

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JANUARY 22, 2024
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Heidi Husbands, and Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

CALL TO ORDER: [5:29:45 PM](#) by Mayor Burke

Open Session for Public Concerns: [5:30:09 PM](#) Matthias Fostvedt speaks about the Big Wood River wave feature he wants to get started.
[5:31:33 PM](#) Lisa Horowitz responds

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

CA 018 – 020 by Husbands
Stokes pulls CA 027
CA 017 pulled by Martinez

CA 016 pulled by Stone

[5:34:27 PM](#) **Martinez moved to approve all consent agenda items minus CA 016 - CA 020 and CA 027, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

CA 016 [5:34:56 PM](#) Stone asks will the \$100,000 pay for installation? What is total cost? Yeager responds, \$111,000, \$11,000 is unfunded. In 2021, total cost then was \$93,000 for unsuccessful grant from Library

[5:38:57 PM](#) **Martinez moves to approve CA 016, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

CA 017 [5:39:17 PM](#) 017 Martinez, actual compensation on this? Yeager responds, if you don't use water rights within a 5-year period, you put it in the water bank so that we don't lose it to foreclosure. Primary purpose is to retain water right and not the revenue received.

[5:42:58 PM](#) **Martinez moves to approve CA 017, Thea seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

CA 018 [5:43:18 PM](#) Husbands, \$28,000, very expensive, what about adding a kitchen. Yeager responds, in the Capital Improvement Plan, kitchen upgrades, restrooms, sinks, outlets are planned, ongoing project. Also, planning to get new doors. This is just about the electronic locks for the building. We have KABA locks currently, for about 1 year. These are considered more robust and able to carry over to City Hall in the future.

Continued discussion on this item. [5:48:54 PM](#)

[5:49:49 PM](#) **Martinez moves to approve CA 018, Thea seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

CA020 – Stokes [5:50:33 PM](#) the report was incomplete at time of the packet, Stokes hands out the final report to Mayor and council.

[5:50:52 PM](#) **Martinez moves to approve CA 020, Thea seconds. Motion passed with roll call vote; Thea, yes. Stone, yes. Husbands, yes. Martinez, yes.**

CA 027 Stokes, passed out reports. the landscape-oriented pages were incomplete in the packet, Stokes hands out to Mayor and council the documents.

[5:51:22 PM](#) **Martinez moves to approve CA 027, Thea seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.**

PROCLAMATIONS AND PRESENTATIONS:

PP 028 *Officer of the year award to Morgan Ballis*

(no documents)

[5:51:43 PM](#) Chief England presents, and introduces Kenny Aguayo, our new Community Service Officer, starting to learn the ropes.

[5:53:24 PM](#) England then recognizes Morgan Ballis, applause by room, Officer of the Year for 2023. 3rd annual award. Goes above and beyond daily, one of the requirements for nomination. Set up Todd D. Peck scholarship program. Applause by room again.

[5:58:04 PM](#) Husbands, thanks to Officer Ballis. Stone, appreciates these officers as well. Thea, congrats on all the money you've raised.

[5:59:23 PM](#) Officer Ballis speaks, 11 years in the military, easy to work in this environment, allows us to go above and beyond. Applause by room.

APPOINTMENTS AND AWARDS:

AA 029 Consideration of Resolution 2024-007, reappointment of Sandi Viau to another Hailey Urban Renewal 5-year term. ACTION ITEM

[6:02:07 PM](#) **Martinez moves to approve Resolution 2024-007 Reappointing Viau to another term on URA, seconded by Thea. Motion passed with roll call vote; Husbands yes. Stone, yes. Thea, yes. Martinez, yes.**

AA 030 Consideration of Resolution 2024-008, reappointment of Martha Burke and Sam Linnet to the FMAA Board ACTION ITEM

[6:02:38 PM](#) Simms, simple majority not needed.

[6:03:50 PM](#) **Stone makes a motion to approve Resolution 2024-008 reappointing to FMAA board, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

PUBLIC HEARINGS:

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

[6:04:51 PM](#) Emily Rodrique presents item.

[6:06:04 PM](#) Sam Stahlnecker presents to council for applicant, can answer any questions.

[6:06:55 PM](#) Thea, parcel b, open space, parcel, b is on left, and is open space. Husbands, only 1 parking space? Similar in size as River St. Townhomes.

Thea, no deed restricted units?

[6:11:41 PM](#) public comments.

Piper green, Senior at Wood River HS, how much space between units? Stahlnecker, no space, connected to each other.

[6:13:11 PM](#) Thea, really 93 trees? Davis, 93 plantings total, she will check that. Husbands has concerns with parking, 33 units but only 11 parking spaces required. Want to see more required parking. Davis working on a parking plan, will bring to council.

More general discussion.

[6:18:55 PM](#) Stone, on P&Z when this came through. Do believe in density is good in this place, concerned about parking also.

[6:20:53 PM](#) Mayor Burke, torn with directives, I know we will have parking challenges in the future. This will be a challenge for the Planning Department.

[6:24:31 PM](#) **Martinez moves to approve with conditions A-K will be met, Stone seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

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

[6:25:23 PM](#) Emily Rodrique presents this item, title 17 updates including, landscaping and screening, uniform caliper requirement for trees and outdoor features.

