concern over the location of certain features in relation to water lines, as well as the configuration of water meter vault clusters. Please see Department Comments in Section 17.06.050 of this Report for further detail.</i> <i>Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			Staff Comments	<i>N/A, as no alleys exist in conjunction with this site.</i>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	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)
			Staff Comments	<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.</i>
16.05.060: Utilities				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.060	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.
			<i>Staff Comments</i>	<i>N/A, as no new streets or alleys are proposed for this project.</i>
16.05.070: Parks, Green Space				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.070	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.
			<i>Staff Comments</i>	<i>See Section 16.04.110 for further detail.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	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.
			<i>Staff Comments</i>	<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.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	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 engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Staff Comments</i>	<i>This standard will be 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 Developer is preferred over bonding.</i>
16.05.100: As Built Plans and Specifications				
<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.</i>
16.08: Townhouses:				
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"/>	16.08.010	Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)

			Staff Comments	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.020	Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)
			Staff Comments	<i>Vehicular access on the proposed plat directly leads to the townhouse units, where garages can be assumed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			Staff Comments	<i>In the Downtown Residential Overlay (DRO) district, each unit is required to provide one (1) onsite parking space. The Applicant has submitted a concurrent Design Review Application, which shows ten (10) townhouse units that each include one (1), attached one-car garage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC, and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			Staff Comments	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			Staff Comments	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)
			Staff Comments	<i>This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.070	Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			Staff Comments	<i>N/A. No conversion of units is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080	Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)
			Staff Comments	<i>N/A, as this project does not include cottage townhouse units.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.11.010	Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or

				injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only those exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			Staff Comments	<i>N/A. No conditions exist that would require such action.</i>

Summary and Suggested Conditions: The Commission shall review the Preliminary Plat Application and continue the public hearing, approve, conditionally approve, or deny the Application. If approved, the Final Plat Application will be forwarded to the Hailey City Council for review.

The following are suggested Conditions of Approval for this Application:

- a) All Fire Department and Building Department requirements shall be met.
- b) 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. The Applicant shall attain permits for the installation of all drywells.
 - ii. The Applicant shall receive Public Works Division approval on streetlight placement, prior to Final Plat approval.
 - iii. The Applicant shall purchase and install a new meter vault, suitable for site use and capacity.
 - iv. The Applicant shall re-submit a site plan that shows separation, approved by the Water Division Manager, of the four (4) meter vaults located in the northwest corner of the property.
 - v. 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.
 - vi. All streetlights installed shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
 - vii. The installer of the sewer shall be responsible for redirecting flow of sewer contents when they tap into the mainline for the new manhole on the existing sewer line.
- c) 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.
- d) Drainage facilities, grading, driveways, and utility easements shall be reviewed and approved by the City Engineer prior to Final Plat approval.
- e) Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval.
- f) The proposed access lane shall be dedicated as unbuildable and managed by the HOA.

- g) The Applicant shall address the maintenance of the outdoor shared space delineated by “Parcel B” on the Preliminary Plat, between Units 6-10 and the western property boundary in CC&R’s for the subdivision.
- h) All improvements within the public right-of-way shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- i) The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process.
- j) The Final Plat must be submitted within three (3) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
- k) Any application and/or subdivision inspection fees due shall be paid prior to recording the Final Plat.

Motion Language:

Approval: Motion to approve a Preliminary Plat Application by CK Property Group, LLC, represented by Opal Engineering and Pivot North, wherein one (1) lot is subdivided into ten (10) sublots for a townhouse development, located along the public streets of Silver Street and River Street within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts, finding that the application meets all City Standards, and that Conditions (a) through (k) are met.

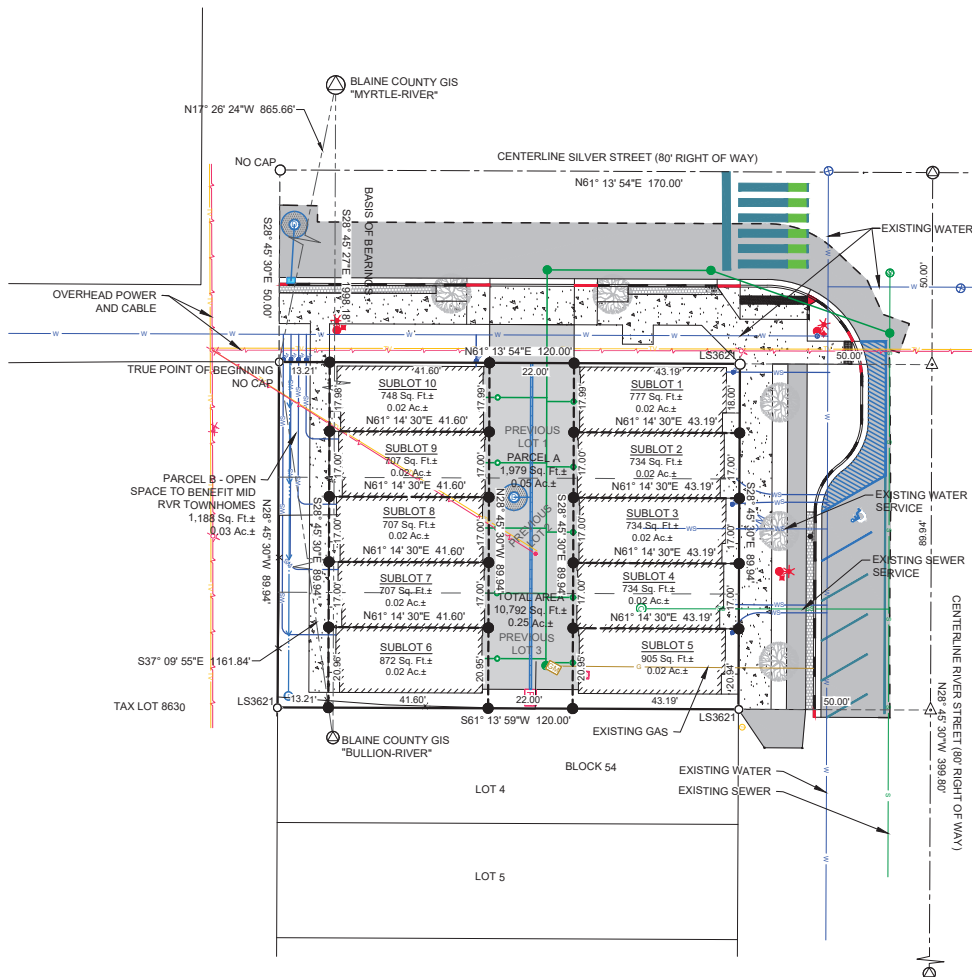
Denial: Motion to deny a Preliminary Plat Application by CK Property Group, LLC, represented by Opal Engineering and Pivot North, wherein one (1) lot is subdivided into ten (10) sublots for a townhouse development, located along the public streets of Silver Street and River Street within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts, finding that _____ [the Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [the Council should specify a date].

A PLAT SHOWING MID RVR TOWNHOMES

WHEREIN LOTS 1, 2, & 3, BLOCK 54, HAILEY TOWNSITE, ARE CONVERTED INTO TOWNHOME SUBLOTS AS SHOWN HEREON
LOCATED WITHIN SECTION 9, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
NOVEMBER 2023

SCALE: 1" = 20'



LEGEND

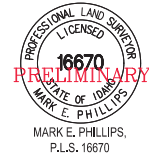
	Property Line
	Proposed Sublot Line
	Adjoiner's Lot Line
	Previous Lot Line
	Centerline of Right of Way
	GIS Tie Line
	Survey Tie Line
	Found Aluminum Cap on 5/8" Rebar
	Found 5/8" Rebar
	Found 1/2" Rebar
	5/8" Rebar, to be Set
	Calculated Point (Nothing Set)

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found during the boundary retracement of Lots 1, 2, & 3, Block 54, Hailey Townsite, and replat said property to create Sublots 1-10, Mid RVR Townhomes, as shown hereon. The boundary shown is based on found Centerline Monuments, found Lot Corner Monuments, and the Map of Hailey, as shown on the Record of Survey showing Lots 1, 2, & 3, Block 54, Hailey Townsite, Instrument Number 700094, records of Blaine County, Idaho. An additional document used in the course of the survey was the Record of Survey showing Lots 9 & 10, Block 53, Hailey Townsite, Instrument Number 668896, records of Blaine County, Idaho. All found monuments have been accepted.
2. The distances shown are measured. Refer to the above referenced documents for the previous record data.
3. This survey does not claim to reflect any of the following, which may be applicable to the subject real property, including but not limited to: Building Setbacks, Ditches, Easements, Encroachments, Natural Hazards, Covenants, Conditions, and Restrictions, Subdivision Restrictions, Wetlands, Zoning or any other Land Use Regulation.
4. A Lot Book Guarantee for Lots 1, 2, & 3, Block 54, Hailey Townsite has been issued by Stewart Title Guaranty Company, File Number 2324982, with a Commitment Date of March 31, 2023. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said policy. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of the specific documents listed in said policy is required, if further information is desired.
5. All owners shall have mutual Reciprocal Easements for water, cable TV, sewage, telephone, and electrical lines over, under, and across their sublots for repair, maintenance, and replacement thereof, subject to any restoration of the easement premises for any damage resulting from such repair or replacement.
6. A Blanket Public Utility Easement exists across all sublots and Parcels.
7. Declaration of Covenants, Conditions, and Restrictions for the Mid RVR Townhomes is recorded under Instrument Number _____, records of Blaine County, Idaho.
8. Refer to the Civil Engineering plans for specific information about proposed infrastructure improvements associated with the project.
9. Parcel A shall be dedicated as a private road parcel to be owned and maintained by the Home Owner's Association. Parcel A shall be unbuildable and only allow vehicular and pedestrian access, ingress/egress, landscaping, and utilities.
10. Parcel B shall be dedicated as open space to be owned and maintained by the home owner's association. Parcel B shall be unbuildable and only allow pedestrian access, ingress/egress, landscaping, and utilities.
11. The current zoning of the subject property is Business (B), in the Townsite Overlay (TO), and Downtown Residential Overlay (DRO). Refer to the City of Hailey Zoning Ordinance for specific information about this zone.

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central District Health Dept., EHS



A PLAT SHOWING
MID RVR TOWNHOMES
1 OF 2
PROJECT: 2023-84
PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/22/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Consideration of a City-Initiated Text Amendment, and associated Ordinance No. _____, an Ordinance amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses within Zoning District, Chapter 17.06: Design Review, and Chapter 17.07: Supplementary Location and Bulk Requirements, to clarify certain landscaping requirements for nonresidential, multifamily, and mixed-use buildings; include provisions for deck setbacks; and modernize various Design Review Standards for certain zoning districts.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 17
(IFAPPLICABLE)

BACKGROUND: City Staff have prioritized minor code amendments since 2021. To continue to build upon this effort, City Staff are requesting to amend various Sections of the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses within Zoning Districts, Chapter 17.06: Design Review, as well as Chapter 17.07: Supplementary Location and Bulk Requirements, to better clarify and “clean-up” Code, as well as encourage consistent regulations city-wide. Said amendments are based on three (3) distinct yet interrelated needs, identified by both Staff and the Hailey Planning and Zoning Commission in various Public Hearings and associated discussions. These needs are as follows:

- A need for modernization in Chapter 17.06.080: Design Standards, as it relates to building design and landscaping requirements for nonresidential, multi-family, mixed-use buildings, and development within the Light Industrial (LI) Zoning District.
- A need for uniformity across Title 17 in certain Design Standards (namely, minimum tree caliper size requirements).
- A need for clarity for certain building permits and setback requirements (namely, deck features – which are commonly included in new residential and remodeling projects but are not explicitly addressed in Hailey Municipal Code).

