

**AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Tuesday November 12, 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#>,

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

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/543667133>

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

CONSENT AGENDA:

CA 294	Motion to ratify the Mayor’s signature on a letter extending the OEMR grant project completion date for the City Hall Rooftop Solar Project. ACTION ITEM	1
CA 295	Motion to adopt Resolution 2024-100, ratifying the mayor’s signature on a water right contract to place surface water right number 37-906 into the Water Supply Bank. ACTION ITEM	4
CA 296	Motion to authorize the mayor’s signature on a Certificate of Completion Letter for the final release of the Security Agreement with Larry G. Green and Ellgee Squared, LLC for the improvements adjacent to 920 N Main St. ACTION ITEM	12
CA 297	Motion to approve Resolution 2024-101, authorizing the Mayor’s signature on the Subordination/Regulatory Agreements for the LIDO Apartment Home project located at 940 Winterhaven Drive. ACTION ITEM	17
CA 298	Motion to ratify the Mayors signature on Task Order #4, Jacobs Engineering, in the amount of \$4,849 to facilitate a countywide staff discussion regarding consistent regulations for ebikes and micromobility travel (cost will be shared amongst Hailey, Ketchum and BCRD) ACTION ITEM	43
CA 299	Motion to approve Resolution 2024-102, authorizing Workman & Company Letter of Engagement for FY24 Audit ACTION ITEM	50
CA 300	Motion to approve annual plan contracts: Regence, Delta and VSP with updated benefits and costs, effective January 1, 2025 and allow Mayor to sign. ACTION ITEM	58
CA 301	Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Subdivision Application for Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. ACTION ITEM	63
CA 302	Motion to approve minutes of October 28, 2024 and to suspend reading of them ACTION ITEM	115
CA 303	Motion to approve claims for expenses incurred during the month of October 2024, and claims for expenses due by contract in November, 2024 ACTION ITEM	123

MAYOR’S REMARKS:

MR 000

PROCLAMATIONS & PRESENTATIONS:

PP 304	Presentation by Phil Kushlan, fiscal consultant, on Municipal Finance Options	151
------------------------	---	-----

PUBLIC HEARING:

[PH 305](#) Consideration of Ordinance No.____, authorizing the approval of a Restated Development Agreement, which would remove Lot 1, Block 1, Saddle River Subdivision from the recorded Saddle River Subdivision Development Agreement, would further release the Phasing Agreement for all lots within the Saddle River Subdivision, and would reprioritize all in-lieu parking spaces associated with the lots within the subdivision. **ACTION ITEM**165

[PH 306](#) Consideration of Ordinance No.____, a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modify the lot coverage parameters for Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, as well as to refine the permitted and conditional provisions for these uses. **ACTION ITEM** 174

[PH 307](#) Consideration of Ordinance No.____, a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms and Words to include the definition of registered design professional, as well as amendments to Chapter 17.06 Design Review, Section 17.06.050: Application; Item B.3., to require design plans to be stamped by an Idaho registered design professional rather than an Idaho licensed architect. **ACTION ITEM**.....185

OLD BUSINESS:

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

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

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

Matters & Motions from Executive Session or Workshop
Next Ordinance Number - 1341 Next Resolution Number- 2024-103

AGENDA ITEM SUMMARY

DATE: 11/12/24

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY

SUBJECT: Motion to approve Resolution 2024-____, ratifying the Mayor's signature on a letter extending the project completion date for the City Hall Rooftop Solar Project. **ACTION ITEM**

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The City Hall Rooftop Solar project completion date was originally set to be January 15, 2025. It needs to be extended to July 15, 2025 to allow the installer to complete the project in the spring once the snow has melted. The attached letter formally requests this extension from the granting agency, the Idaho Governor's Office of Energy and Mineral Resources. The funding period for this grant concludes on September 30, 2026

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"/> Water |
| <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 a letter extending the project completion date for the City Hall Rooftop Solar Project. **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)

October 15, 2024

Idaho Governor's Office of Energy and Mineral Resources
304 N 8th Street, Suite 250
Boise, ID 83720

Subject: Project Completion Date Extension - 2024 Hailey City Hall Rooftop Solar Project

To the Idaho Governor's Office of Energy and Mineral Resources,

The City of Hailey is writing to formally request an extension of the completion date for the 2024 Hailey City Hall Rooftop Solar Project due to winter weather conditions that prevent the installation of rooftop solar panels. Given the winter weather typical in Hailey, including heavy snowfall and freezing temperatures, it is unsafe and impractical to proceed with rooftop work. Our priority is to maintain a high standard of safety and quality, and we aim to complete the project as soon as conditions allow.

We propose a new Project Completion Date of July 15, 2025 to allow our contractor time for project construction once the snow has melted. We look forward to completing the City Hall Rooftop Solar project as soon as conditions allow. Should you require any further documentation or have additional questions, please feel free to contact us.

Sincerely,

Mayor Martha Burke

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/24

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY

SUBJECT: Motion to adopt Resolution 2024-____, ratifying the mayor’s signature on a water right contract to place surface water right number 37-906 into the Water Supply Bank. **ACTION ITEM**

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

IDWR has completed its review on the application to lease water right no. 37-906 to the Water Supply Bank. The term of the lease will expire December 31, 2024. The City must submit a new lease application to the Water Supply Bank. The water right could be subject to forfeiture if not used or placed in the bank. The terms 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 adopt Resolution 2024-____, ratifying the mayor’s signature on a water right contract to place surface water right number 37-906 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 A CONTRACT WITH THE IDAHO DEPT. OF
WATER RESOURCES (IDWR) TO LEASE WATER RIGHT 37-906 TO THE WATER
SUPPLY BANK.**

WHEREAS, the City of Hailey desires to lease water right number 37-906 into the Idaho Water Bank.

WHEREAS, the City of Hailey agrees to the terms and conditions of the Water Supply Bank Lease Contract, 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 Contract, ratifies the Mayor's signature, and authorizes the execution of the attached Contract,

Passed this 12th day of November, 2024.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1909

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 August 20, 2024.
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)
37-906	4/1/1940	BIG WOOD RIVER, tributary to MALAD RIVER	1.039	Not Stated	0.00
Combined Lease Totals			1.039	Not Stated	0.00

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)
37-906	0.83	555.0	158.7	0.007	3.5
Combined Limit Totals	0.83	555.0	158.7	0.007	3.5

** The water right elements rentable have been reduced from the water right elements leased to account for conveyance losses of 20 % and a headgate volume of 3.5 afa.*

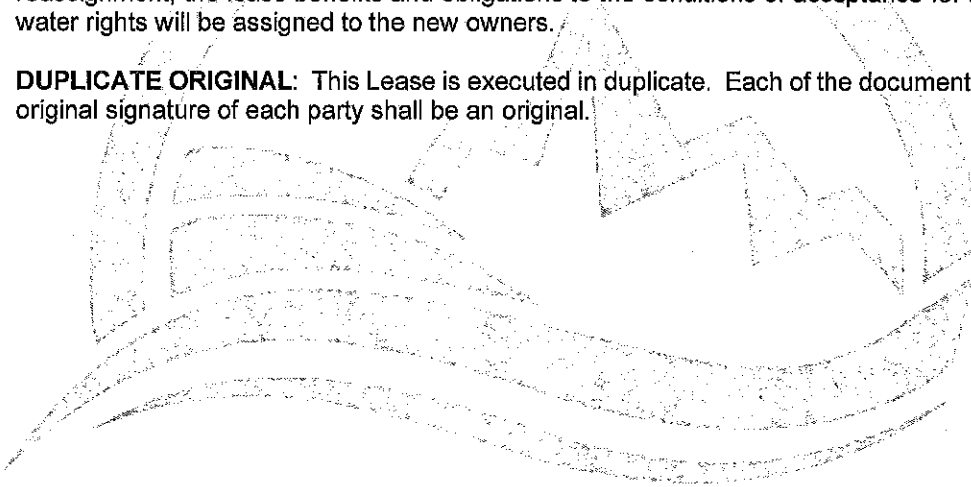
2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1909

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2025 to December 31, 202~~8~~⁸. 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. 1909

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 *10/28/2024*



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

By _____
Brian Patton, Executive Manager
Idaho Water Resource Board

Date _____

Lease approved by IDWR _____

Date _____

WATER SUPPLY BANK LEASE CONTRACT No. 1909

**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): 37-906

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		
37-906	MUNICIPAL	04/15	to	10/31	0.830 cfs	555.00 AF
Totals:					1.039 cfs	0.00 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: MUNICIPAL

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	15					6.4	20.0	10.0	31.0	28.0	20.0	35.0	8.3					158.7

Total Acres: 158.7

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.
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.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1909

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 municipal purpose of use is for the irrigation of the grass landing strip at Friedman Memorial Airport.
13. 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.
14. 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 0.21 cfs of the leased portion of this right into the Hiawatha Canal whether it is rented or not.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 09/26/2022

DEPARTMENT: PW/CDD

DEPT. HEAD SIGNATURE: BY/RD

SUBJECT: Motion to authorize the mayor's signature on a Certificate of Completion Letter for the final release of the Security Agreement with Larry G. Green and Ellgee Squared, LLC for the improvements adjacent to 920 N Main St.

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Larry Green has successfully completed all infrastructure installation and/or improvements to the satisfaction of the City of Hailey Staff. The Applicant Team has requested the Final Release of the Security Agreement Deposit, in the amount of \$27,152.51.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

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

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

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to authorize the mayor's signature on a Certificate of Completion Letter with Larry G. Green and Ellgee Squared, LLC for the improvements adjacent to 920 N Main St.

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 # _____

September 26, 2022

Ellgee Squared, LLC
C/O Larry Green
101 North Main Street
Hailey, ID 83333

Re: Lots 1A and 1B, Block 2, Northridge Subdivision X Security Agreement – Certificate of Completion

Dear Mr. Green:

The undersigned hereby certifies that the infrastructure improvements (“Work”) to the Lots 1A and 1B, Block 2, Northridge Subdivision X (“Project”) Development, as described in Exhibit A, has been inspected, approved and completed by City Staff, and in accordance with applicable ordinances, regulations, plans and specifications and all project documents, as well as the Security Agreement for Lots 1A and 1B, Block 2, Northridge Subdivision X), dated October 4, 2021 (“Project Documents”), and is hereby approved and accepted by the City of Hailey, Idaho (“City”) as of the date of this Certificate (“Completion Date”).

The Completion Date is also the date after which the City shall have sole responsibility for maintenance, heat, utilities, damage to the Work and insurance and the date of commencement of applicable warranties required by the Project Documents.

Sincerely,

City of Hailey, Idaho

By: _____
Martha Burke, Mayor



CITY OF HAILEY

115 SOUTH MAIN STREET
SUITE H
HAILEY, ID 83333
Phone: 208-788-4221

PURCHASE ORDER

BILL TO:

ATTN: ACCOUNTS PAYABLE
115 Main Street South, Suite H
Hailey ID 83333

VENDOR:

386
L.L. GREENS
920 N MAIN ST
HAILEY ID 83333

SHIP TO: (If different)

CITY OF HAILEY

115 MAIN STREET SOUTH, SUITE H
HAILEY ID 83333

P.O. # 61191

PO DATE 11/05/2024

PRINT DATE 11/05/2024

QTY	DESCRIPTION	UNIT PRICE	AMOUNT	GL ACCOUNT NO	JOB NO
1.00	FINAL RELEASE LL GREENS / ELLGEE SQUARED LLC	27,152.51	27,152.51	100-00-20314	

Handwritten signature and date: 11/6/24

SUBTOTAL	<u>27,152.51</u>
FREIGHT	<u> </u>
NET AMOUNT	<u><u>27,152.51</u></u>

NOTES

Handwritten signature
DEPARTMENT HEAD SIGNATURE

Handwritten date: 11/6/24
DATE

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

November 12, 2024

Ellgee Squared, LLC
C/O Larry Green
101 North Main Street
Hailey, ID 83333
via email: llgreens@gmail.com

Re: Final Release of Cash Deposit pursuant to:
Lots 1A and 1B, Block 2, Northridge Subdivision X Security Agreement

Dear Ellgee Squared, LLC:

The City of Hailey is in receipt of a cash deposit in the amount of \$56,719.17 as the Security Agreement approved by the Hailey City Council for Lots 1A and 1B, Block 2, Northridge Subdivision X Final Plat infrastructure improvements (Resolution 2021-098, approved September 27, 2021.) Section 5 of the referenced agreement stipulates how funds can be released based on completion of work.

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

The applicant has previously applied and been approved for a first release in the amount of \$19,566.66 and \$10,000.00.

I have reviewed the infrastructure items requested for the final release, with a **release amount of \$27,152.51** from the original deposit. By way of this letter, I am providing notice of completion of said items.

