

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD NOVEMBER 27, 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, 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:**

[5:30:24 PM](#) call to order by Mayor Burke.

**Public concerns:** [5:31:12 PM](#) none

**CONSENT AGENDA:**

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

[5:31:23 PM](#) CA 352 pulled by Thea

[5:31:35 PM](#) Thea moved to approve all consent agenda items minus CA 352, seconded by Martinez, motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes.

[5:31:57 PM](#) CA 352 Thea asked what this was for. An airport vehicle.

[5:33:57 PM](#) more conversation in general.

[5:34:35 PM](#) Thea moves to approve Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes.

### **PROCLAMATIONS AND PRESENTATIONS:**

*PP 366 Recognition of Service awards Hailey Police Department; POST certification 1-year of service for Kylie Jones and Preston Wells; 10 year service A.C. Todd Peck; NPSIA and 17 year service Lieutenant Charles Cox (no documents)*

[5:35:35 PM](#) Chief England presents award certificates to Mayor and council.

Kylie Jones received POST certificate, applause. Preston Wells, started at same time as K. Jones, went through POST academy at ISU. Applause. [5:38:07 PM](#) Time in Service award, grew up in Carey, went to CSI, worked his way up to Asst. Chief, Todd Peck, 10 years as of Sept. 2<sup>nd</sup>. Applause. [5:39:16 PM](#) Peck recognition, purchased, Windy View Farm., [5:39:52 PM](#) Lt. Charles Cox, advanced Piece officer certificate, highest certificate obtainable. Larger award, program, executive level, in Pole county Florida, rivals FBI command college. We received scholarship room and board, tuition to send an officer. 8 week program he was at this course. England reads NIA (National Innovation Academy) overview of class. 3 Idaho officers attended, receives 12 college credits for this course, applause and award given. Cox has been with the city 16 years, yesterday. England thanks all officers for their work.

[5:44:25 PM](#) Mayor Burke for the last few months, thanks HPD for all their help, very grateful for this team and their help.

*PP 365 Presentation by Mark Sindell of GGLO regarding the Hailey Downtown Master Plan (Hailey Urban Renewal Board will be present)*

[5:46:34 PM](#) Mark Sindell with GGLO presents to council, Downtown Master Plan.

We are close to being done, but that is ultimately up to the council. Sindell explains the process of how we got to this spot. Goals included vibrant and distinct downtown core and parking for businesses. [5:51:24 PM](#) proposed signals and crosswalk enhancements, on how to get through Main Street safely. Regarding street trees, how can we look at diversity of types, had several meetings with the Tree Committee. [5:54:13 PM](#) Sindell shows a potential Main Street section showing street trees, traffic and street parking. [5:58:46 PM](#) River Street, existing section is displayed, showing 11 foot travel lanes going North and South with a strip for public art and one for bike/ped pathway. Croy Street proposed section, keeping angled parking but adding a public art strip. [6:05:54 PM](#) bullion street promenade concept is displayed, proposed at Hop Porter Park. Public survey was conducted. Top Priority projects, Bullion st. promenade, Main Street

improvements and crossing improvements, in phase 1. Phase 2, spreads out from Main Street, mostly North.

[6:10:08 PM](#) Thea asks, % of businesses that responded to the survey? Sindell, most Main St. businesses responded, shops/restaurants. Horowitz thought maybe 50% response.

[6:11:13 PM](#) Martinez, brings up the parallel parking with buffer zone and without. The door swing plan is a good point that B. Brand made earlier. Martinez, asked if the bulb outs would be difficult for street snow removal. Yeager, this is a concept we are exploring, it does present challenges with snow removal, we are experimenting with this idea right now.

[6:16:50 PM](#) Yeager, traffic light would not function if the center turn lane at the Bullion Street were removed.

[6:20:38 PM](#) Linnet comments, Mountain Rides would like to eventually get rid of the Park n Ride stop at Bullion and River street. This causes them to create a loop in their route. Sindell comments. Linnet comments on proposed Town Center site plan, in support of making it pedestrian first and vehicle secondary. Thea agrees with Linnet.

More discussion in general about using existing parking for events, short distance from City Hall, Croy and 1<sup>st</sup>.

[6:31:07 PM](#) Linnet, Caldwell has done a great job with their downtown. Thea wants to see a stage built in Hop Porter Park. Horowitz comments. [6:38:14 PM](#)

[6:39:32 PM](#) Martinez, feels the promenade is a key piece of this plan.