On November 20, 2023, the Planning and Zoning Commission recommended for approval by the Hailey City Council the proposed amendments as expressly described in the attached draft Ordinance.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Caselle # _____	YTD Line-Item Balance \$ _____
Budget Line Item # _____	Estimated Completion Date: _____
Estimated Hours Spent to Date: _____	Phone # 788-9815 #2015
Staff Contact: Robyn Davis	

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 approve and conduct a first reading of an Ordinance, Ordinance No. _____, amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses within Zoning District, Chapter 17.06: Design Review, and Chapter 17.07: Supplementary Location and Bulk Requirements, to clarify certain landscaping requirements for nonresidential, multifamily, and mixed-use buildings; include provisions for deck setbacks; and modernize various Design Review Standards for certain zoning districts, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, and read by title only.



STAFF REPORT
Hailey City Council
Regular Meeting of January 22, 2024

To: Hailey City Council
From: Emily Rodrigue, Community Development City Planner, Resilience Planner

Overview: Consideration of a City-Initiated Text Amendments to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses Within Zoning Districts, Chapter 17.06: Design Review, and Chapter 17.07: Supplementary Location and Bulk Requirements, to provide design standard modernizations and new provisions for nonresidential, multi-family, and/or mixed use buildings, as these standards and provisions relate to site planning, building design, and landscaping; to create uniformity in design standards for the Hailey Municipal Code as it relates to minimum tree caliper size; and to include “decks” of any size as a qualifying attached accessory structure, subject to building permit and setback requirements.

Hearing: January 22, 2024

Applicant: City of Hailey (Community Development)

Notice: Notice for the public hearing was published in the Idaho Mountain Express as on January 2, 2024 and mailed to public agencies on January 2, 2024.

Background: At the November 20, 2023 Planning and Zoning Meeting, City Staff from the Community Development Department requested to amend various Sections of the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses within Zoning Districts, as well as Chapter 17.06: Design Review. The proposed amendment seeks to clarify and “clean-up” Code, as well as encourage consistent regulations city-wide. They are based on three (3) distinct yet interrelated needs, identified by both Staff and the Hailey Planning and Zoning Commission in various Public Hearings and associated discussions. These needs are as follows:

- A need for modernization in Chapter 17.06.080: Design Standards, as it relates to building design and landscaping requirements for nonresidential, multi-family, mixed-use buildings, and development within the Light Industrial (LI) Zoning District.
- A need for uniformity across Title 17 in certain Design Standards (namely, minimum tree caliper size requirements).
- A need for clarity for certain building permits and setback requirements (namely, deck features – which are commonly included in new residential and remodeling projects, but are not explicitly addressed in Hailey Municipal Code).

In addressing each of these identified needs, greater benefits can be realized for the citizens of Hailey in areas such as public and environmental health, safety and general welfare, land use efficiency, and the conservation and protection of property and property values. Each of these facets of community

development directly relates to the stated purpose of Title 17: Zoning Regulations, of the Hailey Municipal Code.

The Planning and Zoning Commission was in broad support of the proposed amendment, although they agreed that the proposed change to Hailey Municipal Code, Section 17.04H.060: Additional Regulations, regarding minimum tree planting requirements based on lot size in the LI District, should be revised to reflect an allowance for planting all tree types – not only limiting developers to only planting evergreen trees. While the Commission understood the rationale for expanding tree planting requirements in the LI District, they expressed their desire to allow developers the flexibility to choose the tree species that aligned with the unique needs and contexts of each specific site.

Staff ultimately agreed with the Commission’s recommendation, and the final Text Amendment language reflects this adjustment. No other adjustments were made to the Text Amendments, as they were proposed at the November 20, 2023 Public Hearing.

Proposed Amendment: Section 17.04H.060 (C)

If adopted, the underlined text would be added, and the ~~stricken~~ text removed, within Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses within Zoning Districts, Section 17.04H: Article H. Light Industrial District (LI)

Section 17.04H.060: Additional Regulations:

C. Landscaping: Landscaping shall be provided and maintained on all lots. Landscaping shall include a minimum of one (1), two-and-one-half inch (2 ½”) caliper tree for every two thousand (2,000) square feet of lot size. A mix of native shrubs, grasses, and/or flowers, and a ground cover of decorative mulch, bark, and/or rock shall also be integrated onsite. Turf/lawn is prohibited in the LI District. Berm-building along street frontages is encouraged.

D. Screening: Landscape screening shall be provided and maintained along the entirety of all LI property lines in the required yards adjacent to the RGB, GR, LR, and TN zoning districts ~~to protect these areas from undue intrusion of noise, light, odors and other influences.~~ Such landscape screening shall, at a minimum, consist of:

1. A hedge, berm, solid wall or solid fence not less than five feet (5’) nor more than six feet (6') in height, with a row of trees, a minimum of 2 ½” caliper in size, planted adjacent to said hedge, berm, solid wall or solid fence, and interior to the lot line. Trees that have been incorporated onsite and utilized as landscape screening may be credited towards the minimum tree count requirements for the lot based on square footage.
2. ~~One row of evergreen trees placed no further apart than twenty feet (20’); and~~
3. ~~Lawn.~~ Low growing evergreen shrubs, evergreen or pollinator-friendly plantings, xeriscape plantings, and/or native bunch grasses ground cover on the balance of the yard along lot lines adjacent to RGB, GR, LR, and TN Districts are also encouraged. (Ord. 1191, 2015)

Proposed Amendment: Section 17.06.080 (A) 1b

If adopted, the underlined text below would be added, and the ~~stricken~~ text removed, within Title 17: Zoning Regulations, Chapter 17.06: Design Review, Section 17.06.080: Design Standards:

Section 17.06.080: Design Standards:

1. Site Planning:

b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than six-inch (6") caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the tree guide and shall be a minimum of two-and-a-half inch (2 ½") ~~four inch (4")~~ caliper.

Proposed Amendment: Section 17.06.080 (A) 2c

If adopted, the underlined text below would be added, and the ~~stricken~~ text removed, within Title 17: Zoning Regulations, Chapter 17.06: Design Review

Section 17.06.080: Design Standards:

2. Building Design:

c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction. Site planning shall include designated seating areas, picnic tables, pavilions, or other amenities that provide usable spaces for employees and pedestrians alike.

Proposed Amendment: Section 17.07.010 (H) 2

If adopted, the underlined text below would be added, and the ~~stricken~~ text removed, within Title 17: Zoning Regulations, Chapter 17.07: Supplementary Location and Bulk Requirements

Section 17.07.010: Supplementary Yard Setback Requirements:

H. Accessory Structures:

2. Attached Accessory Structures: Attached accessory structures, regardless of size, are required to have a building permit and shall comply with the required setbacks of the zoning district within which it is located. Unenclosed features of a residence (e.g., decks without walls, front porches, and/or stoops) attached to residential units are considered attached accessory structures.

3. Unenclosed features of residence (e.g., decks without walls, front porches, and/or stoops) shall be no closer than five feet (5') to the lot line. Such features do not include carports.

Standards of Review:

Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

1. **The proposed amendment is in accordance with the comprehensive plan;**
2. **Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;**
3. **The proposed uses are compatible with the surrounding area; and**
4. **The proposed amendment will promote the public health, safety and general welfare.**

1. The proposed amendment is in accordance with the comprehensive plan;

The Comprehensive Plan articulates the importance of maintaining a diverse community forest. The creation of the Hailey Tree Committee and adoption of, “an ordinance that recognizes the significance of our urban and native forest habitats and the connection between the two habitats, to preserve our urban forest resource was adopted by the City Council in 2008; this ordinance was codified as Section 12.20 of the Municipal Code” as outlined in the Comprehensive Plan, speaks to the benefit of the proposed text amendments for Section 17.04H.060 and Section 17.06.080. Each of the measures proposed (minimum tree count requirement based on lot size in the LI District; uniform tree caliper size requirement for nonresidential, multi-family, or mixed-use projects) is expected to build a more diverse and resilient urban forest, especially amongst parcels and/projects in Hailey with a significant built environment.

Additionally, the Comprehensive Plan outlines goals for Community Design. Goal 11.1 states, “Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods”. Each of the proposed amendments supports outcomes that address the human scale of development, increase aesthetics for projects and character of different neighborhoods, and encourage positive interaction among members of the community.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

The proposed amendments will not create excessive additional requirements at public cost for services. The amendments are intended to enhance on-site landscaping standards for nonresidential, multi-family, and/or mixed-use projects, not including street trees or right of way improvements. The amendment addressing building permit and setback requirements for deck features has the potential to decrease the need for public services, specifically for staff time dedicated to responding to noncompliance complaints and violation notices for decks.

3. The proposed uses are compatible with the surrounding area; and

The proposed uses are compatible with the surrounding area and other areas throughout Hailey. Clarifying deck feature requirements for Building Permits and setbacks will ensure Staff review for all deck-related projects, minimizing negative impact to adjacent properties before construction occurs. Enhancing and clarifying landscaping requirements for nonresidential, multi-family, and mixed-use projects will help achieve a greater balance between the built environment and natural settings within each parcel, as well as support more ecological and aesthetic compatibility across parcels and Zoning Districts.

4. The proposed amendment will promote the public health, safety and general welfare.

The amendments recommended are consistent with the Hailey Comprehensive Plan, and will benefit public health, safety, and general welfare in numerous ways. Clarifying deck feature requirements will minimize setback encroachments between properties, as well as ensure the structural integrity of deck features in Hailey through the requirement of a Building Permit. Enhanced building and landscaping design requirements for nonresidential, multi-family, and mixed-use projects will provide increased outdoor access, increased shading, increased CO² capture, increased ground water retention and flooding resilience, decreased surface temperatures, and decreased overall water

resource needs. Each of these outcomes helps achieve greater public health, safety, and general welfare.

Motion Language:

Approval: I move to approve and conduct a first reading of an Ordinance, Ordinance No. _____, amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses Within Zoning Districts, Chapter 17.06: Design Review, and Chapter 17.07: Supplementary Location and Bulk Requirements, to provide design standard modernizations and new provisions for nonresidential, multi-family, and/or mixed use buildings, as these standards and provisions relate to site planning, building design, and landscaping; to create uniformity in design standards for the Hailey Municipal Code, as it relates to minimum tree caliper size; and to include “decks” of any size as a qualifying attached accessory structure, subject to building permit and setback requirements, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, and read by title only.

Denial: Motion to deny recommendation of the attached revisions to Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses Within Zoning Districts, Chapter 17.06: Design Review, and Chapter 17.07: Supplementary Location and Bulk Requirements, finding that _____ [the Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [the Council should specify a date].

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, TITLE 17: ZONING REGULATIONS, CHAPTER 17.04: ESTABLISHMENT, PURPOSES, AND USES WITHIN ZONING DISTRICTS, CHAPTER 17.06: DESIGN REVIEW, AND CHAPTER 17.07: SUPPLEMENTARY LOCATION AND BULK REQUIREMENTS, TO PROVIDE DESIGN STANDARD MODERNIZATIONS AND NEW PROVISIONS FOR NONRESIDENTIAL, MULTI-FAMILY, AND/OR MIXED USE BUILDINGS, AS THESE STANDARDS AND PROVISIONS RELATE TO SITE PLANNING, BUILDING DESIGN, AND LANDSCAPING; TO CREATE UNIFORMITY IN DESIGN STANDARDS AS IT RELATES TO MINIMUM TREE CALIPER SIZE; AND TO INCLUDE “DECKS” OF ANY SIZE AS A QUALIFYING ATTACHED ACCESSORY STRUCTURE, SUBJECT TO BUILDING PERMIT AND SETBACK REQUIREMENTS; 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 Hailey City Council has found that the following addition to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the proposed updates will expand sustainable landscaping practices for nonresidential, multi-family, and mixed-use developments; and

WHEREAS, the proposed amendments relative to landscaping and outdoor site design will enhance the provisioning of ecosystem services across Zoning Districts in Hailey; and

WHEREAS, the proposed updates for building design will create new spaces for outdoor access and social engagement; and

WHEREAS, the proposed updates will offer greater clarity on procedural requirements for attached accessory structures; and

WHEREAS, the Hailey City Council has determined that the above-mentioned amendments are appropriate amendments; and

WHEREAS, the text addition set forth in 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. Title 17: Zoning Regulations is hereby modified by the addition of the underlined language, as follows:

Chapter 17.04: Establishment, Purposed, and Uses within Zoning Districts
Article H: Light Industrial District (LI):

Section 17.04H.060: Additional Regulations:

C. Landscaping: Landscaping shall be provided and maintained on all lots. Landscaping shall include a minimum of one (1), two-and-one-half inch (2 ½") caliper tree for every two thousand (2,000) square feet of lot size. A mix of native shrubs, grasses, and/or flowers, and a ground cover of decorative mulch, bark, and/or rock shall also be integrated onsite. Turf/lawn is prohibited in the LI District. Berm-building along street frontages is encouraged.