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

Sincerely,



Brian Yeager,
City Engineer/Public Works Director

Cc: Becky Stokes, Treasurer
Robyn Davis, Community Development Director
Christopher Simms, City Attorney

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Motion to approve Resolution 2024-_____, a Resolution authorizing the Mayor’s signature on an the Subordination/Regulatory Agreements for the LIDO Apartment Home project located at 940 Winterhaven Drive.

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

BACKGROUND: LIDO Apartment Homes received its final Certificate of Occupancy in 2023. To consolidate and prioritize debt repayment between creditors, the Owner – LIDO Equities Group-Idaho, LLC, is requesting signature of the Mayor’s to formalize the Subordination Agreements, attached, for each lending company.

The Agreements, LIDO Development Subordination Agreement and LIDO Deed Restriction Subordination Agreement, are attached for Council’s review. These Agreements are standard agreements for larger-scale projects where financing from various lenders is necessary. Hailey’s City Attorney has reviewed the documents and has found that the City’s rights are not prejudiced, and that the deed restrictions will survive foreclosure. As such, it is Staff’s recommendation that Council review and authorize the Mayor’s signature on said agreements.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

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

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to approve Resolution 2024-_____, a Resolution authorizing the Mayor’s signature on the Subordination/Regulatory Agreements for the LIDO Apartment Home project located at 940 Winterhaven Drive.

ADMINISTRATIVE COMMENTS/APPROVAL:

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

ACTION OF THE CITY COUNCIL: Motion to approve Resolution 2024-_____, a Resolution authorizing the Mayor’s signature on the Subordination/Regulatory Agreements for the LIDO Apartment Home project located at 940 Winterhaven Drive.

Date _____
City Clerk _____

FOLLOW-UP:

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

**CITY OF HAILEY
RESOLUTION 2024-_____**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY TO SIGN A
SUBORDINATION/REGULATORY AGREEMENT WITH LIDO EQUITIES GROUP-
IDAHO, LLC, RELATED TO THE DEVELOPMENT OF LIDO APARTMENT HOMES
PROJECT LOCATED AT 940 WINTERHAVEN DRIVE IN HAILEY, IDAHO.**

WHEREAS, the City of Hailey desires to finalize all development and development-related activities with LIDO Equities Group-Idaho, LLC, regarding the construction of the multifamily development project, known as LIDO Apartment Homes, and located at 940 Winterhaven Drive.

WHEREAS, the City of Hailey and LIDO Equities Group-Idaho, LLC, agreed to the terms and conditions of the Agreements, copies 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 Subordination/Regulatory Agreements with LIDO Equities Group-Idaho, LLC.

Passed this ____ day of October, 2024

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

Prepared by, and after recording
return to:

HOMESTREET BANK (CREG)
Attn: Commercial Real Estate
601 Union Street, Suite 2000
Seattle, WA 98101-2326

SUBORDINATION AGREEMENT

GOVERNMENTAL ENTITY

**SUBORDINATION AGREEMENT GOVERNMENTAL ENTITY FOR REGULATORY
AGREEMENT
REGULATORY AGREEMENT ONLY/NO SUBORDINATE DEBT**

THIS SUBORDINATION AGREEMENT FOR REGULATORY AGREEMENT (this “**Agreement**”) is effective as of the ___ day of _____, 2024, by the CITY OF HAILEY, IDAHO, a municipal corporation under the laws of the State of Idaho (“**Governmental Entity**”), and LIDO EQUITIES GROUP-IDAHO, LLC, an Idaho limited liability company (“**Borrower**”), for the benefit of HOMESTREET BANK, a Washington state chartered commercial bank, its successors and assigns (“**Lender**”).

RECITALS:

A. Simultaneously herewith Lender is making a loan to Borrower in the original principal amount of TWENTY THREE MILLION SIX HUNDRED SEVENTY ONE THOUSAND AND 00/100 DOLLARS (\$23,671,000.00) (“**Loan**”) pursuant to a Multifamily Loan and Security Agreement between Lender and Borrower (as supplemented or amended from time to time, the “**Loan Agreement**”) and evidenced by a Multifamily Note by Borrower to Lender (as supplemented or amended from time to time, the “**Note**”). The Loan is to be secured by a Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing that will be recorded among the records of Blaine County, Idaho (“**Official Records**”) (as supplemented or amended from time to time, the “**Mortgage**”) of certain improved real property located in 940 WINTERHAVEN DRIVE, HAILEY, BLAINE COUNTY, IDAHO, 83333 as more particularly described on Exhibit A attached hereto (“**Property**”). The Loan Agreement, the Note and the Mortgage, together with all other documents executed with respect to the Loan, are hereinafter collectively referred to as the “**Loan Documents**”.

B. In connection with the construction and development of the Property, Borrower is entered into a certain LIDO APARTMENT HOMES COMMUNITY HOUSING DEED RESTRICTION COVENANT, dated as of May 30, 2024 (“**Regulatory Agreement**”) in favor of the Governmental Entity, which was recorded in July 24, 2024 of the Official Records, pursuant to which the Property was subjected to certain restrictions by Governmental Entity.

C. As a condition to making the Loan, Lender requires that the lien of the Mortgage be superior to the lien of the Regulatory Agreement. Lender will not make the Loan unless Governmental Entity and Borrower agree to subordinate their rights and obligations under the Regulatory Agreement.

E. Borrower and Governmental Entity hereby agree to subordinate the Regulatory Agreement on and subject to the terms, conditions and requirements set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into this Agreement as agreements among the parties.

2. Subordination. The Governmental Entity hereby agrees that the Regulatory Agreement is and shall at all times continue to be, subordinate, subject and inferior to the rights of Lender under the Loan Documents and that the liens, rights (including approval and consent rights), remedies, payment interests, priority interests, and security interests granted to Governmental Entity pursuant to or in connection with the Regulatory Agreement are hereby expressly acknowledged to be in all respects and at all times, subject, subordinate and inferior in all respects to the liens, rights (including approval and consent rights), remedies, payment, priority and security interests granted to Lender pursuant to the Loan Documents and the terms, covenants, conditions, operations and effects thereof. Notwithstanding the above, Governmental Entity may exercise the remedies of specific performance or injunctive relief at any time in the event of a default under or breach of the terms of the Regulatory Agreement.

3. Financing, Encumbrance and Approval. Governmental Entity hereby approves and acknowledges the financing evidenced by the Mortgage. Governmental Entity further agrees that any transfer of the Property in connection with foreclosure of the Mortgage or a deed in lieu thereof shall not require Governmental Entity's consent but shall require notice to Governmental Entity.

4. Intentionally Deleted.

5. Lender Notice of Default. In consideration of Governmental Entity's agreements contained in this Agreement, Lender agrees that in the event of any default by Borrower under the Loan Documents, Governmental Entity shall be entitled to receive a copy of any notice of default given by Lender to Borrower under the Loan Documents. Neither the giving nor the failure to give a notice to Governmental Entity pursuant to this Section 5 will affect the validity of any notice given by Lender to the Borrower.

6. Governmental Entity Notice of Default. Governmental Entity shall give Lender a concurrent copy of each material notice (including without limitation each notice of default) given by Governmental Entity under or with respect to the Regulatory Agreement, and agrees that Lender, at Lender's sole election, shall have the right (but not the obligation) to cure any default by Borrower under the Regulatory Agreement on its and/or Borrower's behalf. Governmental Entity hereby represents that, to the best of its knowledge, there is no current default under the Regulatory Agreement.

7. Governmental Entity's Rights. Except as set forth in Sections 2 and 8 of this Agreement, nothing in this Agreement is intended to abridge or adversely affect any right or obligation of Borrower and/or Governmental Entity, respectively, under the Regulatory Agreement; provided that, (A) the Regulatory Agreement may be released but it may not be modified, amended, changed or otherwise altered without the prior written consent of Lender so long as the Loan is secured by the Property and (B) for so long as the Loan is secured by the Property, notwithstanding the terms of the Regulatory Agreement to the contrary, neither Borrower nor Governmental Entity will, without Lender's prior written consent, exercise or seek any right or remedy under the Regulatory Agreement or available at law or in equity which will or could

result in: (i) a transfer of possession of the Property or the control, operations or management thereof, (ii) the collection or possession of rents or revenues from or with respect to the Property by any party other than Borrower or Lender; (iii) appointment of a receiver for the Property; (iv) the application of insurance or condemnation proceeds other than as approved by Lender pursuant to the Loan Documents; (v) the removal or replacement of the existing property manager of the Property; or (vi) a material adverse effect on Lender's security for the Loan.

8. Foreclosure by Lender. In the event of foreclosure, deed in lieu of foreclosure, or similar disposition of the Property by Lender, no consent shall be required from Governmental Entity.

9. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto with regard to the subordination of the Regulatory Agreement to the lien or charge of the Loan Documents, and shall supersede and cancel any prior agreements with regard to this subject matter.

10. Binding Provisions. The covenants and agreements contained in this Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties to this Agreement.

11. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

12. Modifications. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors in interest.

13. Notices. All notices required or permitted hereunder shall be deemed to have been received either (i) when delivered by hand and the party giving such notice has received a signed receipt thereof, or (ii) three (3) days following the date deposited in the United States mail, postage prepaid, by registered or certified mail, return receipt requested, addressed as follows (or addressed in such other manner as the party being notified shall have requested by written notice to the other party):

If to Governmental Entity:
CITY OF HAILEY, IDAHO
Attention: City Clerk
115 S. Main Street South, Ste H
Hailey, Idaho 83333

If to Lender:
HOMESTREET BANK (CREG)
601 Union Street, Suite 2000
Seattle, Washington 98101-2326
Email: cre_servicing@homestreet.com

If to Borrower:
LIDO EQUITIES GROUP-IDAHO, LLC
Attention: Jeffrey Edward Smith
218 N Canon Drive, Ste C
Beverly Hills, California 90210-5308
Email: jesmith@lidoeq.com

14. Further Instruments. Each of the parties hereto will, whenever and as often as they shall be requested to do so by the other, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered, any and all such further instruments and documents as may be reasonably necessary to carry out the intent and purpose of this Agreement, and to do any and all further acts reasonably necessary to carry out the intent and purpose of this Agreement.

15. Valid Authorization. Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so on behalf of such party with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder.

16. Counterparts. This Agreement may be executed in counterparts each of which shall be deemed an original and all of which when taken together constitute one and the same instrument, binding on all of the parties. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN THE REGULATORY AGREEMENT BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF THE MORTGAGE.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year above written.

GOVERNMENTAL ENTITY

CITY OF HAILEY, IDAHO,
an Idaho municipal corporation

By: _____

Printed Name: Martha Burke

Title: Mayor, City of Hailey

GOVERNMENTAL ENTITY ACKNOWLEDGMENT

State of IDAHO

County of _____

This record was acknowledged before me on _____, 2024 by
_____ as _____ of the CITY OF HAILEY,
IDAHO, an Idaho municipal corporation.

(Stamp)

Signature of notary public

My commission expires: _____

BORROWER:

LIDO EQUITIES GROUP-IDAHO, LLC,
an Idaho limited liability company

By: _____

Printed Name: _____

Title: _____

BORROWER ACKNOWLEDGMENT

State of IDAHO
County of _____

This record was acknowledged before me on _____, 2024 by
_____ as _____ of LIDO EQUITIES
GROUP – IDAHO NORTH, LLC, an Idaho limited liability company.

(Stamp)

Signature of notary public

My commission expires: _____

LENDER:

HOMESTREET BANK,
a Washington state chartered commercial bank

By: _____
Jacquelyn Ron
Vice President

LENDER ACKNOWLEDGMENT

State of WASHINGTON)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that **JACQUELYN RON** is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the **Vice President** of **HOMESTREET BANK, a Washington state chartered commercial bank** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Signature

Title

(Seal or stamp)

My appointment expires: _____

EXHIBIT A
Legal Description

Lot 1 of LIDO APARTMENT HOMES, as shown on the official plat thereof, recorded as Instrument No. 706121, records of Blaine County, Idaho.

Prepared by, and after recording
return to:

HOMESTREET BANK (CREG)
Attn: Commercial Real Estate
601 Union Street, Suite 2000
Seattle, WA 98101-2326

SUBORDINATION AGREEMENT

GOVERNMENTAL ENTITY

**SUBORDINATION AGREEMENT GOVERNMENTAL ENTITY FOR REGULATORY
AGREEMENT
REGULATORY AGREEMENT ONLY/NO SUBORDINATE DEBT**

THIS SUBORDINATION AGREEMENT FOR REGULATORY AGREEMENT (this “**Agreement**”) is effective as of the ___ day of _____, 2024, by the CITY OF HAILEY, IDAHO, a municipal corporation under the laws of the State of Idaho (“**Governmental Entity**”), and LIDO EQUITIES GROUP-IDAHO, LLC, an Idaho limited liability company (“**Borrower**”), for the benefit of HOMESTREET BANK, a Washington state chartered commercial bank, its successors and assigns (“**Lender**”).

