

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD NOVEMBER 13, 2023
IN THE HAILEY TOWN CENTER MEETING ROOM**

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

Heidi Husbands not in attendance.

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

No open session comments.

CONSENT AGENDA:

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

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

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

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

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

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

MAYOR'S REMARKS:

MR 345 Proclamation recognizing Keith Roark public service ACTION ITEM

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

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

PROCLAMATIONS AND PRESENTATIONS:

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

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

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

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

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

Next year may add some sustainability metrics to this report.

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

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

APPOINTMENTS AND AWARDS:

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

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

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

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

PUBLIC HEARINGS:

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

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

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

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

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

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

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

Public Comments:

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

No public comments in meeting tonight.

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

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

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

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

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

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

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

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

STAFF REPORTS:

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

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

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

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