D. Screening: Landscape screening shall be provided and maintained along the entirety of all LI property lines in the required yards adjacent to the RGB, GR, LR, and TN zoning districts ~~to protect these areas from undue intrusion of noise, light, odors and other influences.~~ Such landscape screening shall, at a minimum, consist of:

1. A hedge, berm, solid wall or solid fence not less than five feet (5') nor more than six feet (6') in height, with a row of trees, a minimum of 2 ½" caliper in size, planted adjacent to said hedge, berm, solid wall or solid fence, and interior to the lot line. Trees that have been incorporated onsite and utilized as landscape screening may be credited towards the minimum tree count requirements for the lot based on square footage.
- ~~2. One row of evergreen trees placed no further apart than twenty feet (20'); and~~
- ~~3. Lawn.~~ 2. Low growing evergreen shrubs, evergreen or pollinator-friendly plantings, xeriscape plantings, and/or native bunch grasses ground cover on the balance of the yard along lot lines adjacent to RGB, GR, LR, and TN Districts are also encouraged.
(Ord. 1191, 2015)

Chapter 17.06: Design Review

Section 17.06.080: Design Standards:

A. Nonresidential, Multi-Family Or Mixed-Use Building: The following design standards apply to any nonresidential, multi-family or mixed-use building located within the city of Hailey:

1. Site Planning:

- b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than six-inch (6") caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the tree guide and shall be a minimum of two-and-a-half inch (2 ½") ~~four inch (4")~~ caliper.

Section 17.06.080: Design Standards:

2. Building Design:

- c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction. Site planning shall include designated seating areas, picnic tables, pavilions, or other amenities that provide usable spaces for employees and pedestrians alike.

Chapter 17.07: Supplementary Location and Bulk Requirements

Section 17.07.010: Supplementary Yard Setback Requirements:

H. Accessory Structures:

2. Attached Accessory Structures: Attached accessory structures, larger than 120 square feet in size, are required to have a building permit and shall comply with the required setbacks of the zoning district within which it is located. Unenclosed features of a residence (e.g., decks without walls, front porches, and/or stoops) attached to residential units are considered attached accessory structures).

3. Unenclosed features of residence (e.g., decks without walls, front porches, and/or stoops) shall be no closer than five feet (5') to the lot line. Such features do not include carports.

Section 2. 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 _____, 2024.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/22/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Conduct 3rd Reading of Ordinance No. 1336, and approve the associated Summary of Ordinance No. 1336, an Ordinance approving the City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces to modify/create definitions and standards for detached townhouse and cottage housing developments.

AUTHORITY: ID Code IAR _____ City Ordinance/Code: Title 17, Zoning Code

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: The proposed Text Amendment, approved by the City Council on December 11, 2023, was proposed to allow for, modify, clarify, and/or create code around detached townhouse and cottage housing developments in the City of Hailey, and further, is a continuation of Hailey’s efforts to provide diverse housing opportunities – market rate or otherwise – to the community. The proposed Text Amendment seeks to allow for detached townhouses and cottage housing developments within various residential zoning districts city-wide. Staff concurs that detached townhouses and cottages, like that of ADUs and THOWs, can be woven into the existing built environment and character of Hailey’s residential zoning districts without detracting from Hailey’s charm. Detached townhouses and cottage housing developments further present new housing types with benefits that expand beyond those of ADUs, THOWs, multifamily, and traditional single-family style dwellings, further noted in the attached Staff Report and Draft Ordinance.

The Hailey City Council approved and conducted a first reading of Ordinance No. 1336 on December 11, 2023. The Planning and Zoning Commission conducted a workshop on May 15, 2023, an initial public hearing on June 30, 2023, and a second public hearing on August 21, 2023, in all of which the Commission provided input to guide this code amendment. The Commission recommended for approval by the Hailey City Council the proposed amendment on November 6, 2023. The Commission’s feedback from previous hearings, as well as Staff and public input, have been incorporated into the attached document. The draft code amendment identifies and establishes a new, diverse housing opportunity in Hailey, to which new standards for small scale cottage dwelling units and detached townhouse units have been developed. Further, it clarifies when design review regulations are applicable, and it strives to ensure that the code results in desired development outcomes with an efficient, predictable process by clarifying definitions and standards.

Attachments:

- Approved Ordinance
- Summary of Approved Ordinance

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ Caselle # _____
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: (IF APPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Conduct a third reading of Ordinance No. 1336, and approve the associated Summary for Ordinance No. 1336, an Ordinance amending the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces.

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 # _____

HAILEY ORDINANCE NO. 1336

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLES 16 AND 17 OF THE HAILEY MUNICIPAL CODE, INCLUDING CHAPTERS 16.01: DEFINITIONS, TO PROVIDE CLARITY AND ADD NEW DEFINITIONS; 16.04: DEVELOPMENT STANDARDS, TO REFINE AND CLARIFY VEHICULAR ACCESS STANDARDS, AND PARK CONTRIBUTION REQUIREMENTS; 16.08: TOWNHOUSES, TO CHANGE THE TITLE AND SUBSECTIONS TO INCORPORATE COTTAGE DEVELOPMENT; 17.02: DEFINITIONS, TO PROVIDE CLARITY AND ADD NEW DEFINITIONS; 17.05: OFFICIAL ZONING MAP AND DISTRICT USE MATRIX, TO ADD AND CLARIFY LAND USE ZONING AND BULK REQUIREMENTS FOR DETACHED TOWNHOUSE AND COTTAGE DEVELOPMENTS, AND DWELLING UNITS; 17.06: DESIGN REVIEW, TO ADD DESIGN STANDARDS FOR DETACHED TOWNHOUSE AND COTTAGE DEVELOPMENTS; AND 17.09: PARKING AND LOADING SPACES, TO APPLY EXISTING STANDARDS TO DETACHED AND COTTAGE TOWNHOUSE DEVELOPMENTS; 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 Commission and Council have determined that municipal code changes which expand housing opportunities in Hailey are a priority;

WHEREAS, the Commission and Council have found that the existing standards for multi-family and townhouse development may not lead to desired comprehensive plan outcomes;

WHEREAS, the changes proposed will address supplemental design and quality of life with the intent of reinforcing the following statements and goals contained within the Comprehensive Plan:

1. Natural Resources, Energy and Air Quality
 - a. Promote energy conservation: The City has set goals to increase the energy efficiency of buildings within the city to 10% above current Idaho State adopted energy code.
2. Recreation, Parks, and Lands
 - a. Create and maintain an interconnected system of parks, recreational facilities, trails green spaces, and natural lands in order to provide diverse recreation opportunities for Hailey residents within $\frac{1}{4}$ to $\frac{1}{2}$ mile of the greatest number of residents.
3. Land Use, Population, and Growth Management
 - a. The City seeks to accommodate population growth through a balanced combination of two means, with one being “infill” development or redevelopment of existing land within the current City limits in accordance with existing zoning and density allowances without necessitating the use of density bonuses or waivers, and “expansive” development due to the annexation of new land into the City and/or density increases relating to PUD bonuses and/or zoning amendments.
 - b. Land Use Implications of Population Growth Scenarios: Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small-town character are concerns associated with unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth.
 - c. Lessen dependency on the automobile.

4. Demographics, Cultural Vitality, Social Diversity, and Well-Being
 - a. Social Diversity and Social Well-Being: Sustainable communities offer equal opportunity, social harmony, and mutual respect for a diverse population. Diversity means an inclusive community of people with varied human characteristics, ideas, and worldviews and whose interactions both benefit and challenge each other to grow.
 - b. While many factors influence both the existence and perception of discrimination and unequal treatment, income is an important element, as are education, occupational status, and life expectancy.
5. Housing
 - a. Affordable housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive housing is available, employees can better be recruited and retained.
 - b. The ongoing local spending and taxes generated because of homes being occupied by the working community are significant.
 - c. Productivity of the workforce improves when commutes are shortened.
 - d. Long commutes are not only costly to the workers, but to the environment as well. Carbon emissions are reduced, and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt.
 - e. Many social benefits are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity.

WHEREAS essential public facilities and services are available to detached and cottage townhouse development without excessive public cost;

WHEREAS the proposed detached townhouse and cottage development uses are compatible with surrounding areas and Zoning Districts where townhouse and cottage developments are permitted; and

WHEREAS the text set forth in this ordinance will promote public health, safety, and general welfare by addressing ongoing and outstanding housing needs.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Chapter 16.01, Definitions, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

COMMON OPEN SPACE: A shared landscaped area, or areas, meeting the requirements of Sections 16.04.110.D.1 and 17.06.080.F when incorporated within a cottage development.

DRIVEWAY: A way or means of vehicular access to a single building, or buildings, per the requirements of Section 16.04.020.M, Driveways.

PARKING ACCESS LANE: A way or means of vehicular access and pedestrian approach for all uses to provide access to an off street parking lot from a public or private street into private property from and to off-street parking.

TOWNHOUSE DEVELOPMENT: Refer to Section 17.02, Definitions, for a detailed definition. -A multi-family residential project consisting of two (2) or more townhouse dwelling units, where permitted under the Hailey zoning ordinance, which may be constructed as either or both one or both of the following:

- A. Building(s) containing two (2) or more townhouse dwelling units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse subplot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.
- B. "Cottages", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.

TOWNHOUSE OR COTTAGE SUBLLOT: The lot resulting from platting a residential townhouse or cottage development. Townhouse or cottage sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse or cottage dwelling unit", as defined in Title 17, Chapter 2, Definitions. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse subplot, except as otherwise permitted herein

TOWNHOUSE DWELLING UNIT: Refer to Section 17.02, Definitions, for a detailed definition. A dwelling including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, located in a townhouse development on a platted townhouse subplot.

Section 2. Chapter 16.04, Development Standards, Sections 16.04.020.L - N, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

L. Private Streets:

1. 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, Peri-Urban Agricultural 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 thirty-six feet (36'), shall be constructed to all other applicable City standards including paving, and shall be maintained by an owners' association.
2. Private streets, wherever possible, shall provide interconnection with other public streets and private streets.

3. The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C of this chapter. 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.
4. 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.
5. Private streets shall have adequate and unencumbered ten foot (10') 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.
6. Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest 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 title 17, chapter 17.09 of this Code. The dimension of guest/overflow parking spaces shall ~~be no less than ten feet by twenty feet (10' x 20') if angle parking, or ten feet by twenty four feet (10' x 24') if parallel.~~ meet the parking standards of section 17.09.030, On Site Parking Dimension. Guest/overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or other all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.