RECITALS:

A. Simultaneously herewith Lender is making a loan to Borrower in the original principal amount of TWENTY THREE MILLION SIX HUNDRED SEVENTY ONE THOUSAND AND 00/100 DOLLARS (\$23,671,000.00) (“**Loan**”) pursuant to a Multifamily Loan and Security Agreement between Lender and Borrower (as supplemented or amended from time to time, the “**Loan Agreement**”) and evidenced by a Multifamily Note by Borrower to Lender (as supplemented or amended from time to time, the “**Note**”). The Loan is to be secured by a Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing that will be recorded among the records of Blaine County, Idaho (“**Official Records**”) (as supplemented or amended from time to time, the “**Mortgage**”) of certain improved real property located in 940 WINTERHAVEN DRIVE, HAILEY, BLAINE COUNTY, IDAHO, 83333 as more particularly described on Exhibit A attached hereto (“**Property**”). The Loan Agreement, the Note and the Mortgage, together with all other documents executed with respect to the Loan, are hereinafter collectively referred to as the “**Loan Documents**”.

B. In connection with the construction and development of the Property, Borrower is entered into a certain DEVELOPMENT AGREEMENT, dated as of June 11, 2007, recorded as Instrument No. 549262 on July 3, 2007 of the Official Records, as amended by that certain DEVELOPMENT AGREEMENT AMENDMENT, dated March 9, 2022, recorded as Instrument No. 692311 on in March 17, 2022, in favor of the Governmental Entity pursuant to which the Property was subjected to certain restrictions by Governmental Entity (collectively, the “**Regulatory Agreement**”).

C. As a condition to making the Loan, Lender requires that the lien of the Mortgage be superior to the lien of the Regulatory Agreement. Lender will not make the Loan unless Governmental Entity and Borrower agree to subordinate their rights and obligations under the Regulatory Agreement.

E. Borrower and Governmental Entity hereby agree to subordinate the Regulatory Agreement on and subject to the terms, conditions and requirements set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into this Agreement as agreements among the parties.

2. Subordination. The Governmental Entity hereby agrees that the Regulatory Agreement is and shall at all times continue to be, subordinate, subject and inferior to the rights of Lender under the Loan Documents and that the liens, rights (including approval and consent rights), remedies, payment interests, priority interests, and security interests granted to Governmental Entity pursuant to or in connection with the Regulatory Agreement are hereby expressly acknowledged to be in all respects and at all times, subject, subordinate and inferior in all respects to the liens, rights (including approval and consent rights), remedies, payment, priority and security interests granted to Lender pursuant to the Loan Documents and the terms, covenants, conditions, operations and effects thereof. Notwithstanding the above, Governmental Entity may exercise the remedies of specific performance or injunctive relief at any time in the event of a default under or breach of the terms of the Regulatory Agreement.

3. Financing, Encumbrance and Approval. Governmental Entity hereby approves and acknowledges the financing evidenced by the Mortgage. Governmental Entity further agrees that any transfer of the Property in connection with foreclosure of the Mortgage or a deed in lieu thereof shall not require Governmental Entity's consent but shall require notice to Governmental Entity.

4. Intentionally Deleted.

5. Lender Notice of Default. In consideration of Governmental Entity's agreements contained in this Agreement, Lender agrees that in the event of any default by Borrower under the Loan Documents, Governmental Entity shall be entitled to receive a copy of any notice of default given by Lender to Borrower under the Loan Documents. Neither the giving nor the failure to give a notice to Governmental Entity pursuant to this Section 5 will affect the validity of any notice given by Lender to the Borrower.

6. Governmental Entity Notice of Default. Governmental Entity shall give Lender a concurrent copy of each material notice (including without limitation each notice of default) given by Governmental Entity under or with respect to the Regulatory Agreement, and agrees that Lender, at Lender's sole election, shall have the right (but not the obligation) to cure any default by Borrower under the Regulatory Agreement on its and/or Borrower's behalf. Governmental Entity hereby represents that, to the best of its knowledge, there is no current default under the Regulatory Agreement.

7. Governmental Entity's Rights. Except as set forth in Sections 2 and 8 of this Agreement, nothing in this Agreement is intended to abridge or adversely affect any right or obligation of Borrower and/or Governmental Entity, respectively, under the Regulatory Agreement; provided that, (A) the Regulatory Agreement may be released but it may not be modified, amended, changed or otherwise altered without the prior written consent of Lender so long as the Loan is secured by the Property and (B) for so long as the Loan is secured by the

Property, notwithstanding the terms of the Regulatory Agreement to the contrary, neither Borrower nor Governmental Entity will, without Lender's prior written consent, exercise or seek any right or remedy under the Regulatory Agreement or available at law or in equity which will or could result in: (i) a transfer of possession of the Property or the control, operations or management thereof, (ii) the collection or possession of rents or revenues from or with respect to the Property by any party other than Borrower or Lender; (iii) appointment of a receiver for the Property; (iv) the application of insurance or condemnation proceeds other than as approved by Lender pursuant to the Loan Documents; (v) the removal or replacement of the existing property manager of the Property; or (vi) a material adverse effect on Lender's security for the Loan.

8. Foreclosure by Lender. In the event of foreclosure, deed in lieu of foreclosure, or similar disposition of the Property by Lender, no consent shall be required from Governmental Entity.

9. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto with regard to the subordination of the Regulatory Agreement to the lien or charge of the Loan Documents, and shall supersede and cancel any prior agreements with regard to this subject matter.

10. Binding Provisions. The covenants and agreements contained in this Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties to this Agreement.

11. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

12. Modifications. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors in interest.

13. Notices. All notices required or permitted hereunder shall be deemed to have been received either (i) when delivered by hand and the party giving such notice has received a signed receipt thereof, or (ii) three (3) days following the date deposited in the United States mail, postage prepaid, by registered or certified mail, return receipt requested, addressed as follows (or addressed in such other manner as the party being notified shall have requested by written notice to the other party):

If to Governmental Entity:
CITY OF HAILEY, IDAHO
Attention: Planning & Zoning Administrator
115 S. Main Street South, Ste H
Hailey, Idaho 83333

If to Lender:
HOMESTREET BANK (CREG)
601 Union Street, Suite 2000
Seattle, Washington 98101-2326
Email: cre_servicing@homestreet.com

If to Borrower:
LIDO EQUITIES GROUP-IDAHO, LLC
Attention: Jeffrey Edward Smith
218 N Canon Drive, Ste C
Beverly Hills, California 90210-5308
Email: jesmith@lidoeq.com

14. Further Instruments. Each of the parties hereto will, whenever and as often as they shall be requested to do so by the other, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered, any and all such further instruments and documents as may be reasonably necessary to carry out the intent and purpose of this Agreement, and to do any and all further acts reasonably necessary to carry out the intent and purpose of this Agreement.

15. Valid Authorization. Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so on behalf of such party with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder.

16. Counterparts. This Agreement may be executed in counterparts each of which shall be deemed an original and all of which when taken together constitute one and the same instrument, binding on all of the parties. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN THE REGULATORY AGREEMENT BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF THE MORTGAGE.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year above written.

GOVERNMENTAL ENTITY

CITY OF HAILEY, IDAHO,
an Idaho municipal corporation

By: _____

Printed Name: Martha Burke

Title: Mayor, City of Hailey

GOVERNMENTAL ENTITY ACKNOWLEDGMENT

State of IDAHO

County of _____

This record was acknowledged before me on _____, 2024 by
_____ as _____ of the CITY OF HAILEY,
IDAHO, an Idaho municipal corporation.

(Stamp)

Signature of notary public

My commission expires: _____

BORROWER:

LIDO EQUITIES GROUP-IDAHO, LLC,
an Idaho limited liability company

By: _____

Printed Name: _____

Title: _____

BORROWER ACKNOWLEDGMENT

State of IDAHO
County of _____

This record was acknowledged before me on _____, 2024 by
_____ as _____ of LIDO EQUITIES
GROUP – IDAHO NORTH, LLC, an Idaho limited liability company.

(Stamp)

Signature of notary public

My commission expires: _____

LENDER:

HOMESTREET BANK,
a Washington state chartered commercial bank

By: _____
Jacquelyn Ron
Vice President

EXHIBIT A
Legal Description

Lot 1 of LIDO APARTMENT HOMES, as shown on the official plat thereof, recorded as Instrument No. 706121, records of Blaine County, Idaho.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/24

DEPARTMENT: Admin

DEPT. HEAD SIGNATURE: LH

SUBJECT:

Motion to approve Resolution 2024-____, ratifying the Mayors signature on Task Order #4 for the Jacobs Planning and Engineering contract for services regarding intergovernmental micromobility regulations in the amount of \$4,849 (to be shared between Ketchum, Hailey and the BCRD).

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The cities Blaine County and BCRD have been talking for some time as to the need for consistent micromobility regulations that span jurisdictions. (Micromobility includes ebikes, scooters and other types of motor-assisted modes of travel.) To that end, Jacobs Planning and Engineering has been selected to facilitate a staff-level planning session to scope this work with a goal of bringing in the spring a package of suggested code changes to the jurisdictions. This will include education and enforcement.

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:

The Hailey portion of the contract can be absorbed within the FY 2025 adopted budget.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2024-____, ratifying the Mayors signature on Task Order #4 for the Jacobs Planning and Engineering contract for services regarding intergovernmental micromobility regulations in the amount of \$4,849 (to be shared between Ketchum, Hailey and the BCRD).

ACTION OF THE CITY COUNCIL:

Date _____
City Clerk _____

FOLLOW-UP:

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

**CITY OF HAILEY
RESOLUTION NO. 2024**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF TASK ORDER #4 WITH JACOBS
ENGINEERING REGARDING INTERJURISDICTIONAL MICROMOBILITY
PLANNING**

WHEREAS, the City of Hailey has an existing agreement with Jacobs Engineering, for on-call engineering services,

WHEREAS, the City of Hailey and Jacobs Engineering have agreed to the Task Order #4, 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 Task Order #4 between the City of Hailey and Jacobs Engineering, and that the Mayor is authorized to execute the attached Agreement,

Passed this 12th day of November, 2023.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

Task Order No.: 4

Effective Date: October 28, 2024

This Task Order is entered into on the effective date noted above pursuant to the "Master Professional Services Agreement" between City of Hailey, Idaho, ("Client") and Jacobs Engineering Group Inc. ("JACOBS"), executed October 28, 2022, ("Agreement"). The Agreement is incorporated herein and forms an integral part of this Purchase Order. However, in case of conflict, the terms of the Agreement shall control.

Services Authorized

Client authorizes JACOBS to perform the Services described in Exhibit A attached hereto and incorporated herein.

Pricing

Time and Materials Not to Exceed \$4,849.00 per Exhibit A

Schedule as outlined in Exhibit A

JACOBS ENGINEERING GROUP INC.

CITY OF HAILEY, IDAHO

By:  Digitally signed
by Lena
Gandiaga
Date:
2024.10.29
10:36:02-06'00'

By: 

Title: Manager of Projects

Title: Mayor

Date: 10/29/2024

Date: 10/30/24

TASK ORDER #4**MICROMOBILITY POLICY DEVELOPMENT****HAILEY / KETCHUM / SUN VALLEY / BCRD MEETING FACILITATION****10-28-2024****Project Understanding**

Hailey, Ketchum, Sun Valley, and Blaine County Recreation District (project principals) wish to develop consistent rules, regulations, education, and enforcement policies for various forms of micromobility (e-bikes and e-scooters). To that end, the principals are requesting a facilitated meeting/workshop to develop a scope of work that includes development of:

- A problem statement relative to micromobility
- Goals and objectives to address the problem
- Identification of required field data and/or research

Research & Preparation***Tasks:***

- Initial kickoff meeting with the project principals to develop the meeting parameters including:
 - date, time and place of meeting
 - list of participants
 - meeting outline including critical discussion topics and desired outcome
- Research micromobility issues and regulatory approaches of similar jurisdictions
- Develop a draft and final meeting agenda and schedule

Deliverables:

- Meeting agenda & schedule

Assumptions:

- Project principals will:
 - invite meeting participants
 - provide a meeting room with remote meeting capabilities
 - arrange for minimal meeting refreshments

Meeting Facilitation

Tasks:

- Facilitate a 3-hour meeting with up to 20 participants
- Document the meeting with notes

Assumptions:

- Jacobs will facilitate the meeting in person and will have one staff member on-line to take notes and manage slides and materials as necessary

Meeting Follow-Up & Draft Scope of Work

Tasks:

- Develop final meeting notes
- Develop a draft scope of work based on the results of the meeting

Deliverables:

- Final meeting notes
- Draft scope of work

Assumptions:

- The draft scope of work is the final deliverable, the project principals will edit and modify the draft at their discretion for inclusion in a future Request for Proposals.