[6:27:14 PM](#) pg 191, enclosed features, why are we more aggressive with porch, 5 feet away. Davis, had several complaints that porches are too close to property line, this is consistent with old hailey. Stone, pg 198, driveways, section 2 a, why getting rid of minimums? Davis, this is the Old Business item.

[6:30:15 PM](#) Thea, appreciates the 5 feet, what about garage and car port, Davis would follow existing setbacks, 10 feet.

Public comments: [6:31:02 PM](#) no comments.

Thea comments on berms. Would like to see limitations on height of berms.

[6:34:27 PM](#) Thea moves to approve Ordinance No. 1334, read by title only, seconded by Martinez. Motion passed with roll call vote; Husbands, yes. Stone, saw this in P&Z also, yes. Thea, yes. Martinez, yes.

[6:36:34 PM](#) Mayor Burke conducts the 1st Reading of Ordinance No. 1334, by title only.

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

[6:38:02 PM](#) Husbands moves to approve 3rd Reading of Ordinance No. 1336, read by title only, authorize the Mayor to sign and approve summary, seconded by Thea. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

[6:39:58 PM](#) Mayor Burke conducts the 3rd Reading of Ordinance No. 1336, by title only.

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

[6:41:36 PM](#) Yeager presents this item. Schwarz presents experience of his electric vehicle. Charging and finding chargers have been the challenge. Yeager, drove to Twin Falls and back, wondered if they would make it home from Timmerman Hill, attempted to charge at multiple stations in Twin Falls. Schwarz took the truck to Boise, found a high speed charger, was not high speed, having range challenges. Having trouble getting ice off the truck daily during the winter. Defrosting the truck is also challenging, to get rid of the moisture inside the cab.

[6:50:34 PM](#) Thea, right in line with what she just read in the New York Times, so maybe it is too soon for all electric. We are just not there yet. Yeager, we like the truck. Averaging much lower mileage than stated.

[6:52:02 PM](#) Yeager, Water department usage is very similar to usage in Streets department. They need to be able to get into their vehicle, get parts if necessary in Twin or Boise. The life span of our vehicles are older, lower mileage. Would need to replace all electric vehicle much sooner. Would like approval from council to purchase a hybrid vehicle for this Water department truck. Stone, we need them to do their job.

Martinez, [6:56:13 PM](#) we knew that when we set these goals there would be challenges, we have to deliver our services. Stone, insulation of battery is a known issue. In the end, parts of our city need to operate, this truck, and replace vehicles, and using tax dollars appropriately. Thea, is good with hybrid, next best thing.

[7:03:48 PM](#) more discussion about this technology.

Public Comments:

[7:05:08 PM](#) Rob Lonning, appreciate the “pickle” that you are in, it is a challenge.

Yeager, there is not a well-developed hybrid available in Idaho.

[7:09:37 PM](#) **Thea moves to authorize staff to proceed with purchasing a hybrid vehicle, Stone seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

STAFF REPORTS:

[7:10:02 PM](#) Baledge, commercial kitchen standards.

[7:10:50 PM](#) England, short-staffed this week with several out in training.

[7:11:25 PM](#) Lyn Drewien quick update on legislative updates regarding Library. The House has introduced many onerous legislative bills. Last week, 3rd day of session HB 384, 100 people showed up to testify, after 1 ½ hour public comment, that bill sponsor sent it back to committee, no vote. There is another senate bill, could be become the compromise bill, could be concerning, might be a good compromise, [7:15:24 PM](#) cautiously optimistic.

[7:15:56 PM](#) Yeager, LHTAC river street project, has not allocated funding, because Washington DC funding has not happened, hope to get it March 1st, may miss this window for bidders.

[7:16:53 PM](#) Horowitz, will probably contact Congressman Simpson’s office, let them know about our funding challenges and this project.

[7:17:43 PM](#) Yeager, considering a temporary turn, pedestrian refuge on Croy and Main, south intersection, so that cars traveling North may not turn left onto Croy Street from Main, option 1 with curb bulb outs. Where do want to try to limit left turns. Option 2, magenta, East Bound through eliminated. Option 3, red island, no turns at intersection cross lanes. Yeager, which type of restriction is council interested in.

[7:30:58 PM](#) continued discussion and questions from council. Schwarz, this design is similar to a pilot program installed in New York for a similar width street. Martinez is in favor of shutting off all turns.

Horowitz no decision needed tonight.

Public comments:

[7:39:57 PM](#) Claire Reeves, student, does not feel unsafe crossing on the crosswalks in Hailey.

Stone feels, a temporary device like this can cause problems when it is removed. Encouraging people to stop is not a good idea. Yeager, we would be doing this with ITD. Mayor Burke, keep crossing lane flashing lights, want to see the bulb outs permanently, but not the island.

More discussion. [7:45:50 PM](#) Husbands agrees with the Mayor, on the bulb outs.

Yeager will look at the bulb outs and discuss with ITD. Yeager reiterated that this is a safe intersection, with MUTCD standards.

[7:48:42 PM](#) Davis, we've had the comp plan kick off meeting, will bring to council in the future. Are in the process of forming the advisory group.

[7:49:22 PM](#) Thea, we should not allow shoveling snow into bike paths.

[7:49:51 PM](#) **Martinez moves to adjourn, Stone seconds, motion approved unanimously.**