M. Driveways:

1. Number of units served by one (1) driveway:
 - a. Single-family dwelling units: Driveways may provide access to not more than two (2) ~~residential~~ single-family 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. Townhouse and cottage dwelling units: Driveways may provide access to not more than four (4) townhouses or cottage dwelling units. Where a townhouse development will have sublots fronting a street, not more than one (1) additional townhouse subplot accessed by a driveway may be created to the rear of each subplot. All driveways shall meet the applicable requirements of the fire and building codes, as adopted by the City of Hailey.
2. Driveways shall be constructed with an all-weather surface and shall have the following maximum ~~minimum~~ roadway widths:
 - a. Accessing one residential unit: twenty feet (20'); ~~Twelve feet (12')~~;
 - b. Accessing two (2) or more residential units: thirty feet (30'). ~~Sixteen feet (16')~~.

No portion of the required fire lane width of any driveway may be utilized for parking, aboveground utility structures, dumpsters or other service areas, snow storage or any other obstructions.

3. Driveways longer than one hundred fifty feet (150') must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
4. Driveways accessing more than one residential dwelling unit shall be maintained by an owners' association, or in accordance with a plat note.
5. 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.
6. 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.
7. Driveways shall not be named.

- N. Parking Access Lane: Multi-family, townhouse developments of greater than four (4) dwelling units, and cottage developments may be served by a 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.

Cottage developments: Cottage developments shall be served by no more than one (1) parking access lane on each public street frontage.

Section 3. Chapter 16.04, Development Standards, Section 16.04.110, Parks, Pathways, and other Green Spaces, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

- A. Parks And Pathways: Unless otherwise provided, every subdivision shall set aside a park and/or pathway(s) in accordance with standards set forth herein.

1. Parks:

- a. The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sublots 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:

$$P = x \text{ multiplied by } .0277$$

"P" is the parks contribution in acres

"x" is the number of single-family lots, residential townhouse sublots 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, sublots and units possible within the subdivision based on current zoning regulations.

- 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 seventy five percent (75%), but in no event shall the area required for a park/cultural space exceed seventeen and one-half percent (17.5%) of the area of the lot(s) being developed.

- c. Cottage developments may be exempted from the provisions of subsection 16.04.110.A, when common open space is provided in accordance with subsection 17.06.080.F: Design Standards, Cottage Development, and the Commission and Council find that sufficient park space, in accordance with the City of Hailey Comprehensive Plan, exists within one half (1/2) mile of the proposed development. In the event that a cottage development is required to provide a park contribution, the contribution area shall be reduced by the amount of common open space provided on site by the development.
2. 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 title.
- B. Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:
1. 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
 2. 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),
 3. Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sublots, cottage sublots or condominium units, are subject to the provisions of this title, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sublots or units.
- C. 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 this section. Such recommendation will be based on compliance with the master plan and provisions of this title.
- D. Minimum Requirements:
1. Private Green Space or Common Open Space: Use and maintenance of any privately owned green or common open 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. Common open space in a cottage development shall serve only the occupants of the development in which it is located and shall meet the requirements of Section 16.04.110.D.3: Minipark, as well as Section 17.06.080.F: Design Standards, Cottage Development.
 2. Neighborhood Park: 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 (2) 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 fifteen (15) trees per acre, of which at least fifteen percent (15%) shall be of two-and-one-half inch (2 ½") ~~four inch (4")~~ caliper or greater. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. 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.

3. Minipark: A minipark 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 miniparks shall provide an average of fifteen (15) trees per acre, of which at least fifteen percent (15%) shall be of two-and-one-half inch (2 ½") caliper or greater. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. ~~May be used.~~ Landscaping and irrigation shall integrate water conservation.
 4. Park/Cultural Space: 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 (2) or more parks or park/cultural spaces.
 5. Pathways: 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.
- E. Specific Park Standards: All parks shall meet the following criteria for development, location, and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):
1. Shall meet the minimum applicable requirements required by subsection D of this section.
 2. Shall provide safe and convenient access, including ADA standards.
 3. 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. With the exception of private green space and common open space, if ~~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.
 4. 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 twenty five degrees (25°), and outside of drainways, floodways and wetland areas. Miniparks shall not be occupied by nonrecreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
 5. Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
 6. Shall require low maintenance, or provide for maintenance or maintenance endowment.
- F. Specific Pathway Standards: All pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):

1. Shall meet the minimum applicable requirements required by subsection D of this section.
2. Shall be connected in a useful manner to other parks, pathways, green space and recreation and community assets.

G. Specific Green Space and Common Open Space Standards: If green space is required or offered as part of a subdivision, townhouse, cottage, or condominium developments, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):

1. Shall meet the minimum applicable requirements required by subsection D of this section.
2. 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).
3. The use of the private green space shall be restricted to parks, pathways, trails, or other recreational purposes, unless otherwise allowed by the city.
4. The private ownership and maintenance of green space shall be adequately provided for by written agreement.

H. In Lieu Contributions:

1. After receiving a recommendation by the parks and lands board, the council may at their discretion approve and accept voluntary cash or in-kind contributions in lieu of park land dedication and park improvements.
2. The voluntary cash or in-kind contributions in lieu of park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this title 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 subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
3. Except as otherwise provided, the voluntary cash or in-kind 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.
4. 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 improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.

Section 4. Chapter 16.08, Townhouses and Fee Simple Cottages, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

16.08.010: PLAT PROCEDURE:

The developer of ~~the~~ townhouse or fee simple cottage developments shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed ~~townhouse~~-sublots, which

shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, ~~commonly held~~ facilities, garages, parking and/or ~~green open~~ spaces. Prior to final plat approval, the developer shall submit to the city a final copy of ~~the any~~ party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)

16.08.020: GARAGES OR STORAGE:

All garages and dedicated storage structures shall be designated on the preliminary and final plats and on all deeds as part of the ~~particular~~ townhouse or cottage development. Detached garages and/or storage structures may be platted as limited common area or on separate sublots; provided, that the ownership of detached garages and/or storage structure is appurtenant to specific townhouse or cottage units on the ~~townhouse~~ plat and that the detached garage(s) and/or storage structure(s) may not be sold and/or owned separate from any dwelling unit(s) within the ~~townhouse~~ development. (Ord. 1191, 2015, ___)

16.08.030: STORAGE, PARKING AREAS:

Residential townhouse and cottage developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015, ___)

Cottage storage. Each cottage dwelling unit shall be provided with a dedicated storage unit that is 50 square feet in size. The storage unit may be located within or adjacent to the house, within a garage or carport, or within a free-standing accessory building.

16.08.040: CONSTRUCTION STANDARDS:

All townhouse and cottage development construction shall be in accordance with the applicable codes, including the IBC, IRC and IFC. Each townhouse and cottage unit must have separate water, sewer, and utility services, which do not pass through another building or unit. (Ord. 1191, 2015, ___)

16.08.050: GENERAL APPLICABILITY:

All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)

16.08.060: EXPIRATION:

Townhouse and cottage developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse or cottage development, or phase of any development, ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015,)

16.08.070: CONVERSION:

The conversion by subdivision of existing units into townhouses or cottages shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015, ___)

16.08.080: DENSITY & LOT SIZE:

~~The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other.~~

Maximum density shall be that allowed by Section 17.05.040, District Use Matrix, Bulk Requirements table. No more than two (2) cottage or detached townhouse developments receiving density bonuses, per footnote 23 in the District Use Matrix, shall be located adjacent to each other.

Cottage development: The maximum lot size for a cottage development shall be one (1) acre.

Section 5. Chapter 17.02, Definitions, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

~~CO-LIVING DEVELOPMENT~~~~DWELLING FACILITY~~: A building, or portion thereof, containing ten (10) or more private living spaces, at least one (1) shared kitchen, and at least one (1) shared living space. Each private living space shall include a bedroom and private bathroom. Private living spaces within a co-living development dwelling facility shall be leased for residential occupancy only, and each unit shall meet the occupancy requirements of the International Building and International Fire Codes. A full-time or onsite Property Manager is required.

COMMUNITY BUILDING: A small building, intended as a gathering space, to be shared by residents of a residential development and platted as part of the development's common area.

COTTAGE DEVELOPMENT: A residential project of two (2) or more detached cottage dwelling units that are either fee simple, located on platted sublots, or are rental units, located on a shared parcel owned by a single landlord entity. Cottage developments are subject to the provisions of Title 16: Subdivision Regulations and Title 17: Zoning Regulations, which allow for increased density, limit lot and dwelling unit sizes, describe parking standards, require common open space, and outline other, additional requirements. Separation between units and/or buildings shall comply with applicable building and fire code requirements and all other applicable codes and ordinances.

COTTAGE DWELLING UNIT: A detached dwelling unit characterized by its small size, vernacular aesthetic with porches, and intended purpose of promoting a sense of community within the development. Cottage dwelling units shall include independent living facilities, including provisions for sleeping, eating, cooking and sanitation. Cottage dwelling units shall be located in a cottage development and are subject to the applicable cottage requirements within Title 16: Subdivision Regulations and Title 17: Zoning Regulations.

MIXED USE BUILDING: A building that has more than one use, usually residential units in combination with commercial/retail, office, institutional, or industrial use within the same structure.

MIXED USE DEVELOPMENT: A development project with one (1) or more buildings that allows for various combined uses, such as commercial/retail, office, institutional, industrial, or residential uses within the same structure or structures.

~~MULTIPLE-FAMILY BUILDING~~ ~~DWELLING~~: A residential building containing two (2) or more attached dwellings units-, including but not limited to apartments, condominiums, and attached townhouses.

MULTI-FAMILY DEVELOPMENT: A development containing a multi-family building or buildings with attached dwellings units, including but not limited to apartments, condominiums, and attached townhouses.

PUBLIC USE: A structure or use intended or used for a public purpose by a n-activity intended for the benefit of the general public and managed by a public entity, such as the City, school district, County, State, or any other public agency or a utility. Public uses may also be referred to as institutional uses.

SEMI-PUBLIC USE: A structure or use partially, but not entirely, open to the use of the public. The use of land by a private or nonprofit organization to provide a public service, such as private colleges and schools, hospitals, churches, libraries, lodges, safe houses, and learning centers. Semipublic uses may also be referred to as institutional uses.

SINGLE-FAMILY DWELLING UNIT: A detached residential building, which may include attached or detached carports and garages, that contains ing independent living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one family; and is the principal use located on a legally platted lot of record. Single-family dwelling units may, for example, include attached and detached garages, carports, Accessory Dwelling Units, and Tiny Homes on Wheels.

STORAGE STRUCTURE: A building where goods, products, materials, supplies, or equipment are kept or stored. A storage structure may be in the form of a shipping container or other structure. No sales or service is included.

TOWNHOUSE DEVELOPMENT: A multi-family residential project consisting of two (2) or more townhouse dwelling units, where permitted under the Hailey zoning ordinance, which may be constructed as either or both one or both of the following:

- A. Attached townhouse development: Multi-family bBuilding(s) containing two (2) or more townhouse dwelling units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse subplot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.
- B. "Cottages", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.
- B. Detached townhouse development: Buildings containing detached, single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.

TOWNHOUSE OR COTTAGE SUBLLOT: Refer to Section 16.01, Definitions, for a detailed definition. The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse dwelling unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse subplot, except as otherwise permitted herein.

TOWNHOUSE DWELLING UNIT: A dwelling unit including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, that contains independent living facilities, including provisions for sleeping, eating, cooking, and sanitation; and is located in a townhouse development on a platted townhouse subplot.

Section 6. Chapter 17.05, Official Zoning Map and District Use Matrix, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.05.040: DISTRICT USE MATRIX:

The residential, public, and semi-public, commercial and uses, as well as the bulk requirements for the zoning districts established in chapter 17.04 of this title are designated in the district use matrix set forth herein. A "P" indicates that a use is permitted in the respective zoning district. Permitted uses must conform to the applicable requirements of this title. A "C" indicates that a use is allowed as a conditional use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of chapter 17.11 of this title. An "N" indicates that a use is not allowed in the respective zoning district, except where state or federal law otherwise preempts local land use regulation.