Costs

Task	Hours	Estimated Not to Exceed (NTE) Fee
Research & Preparation	8	\$1,196
Conduct Meeting	12	\$2,103
Meeting Follow-up & Draft SOW	6	\$1,000
Reimbursable Expenses	Estimated	\$550
Total NTE Amount	26	\$4,849.00

For this Task Order Jacobs will perform the above noted tasks on a time and materials basis with a not to exceed amount of \$4,849.00 in accordance with the October 2022 Professional Services Agreement between Jacobs Engineering Group Inc. and the City of Hailey. An invoice will be submitted with the final deliverable based on actual hours expended and expenses accrued. If requested, Jacobs will submit a proposal for scope amendment to provide additional services upon a change or expansion of this scope of work.

Schedule

- *October 31 or November 1: pre meeting via teams with the consultant and principal clients to discuss full meeting logistics and desired outcomes. To be scheduled by the client.*
- *November 4: Jacobs provides meeting agenda and format to the client.*
- *November 6: full meeting at Hailey City Hall, 1:00-4:00, Teams meeting link to be provided by the client.*
- *November 15: Meeting notes and draft SOW delivered to the client.*

Assumptions

- All deliverable documents will be submitted electronically via email.
- Costs associated with travel are anticipated to include transportation, lodging, and meals for one person for one night and will be billed as a direct expense.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/2024 **DEPARTMENT:** Treasurer **DEPT. HEAD SIGNATURE:** BS _____

SUBJECT:

Letter of Engagement for services for the City of Hailey FY24 audit submitted by Workman & Company, previously known as Dennis R. Brown, CPA.

AUTHORITY: ID Code 50-1003 IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Brady Workman has submitted a letter of engagement pertaining to this fiscal year's audit, required by Idaho law. The fee will not exceed \$13,200 for a yellow book audit, \$15,200 if a single audit is required due to federal receipts in excess of \$750,000. The work is tentatively scheduled to begin December 09 with an anticipated report delivery date of late January, 2025.

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	___ Mayor	___ _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Feel free to contact me if you have any questions; please approve as consent agenda item and allow Mayor Burke to sign.

FOLLOW-UP REMARKS:*

CITY OF HAILEY
RESOLUTION NO. 2024-_____

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF A CONTRACT FOR SERVICES WITH
WORKMAN AND CO. FOR AUDIT SERVICES FYE 2024.

WHEREAS, the City of Hailey desires to enter into an agreement with the Workman & Company under which Brady Workman and Dennis Brown, CPAs will perform annual audit services, and potentially single audit services for the City of Hailey.

WHEREAS, the City of Hailey and Workman & Company have agreed to the terms and conditions of the Contract for Services, 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 Contract for Services between the City of Hailey and Workman & Company and that the Mayor is authorized to execute the attached Agreement,

Passed this 12th day of November, 2024.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

WORKMAN & COMPANY

Office of
Accounting

2190 Village Park Avenue, Suite 300 • Twin Falls, ID 83301 • 208.733.1161 • Fax: 208.733.6100

October 28, 2024

City of Hailey, Idaho
115 Main Street S, Suite H
Hailey, ID 83333

We are pleased to confirm our understanding of the services we are to provide the City of Hailey, Idaho for the year ended September 30, 2024.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the City of Hailey, Idaho (City) as of and for the year ended September 30, 2024. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary Information
- 3) Public Employees' Pension Information

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- 1) Combining Statements of Non-Major Funds
- 2) Debt Future Principal and Interest Schedules

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the City and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Government Auditing Standards require that we communicate, during the planning stage of an audit, certain information to officials of the audited entity, and certain other parties. That information follows.

We have identified the following significant risk(s) of material misstatement as part of our auditing planning:

According to GAAS, significant risks include management override of controls, and GAAS presumes that revenue recognition is a significant risk. Accordingly, we have considered these as significant risks.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the City in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the

financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to The City of Hailey, Idaho, however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Workman and Company, CPAs and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to any federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Workman and Company, CPA's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Brady Workman is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately December 9, 2024, and to issue our reports no later than January 31, 2025.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including

expenses, will not exceed \$13,200 for a yellow book audit, \$15,200 if a single audit is required. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the Mayor and City Council of the City of Hailey, Idaho. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the City is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the City of Hailey, Idaho and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy, and return it to us.

Very truly yours,

Workman & Company

RESPONSE:

This letter correctly sets forth the understanding of the City of Hailey, Idaho.

Governance signature: _____

Title: _____

Date: _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/2024 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** BS

SUBJECT:

Motion to approve and allow Mayor to sign agreements with Regence Blue Shield and VSP. The VSP plan was renewed for two years effective 1/1/2023, valid for 2024, and their rates continue for 2025. The Regence rate change (overall) for the group is 12.22%. Their acknowledgement follows.

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

We have received our RBS 2025 calendar year premium rates which are a bit higher (avg 12.22%) than the current premium. The proposed amount is within our budget and the plans, with three choices of Gold (\$1,000 deductible), Silver (\$2,500 deductible) and Bronze (\$6,000 deductible) are working for our employees as they use the best plan for their needs.

The attached documents need to be accepted and signed by the City for us to enter into these new calendar year benefit plans.

Under our insurance group plans, we are required to give all employees the same benefit options. Therefore, the premium paid for the Gold plan is paid on behalf of all employees. If employees choose a plan with a lesser premium, either Silver or Bronze, the premium difference is paid into the employee's HRA-VEBA account for use by the employee on health care costs or helps reduce the cost of their dependent coverage. This consumer-driven healthcare concept lowers the overall cost of insurance.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

These Blue Shield plans are within the budget established by the City Council for FY 25. We have not yet received information on Delta Dental for next year.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

____ City Attorney X Treasurer ____ Clerk
 X Administrator ____ Community Development ____ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve the following agreements authorizing City officials to accept and sign Regence Blue Shield Employee Choice Health Plan Contracts, with updated benefit plans and costs for calendar year 2025.

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.):

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

Overall Rate Change for Group

% Change of Medical / Rx Rate: 12.22%
 % Change of Dental Rate: N/A
 % Change of Total Rate: 12.22%

20241016305
 1259 300044



Group Name : CITY OF HAILEY
 Producer : CANDACE IRELAND
 Effective Date : January 01, 2025

Renewal



Regence BlueShield of Idaho, Inc. is an Independent Licensee of the Blue Cross and Blue Shield Association

	Employee	Employee/ Spouse	Employee/ 1 Child	Employee/ 2+ Child	Family	Totals
Medical	39	4	3	7	7	60

All medical options on this quote include coverage for: Employee and Dependents

Option 1 (Renewal Products and Rates) - Regence Gold 1000 - Employee Choice (Grouping 1)

<input type="checkbox"/> Composite Medical Rates	Employee	Employee/ Spouse	Employee/ 1 Child	Employee/ 2+ Child	Family	Monthly Total
Gold 1000 : \$30 Prim/\$50 Spec Copay, \$1,000 Ded, 25% Coins, \$7,000 OOPM, Preferred Network, Pharmacy : Pref Generic/Generic \$10/\$35, Pref Brand/Brand \$50/50%, Pref Specialty/Specialty 20%/50%, Generic Ded Waived, EAP - 4 visits, Maternity	\$897.21	\$1,794.42	\$1,704.70	\$1,704.70	\$2,601.91	\$77,429.24

Option 2 (Renewal Products and Rates) - Regence Silver HSA 2500 - Employee Choice (Grouping 1)

<input type="checkbox"/> Composite Medical Rates	Employee	Employee/ Spouse	Employee/ 1 Child	Employee/ 2+ Child	Family	Monthly Total
Silver HSA 2500 : \$40 Prim/\$70 Spec Copay After Ded, \$2,500 Ded, 30% Coins, \$6,900 OOPM, Preferred Network, Pharmacy : Pref Generic/Generic 20%/25%, Pref Brand/Brand 35%/50%, Pref Specialty/Specialty 20%/50%, Optimum Value Ded Waived, EAP - 4 visits, Maternity	\$764.57	\$1,529.14	\$1,452.68	\$1,452.68	\$2,217.25	\$65,982.34

Option 3 (Renewal Products and Rates) - Regence Bronze HSA 6000 - Employee Choice (Grouping 1)

<input type="checkbox"/> Composite Medical Rates	Employee	Employee/ Spouse	Employee/ 1 Child	Employee/ 2+ Child	Family	Monthly Total
Bronze HSA 6000 : \$40 Prim/\$60 Spec Copay After Ded, \$6,000 Ded, 50% Coins, \$7,150 OOPM, Preferred Network, Pharmacy : Pref Generic/Generic 50%/50%, Pref Brand/Brand 50%/50%, Pref Specialty/Specialty 20%/50%, Optimum Value Ded Waived, EAP - 4 visits, Maternity	\$637.14	\$1,274.28	\$1,210.57	\$1,210.57	\$1,847.71	\$54,985.25

Final rates are subject to change if the group's enrolled census and other underwriting criteria are different from the census and assumptions used in developing the rates. For a complete list of rating assumptions, please refer to the Underwriting Assumptions document.

I acknowledge this rate sheet includes a summary of the benefit plan selected and rates associated with this plan for the effective date indicated. I understand this summary does not provide a full description of the benefit plan selected and that the complete details of the plan can be found in the contract.

Signature: _____ Date: _____



Group Name : CITY OF HAILEY
 Producer : CANDACE IRELAND
 Effective Date : January 01, 2025



Regence BlueShield of Idaho, Inc. is an Independent Licensee of the Blue Cross and Blue Shield Association

	Employee	Employee/ Spouse	Employee/ 1 Child	Employee/ 2+ Child	Family	Totals
Medical	39	4	3	7	7	60

Existing Products and Rates

	Employee	Employee/ Spouse	Employee/ 1 Child	Employee/ 2+ Child	Family	Monthly Total
Gold 1000 : \$30 Prim/\$50 Spec Copay, \$1,000 Ded, 25% Coins, \$7,000 OOPM, Preferred Network, Pharmacy : Pref Generic/Generic \$10/\$35, Pref Brand/Brand \$50/50%, Pref Specialty/Specialty 20%/50%, Generic Ded Waived, EAP - 4 visits, Maternity	\$800.37	\$1,600.74	\$1,520.70	\$1,520.70	\$2,321.07	\$69,071.88

Existing Products and Rates

	Employee	Employee/ Spouse	Employee/ 1 Child	Employee/ 2+ Child	Family	Monthly Total
Silver HSA 2500 : \$40 Prim/\$70 Spec Copay After Ded, \$2,500 Ded, 30% Coins, \$6,900 OOPM, Preferred Network, Pharmacy : Pref Generic/Generic 20%/25%, Pref Brand/Brand 35%/50%, Pref Specialty/Specialty 20%/50%, Optimum Value Ded Waived, EAP - 4 visits, Maternity	\$681.42	\$1,362.84	\$1,294.70	\$1,294.70	\$1,976.12	\$58,806.58

Existing Products and Rates

	Employee	Employee/ Spouse	Employee/ 1 Child	Employee/ 2+ Child	Family	Monthly Total
Bronze HSA 6000 : \$40 Prim/\$60 Spec Copay After Ded, \$6,000 Ded, 50% Coins, \$7,150 OOPM, Preferred Network, Pharmacy : Pref Generic/Generic 50%/50%, Pref Brand/Brand 50%/50%, Pref Specialty/Specialty 20%/50%, Optimum Value Ded Waived, EAP - 4 visits, Maternity	\$567.07	\$1,134.14	\$1,077.43	\$1,077.43	\$1,644.50	\$48,938.09



September 1, 2024

BROKER COPY

MS. BECKY STOKES
CITY OF HAILEY
115 S MAIN ST # H
HAILEY, ID 83333-8408

DEAR MS. BECKY STOKES:

Thank you for choosing VSP® Vision Care — and for your continued business. Putting your employees first and guaranteeing their satisfaction is easy, when we have partners like you.

As the only national not-for-profit vision company, we're committed to giving your employees:

- **Lowest employee out-of-pocket costs** — employees' #1 priority in a vision plan.
- **Exclusive Member Extras**. offers you won't find anywhere else — only VSP members can save more than \$2,500 on vision, hearing, medical, and lifestyle services.
- **World class service** — the highest customer satisfaction in the industry, 15 years in a row.

Your VSP plan automatically renews on **January 1, 2025** and **no action is required** to continue to receive consumers' #1 choice in vision care.

Group Name/Number:	City of Hailey / 30011585
Renewal Period:	January 1, 2025 - December 31, 2026
Current Plan Frequency:	12 / 12 / 24
Current Copay:	\$20 Exam / \$20 Materials
Current Allowance:	\$130.00 Retail Frame / \$130.00 Elective Contact Lenses
Current Rates:	\$9.72 / 15.55 / 15.87 / 25.59
Renewal Rates:	\$9.72 / 15.55 / 15.87 / 25.59

Rates include all applicable taxes and health assessment fees known as of the date of your renewal.