[6:40:50 PM](#) Husbands comments. Feels there are too many apartments on River Street and wants to design River the way we want and feels it is slipping out of our hands. Ran in the Turkey Trot, hung out in the street. Sindell comments.

Continued discussion about future building.

[6:57:08 PM](#) Horowitz, costs for Bullion Promenade. Yeager, \$2 million, cost, have started moving forward on some of this design. LHTAC River Street grant project in process. Pedestrian crossing on Main Street in process as well.

[7:01:01 PM](#) Public comments

[7:01:13 PM](#) Amy Trujillo, WRLT, excited about these plans interested in pedestrian crossing across the bridge.

Bob Brand, thank you for all you've done. Linnet, thank you for all your work on the URA.

## **APPOINTMENTS AND AWARDS:**

AA 367 *Motion to approve Resolution 2023-149, reappointing Sage Sauerbrey to the Hailey Planning and Zoning Commission for a three-year term, set to expire December 31, 2026. ACTION ITEM*

**7:03:05 PM** Thea moves to approve Resolution 2023-149, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes. Husbands yes.

AA 368 *Motion to approve Resolution 2023-150, reappointing Kristin Anderson, Carol Waller, and Toni Whittington to the Hailey Arts and Historic Preservation Commission for a three-year term, set to expire December 31, 2026. ACTION ITEM*

**7:04:01 PM** Linnet moves to approve Resolution 2023-150, Martinez, seconds. Motion passed with roll call vote; Husbands yes. Linnet, yes. Thea, yes. Martinez, yes.

### **PUBLIC HEARINGS:**

PH 369 *Consideration of a Miscellaneous Application by Quigley Farm & Conservation Community, LLC, c/o David Hennessy, represented by Opal Engineering, for the design and construction of the Quigley Road Typical Road Section, which is located adjacent to the Quigley Farm Large Block Plat, Blocks 16 and 17. This item will not be heard this evening. This item will be renoticed for a future meeting, that date TBD. ACTION ITEM*

PH 370 *Consideration of a City-Initiated Text Amendment amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.070: Improvements Required, Item A.I.c., which would remove, clarify, and add language specific to sidewalk and drainage improvement in-lieu fee estimates, as well as the additional in-lieu contribution amount of one hundred ten percent (110%). This item will not be heard this evening. This item will be renoticed for a future meeting, that date TBD. ACTION ITEM*

**7:04:53 PM** Davis asks council to make a motion. Linnet moves to continue this item to Dec. 11<sup>th</sup>, Martinez seconds, motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes.

PH 371 *Consideration of Resolution 2023-\_\_\_, amending Resolution 2023-109, Municipal Fees, to amend the adopted Fee Schedule which establishes new fees for the sidewalk in lieu contributions and Business License Amendment Application. This item will not be heard this evening. This item will be rescheduled for the December 11, 2023 public hearing ACTION ITEM*

### **OLD BUSINESS:**

OB 372 *2<sup>nd</sup> Reading of Ord. No. 1331, an Ordinance approving the Planned Unit Development Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision at 1371 Silver Star Drive (Hailey FR S 1/2 TL 7731 & TL 7732 Sec 16 2N 18E) . ACTION ITEM*

**7:05:30 PM** Mayor Burke conducts 2<sup>nd</sup> Reading of Ordinance No. 1331, by title only.

### **STAFF REPORTS:**

[7:06:57 PM](#) Horowitz tree lighting, lights on at dusk, December 1<sup>st</sup>.

[7:07:28 PM](#) Robyn Davis, HAHPC, Kristen Anderson and Pete, have refurbished the Peace banner, it was hung today.

[7:08:44 PM](#) Linnet looked at the packet closer, ARFF stands for “aircraft rescue and firefighter vehicle.”

[7:09:42 PM](#) Horowitz announced, the Holiday Party December 7<sup>th</sup>, Thursday from 5-8 pm.

[7:09:55 PM](#) Holiday Bazaar this weekend at Hemingway School, Thea’s last year.

[7:10:17 PM](#) Martinez is now on the Rotarun Board.[7:10:59 PM](#)

[7:11:52 PM](#) **Motion to adjourn by Martinez, Linnet seconds, motion passed unanimously.**