Category	Description (Excerpt)	Zoning Districts and Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Residential:														
	Accessory dwelling units (ADU)	N	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	N	N	N	P ¹	P ¹
	Co-living developments dwelling facilities	N	N	N	N	N	P	N	P	N	N	N	N	N
	<u>Cottage developments or dwelling units</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Detached townhouse developments or dwelling units</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	Manufactured homes	N	P	P	P	N	P	P	N	N	N	N	N	N
	Mixed-use developments buildings	N	N	N	N	P	P	P	P ²	P	P	N	P	P
	Multi-family dwellings developments	N	N	N	P	N	P	C	P ²	N	N	N	N	N
	Single-family dwelling units	N	P	P	P	N	P <u>N</u>	P	N	N	N	N	N	N

Category	Description (Excerpt)	Zoning Districts and Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
	Tiny homes on wheels (THOW)	N	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	N	N	N	P ¹	P ¹
Public or semipublic: <i>(no change)</i>														
Commercial: <i>(no change)</i>														
Accessory uses:														
Residential	Accessory dwelling units (ADU)	Reference the “Residential” category at the beginning of the table.												
	Tiny Home on Wheels (THOW)													
	<u>Community building</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Storage structures and/or Accessory structures, excluding shipping containers		C ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}
Swimming pools		N	P	P	P	P	C	P	C	N	N	N	N	N
Temporary structures		C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}

BULK REQUIREMENTS

Category	Description (Excerpt)	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Lot dimensions	Minimum lot size (square feet)	None	8,000 ^{14, 15, 16}	12,000 ^{15, 16}	6,000 ^{14, 15}	6,000 ¹⁵	6,000 ^{14, 15}	6,000 ^{14, 15}	0 ^{14, 15}	6,000	-	See note 4	10,890	10,890
	Minimum lot width (feet)	None	75 ^{14, 15, 16}	75 ^{15, 16}	50 ^{14, 15, 16}	50 ¹⁶	50 ^{14, 16}	50 ^{14, 15, 16}	0 ^{15, 16}	60	-	See note 4	-	-
Building height	Maximum building height (feet)	35 ¹⁷	30 ^{14, 17}	30 ¹⁷	35 ^{14, 17}	30 ¹⁷	35 ^{14, 17}	35 ¹⁴	35 ^{14, 17}	35 ¹⁷	35	See note 4	35	35 ¹⁷
Setbacks	Minimum front yard setback (feet)	20	25 ¹⁴	25	20 ^{14, 18}	10	20 ^{14, 18}	20 ^{14, 18}	0 ^{14, 18}	10	20	See note 4	10	10
	Minimum side yard setback (feet)	10	10 ^{14, 18, 19, 20}	10 ^{18, 19, 20}	8 ^{14, 18, 19, 20, 20}	10 ^{14, 20, 19}	10 ^{14, 18, 20, 19}	10 ^{14, 18, 20, 19}	0 ^{14, 18, 20, 19}	10 ^{20, 22, 19, 21}	10 ^{20, 22, 19, 21}	See note 4	10	10
	Minimum rear yard setback (feet)	10	10 ^{14, 18, 19, 20}	10 ^{18, 19, 20}	10 ^{14, 18, 20, 19}	10 ^{18, 20, 19}	10 ^{14, 18, 20, 19}	10 ^{14, 18, 20, 19}	0 ^{14, 18, 20, 19}	10 ^{20, 22, 19, 21}	10 ^{20, 22, 19, 21}	See note 4	10	10
	Riparian (feet)	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	See note 4	100 ^{23, 22}	100 ^{23, 22}
Multi-family and mixed-use Density	Mixed-use residential density developments: maximum dwelling units per acre	-	-	-	-	15	20	10	20 ²	-	-	See note 4	20	-
	Multi-family residential density developments: maximum dwelling units per acre; including but not limited to apartments, condominiums, and attached townhouses	-	-	-	10	-	20	10	20	-	-	-	20	-

Category	Description (Excerpt)	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
	<u>Detached townhouse developments: maximum dwelling units per acre</u>	-	8	6	10 ^{24, 23}	-	20	10 ^{24, 23}	-	-	-	-	-	-
	<u>Cottage developments: maximum dwelling units per acre</u>	-	8	6	10 ^{24, 23}	-	20	10 ^{24, 23}	-	-	-	-	-	-
Total lot coverage	Total maximum coverage by all structures (percentage)	-	40 ¹⁴	40	40 ¹⁴	-	-	30 ¹⁴	-	75	75	See note 4	70	70
Maximum gross floor area	Aggregate gross floor area for individual retail/wholesale trade (square feet)	-	-	-	-	-	36,000	-	36,000	25,000	25,000	See note 4	25,000	25,000
	Aggregate gross floor area for grouped retail/wholesale (square feet)	-	-	-	-	-	36,000	-	50,000	25,000	25,000	See note 4	25,000	25,000
	<u>Cottage dwelling units (square feet)</u>	-	1,400 ²⁴	1,400 ²⁴	1,400 ^{24,25,26}	-	1,400 ^{24,25,26}	1,400 ^{24,25,26}	-	-	-	-	-	-

Notes:

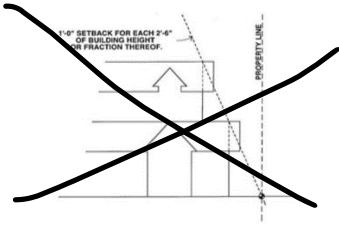
1. Accessory Dwelling Units (ADUs) and Tiny Homes on Wheels (THOW) are subject to administrative design review and supplementary regulations. See section 17.06 and subsection 17.08 D of this title.
2. Mixed-use buildings and multi-family dwellings incorporating small residential units require a Conditional Use Permit and shall comply with subsection 17.04Q of this title.
3. The installation of wireless communication facilities requires a Wireless Permit in accordance with the provisions of subsection 17.08B of this title.
4. Objects affecting navigable airspace, including solar energy systems and wireless communications facilities located within the Airport Influence Area, are subject to review of the Friedman Memorial Airport Director for compliance with FAA regulations and 14 CFR, chapter 1, subchapter E, part 77.
5. Only within terminals.
6. Only attached to hotel/motel.
7. Drive-through food service not permitted.
8. May be approved through a Conditional Use Permit if the use is in conjunction with a use that is permitted by-right.
9. Unenclosed exterior storage that is greater than fifty square feet (50 sq. ft.) and associated with retail trade, skilled construction and industrial trades, or wholesale trade is permitted in the industrial Zoning Districts only. Such unenclosed exterior storage may include but is not limited to the storage or display of bulky goods, materials, supplies, merchandise, and equipment.
10. The use permitted by this footnote must be accessory to primary use and contained within the walls of the structure with the primary use.
11. Structures equal to or greater than 120 square feet (120 sq. ft.) in size require a building permit, per subsection 17.07.010H of this title.
12. The use of fuel tanks containing flammable or combustible liquids, as defined by the International Fire Code (IFC), requires a Flammable & Combustible Storage Tank Permit through the Hailey Fire Department.
13. Temporary structures which have an approved Conditional Use Permit may operate seasonally for multiple years, so long as the size and location of the temporary structure conforms with the approved Conditional Use Permit or conditions thereof.
14. May be subject to additional provisions per the Townsite Overlay (TO) Zoning District. See subsection 17.04M of this title.
15. Townhouse sublots should have a maximum aggregate density of ten (10) lots per acre in the GR and TN Zoning Districts, fifteen (15) lots per acre in the NB Zoning District, and twenty (20) lots per acre in the LB and B Zoning Districts. Townhouse and cottage sublots are exempt from minimum lot sizes and widths; however, townhouse and cottage developments shall adhere to the density requirements, as stated in the bulk requirements table of this section, as well as the subdivision and zoning requirements in Titles 16 and 17 respectively.

16. Townhouse and cottage sublots shall conform to the standards established in the IFC.
17. For a building with any portion of the building footprint within the Special Flood Hazard Area, building height shall be measured two (2) feet above the base flood elevation (BFE). For buildings located within the Special Flood Hazard Area and the LR Zoning Districts, buildings shall in no instance exceed a building height of thirty-two feet (32') from record grade. For buildings located within the Special Flood Hazard Area, and within the GR Zoning District, buildings shall in no case exceed a building height of thirty-five feet (35') from record grade.
18. ~~In the TO Zoning Districts, townhouse units shall be allowed zero (0) setbacks, with an exception for the setbacks on the property line between two (2) townhouse units. The separation between two (2) townhouse units on separate sublots shall be no less than six (6) feet or the minimum distance required by the IBC and IFC, whichever is greater. The distance between the buildings shall be measured between any wall or any projection of a building—including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters.~~
The setback from the adjacent property shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding twenty (20) feet in height, provided, however, no side or rear yard shall be less than ten (10) feet. See the figure in subsection 17.04B.050 of this title.
19. Normal corner and reverse-corner lots are subject to subsections 17.07.010F and G of this title.
20. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (2 1/2') of wall height (see subsection 17.04M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zoning District. This shall apply to walls on the side yards of properties but shall not apply to sublots within a development.
21. In LI and TI Zoning Districts, the side and rear yard setbacks shall be twenty-five (25) feet where the subject property is located adjacent to the following Zoning Districts: RGB, GR, or TN.
22. Riparian setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a 100-foot-wide riparian setback from the mean high-water mark of the Big Wood River. Removal of live vegetation or excavation within the riparian setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the riparian setback are allowed, provided however, that all plantings conform to the criteria for evaluation in subsection 17.04J.040B4e of this title. Where the application of the 100-foot riparian setback and other applicable setbacks will result in a building site of 1,000 square feet or less, the riparian setback may be reduced to such an extent that the building site is 1,000 square feet; provided however, the riparian setback shall not be less than fifty (50) feet.

23. Cottage and detached townhouse development density may exceed the maximum allowed density by forty percent (40%), provided that all dwelling units in the development comply with the following:
- a. All dwelling units in the cottage or detached townhouse development shall comply with the minimum requirements of the 2018 International Energy Conservation Code, Section R406, Energy Rating Index Compliance Alternative. Building envelope tightness shall be determined with a blower door test, by a certified professional, verifying compliance with this standard.
 - b. Minimum one (1) dwelling unit in each cottage development shall be constructed as a Type B unit in accordance with the standards of 2009 ANSI 117.1, Chapter 10, 1004 Type B Units.
 - c. Minimum one (1) dwelling unit per acre in each cottage development shall be a deed restricted community housing unit, for sale or rent, in perpetuity. The deed restricted unit shall comply with income, occupancy, and/or other affordable community housing criteria as established in a community housing plan approved by the City of Hailey. As an alternative, two (2) Locals Only units, as outlined by the City of Hailey, may be provided. Additional alternative community housing compliance options may be proposed by the developer and may be approved by the City based on housing need in the community at the time of application.
 - d. Minimum two (2) dwelling units per acre in each detached townhouse development shall be deed restricted community housing units, for sale or rent, in perpetuity. The deed restricted units shall comply with income, occupancy, and/or other affordable community housing criteria as established in a community housing plan approved by the City of Hailey. As an alternative, four (4) Locals Only units, as outlined by the City of Hailey, may be provided. Additional alternative community housing compliance options may be proposed by the developer and may be approved by the City based on housing need in the community at the time of application.
 - e. The deed restricted community housing unit(s) shall be identical to at least one (1) other market-rate unit within the cottage development.
24. While the maximum allowed gross floor area per individual cottage dwelling unit is fourteen hundred (1,400) square feet, the average gross floor area per dwelling unit in a cottage development shall not exceed twelve hundred (1,200) square feet.