Enhanced Offering

Have you considered upgrading your Plan Frequency or increasing your Retail Frame Allowance to maximize the lowest out-of-pocket for your employees? We recommend these enhancements when you renew your current plan to deliver greater value:

Plan Frequency:	12 / 12 / 24
Copay:	\$20.00 Exam / \$20.00 Materials
Allowance:	\$180.00 Retail Frame / \$130.00 Elective Contact Lenses
Renewal Rates:	\$10.39 / 16.63 / 16.97 / 27.36

Updating your plan is simple! Give me a call to enhance your benefits or to lower your premium and keep delivering the lowest out-of-pocket costs.

Thank you,

Yenifer Molina (800) 216-6248

X. Mayor Martha Burke

cc: CANDACE IRELAND
CANDACE IRELAND
PO BOX 3769111 NORTH 1ST AVENUE
HAILEY, ID 83333-3769

CMI CS Team

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/2024

DEPARTMENT: CDD

DEPT. HEAD SIGNATURE: RD

SUBJECT: Motion to approve the Findings of Fact, Conclusions of Law, and Decision of the Preliminary Plat Subdivision Application for the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 16
(IF APPLICABLE)

APPLICATION & BACKGROUND: On October 28, 2024, the Hailey City Council unanimously approved the Preliminary Plat Subdivision Application for the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are to be subdivided as follows:

Phase I: 70 Lots/Sublots, 85 units total
-18 cottage units (3 cottage parcels)
-Park Space: 4.54-acre park integrated into the existing Curtis Park, and a 6'-wide pedestrian trail across the northeast corner of Lot 32
-Conveyance of Well Site

Phase II: 42 Lots/Sublots, 62 units total
-20 cottage units (3 cottage parcels)
-Park Space: 3.34-acre park integrated into park space developed in Phase I

Total Number of Units Proposed (Phases I and II): 147 residential units.

Total Number of Lots Proposed (Phases I and II): 115 lots/sublots.

Total Amount of Park Space Proposed (Phase I and II): 7.88-acre Park/Open Space.

On September 3, 2024, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council, the Preliminary Plat Subdivision Application of the Sunbeam Subdivision (Phase II), and the Applicant, Marathon Partners, LLC, received approval for the Planned Unit Development (PUD) and Preliminary Plat Applications for Phase I of the Sunbeam Subdivision on May 19, 2020.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Caselle # _____

Budget Line Item # _____

Estimated Hours Spent to Date: _____

Staff Contact: Robyn Davis

YTD Line Item Balance \$ _____

Estimated Completion Date: _____

Phone # 208-788-9815 ext. 2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Conduct a public hearing on the Sunbeam Subdivision Phase II Preliminary Plat Application

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____

Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Motion Language:

Approval: Motion to approve the Findings of Fact, Conclusions of Law, and Decision of the Preliminary Plat Subdivision Application for the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase II, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement, finding that the application meets all City Standards, and that Conditions (1) through (13) will be met.

Date _____

City Clerk _____

-FOLLOW-UP:

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

Copies (all info.): Copies

Instrument # _____

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 28, 2024, the Hailey City Council unanimously approved the Preliminary Plat Subdivision Application for the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are to be subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement.

The Hailey Planning and Zoning Commission enters these Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

Applicant: Marathon Partners, LLC

Project: Preliminary Plat Application for Sunbeam Subdivision (Phase II)

Location: Sunbeam Subdivision Phase I, Parcels B and C

Zoning/Size: Limited Residential (LR-1) and Recreational Greenbelt (RGB); 20.99 acres

Noticing and Procedure: The notice for October 28, 2024, public hearing was published in the Idaho Mountain Express on October 9, 2024, and mailed to the Adjoiners on October 9, 2024. Five (5) public comments were received prior to the September 3, 2024 Planning and Zoning Commission public hearing; no public comments were received prior to the October 28, 2024 City Council public hearing.

Background and Application: The Applicant, Marathon Partners, LLC, received approval for the Planned Unit Development (PUD) and Preliminary Plat Applications for Phase I of the Sunbeam Subdivision on May 19, 2020. The PUD Agreement, an agreement between Marathon Partners, LLC, and the City of Hailey, authorized the Applicant to develop the large (54.38 acres), vacant parcel nestled between Old Cutters Subdivision to the north, and Deerfield Subdivision to the south, as follows:

Phase I: 70 lots/sublots, 85 units in total

- 18 Cottage Units (3 cottage parcels)
- Park Space: 4.54-acre park integrated into the existing Curtis Park, and a 6'-wide pedestrian trail across the northeast corner of Lot 32.
- Conveyance of Well Site

Phase II: 42 lots/sublots, 62 units in total

- 20 Cottage Units (3 cottage parcels)
- Park Space: 3.34-acre park integrated into the park space developed in Phase I.

Total Number of Units Proposed (Phases I and II): 147 residential units.

Total Number of Lots Proposed (Phases I and II): 115 lots/sublots.

Total Amount of Park Space Proposed (Phase I and II): 7.88-acre Park/Open Space.

All required components and infrastructure of Phase I are complete (streets, sidewalks, utilities, street trees and street enhancements, and improved park space). All lots have been sold, and construction is currently underway on several of the single-family homes, as well as all of the cottage parcels entitled within this phase (Panorama Point – 10 units; Sunny Townhomes – 8 units). The park space for Phase I,

or the 4.54 acre (197,807 square feet) public park, has also been constructed and has been an extremely valuable benefit to the general public, as well as the residents of the subdivision.

Application: At the October 28, 2024, the Council unanimously approved the Applicant’s request to subdivide Phase II of the Sunbeam Subdivision as follows:

- Phase I, Parcels B and C are to be subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement.

Furthermore, the Applicant proposed to complete Phase II as specified within the approved PUD Agreement, and agreement by and between the City of Hailey and Marathon Partners, LLC. The Applicant proposed to buildout Phase II as contemplated within the approved PUD, or -

Phase II: 42 lots/sublots, 62 units in total

- 20 Cottage Units (3 cottage parcels)
- Park Space: 3.34-acre park integrated into the park space developed in Phase I

Marathon Partners, LLC, further proposed to subdivide the remaining land (20.99 acres) into 42 single-family lots, and 20 sublots. The density, and total number of lots and sublots proposed within this phase comply with the approved PUD Agreement.

In Phase I, the Developer chose not to subdivide the cottage lots, but rather, have property owners proceed through the Subdivision and/or Design Review entitlement processes separately. In Phase II, the Developer has chosen to subdivide the parcels earmarked for cottage developments (3 cottage townhouse parcels) into sublots and sell each individual subplot separately. While this is a different process than that of Phase I, this change in strategy also complies with the approved PUD Agreement, as the overall density and lot/sublot totals remain as negotiated.

Park/Open Space: Furthermore, Marathon Partners, LLC, also proposed to naturally integrate an additional open space parcel, approximately 3.34 acres (145,406 square feet) in size, with the existing park/open space; also contemplated within the approved PUD. The total park/open space contribution between the two phases is 7.88 acres. The park area contribution complies with the approved PUD and further exceeds the City’s park contribution requirement, as outlined in Title 16.

Staff strongly desired to see Sunbeam’s Phase II park space incorporate active recreational uses that provide benefit to the broader Hailey community, as well as the residents of Sunbeam Subdivision. Upon completion, Sunbeam Park will be the largest park in the City of Hailey, centrally located and a short bike or drive from north Hailey (Old Cutters, Northridge neighborhoods), Quigley Canyon, Wood River High School/Community Campus, and downtown. The design and function of Sunbeam Park will impart a legacy effect on the character of Hailey; Staff want to ensure that this legacy is embraced by residents and visitors both now and into the future.

The Applicant Team has worked diligently with City Staff to craft a park proposal that incorporates broad recreational benefits, integrates with Phase I park space and nearby Curtis Park, and provides amenities and features that are commensurate with the full scope of the complete Sunbeam Park. At this time, the Applicant is proposing the following park features/amenities for Phase II:

- Extension of existing 8'-wide pedestrian and bicycle path, providing new connection between Phase I's existing pedestrian/bicycle pathway and the northern extent of Phase II's park space (*This is described as a "multimodal loop" within the Applicant's submitted plan sets, shown in red*).
- Extension of existing 5'-wide concrete path/sidewalk, connecting the existing gravel parking area/ADA parking, proposed restroom location, existing play area/tables/benches, and the proposed pavilion area (*This is described as a "connector" within the Applicant's submitted plan sets, shown in dark blue*).
- Construction of a new gravel adventure trail loop, connecting the existing parking area with the northern half of the complete Sunbeam Park. The adventure trail will meander through extensive landscaping planned for Phase II, as well as a series of locations/"activity pads" that can be transformed into program opportunity sites in the future (bouldering features, art installations, creative seating, etc.) (*This is described as a "pedestrian trail" within the Applicant's submitted plan sets, shown in light green*).
- Two (2) new play lawn areas, including at least four (4) dedicated shade trees incorporated throughout the play lawn areas.
- Parking area expansion along San Badger Drive, including dedicated parking for service and/or food trucks, and a potential future parking expansion area, as requested by City Staff and shown on the Applicant's submitted plan sets.
- Additional gravel street parking area, located along Carbonate Street and adjacent to the existing recreational field.
- Large pavilion structure positioned at the center of Sunbeam Park and adjacent to the parking area; concrete pad and timber framing proposed. Feature requested by City Staff, recommended by Parks and Lands Board, and supported by the Applicant Team.

This park space plan was presented to the Hailey Parks and Lands Board on Wednesday, July 24, 2024, at which time the Board discussed the proposed Phase II park plan with the Applicant Team. The Board voted unanimously to approve the plan, including – but not limited to – all features shown in the plan set and discussed herein. The Board also provided a formal recommendation for approval by the Hailey City Council and Planning and Zoning Commission for the Phase II park plan, following the July 24th meeting.

Density, Waivers, and Buildout of Phase II: As a way to reckon with traditional (single-family dwellings accompanied by large backyards) development projects, City Staff and the Applicant negotiated a more creative design and approach via a PUD Agreement. This agreement allowed flexibility in development, reputed archaic zoning requirements that further perpetuated low density developments, and granted waivers of the zoning and/or subdivision code to better implement and support alternative uses for residential lands in Hailey.

The waivers granted included the inclusion of:

- a variety of lot sizes
- a variety of lot widths
- reduced parking for cottage developments, and
- the ability for private streets to service more than five (5) residential units

Accounting for the waivers above, Phase I and Phase II are expected to develop as follows:

Standard	Approved Waiver
§17.05.040 LR-1 Minimum Lot Size: 8,000 square feet	24 lots, 38 cottage sublots Phase I: 11 lots, 18 cottage sublots Phase II: 13 lots, 20 cottage sublots
§17.05.040 LR-1 Minimum Lot Width: 75 feet	29 lots, 38 cottage sublots Phase I: 12 lots, 18 cottage sublots Phase II: 17 lots, 20 cottage sublots
§16.04.060 D 1 Flag Lot Per Subdivision	2 (1 in Phase I, 1 in Phase II)
§16.04.020 L1 Private Road Serves Up to 5 Units	Private streets for ingress to and egress from cottage lot whether or not serving more than 5 residential dwelling units.
§16.04.020 L1 Units Accessed by Private Street Must provide 2 additional parking spaces per units (4 total).	Two parking spaces per cottage lot accessed from a private street.
	Allowance of parking in City Streets.

September 3, 2024 Planning and Zoning Commission Public Hearing: At the September 3, 2024, public hearing, the Planning and Zoning Commission considered and recommended for approval by the Hailey City Council, the Preliminary Plat Subdivision Application of the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA. While some Hailey residents shared concerns around the overall density of Phase II - it is their preference that the density be reduced to increase lot size, which in turn, would reduce traffic, construction, and growing impacts to the surrounding neighborhoods – the Commission reiterated that the approval of Sunbeam Subdivision Phase I was approved, in part, based on overall density, of which was thoroughly discussed, contemplated, and approved via the existing Planned Unit Development Agreement. The Commission further noted that density would need to be discussed and/or renegotiated by the Hailey City Council at a later date, and not at the Planning and Zoning level. The Commission encouraged Hailey’s concerned citizens to attend subsequent Council meetings and share their concerns with the Mayor and Councilmembers.

Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision (“Findings”) represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval by the Hailey City Council, after deliberations on each of the criteria detailed herein below.

On October 28, 2024, the Hailey City Council approved the Preliminary Plat Application for the Sunbeam Subdivision, wherein Sunbeam Subdivision Phase II, Parcels B and C, are to be subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which included the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. The Council discussed the

proposed street layout, park plan, landscaping, and general connectivity across the site, as well as the subdivision's integration within the existing neighborhoods. The Council, hearing testimony both in favor and against components of the subdivision's development, unanimously approved the application, of which, further details – as applicable - have been described herein.