Cottage dwelling units are subject to a maximum ground floor size of one thousand (1,000) gross square feet, including an attached garage, but not including porches, dedicated storage, or basement. Basement area shall be limited to the size of the ground floor footprint and located with the basement finish floor a minimum six (6) feet below adjacent grade.

Diagram 1



(Ord. 1275, 2021; Ord. 1250, 2019; Ord. 1243, 2019; Ord. 1242, 2018; Ord. 1232, 2018; Ord. 1221, 2017; Ord. 1220, 2017; Ord. 1211, 2017; Ord. 1208, 2016; Ord. 1207, 2016; Ord. 1191, 2015; Ord. 1291, 2021; Ord. 1325, 2023,___)

Section 7. Chapter 17.06, Design Review, Subsection 17.06.010, Applicability, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.06.010: APPLICABILITY:

- A. Design Review Approval Or Exemption: No person shall build, develop or substantially remodel or alter the exterior of the following buildings without receiving design review approval or exemption pursuant to this chapter, as outlined in the matrix below:

TABLE 1
PROJECT TYPES

Type Of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential <u>development</u> of 3 or more units			X
All zones: Accessory Dwelling Units and Tiny Homes on Wheels	X		
Townsite Overlay District: New single-family or duplex			X
Townsite Overlay District: Accessory structures <u>that add floor area equal to or greater than 50 percent of the original structure</u> (excluding Accessory Dwelling Units and Tiny Homes on Wheels)			X
Additions:			
Commercial: Additions under 500 square feet which are not prominently visible from a public street	X		
Townsite Overlay District: Single-family, duplex, or accessory structures that add floor area equal to or greater than 50 percent of the original structure			X
Townsite Overlay District: Additions that adds floor area less than 50 percent of the original structure and complies with section 17.06.020 of this chapter	X		
Modifications that do not add square footage:			
Minor facade changes, alterations to parking and other site elements	X		
Commercial: Major deck additions; changes to architectural elements which alter the overall style of the building; addition of window(s) or door(s) or changes to existing windows or doors that result in major stylistic changes; changes to architectural elements which alter the overall style of the building			X
Commercial: Minor deck additions; changes to siding and/or materials; changes to window(s) or door(s) that	X		

do not result in major stylistic changes; landscape and/or parking changes that do not materially alter the flow of circulation			
Murals and public art	X		
Temporary structures	X		
Projects which qualify under subsection 17.06.020B of this chapter	X		

B. Preapplication Design Review:

1. Preapplication review is an optional process for all new nonresidential construction and all residential developments. The Administrator may advise applicants as to the appropriateness of the preapplication design review process for each application.
2. The purpose of preapplication review is to allow the commission to exchange ideas and give direction to the applicant on the "design concept", keeping in mind the purpose of this chapter and the application of the evaluation standards.
3. Preapplication review materials shall be submitted according to the application requirements of section [17.06.050](#) of this chapter. (Ord. 1275, 2021; Ord. 1226, 2017; Ord. 1191, 2015,___)

Section 8. Section 17.06.080, Design Standards, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.06.080: DESIGN STANDARDS:

A. Nonresidential, Multi-Family Or Mixed Use ~~Building Development~~: The following design standards apply to ~~any~~ all nonresidential, multi-family or mixed use ~~building development~~ building development located within the city of Hailey:

1. Site Planning:
 - a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible, sun exposure in exterior spaces to create spaces around buildings that are usable by the occupants and allow for safe access to buildings.
 - b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than six inch (6") caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the tree guide and shall be a minimum of four inch (4") caliper.
 - c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
 - d. Building services, including loading areas, trash storage/pick up areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
 - e. Where alleys exist, or are planned, they shall be utilized for building services.

- f. Vending machines located on the exterior of a building shall not be visible from any street.
 - g. Except as otherwise provided herein, on site parking areas shall be located at the rear of the building and buffered from the sidewalk adjacent to the street. Parking and access shall not be obstructed by snow accumulation.
 - 1. Parking areas located within the SCI zoning district may be located at the side or rear of the building.
 - 2. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts, provided a usable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
 - h. Access to on site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area, and preserve the street frontage for pedestrian traffic. Where possible, driveways for townhouse and/or cottage developments shall be shared between adjacent properties per Section 16.04.020.M, Driveways.
 - i. Snow storage areas shall be provided on site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
 - j. Snow storage areas shall not be less than twenty five percent (25%) of the improved parking and vehicle and pedestrian circulation areas.
 - k. A designated snow storage area shall not have any dimension less than ten feet (10').
 - l. Hauling of snow from downtown areas is permissible where other options are not practical.
 - m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pick up areas, service areas or utilities.
 - n. Snow storage areas shall be landscaped with vegetation that is salt tolerant and resilient to heavy snow.
2. Building Design:
- a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.
 - b. Standardized corporate building designs are prohibited.
 - c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
 - d. The front facade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building offsets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
 - e. Any addition to or renovation of an existing building shall be designed to create a cohesive whole.

- f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
 - g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
 - h. Flat roofed buildings over two (2) stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.
 - i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:
 - (1) Solar Orientation: If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within thirty degrees (30°) of true south.
 - (2) South Facing Windows With Eave Coverage: At least forty percent (40%) of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.
 - (3) Double Glazed: Double glazed windows.
 - (4) Low Emissivity Glazing: Windows with low emissivity glazing.
 - (5) Exterior Walls: Earth berming against exterior walls.
 - (6) Alternative Energy: Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on site.
 - (7) Exterior Light Shelves: All windows on the southernmost facing side of the building shall have external light shelves installed.
 - j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
 - k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
 - l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of three to twelve (3:12) and be consistent with the colors, material and architectural design used on the principal building(s).
 - m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with section 17.08A.020 of this title.
3. Accessory Structures, Fences And Equipment/Utilities:
- a. Accessory structures shall be designed to be compatible with the principal building(s).
 - b. Except as otherwise provided herein, accessory structures shall be located at the rear of the property.

- (1) Accessory structures may be considered in a location other than the rear on sites determined to have characteristics that prevent location at the rear of the site.
 - c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
 - d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
 - e. Except as otherwise provided herein, all roof projections, including roof mounted mechanical equipment, such as heating and air conditioning units, shall be shielded and screened from view from the ground level of on site parking areas, adjacent public streets and adjacent properties. Wind energy systems that have received a conditional use permit and solar panels are exempt from this requirement.
 - f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
 - g. All ground mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas, shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
 - h. All service lines into the subject property shall be installed underground.
 - i. Additional appurtenances shall not be located on existing utility poles.
4. Landscaping:
- a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey landscaping manual or an approved alternative.
 - b. All plant species shall be hardy to the zone 4 environment.
 - c. At a minimum, a temporary irrigation system that fully operates for at least two (2) complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
 - d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.
 - e. Seasonal plantings in planter boxes, pots and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
 - f. Plantings for pedestrian areas within the B, LB, TN and SCI-SO zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots and/or hanging baskets.

- g. Stormwater runoff should be retained on the site wherever possible and used to irrigate plant materials.
 - h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
 - i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
 - j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
 - k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet (4') or terraced with a three foot (3') horizontal separation of walls.
 - l. Landscaping should be provided within or in front of extensive retaining walls.
 - m. Retaining walls over twenty four inches (24") high may require railings or planting buffers for safety.
 - n. Low retaining walls may be used for seating if capped with a surface of at least twelve (12) to sixteen inches (16") wide.
- B. NONRESIDENTIAL AND MIXED USE BUILDINGS LOCATED WITHIN B, LB OR TN DISTRICTS (*no change*)
- C. NONRESIDENTIAL AND MIXED USE BUILDING LOCATED WITHIN LI, SCI, TI OR A DISTRICTS (*no change*)
- D. Multi-Family Development: In addition to the standards applicable to any nonresidential, multi-family or mixed use ~~building developments~~ located within the city of Hailey described in subsection A of this section, the following design standards also apply to ~~any~~ multi-family ~~building developments~~ located within the City of Hailey:
- 1. Site Planning:
 - a. The location of buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
 - b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
 - c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.
 - 2. Building Design:
 - a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures, and colors to break up the bulk and mass of large multi-family buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.

- b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction. (Ord. 1311, 2022; Ord. 1191, 2015,)
- E. Detached Townhouse Development: In addition to the standards applicable to all nonresidential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse developments located within the City of Hailey:
- Driveway Access: Garages shall be located near the rear of the primary residence and in no case shall be located less than ten (10) feet behind the front façade of the residence.
- F. Cottage Development: In addition to the standards applicable to all nonresidential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to cottage developments located within the City of Hailey, all of which are compulsory unless a superior design is approved:
- 1. Common Open Space.
 - a. Common open space of at least four hundred (400) square feet per cottage dwelling unit, with a maximum requirement of three thousand (3,000) square feet per cottage development, shall be provided.
 - b. Minimum dimensions of the common open space shall be no less than twenty (20) linear feet.
 - c. All cottage dwelling units shall abut common open space, with cottages located on at least two (2) sides of the open space.
 - d. Cottage dwelling units shall be oriented around the common open space. The front entry porch of each cottage shall be oriented toward the common open space unless the cottage dwelling unit is located on a public street. If a cottage dwelling unit is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one (1) entry porch, front or secondary, visible from the common open space.
 - e. Cottages shall be located no more than sixty (60) feet from the edge of the common open space.
 - f. The common open space shall consist of a paved plaza, landscaped greenspace, community garden, or other approved alternative with access for all dwelling units in the cottage development per the requirements of Section 16.04.A.1.c.
 - g. The common area shall serve the occupants of the cottage development in which it is located and shall be maintained by the cottage development homeowners' association, or landlord, if the cottage development is a rental endeavor.
 - 2. Porches. Each cottage dwelling units' main entry shall feature an entry porch with useable space by the occupant(s). The front entry porch of the cottage dwelling unit shall be oriented toward the common open space unless the cottage is located on a public street. If a cottage is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one (1) entry porch, front or secondary, visible from the common open space.
 - 3. Parking and Driveway Location and Design.

- a. Required off street parking is encouraged to be detached from the cottage dwelling units and located in a clustered format. Maximum one (1) attached private, single car garage per dwelling unit is also acceptable, provided the garage meets all other standards specified in this section.
 - b. Parking shall be located in the same development as the cottage units.
 - c. Clustered parking areas shall be located to the side or rear of the cottage development. Parking is prohibited between the cottage units and any public streets, between the cottage units and the common open space, and within any required setbacks.
 - d. Attached private garages shall accommodate only one (1) car and shall have a maximum gross floor area of three hundred (300) square feet. Attached garages are prohibited between the cottage units and any public streets, between the cottage units and the common open space, and within any required setbacks. If the dwelling unit is located on a public street, its private garage shall be located a minimum of ten (10) feet behind the street façade of the residence.
 - e. Clustered parking shall include landscaping in the form of trees and shrubs, around and within the parking area(s).
 - f. Parking areas shall be accessed via a parking access lane complying with all regulations set forth in the IFC and other applicable codes and ordinances.
 - g. Each cottage development of up to 14 dwelling units shall be served by a parking access lane and/or private driveway(s). No more than one (1) ~~driveway~~ parking access lane ~~urb-cut~~ per cottage development shall be permitted, except where the development fronts onto more than one (1) public street. When a cottage development fronts onto more than one (1) public street, no more than one (1) ~~driveway~~ parking access lane ~~urb-cut~~ is permitted per public street.
 - h. Parking and vehicular areas shall be screened from public view and from adjacent residential units by landscaping, landscaping features, or architectural screens.
 - i. Each cottage development clustered parking area shall provide accessible parking in compliance with the provisions of the IBC, Chapter 11, Accessibility.
4. Accessibility.
- a. All common areas in a cottage development shall meet the provisions of Chapter 11 of the IBC.
 - b. Each cottage development clustered parking area shall provide accessible parking in compliance with the provisions of the IBC, Chapter 11, Accessibility.
5. Storage. Each cottage unit shall be provided with a dedicated ~~detached~~ storage unit that is 50 square feet in size. The storage unit may be located within or adjacent to the house, within a garage or carport or within a free-standing accessory building.
6. Community Building. One (1) accessory community building shall be allowed as an accessory use as part of the cottage development's common area. Community building size shall be limited to 800 gross square feet in size, and a single story.