Procedural History: The project, known as Sunbeam Subdivision Phase II, is located in the Limited Residential (LR-1) Zoning District. This parcel was previously known as and annexed into the City of Hailey (October 13, 1981) as Hidden Meadows Subdivision. Hailey Ordinance No. 439 describes the annexation process on file at the Community Development Department.

Sunbeam Subdivision Phase I was submitted on November 1, 2019, and certified complete on November 19, 2019. A public hearing before the Planning and Zoning Commission was held on January 21, 2021, in the Council Chambers of Hailey City Hall. The Planning and Zoning Commission continued the item to February 18, 2020. A second public hearing before the Planning and Zoning Commission was held on February 18, 2020. The Planning and Zoning Commission continued the item to March 2, 2020. A public hearing before the Planning and Zoning Commission was held on March 2, 2020, in the Council Chambers of Hailey City Hall, at which time the Commission unanimously recommended approval of the plat to the Hailey City Council. The Hailey City Council reviewed the proposed plat and associated PUD on April 27, 2020, May 5, 2020, and May 19, 2020. The Hailey City Council unanimously approved both the Preliminary Plat and Planned Unit Development Applications on May 19, 2020.

The current Application – Sunbeam Subdivision Phase II – was submitted on January 19, 2024, and certified complete on January 25, 2024. While the Applicant intended for a public hearing before the Planning and Zoning Commission to be held on March 4, 2024, park space and civil engineering design details required further discussion and design amendments, and a public hearing was not held. These amendments were addressed throughout the spring and early summer of 2024. With all project plans finalized, a public hearing began to be held on August 5, 2024 in the Council Chambers of City Hall and virtually via Microsoft Teams. At approximately 6:30 PM on August 5, 2024 – one (1) hour after the start of the regularly scheduled Planning and Zoning Commission meeting start time – the Hailey City Hall building experienced an unexpected power outage due to severe storm activity in the area. Virtual meeting connectivity, internet, and indoor lighting were no longer available. Public comment for the Preliminary Plat Application for Sunbeam Phase II was underway when the outage occurred.

After the initial loss of power, the Commission Chair referenced a continuation of the project, on record, to August 19, 2024. On August 6, 2024, after consulting with the City Administrator and City Attorney, it was determined by Staff that a full re-noticing for the Sunbeam Subdivision Phase II Preliminary Plat Application would be most appropriate, as virtual attendees of the August 5, 2024 meeting (of which there were numerous) were not able to receive confirmation of a continuation to a date certain for the project after the outage on August 5, 2024.

Therefore, a second notice for the re-scheduled Public Hearing was published in the Idaho Mountain Express on August 15, 2024 and mailed to the Adjoiners on August 15, 2024. On September 3, 2024, the Hailey Planning and Zoning Commission continued discussing the project and recommended the Sunbeam Subdivision Preliminary Plat Application for approval by the Hailey City Council. A Public Hearing with City Council will be held for the project on October 28, 2024, in the Hailey City Hall Council Chambers or 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: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.
				Life/Safety: No comments.
				<p>Water and Wastewater: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</p> <p><u>Water:</u></p> <ul style="list-style-type: none"> The Applicant Team shall connect the water valve, located directly south of the north/south intersection of Lots 24 and 25, to the water main located within the Carbonate Street right-of-way. This has been made a Condition of Approval. <p>The Water and Wastewater Divisions have provided detailed comments and feedback to the Applicant Team, since their original plan set submission in early 2024. Division Managers do not have any further comments at this time.</p>
				Building: No comments
				<p>Streets: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</p> <p>The Streets Division Manager has provided detailed comments and feedback to the Applicant Team, since their original plan set submission in early 2024. The Streets Division Manager does not have any additional comments at this time.</p>
				<p>Parks and Lands Board: At the July 24, 2024 Parks and Lands Board regularly scheduled meeting, the Board voted unanimously to recommend approval of the Sunbeam Park Plan for Phase II by the Planning and Zoning Commission, and the Hailey City Council, which includes the improvements as presented by the Applicant Team, and identified as follows:</p> <ul style="list-style-type: none"> The creation of a Master Plan for Phase II park development, to include updated landscaping plans, all amenities and/or features planned for installation during Phase II build-out, and areas/future uses in the park as contemplated by the Development Team and City Staff. Included within the within the Master Plan and designated for Phase II build-out: <ul style="list-style-type: none"> Depiction of and installation sites for shade trees within the native lawn/play lawn interface.

			<ul style="list-style-type: none"> <i>Pavilion structure, including specific location, size, capacity, and intended materials/design.</i> <p><i>This recommendation is discussed in further detail throughout this report.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.010 Development Standards</p> <p>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.</p> <p><i>Please refer to the specific standards as noted herein.</i></p>
16.04.020: Streets:			
Compliant			Standards and Staff Comments
Yes	No	N/A	City Code
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.
			<p>Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p> <p>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.</p> <p><i>Phase I included street connections to Quigley Road, San Badger Drive, and Gray's Starlight Drive. Within the approved PUD, Carbonate Street, Doc Bar Drive, and El Dorado Lane were contemplated as through connections, of which, the Applicant is proposing to complete in Phase II. An alley, 26' in width, and Mica Street, a public street, 60' in width, are also proposed to service and better integrate Phase I and Phase II.</i></p> <p><i>All streets proposed in Phase II are to be public streets, 60-feet in width, except for the parking access lane, which is proposed to meet the standard width of 26'.</i></p> <p><i>A Traffic Impact Study was submitted and reviewed during the entitlement process for Phase I. The study addressed the potential traffic impacts associated with the proposed subdivision, as well as offered mitigation measures for existing conditions at key intersections and roadways near the site.</i></p> <p><i>The City hired an independent traffic engineer (Stanley Engineering) to review the Traffic Impact Study, Key Findings, and Recommendations supplied by Hales Engineering. Stanley Engineering concurred with the report conclusions, which are on file in the Community Development Department. Please see also the Traffic Study summary in Section 16.04.070 of this report.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.
			<p>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-</p>

				<p>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.</p> <p><i>Staff Comments</i> N/A, as no cul-de-sacs or dead-end streets are proposed. However, Parcel G represents a 26' wide parking access lane to serve Sublots 1-7. This parking access lane dead-ends to the west, closest to Doc Bar Drive. While not a public or private street, this parking access lane was contemplated by both Public Works and Streets Division Managers, who concurred that a dead-end design would best promote safety and appropriate traffic flow through the Subdivision, given the proposed through connection of El Dorado Lane, directly across from the terminus of Parcel G.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>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.</p> <p><i>Staff Comments</i> Phase I required street connections to Quigley Road, San Badger Drive and Gray's Starlight Drive. Phase II, and the approved PUD, contemplates street connections to Carbonate Street, El Dorado Lane, and Doc Bar Drive. More than one access is proposed to eliminate vehicle congestion, and further encourage access and connectivity through the site.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>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.</p> <p><i>Staff Comments</i> It appears that all proposed streets intersect at 90-degree angles and that the proposed streets are separated by 250-890'. Traffic calming measures have also been incorporated within the development – short street sections on Mica Street, incorporation of a 26'-wide parking access lane with a dead-end terminus on the segment adjacent to Doc Bar Drive and El Dorado Lane, and minimal straight street sections.</p> <p>The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for slightly larger intersection separation distances on Carbonate Street and Sunbeam Street.</p> <p>Findings: Compliance. The Council found the Applicant's request appropriate, and that this standard has been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E.</p>	<p>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.</p>
			<p><i>Staff Comments</i></p>	<p>All streets within the subdivision are proposed as public streets. Each street varies in length, right-of-way width and alignment in order to service the proposed subdivision, its lots, and the park/open space.</p> <p>The City Engineer has analyzed the final design for streets within the subdivision, finding that all centerlines, road curvatures, and traffic calming measures are appropriate for the subdivision.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>F.</p>	<p>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.</p>
			<p><i>Staff Comments</i></p>	<p>The public streets proposed in Phase II (Doc Bar Drive, Carbonate Street, Mica Street, and El Dorado Lane) meet the minimum City standards of 60' in width. All are consistent with Title 16 and 18.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>G.</p>	<p>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.</p>
			<p><i>Staff Comments</i></p>	<p>The proposed roadway widths are in accordance the adopted City Standards for road construction.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>H.</p>	<p>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 is there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p>
			<p><i>Staff Comments</i></p>	<p>The subject property is relatively flat. Per the Applicant, no road slopes are proposed to be greater than 6%. Slopes are proposed to be a minimum of 0.5%. Road cross slopes are proposed to be 2.5%.</p> <p>The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for flatter slopes, as it will result in less cut/fill activity and unnecessary peaks and valleys. Both the Commission and Council concurred with this recommendation within Phase I.</p>

				Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<p>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.</p> <p><i>Staff Comments</i> Drywells and storm system improvements are proposed along all public streets. The Streets Division will assess the need for additional drainage to better address seasonal (rain on snow) events from any undeveloped portion of Phase I and Phase II.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	<p>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</p> <p><i>Staff Comments</i> Street Signage is proposed. The Streets Division recommends that the type and location of street signs be incorporated into the plan prior to final design. This has been made a Condition of Approval.</p> <p>Findings: Compliance. This standard will be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	<p>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.</p> <p><i>Staff Comments</i> Proposed street names have been approved by City Staff and by Blaine County. The proposed subdivision name has also been approved by the Blaine County Assessor.</p> <p>Findings: Compliance. This standard has been met.</p>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	<p>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.</p> <p><i>Staff Comments</i> N/A. No private streets are proposed at this time.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	<p>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</p> <p><i>Staff Comments</i> While it was contemplated that the cottage lots may include private streets within the approved PUD, no private streets are proposed at this time.</p>

				Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time. Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time. Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time. Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time. Findings: Compliance. This standard has been met.
			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.
			<i>Staff Comments</i>	<i>Minimal pathway crossings are preferred. This has been made a Condition of Approval.</i> Findings: Compliance. This standard will be met.
<input checked="" 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 maximum roadway widths: a) Accessing one residential unit: twenty feet (20') b) Accessing two residential units: thirty feet (30') 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.
			<i>Staff Comments</i>	<i>No driveway materials are proposed at this time. All driveway materials and roadway widths shall conform to this standard.</i> Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			<i>Staff Comments</i>	<i>It appears that no driveway would exceed 150' in length. If so, the International Fire Code shall be met, and the Fire Department will review for said compliance.</i> Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	<i>This is preferred by the City; however, a plat note addressing driveway maintenance to multiple residential dwelling units is not currently included in this project's Preliminary Plat. The Applicant shall ensure that the parking access lane (Parcels G and H) are maintained by the Sunbeam HOA and/or through a specific plat note. This has been made a Condition of Approval.</i> Findings: Compliance. This standard will be met.
<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.
			<i>Staff Comments</i>	<i>The Applicant has shown a preliminary plat identifying Parcels G and H, which are indicated as parking access lanes and provide vehicular access to Sublots 1-20. However, no plat notes indicate that these parcels are unbuildable or a dedicated parking access easement. The Applicant shall include a plat note, addressing Parcels G and H as unbuildable lots and parking access lanes, prior to receiving any final plat approval for Sunbeam Phase II. This has been made a Condition of Approval.</i> <i>Please refer to Section 16.04.020(M) for further details.</i>

				Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and appear compatible with existing and planned residential units.</i>
				Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	<i>All proposed streets are 60' in width, except for the 26'-wide parking access lane, which complies with City standards. While it was contemplated that the cottage lots may include private streets within the approved PUD, no private streets are proposed at this time. The proposed streets comply with IFC Requirements for fire access to interior lots.</i>
				Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	<i>All proposed streets are 60' in width, except for the 26'-wide parking access lane, which complies with City standards. While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time.</i>
				<i>No fire access lanes are proposed. The proposed streets and parking access lane comply with IFC Requirements for fire access to interior lots.</i>
				Findings: Compliance. This standard has been met.
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.
			<i>Staff Comments</i>	<i>A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. The City sees this as a desirable connection. This path also runs through the proposed park, connecting to Carbonate Street. A separated multi-use asphalt path has also been constructed adjacent to Quigley Road for the project frontage.</i>
				<i>Details of the proposed pathway/sidewalks, as well as drainage shall be addressed via the following Conditions of Approval:</i>
				<i>1. Native grass area between pathway and road may be problematic with weeds on a limited landscape budget. It is preferred that the HOA maintain these areas.</i>
				<i>2. Details for the new pathway/existing Old Cutters sidewalks for the tie in at Doc Bar Drive shall be provided.</i>