Section 9. Section 17.09.020.01, Location of On Site Parking Spaces, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.09.020.01: LOCATION OF ON SITE PARKING SPACES:

The following regulations shall govern the location of on site parking spaces and areas, except as otherwise provided below and in section 17.09.040.08 of this chapter:

- A. Single-Family Dwellings, Detached Townhouse and Cottage Developments: Parking spaces for all ~~single-family detached~~ dwellings shall be located on the same ~~lot~~ property as the dwelling which they serve, except as otherwise provided in ~~section 17.09.040.01 of this chapter~~ in this Title.
- B. Multi-Family, Institutional Uses: Parking spaces for multi- family or institutional uses shall be located not more than three hundred feet (300') from the principal use and shall meet the requirements in this Title.
- C. Commercial, Industrial Uses: Parking spaces for commercial or industrial uses shall be located not more than eight hundred feet (800') from the principal use and must be located within a B, LB, SCI, or LI district.
- D. Rear Location; Exception: New on site parking areas shall be located at the rear of the building, except ~~within the SCI zoning district where parking is allowed at the side of the building as~~ allowed otherwise by this code.

Prohibited Location; Exception: On site parking areas are not permitted between the sidewalk within the public right of way and the primary frontage of a building, except where the location of an existing buildings or site conditions precludes another location for parking; such parking requires a landscape buffer, or an alternative approved by the administrator, between sidewalk and parking. (Ord. 1191, 2015,)

Section 10. Section 17.09.020.08, Access, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.09.020.08: ACCESS:

- A. Design: Except as otherwise provided herein, any parking area on private property shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion.
- B. Through Alleys: Where alleys exist, access to on site parking for any nonresidential use or for any multi-family ~~dwelling~~ development of three (3) or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
- C. Alley Not Present: If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area, and preserve the street frontage for pedestrian traffic.
- D. Visibility: Access for on site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
- E. Subdivisions: Access for subdivisions shall be provided in accordance with standards set forth in title 16, chapter 16.04 of this code.

- F. Backing Design Permitted: Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI districts may be designed to allow a vehicle to back from the parking area into the public right of way.

Stacking: Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area. For nonresidential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces. (Ord. 1191, 2015,___)

Section 11. Section 17.09.040, On Site Parking Space Requirements, Subsections 17.09.040.01, Residential and 17.09.040.07, Bicycle Parking, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.09.040.01: RESIDENTIAL PARKING REQUIREMENTS:

<p><u>Parking for all dwellings less units smaller than 1,000 square feet</u></p>	<p>Minimum of 1 space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit, <u>or Tiny Home on Wheels</u>, shall provide a minimum of <u>2 onsite</u> spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.</p>
<p><u>Parking for all dwelling units larger than 1,000 square feet in multi-family, mixed-use, townhouse, and cottage developments</u> Multiple family dwellings and dwelling units with a mixed use building</p>	<p>Minimum of <u>an average of 1.5</u> spaces per <u>dwelling</u> unit.</p>
<p><u>Single-family dwelling units</u></p>	<p>2 spaces per <u>dwelling unit</u> minimum, 6 spaces per <u>dwelling unit</u> maximum. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per 9 feet of floor width and 18 feet of floor length. The <u>City will allow for the use</u> <u>utilization of 100-foot-wide rights-of-way</u> within <u>Hailey's original</u> townsite for licensed passenger vehicle parking for single-family dwellings <u>units</u>. Parking for accessory dwelling units <u>and tiny homes on wheels</u> must be provided on site.</p>

17.09.040.07: BICYCLE PARKING:

All multi-family residential, and commercial, or mixed-use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five percent (25%) of the required number of vehicle parking spaces, whichever is greater. (Ord. 1191, 2015,___)

Section 12.

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 13.

Repealer Clause: All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 14.

Effective Date: This ordinance shall be in full force and effect from and after its 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

SUMMARY OF HAILEY ORDINANCE NO. 1336

The Following is a summary of the principal provisions of Ordinance No. 1336 of the City of Hailey, Idaho, duly passed and adopted _____, 2024, by the City Council and Mayor of the City of Hailey:

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, TITLES 16 AND 17 OF THE HAILEY MUNICIPAL CODE, INCLUDING CHAPTERS 16.01: DEFINITIONS, TO PROVIDE CLARITY AND ADD NEW DEFINITIONS; 16.04: DEVELOPMENT STANDARDS, TO REFINE AND CLARIFY VEHICULAR ACCESS STANDARDS, AND PARK CONTRIBUTION REQUIREMENTS; 16.08: TOWNHOUSES, TO CHANGE THE TITLE AND SUBSECTIONS TO INCORPORATE COTTAGE DEVELOPMENT; 17.02: DEFINITIONS, TO PROVIDE CLARITY AND ADD NEW DEFINITIONS; 17.05: OFFICIAL ZONING MAP AND DISTRICT USE MATRIX, TO ADD AND CLARIFY LAND USE ZONING AND BULK REQUIREMENTS FOR DETACHED TOWNHOUSE AND COTTAGE DEVELOPMENTS, AND DWELLING UNITS; 17.06: DESIGN REVIEW, TO ADD DESIGN STANDARDS FOR DETACHED TOWNHOUSE AND COTTAGE DEVELOPMENTS; AND 17.09: PARKING AND LOADING SPACES, TO APPLY EXISTING STANDARDS TO DETACHED AND COTTAGE TOWNHOUSE DEVELOPMENTS; 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.

Hailey Ordinance No. 1336 Amends Hailey Municipal Code as follows:

Sections 1-11 amend Hailey Code Titles 16.01, 16.04, 16.08, 17.02, 17.05, 17.06 and 17.09 amending definitions, clarifying vehicular access & parking, park & open space contribution, and providing applicable design review process and design elements for cottages, including maximum size limitations and density, with bonuses, and detached townhomes, in addition to amending the official zoning map and district use matrix relating thereto, permitting cottage and detached townhouse developments in all residential districts and as a conditional use in the TN Zoning District.

Section 12 provides a savings and severability clause.

Section 13 provides a repealer clause.

Section 14 provides an effective date.

The full text of Ordinance No. 1336 is available at Hailey City Hall at 115 South Main Street, Suite H, Hailey, Idaho 83333 and will be provided to any citizen upon request during regular business hours.

CERTIFICATION OF CITY ATTORNEY

I, the undersigned Attorney at Law, as attorney for the City of Hailey, Idaho, hereby certify that I have read the foregoing summary of Ordinance No. 1336 of the City of Hailey, that I have compared it to the full text of Ordinance No. 1336, and that in my opinion, the above summary is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this _____ day of _____, 2024.

Christopher P. Simms, Hailey City Attorney

Publish: Idaho Mountain Express, _____, 2024.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 1/22/2024

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY

SUBJECT: Discussion on the Streets Division electric F150 Lightning vehicle, and motion to authorize staff to proceed with the purchase of a Powerboost (Hybrid) model vehicle for the Water Division.

ACTION ITEM

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The Street Division recently acquired an all-electric Ford F-150 Lightning. During this time, the Street Division Manager has had the opportunity to see the advantages and disadvantages of an electric vehicle. With this experience, staff would like a discussion for the Water Division vehicle.

Both of the non EV trucks have the exact same 3.5l V6 engine, the only difference is the power augmentation to that engine. The power augmentation is as follows:

- “Ecoboost” uses a turbo resulting in mileage of 18/23mpg
- “Powerboost” uses a battery resulting in mileage of 23/23mpg

The “Powerboost” is not available with the “Max Trailer Tow Package” which also comes with the extended range fuel tank, so some options are slightly different which explains the small variance in price.

Assuming an average usage of approximately 6000 miles per year with 85% City driving and EPA ratings, the Powerboost vehicle will consume approximately 61 gallons less than the Ecoboost per year. By contrast, using actual user reported values and average rates, the Powerboost vehicle will consume approximately 58 gallons less than the Ecoboost per year.

Pricing

The total cost for each model is as follows:

- 1. Ecoboost model \$65,805.00
- 2. Powerboost model \$62,640.00

By comparison, the Streets Division electric F150 Lightning total cost is \$67,195.00.

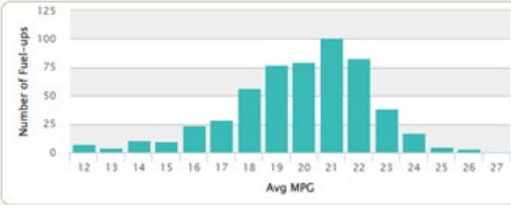
Staff is requesting to purchase a Powerboost model instead of a full electric Lightning.

2023 Ford F-150 MPG

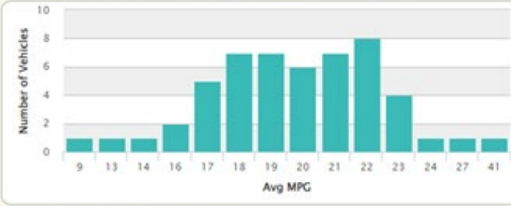
Based on data from 52 vehicles, 546 fuel-ups and 226,592 miles of driving, the 2023 Ford F-150 gets a combined Avg MPG of 19.71 with a 0.28 MPG margin of error.

3.5L V6 FUL | Any Body St | Any Submod | **Apply Filter**

Below you can see a distribution of the fuel-ups with 51 outliers (8.54%) removed.



Following shows the average MPG of each of the 52 vehicles in the system.



2023 Ford F-150 MPG

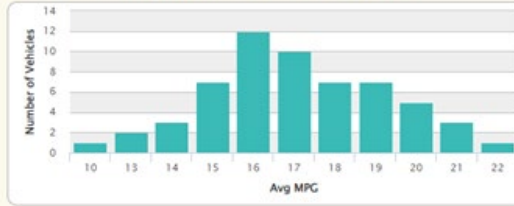
Based on data from 58 vehicles, 814 fuel-ups and 308,989 miles of driving, the 2023 Ford F-150 gets a combined Avg MPG of 16.56 with a 0.22 MPG margin of error.

3.5L V6 GAS | Any Body St | Any Submod | **Apply Filter**

Below you can see a distribution of the fuel-ups with 111 outliers (12.00%) removed.



Following shows the average MPG of each of the 58 vehicles in the system.