				<p>3. Drywell details and other construction related details shall be provided at final design. <i>The above comments have been made Conditions of Approval.</i></p> <p>Findings: Compliance. This standard will be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>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.</p> <p><i>Please refer to Section 16.04.030(A) for further details.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			<i>Staff Comments</i>	<p><i>Please refer to Section 16.04.030(A) for further details.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p> <p><i>Please refer to Section 16.04.030(A) for further details.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			<i>Staff Comments</i>	<p><i>Please refer to Section 16.04.030(A) for further details.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>Sites located adjacent to a public street or private street that are not currently through streets, regardless of whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</p> <p><i>During Phase I of the project, a 10'-wide separated multi-use asphalt path was constructed through the park/open space, providing pedestrian access to Carbonate Street (an existing dead-end street). The asphalt path also runs the length of San Badger Drive (western side of the proposed street). This pathway allows for connectivity to the existing subdivision, Old Cutters Subdivision. This connection is highly desired.</i></p> <p><i>The Applicant has incorporated sidewalks to island-like blocks within the proposed subdivision. The Applicant's intent is to include enough sidewalk to walk around each block on the sidewalk.</i></p> <p><i>Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			<i>Staff Comments</i>	<p><i>During Phase I of the project, a 10'-wide separated multi-use asphalt path was constructed through the park/open space, providing pedestrian access to Carbonate Street (an existing dead-end street). The asphalt path also runs the length of San Badger Drive (western side of the proposed street). This pathway allows for connectivity to the existing subdivision, Old Cutters Subdivision. This connection is highly desired.</i></p> <p><i>The Applicant has incorporated sidewalks to island-like blocks within the proposed subdivision. The Applicant's intent is to include enough sidewalk to walk around each block on the sidewalk.</i></p> <p><i>Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</p> <p><i>N/A</i></p> <p>Findings: Compliance. This standard has been met.</p>
			<i>Staff Comments</i>	<p><i>N/A</i></p>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
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.	<p>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</p> <p><i>N/A, as this development is not located in the Business or Limited Business District.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			<i>Staff Comments</i>	<p><i>N/A, as this development is not located in the Business or Limited Business District.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			Staff Comments	A 26'-wide access lane is proposed running east to west from San Badger Drive towards El Dorado Lane, although this feature is not considered an alley. Findings: Compliance. This standard has been met.
<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	N/A, as no public alleys are proposed for this development. Findings: Compliance. This standard has been met.
<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	Where possible, infrastructure will be installed underground and within the platted parking access lane. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	N/A, as no alleys in commercial areas are proposed. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	N/A, as no dead-end alleys are proposed. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			Staff Comments	N/A, as no alleys are proposed. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.

			<i>Staff Comments</i>	<p>Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the plat for Phase I:</p> <ol style="list-style-type: none"> 1. Snow storage and public utility easements along all frontages. 2. A 20' private irrigation easement along the north and east boundaries to continue to provide irrigation to existing conifers until all lots are purchased. 3. A 15' wide sewer easement (located in Block 2, within El Dorado Lane, Phase II), shown graphically and noted in the plat notes. 4. The 20' wide Hiawatha Canal easement along the west property boundary. This has been modified to encompass all of the canal. <p>Findings: Compliance. This standard has been met.</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 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></p> <p>N/A, as no natural resource, riparian area, hazardous area, or other limitation requires an easement for the proposed subdivision.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. 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></p> <p>Snow storage easements are proposed along all lot frontages.</p> <p>Findings: Compliance. This standard has been met.</p>
16.04.050: Blocks				
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"/>	16.04.050	<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></p> <p>All proposed blocks are shown on the Preliminary Plat.</p> <p>Findings: Compliance. This standard has been met.</p>
16.04.060: Lots				

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<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>The approved PUD Agreement allows for varied lot sizes, which are proposed within the zoning district. The overall density of the project is less than the 177 lots, which could be created if the Limited Residential (LR-1) Zoning District minimum lot size of 8,000 square feet was utilized.</i></p> <p><i>See also Section 16.04.070 of this Staff Report for additional suggested restrictions on irrigated areas. The Commission found these restrictions appropriate, as the project impacts water pressure in other City neighborhoods, and because water conservation is a desired goal for the City of Hailey. Irrigation water conservation will lessen impacts to water pressure and water use.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>One (1) lot in Phase II is more than double the minimum size of the Limited Residential Zone District (minimum size is 8,000 square feet). This lot (Lot 11) has public street frontage along Doc Bar Drive, as well as an adjoining property segment with Parcel D – an alley – serving Block 9 of the adjacent Old Cutters Subdivision. Future re-subdivision may be achieved on this lot through an alley access agreement with the Old Cutters Subdivision, through the creation of a flag lot, or by other means approved by the City Staff. At this time, Council is amenable to the entirety of Phase II's lot arrangement.</i></p> <p>Findings: Compliance. This standard has been met.</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>N/A, as no double frontage lots are proposed.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			<i>Staff Comments</i>	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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> Park and open space are delineated; no unbuildable lots are proposed.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>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.</p> <p><i>Staff Comments</i> At this time, the Applicant is not proposing any flag lots in Phase II. However, the Sunbeam PUD Agreement grants the Developer one (1) flag lot in Phase II, if they choose to incorporate such a lot.</p> <p>Please refer to Section 16.04.060(A) regarding lots that are more than twice the minimum lot size.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>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.</p> <p><i>Staff Comments</i> All lots will have frontage on either a public street, or on the parking access lane serving sublots 1-20. This was negotiated and permitted via the recorded PUD Agreement prior to the recordation of Phase I.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p>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.</p> <p><i>Staff Comments</i> N/A, as this project is not located within the Townsite Overlay (TO) Zone District.</p> <p>Findings: Compliance. This standard has been met.</p>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.</p>

			<p>Staff Comments</p> <p><i>The proposed project will consist of two (2) phases of development:</i></p> <p>Phase I: 70 Lots, 85 units total 18 Cottage Units 12 single family lots less than 8,000 sq. ft. 55 single family lots greater than 8,000 sq. ft.</p> <p>Phase II: 45 Lots, 62 units total 20 Cottage Units 12 single family lots less than 8,000 sq. ft. 30 single family lots greater than 8,000 sq. ft.</p> <p>Total Number of Units Proposed: 147 units Total Number of Lots Proposed: 115 Lots</p> <p><i>A 4.54-acre (197,807 square feet) park space parcel was completed in Phase I to benefit the general public and satisfy the City’s Park Contribution. Phase II will provide an additional 3.34 acres of park space development, creating a contiguous 7.88-acre public park.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B.</p> <p>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.</p> <p>Staff Comments</p> <p><i>A phasing Plan was contemplated and included within the Sunbeam PUD Agreement. Phase I requirements have been met and/or constructed. Phase II requirements include a 3.34-acre park, forty-two (42) single family lots, and three (3) cottage lots containing twenty (20) cottage units. The Applicant has proposed a 3.34-acre park, forty-two (42) single family lots, and twenty (20) cottage sublots (Blocks 5-7), which will host one (1) cottage unit each. The completed and proposed phasing activities are amenable to Council.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>Staff Comments</p> <p>a) Provision of on-site or off-site street or intersection improvements. <i>A Traffic Impact Study was prepared by traffic consultant, Hales Engineering, in 2019 and prior to completion of Sunbeam Subdivision Phase I. A peer review was conducted by Stanley Engineering, and numerous comments were incorporated into the draft that was presented to the Commission.</i></p>

			<p><i>This study addressed the traffic impacts associated with the proposed Sunbeam Subdivision. Included within the analyses for this study were the traffic operations and recommended mitigation measures for existing conditions, as well as project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2030 conditions were also analyzed. The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1 of the report.</i></p> <p><i>Assumptions: The development will consist of 147 single-family homes. It was assumed that 90 homes would be constructed immediately, a total of 120 homes would be constructed within the next five years, and that all 147 homes would be built by 2030.</i></p> <p><i>The following intersections were studied:</i></p> <ul style="list-style-type: none"> · <i>Main Street (SH-75) / Myrtle Street</i> · <i>2nd Avenue / Myrtle Street</i> · <i>5th Avenue / Myrtle Street</i> · <i>Buttercup Road / Myrtle Street</i> · <i>Project Access (Doc Bar Drive) / Myrtle Street</i> · <i>Project Access (San Badger Drive) / Myrtle Street</i> · <i>El Dorado Lane / Mother Lode Loop</i> · <i>Carbonate Street / 6th Avenue</i> · <i>Main Street (SH-75) / Bullion Street</i> · <i>5th Avenue / Bullion Street</i> · <i>2nd Avenue / Croy Street</i> · <i>4th Avenue / Croy Street</i> · <i>8th Avenue / Croy Street</i> · <i>Eastridge Drive / Quigley Road</i> · <i>Project Access (Carbonate Street) / Quigley Road</i> · <i>Buckhorn Drive / Quigley Road</i> <p><i>The report projects the following total traffic volumes:</i></p> <p><i>Phase 1 (Per ITE Trip Gen)</i> <i>Daily Trips: 944</i> <i>Morning Peak Hour Trips: 71</i> <i>Evening Peak Hour Trips: 92</i></p> <p><i>Phase I and Partial Phase II (Per ITE Trip Gen) Daily Trips: 1,230 Morning Peak Hour Trips: 91 Evening Peak Hour Trips: 122</i> <i>Buildout, Phases I and II (Per ITE Trip Gen)</i> <i>Daily Trips: 1,464</i> <i>Morning Peak Hour Trips: 108</i> <i>Evening Peak Hour Trips: 146</i></p> <p><i>Enter/Exiting Distribution (Per ITE Trip Gen) Daily Trips: 50/50 Morning Peak Hour Trips: 25/75 Evening Peak Hour Trips: 63/37</i></p> <p><i>The report proposes that the trips will be distributed as follows:</i> <i>Directional Trip Distribution: 60% North, 40% South</i></p>
--	--	--	--

			<p><i>Phase I (See Figure 4 of Traffic Study)</i> North: Gray's Starlight- 20% San Badger- 40% South: Quigley Road- 40%</p> <p><i>Phase I and Partial Phase II (See Figure 5 of Traffic Study)</i> North: Gray's Starlight- 15% San Badger- 20% Doc Bar- 20% El Dorado- 5% South: Quigley - 35% Carbonate- 5%</p> <p><i>Buildout, Phases I and II (See Figure 6 of Traffic Study)</i> North: Gray's Starlight- 15% San Badger- 20% Doc Bar- 20% El Dorado- 5% South: Quigley - 35% Carbonate- 5%</p> <p>The complete Traffic Impact Study, dated February 11, 2020, can be found at the link provided: https://www.haileycityhall.org/meetings/documents/20200212FINALTISSunbeamSubdivision.pdf</p> <p>Summary of Key Findings and Recommendations:</p> <p>1. <u>Myrtle Street and Main Street:</u> The Main Street (SH-75) / Myrtle Street intersection is currently operating at a poor LOS and is anticipated to continue to operate poorly in all scenarios (the intersection is failing due the fact that Main Street carries a very heavy volume, with few gaps for traffic from Myrtle Street to enter Main Street). Staff Comment: Over the long term, the City of Hailey plans to pursue a traffic light at Myrtle Street and Main Street to create an alternative to the light at Bullion Street.</p> <p>At this time the minor street volumes are too low to warrant a traffic signal at the intersection, even with the buildout of this project. Staff Comment: The City will pursue a signal at this intersection despite the “warrant” constraints.</p> <p>The City of Hailey could consider striping a left-turn lane and a shared through/right turn lane on the westbound and eastbound approaches of the Main Street (SH-75) / Myrtle Street intersection to reduce delays and queuing.</p> <p>2. <u>Main Street and Bullion street:</u> The study confirms the results of the Quigley Traffic Study, that the intersection of Main Street and Bullion Street is heavily impacted due to the lack of additional signalized intersections in the downtown. Based on queueing in the future (2024) background analysis, City of Hailey could consider changing the westbound and eastbound left-turn phasing at the Main Street (SH-75) / Bullion Street intersection to reduce</p>
--	--	--	--

			<p><i>queueing. Changing the timing of the traffic light to allow westbound permissive protected and eastbound permissive left-turn phasing instead of protected-only left turn phasing may help reduce queue lengths for both approaches.</i></p> <p><i>By future (2030) background conditions, the Main Street (SH-75) / Bullion Street signalized intersection is anticipated to operate at LOS E. City of Hailey could consider installing a right-turn pocket on the eastbound approach of the Main Street (SH-75) / Bullion Street intersection. It is anticipated that the Main Street (SH-75) / Bullion Street intersection would operate at LOS D (40.1 sec. of delay per vehicle) with the proposed turn pocket.</i></p> <p><i>Staff Comment: This turn pocket will further reduce parking. A better solution may be to pursue traffic lights at both Myrtle Street and Elm Street on Main Street.</i></p> <p><i>Based on review of the Traffic Impact Study and observation of neighborhood traffic patterns, the Commission and City Staff concluded that discussion regarding the need to improve Seventh Avenue could take place during Phase II of the subdivision, or at a later date after recordation of the Phase II plat. The Public Works Director recommended that, ultimately, Seventh Avenue should be improved even though the Traffic Impact Study did not show it to be crucial for circulation. At this time, the City is not requesting nor tasking the Developer with these improvements. The City will reevaluate this need at a later date.</i></p> <p><i>b) Provision of other off-site improvements.</i></p> <p><i>As noted in Section 16.05.040 of this report, a new City well is needed, as this project impacts water pressure in existing neighborhoods (Northridge Subdivision). As part of the entitlement process for Sunbeam Phase I, and as contemplated within the Planned Unit Development Agreement, the Applicant has completed the following:</i></p> <ol style="list-style-type: none"> <i>1) Conveyed a portion of the Owner’s surface irrigation Water Right No. 37-21112 (amount equivalent to 30 irrigable acres). The conveyance shall be made at the time of recordation of the plat for Phase 2.</i> <i>2) Dedicated land to the City of Hailey to be utilized as a future well site. The well and building shall be developed at the expense of the City in accordance with a design, including sound mitigation measures.</i> <p><i>Water consumption was also a point of discussion with a new subdivision that contains larger lots. Hailey’s sustainability and resiliency efforts place specific emphasis on water consumption and conservation to further reduce consumption of municipal water, the following irrigation restrictions apply:</i></p> <ol style="list-style-type: none"> <i>A. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.</i> <i>B. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of</i>
--	--	--	--