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: _____

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 type="checkbox"/> City Clerk	<input type="checkbox"/> Planning	<input type="checkbox"/> Treasurer
<input type="checkbox"/> Building	<input type="checkbox"/> Police	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Water
<input type="checkbox"/> Fire Dept.	<input type="checkbox"/> P & Z Commission	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:
 Discussion on the Streets Division electric F150 Lightning vehicle, and motion to authorize staff to proceed with the purchase of a Powerboost (Hybrid) model vehicle for the Water Division. **ACTION ITEM**

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 # _____ tomorrow

DRB-004367 ID

9-NORMAL, NB, 104367, PL171

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2479/4490

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GU13



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VEHICLE DESCRIPTION

F-150

2023 F-150 4X4 SUPERCREW
157" WHEELBASE
3.5L V6 ECOBOOST
ELEC TEN-SPEED AUTO W/TOW M

EXTERIOR OXFORD WHITE
INTERIOR BLACK SPORT 40/CONSOLE/40

PF D19595

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

- | | | | |
|--|--|---|--|
| <p>EXTERIOR</p> <ul style="list-style-type: none"> DAYTIME RUNNING LAMPS EASY FUEL CAPLESS FILLER FOG LAMPS FULLY BOXED STEEL FRAME HEADLAMPS - AUTO HIGH BEAM HEADLAMPS - AUTOLAMP (ON/OFF) PICKUP BOX TIE DOWN HOOKS POWER TAILGATE LOCK REAR PRIVACY GLASS TRAILER SWAY CONTROL WIPERS - INTERMITTENT | <p>INTERIOR</p> <ul style="list-style-type: none"> DOOR LOCKS - POWER DUAL VISOR VANITY MIRRORS ILLUMINATED ENTRY MESSAGE CTR: OUTSIDE TEMP, COMPASS, TRIP COMPUTER POWERPOINTS - 12V TILT/TELESCOPE STR COLUMN | <p>FUNCTIONAL</p> <ul style="list-style-type: none"> AUTO HOLD BLIS W/CROSS-TRAFFIC ALERT DYNAMIC HITCH ASSIST FORDPASS CONNECT™ 4G HOTSPOUT TELEMATICS MODEM LANE-KEEPING SYSTEM MYKEY® POST-COLLISION BRAKING PRE-COLLISION ASSIST W/AEB REVERSE BRAKE ASSIST REVERSE SENSING AND REAR VIEW CAMERA SELECTSHIFT® | <p>SAFETY/SECURITY</p> <ul style="list-style-type: none"> ADVANCETRAC™ WITH RSC® AIRBAGS - FRONT SEAT MOUNTED SIDE IMPACT AIRBAGS - SAFETY CANOPY® CTR HIGH MOUNT STOP LAMP PERIMETER ALARM SOS POST-CRASH ALERT SYS™ TIRE PRESSURE MONIT SYS <p>WARRANTY</p> <ul style="list-style-type: none"> 3YR/36,000 BUMPER / BUMPER 5YR/60,000 POWERTRAIN 5YR/60,000 ROADSIDE ASSIST 8YR/100,000 HYBRID BATTERY |
|--|--|---|--|

INCLUDED ON THIS VEHICLE	(MSRP)		PRICE INFORMATION	(MSRP)
EQUIPMENT GROUP 302A	5,955.00		BASE PRICE	\$53,265.00
•XLT SERIES			TOTAL OPTIONS/OTHER	12,545.00
•ELECTRONIC AUTO TEMP CONTROL			TOTAL VEHICLE & OPTIONS/OTHER	65,810.00
•SYNG 4 W/ENHANCED VOICE RECOG			DESTINATION & DELIVERY	1,995.00
•LED SIDE-MIRROR SPOTLIGHTS			TOTAL BEFORE DISCOUNTS	67,805.00
•REMOTE START SYSTEM			XLT HIGH CHRM OR SPRT	- 2,000.00
			TOTAL SAVINGS	- 2,000.00
OPTIONAL EQUIPMENT/OTHER				
3.5L V6 ECOBOOST	740.00			
275/60R20 BSW ALL-TERRAIN	NO CHARGE			
3.55 ELECTRONIC LOCK RR AXLE	NO CHARGE			
7150# GVWR PACKAGE				
FRONT LICENSE PLATE BRACKET	NO CHARGE			
50 STATE EMISSIONS	NO CHARGE			
POWER-SLIDING REAR WINDOW	350.00			
LINER-TRAY STYLE-NO CARPET MAT	160.00			
ONBOARD 400W OUTLET				
INTERIOR WORK SURFACE	195.00			
MAX TRAILER TOW PACKAGE	2,215.00			
INTEGRATED TRAILER BRAKE CONT				
MIRROR MAN TEL/FLD W/PWR GLASS	275.00			
SIRIUS XM W/ 360L				
20" SIX-SPOKE DARK ALLOY WHLS	1,495.00			
EXTENDED RANGE 36GAL FUEL TANK	NO CHARGE			
BED UTILITY PACKAGE	695.00			
FOXLINK				
TAILGATE STEP				
LED BOX LIGHTING				
XLT SPORT APPEARANCE PACKAGE	465.00			

	RAMP ONE		TOTAL MSRP	\$65,805.00
	RA26			
	RAMP TWO	RAIL		
		ITEM #:		
		56-9911 O/T 2		

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Gasoline Vehicle

Fuel Economy

20 MPG combined city/hwy
18 city
23 highway

Standard Pickup Trucks range from 12 to 70 MPG. The best vehicle rates 132 MPGe.

You spend \$3,000 more in fuel costs over 5 years compared to the average new vehicle.

Annual fuel cost \$2,200

Fuel Economy & Greenhouse Gas Rating (tailpipe only) **4** (Best)

Smog Rating (tailpipe only) **6** (Best)

This vehicle emits 451 grams CO₂ per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fuelconomy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and costs \$9,000 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$2.95 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fuelconomy.gov

Calculate personalized estimates and compare vehicles



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score ★★★★★

Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash	Driver	★★★★★
	Passenger	★★★★★

Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.

Side Crash	Front seat	★★★★★
	Rear seat	★★★★★

Based on the risk of injury in a side impact.

Rollover ★★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest. Source: National Highway Traffic Safety Administration (NHTSA). www.safercar.gov or 1-888-327-4236

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*Based on 1977-2022 CY total sales. **FordPass Connect (optional on select vehicles), the FordPass App and complimentary Connected Service are required for remote features (see FordPass Terms for details). Connected service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected service excludes Wi-Fi hotspot.

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WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

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Msg & Data rates may apply. Text HELP for help

www.ford.com/help/privacy-terms

DRB-000404 ID

9-NORMAL, NB, 100404, PK311 5300

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016970 1337/1815

1FTFW1ED5

PFD05110 NB

GU13



ford.com

VEHICLE DESCRIPTION

F-150

2023 F-150 4X4 SUPERCREW
145" WHEELBASE
3.5L POWERBOOST FULL HYBRID
HYBRID ELEC 10-SPD AUTO TRA

PF D05110

EXTERIOR
CARBONIZED GRAY METALLIC
INTERIOR
BLACK SPORT 40/CONSOLE/40

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR

- DAYTIME RUNNING LAMPS
- EASY FUEL® CAPLESS FILLER
- FOG LAMPS
- FULLY BOXED STEEL FRAME
- HEADLAMPS - AUTO HIGH BEAM
- HEADLAMPS - AUTOLAMP (ON/OFF)
- PICKUP BOX TIE DOWN HOOKS
- POWER TAILGATE LOCK
- REAR PRIVACY GLASS
- TRAILER SWAY CONTROL
- WIPERS- INTERMITTENT

INTERIOR

- DOOR LOCKS - POWER
- DUAL VISOR VANITY MIRRORS
- ILLUMINATED ENTRY
- MESSAGE CTR: OUTSIDE TEMP, COMPASS, TRIP COMPUTER
- POWERPOINTS - 12V
- TILT/TELESCOPE STR COLUMN

FUNCTIONAL

- AUTO HOLD
- BLIS W/CROSS-TRAFFIC ALERT
- DYNAMIC HITCH ASSIST
- FORDPASS CONNECT™ 4G HOTSPOT TELEMATICS MODEM
- LANE-KEEPING SYSTEM
- MYKEY®
- POST-COLLISION BRAKING
- PRE-COLLISION ASSIST W/AEB
- REVERSE BRAKE ASSIST
- REVERSE SENSING AND REAR VIEW CAMERA
- SELECTSHIFT®

SAFETY/SECURITY

- ADVANCETRAC™ WITH RSC®
- AIRBAGS - FRONT SEAT MOUNTED SIDE IMPACT
- AIRBAGS - SAFETY CANOPY®
- CTR HIGH MOUNT STOP LAMP
- PERIMETER ALARM
- SOS POST-CRASH ALERT SYS™
- TIRE PRESSURE MONIT SYS

WARRANTY

- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 8YR/100,000 HYBRID BATTERY

INCLUDED ON THIS VEHICLE

(MSRP)

- EQUIPMENT GROUP 302A** 5,955.00
- XLT SERIES
 - ELECTRONIC AUTO TEMP CONTROL
 - SYNC 4 W/ENHANCED VOICE RECOG
 - LED SIDE-MIRROR SPOTLIGHTS
 - REMOTE START SYSTEM

4,495.00

- OPTIONAL EQUIPMENT/OTHER**
- 3.5L POWERBOOST FULL HYBRID HYBRID ELEC 10-SPD AUTO TRANS NO CHARGE
 - 275/60R20 BSW ALL-TERRAIN NO CHARGE
 - 3.73 ELECTRONIC LOCK RR AXLE NO CHARGE
 - 7350# GVWR PACKAGE NO CHARGE
 - FRONT LICENSE PLATE BRACKET NO CHARGE
 - 50 STATE EMISSIONS NO CHARGE
 - AUTO START-STOP REMOVAL NO CHARGE
 - TRAILER TOW PACKAGE 1,325.00
 - INTEGRATED TRAILER BRAKE CONT
 - MIRROR MAN FOLD W/POWER GLASS
 - SIRIUS XM W/ 360L
 - CHMSL CAMERA REMOVAL - 175.00
 - 20" SIX-SPOKE DARK ALLOY WHLS 1,495.00
 - 360-DEGREE CAMERA PACKAGE 765.00
 - XLT SPORT APPEARANCE PACKAGE 465.00

PRICE INFORMATION

BASE PRICE	\$50,220.00
TOTAL OPTIONS/OTHER	14,325.00
TOTAL VEHICLE & OPTIONS/OTHER DESTINATION & DELIVERY	64,545.00 / 1,995.00
TOTAL BEFORE DISCOUNTS	66,540.00
XLT HIGH CHRM OR SPRT	- 2,000.00
POWERBOOST HYBRID DISC	- 1,900.00
TOTAL SAVINGS	- 3,900.00

EPA DOT Fuel Economy and Environment

Gasoline Vehicle

Fuel Economy

23 MPG
combined city/hwy

23 city
23 highway

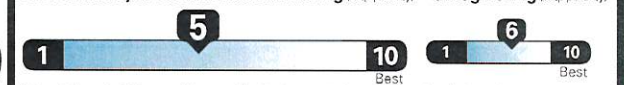
4.3 gallons per 100 miles

Standard Pickup Trucks range from 12 to 70 MPG. The best vehicle rates 132 MPGe.

You spend \$1,500 more in fuel costs over 5 years compared to the average new vehicle.

Annual fuel cost \$1,900

Fuel Economy & Greenhouse Gas Rating (tailpipe only) Smog Rating (tailpipe only)



This vehicle emits 381 grams CO2 per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fueleconomy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and costs \$9,000 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$2.95 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fueleconomy.gov

Calculate personalized estimates and compare vehicles



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score ★★★★★
Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash Driver ★★★★★
Passenger ★★★★★

Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.

Side Crash Front seat ★★★★★
Rear seat ★★★★★

Based on the risk of injury in a side impact.

Rollover ★★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest. Source: National Highway Traffic Safety Administration (NHTSA). www.safercar.gov or 1-888-327-4236



The FordPass® Connect mode is active and sending vehicle data (e.g., diagnostics) to Ford.™ See in-vehicle settings for connectivity options.

*Based on 1977-2022 CY total sales. **FordPass Connect (optional on select vehicles), the FordPass App and complimentary Connected Service are required for remote features (see FordPass Terms for details). Connected service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected service excludes Wi-Fi hotspot.



Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordOwner.com.

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

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	RAMP ONE		TOTAL MSRP \$62,640.00
	RA26		
	RAMP TWO	RAIL	
		ITEM #: 56-F48K O/T 2	
	This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.		PK311 N RB 2X 370 000404 10 31 23

Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.ford.com/finance.

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