			<p>the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.</p> <p>C. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.</p> <p>D. For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.</p> <p>E. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.</p> <p>F. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.</p> <p>The above restrictions have been listed as plat notes on both Phase I and Phase II Plats of the Sunbeam Subdivision.</p> <p>c) Dedications and/or public improvements on property frontages. <i>During Phase I, the Applicant proposed to develop the portion of the multi-use separated Quigley Road pathway on the property frontage. This pathway segment has been constructed, with the understanding that Mountain Rides requested land area for a future bus stop in this location, as part of the approved Sunbeam PUD Development Plan.</i></p> <p><i>While Mountain Rides presented this request prior to Phase I deliberations and the 2020 COVID-19 pandemic, long-range route expansion plans for Mountain Rides in the vicinity of Sunbeam Subdivision are now less certain, the Applicant Team has still accommodated for future bus stop areas within both the San Badger right-of-way (70' in width) and along the north side of Quigley Road, directly adjacent to Sunbeam Subdivision. While built infrastructure like bus shelters, concrete pads, lighting, bike racks, etc. has not been installed, sufficient land area for future installation of these features has been provided within the preliminary plat's right-of-way design. Staff confirmed the integration of such land area, and Mountain Rides' continued interest in future transit infrastructure, after publishing the August 5, 2024 version of this Staff Report. This October 28, 2024 Staff Report reflects this project development, and the Conditions of Approval have been updated as such.</i></p> <p>d) Dedication or provision of parks or green space. <i>See multiple Standards of Review in this report regarding the park space dedication, and the amount of park space in excess of City Standards.</i></p> <p>e) Provision of public service facilities. <i>See previous comments regarding a city well site and bus stops needed both on and off-site.</i></p> <p>f) Construction of flood control canals or devices.</p>
--	--	--	---

				<p><i>This property has experienced occasional sheet flooding during rain on snow events when the ground is frozen. The impact and frequency of these events do not warrant further construction of flood control canals or devices.</i></p> <p>g) Provisions for ongoing maintenance. <i>Roads within the subdivision will become public roads maintained by the City of Hailey. The park land will be dedicated to Hailey and maintained by the Parks Division. A Right-of-Way Maintenance Agreement (Instrument # 682178) for Phase I was developed and approved during the Final Plat approval process for Phase I. Staff desire to see an extension of such agreement apply to Phase II as well.</i></p> <p><i>The Applicant shall work internally with City Staff to develop a Right-of-Way Maintenance Agreement for Phase II of Sunbeam Subdivision, or modify the Phase I agreement to include right-of-way maintenance for Phase II. This has been made a Condition of Approval.</i></p> <p>Findings: Compliance. This standard will be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>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:</p> <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. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<p><i>The developer owns – and has developed - Sunbeam Subdivision Phase I, which is immediately adjacent and contiguous to the land area proposed for subdivision in this Sunbeam Subdivision Phase II application. The area development plan is addressed within the final Sunbeam Subdivision Planned Unit Development Agreement (Instrument No. 670234), dated July 2, 2020. This agreement was reviewed and approved by both the Hailey Planning and Zoning Commission and the Hailey City Council. Site criteria have been addressed and met within this Development Agreement.</i></p> <p>Findings: Compliance. This standard has been met.</p>

16.04.080: Perimeter Walls, Gates, and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	<p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p>
			<i>Staff Comments</i>	<p><i>N/A, as it appears no perimeter walls, gates or landscape berms are proposed.</i></p> <p>Findings: Compliance. This standard has been met.</p>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology, and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.</p>
			<i>Staff Comments</i>	<p><i>The site is flat and free of vegetation. No floodplain exists and the parcel is currently utilized as irrigated agricultural land with appurtenant water rights. Due to the site's historic agricultural land use (clear of trees and rocks, well-drained soil), the soil composition is favorable for residential construction, street construction, and the creation of park space.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.</p>
			<i>Staff Comments</i>	<p><i>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> 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.
			<i>Staff Comments</i>	<p><i>Preliminary grading, drainage, landscaping, street and utility improvements have been shown on the Civil Plans and/or Landscaping Plans. City Staff have conducted an initial review, and any comments and/or concerns are noted herein.</i></p>

				Findings: Compliance. This standard has been met.
			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>While very little grading will be necessary for the residential lots, as the site is relatively flat, the proposed Phase II park plan shows a variety of undulations and grade changes. The Applicant shall provide a grading plan for Phase II park space, prior to beginning any park space improvements. This has been made a Condition of Approval.</i>
				Findings: Compliance. This standard will be mt.
<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 none exist onsite.</i>
				Findings: Compliance. This standard has been met.
<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>Erosion control and re-vegetation shall be included in the final design.</i>
				Findings: Compliance. This standard has been met.
<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: <ul style="list-style-type: none"> 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.

				<p>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.</p> <p><i>Staff Comments</i> Proposed grading appears to meet standards; further review by the City Engineer and Streets Division Manager will take place during final design, as well as during project initiation.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	<p>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.</p> <p><i>Staff Comments</i> The developer has provided storm sewers and drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable federal, state, and local regulations, as reviewed by the City Engineer and Public Works and Streets Division Managers.</p> <p>Findings: Compliance. This standard has been met.</p>
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.	<p>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.</p> <p><i>Staff Comments</i> N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</p> <p><i>Staff Comments</i> N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<p>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</p> <p><i>Staff Comments</i> N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</p> <p>Findings: Compliance. This standard has been met.</p>
<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.	<p>Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.</p> <p><i>Staff Comments</i> N/A, as the proposed subdivision is not located within the Hillside Overlay District.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</p> <p><i>Staff Comments</i> N/A, as the proposed subdivision is not located within the Hillside Overlay District.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	<p>All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</p> <p><i>Staff Comments</i> N/A, as the proposed subdivision is not located within the Hillside Overlay District.</p> <p>Findings: Compliance. This standard has been met.</p>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</p> <p><i>Staff Comments</i> The Sunbeam Subdivision was originally proposed for development in two (2) phases. To fulfill the Park Area Requirements, the Applicant first dedicated a 197,807 square foot (4.54 acre) park to the City in Phase I of Sunbeam’s development. This park space is complete, and it includes a variety of trees, shrubs, picnic table(s), trash container(s), dog station(s), bike rack(s), park bench(es), play field, slide and sledding hills, and an interconnected pathway and trail system (see image below for further details).</p> <p>In addition to the Park Space from Phase I, the Applicant is now proposing to develop an additional 145,408 square feet (3.34 acre) of park space in Phase II. Initial Phase II park plans submitted by the Applicant included native lawn and active play lawn space, landscaping, and a basic pathway system that integrated with Phase I park pathways. City Staff expressed their desire to see a more comprehensive park plan that included additional amenities/features, commensurate with the scale of Sunbeam Park at full completion. The Applicant Team retracted their project from the public hearing process upon receiving this feedback from City Staff in March 2024, and they spent considerable time and effort during the spring and early summer of 2024 to revise their park plans.</p> <p>After numerous meetings, discussions, and plan iterations, the Applicant Team has submitted a park design plan that includes the following features:</p> <ul style="list-style-type: none"> • Extension of existing 8’-wide pedestrian and bicycle path, providing new connection between Phase I’s existing

				<p><i>pedestrian/bicycle pathway and the northern extent of Phase II's park space (This is described as a "multimodal loop" within the Applicant's submitted plan sets, shown in red).</i></p> <ul style="list-style-type: none"> • <i>Extension of existing 5'-wide concrete path/sidewalk, connecting the existing gravel parking area/ADA parking, proposed restroom location, existing play area/tables/benches, and the proposed pavilion area (This is described as a "connector" within the Applicant's submitted plan sets, shown in dark blue).</i> • <i>Construction of a new gravel adventure trail loop, connecting the existing parking area with the northern half of the complete Sunbeam Park. The adventure trail will meander through extensive landscaping planned for Phase II, as well as a series of locations/"activity pads" that can be transformed into program opportunity sites in the future (bouldering features, art installations, creative seating, etc.) (This is described as a "pedestrian trail" within the Applicant's submitted plan sets, shown in light green).</i> • <i>Two (2) new play lawn areas, including at least four (4) dedicated shade trees incorporated throughout the play lawn areas.</i> • <i>Parking area expansion along San Badger Drive, including dedicated parking for service and/or food trucks, and a potential future parking expansion area, as requested by City Staff and shown on the Applicant's submitted plan sets.</i> • <i>Additional gravel street parking area, located along Carbonate Street and adjacent to the existing recreational field.</i> • <i>Large pavilion structure positioned at the center of Sunbeam Park and adjacent to the parking area; concrete pad and timber framing proposed. Feature requested by City Staff, recommended by Parks and Lands Board, and supported by the Applicant Team.</i> <p><i>These new amenities/features are desirable to City Staff, in addition to having received a public hearing process and letter of recommendation from the Hailey Parks and Lands Board (recommendation attached hereto).</i></p> <p><i>The total park/open space contribution proposed between the two phases is 7.88 acres. The contribution exceeds the City's Park Contribution requirement for this subdivision, calculated to be approximately 3.66 acres.</i></p>
--	--	--	--	--




Sunbeam Subdivision Park Space, Phase 1




Sunbeam Subdivision Park Space, Phase II

				<i>Findings: Compliance. This standard has been met.</i>
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>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	<p><i>Mathematical calculations of this formula for the submitted plat result in the following requirements:</i></p> <p>Project Buildout with Number of Units: <i>Project Buildout: 132 x .0277 = 3.66 acres (159,429.6 square feet)</i> <i>Proposed size of Park Parcel – Phase II: 3.34 acre (145,408 square feet)</i></p> <p><i>Total park space for Sunbeam, including existing Phase I and proposed Phase II: 7.88 acres.</i></p> <p><i>The total park/open space proposed is approximately 4.66 acres in excess of the required park space, per the Hailey Municipal Code. This is an additional benefit to the City, which is described in more detail in the original Sunbeam PUD Staff Report.</i></p>

				 <p>Phase I: Greyscale Phase II: Color</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<p>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.</p>
			Staff Comments	<p>N/A, as the subdivision is located within the Limited Residential (LR-1) Zone District.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>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.</p>
			Staff Comments	<p>N/A, as no paths are located on the property to be subdivided nor on City property adjacent to the proposed project.</p>

				Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The Hailey Parks and Lands Board discussed the Sunbeam Park proposal at their regularly scheduled meeting on July 24, 2024. A recommendation was provided to City Staff, which outlined the Board’s desire for a pavilion, restroom “pad”/infrastructure for future installment and screening of portable restrooms, shade trees, and a fully realized Master Plan for future programmatic uses, which the City could build-out as time and money allow.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	<p>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.</p>
			<i>Staff Comments</i>	<i>All private green space in Phase II of the Sunbeam Subdivision is limited to that which exists within each lot to be entitled. No additional private green</i>

			<p>space for signage, Homeowners Association member benefit, or other similar uses is proposed.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. 2.</p> <p>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.</p>
		<p>Staff Comments</p>	<p><i>Submitted landscape plans propose a variety of trees and shrubs, an irrigation system, drought-tolerant grass, play field, a pavilion, portable restroom pad, area for overflow parking and/or food truck staging, fitness stations benches, and gravel and concrete trails/pathways (with connections to existing pathways from the Phase I park space).</i></p>  <p><i>The Applicant is also proposing the following trees to be incorporated within the park during Phase II of the project:</i></p> <ul style="list-style-type: none"> - Ten (10) Sugar Maple of 3" caliper - Ten (10) Russian Hawthorn of 2" caliper - Ten (10) Swamp White Oak of 4" caliper - Ten (10) Black Locust of 2" caliper - Ten (10) Japanese Tree Lilac of 2" caliper

				<p>The following shrubs are also proposed to be incorporated within the park during Phase II of the project:</p> <ul style="list-style-type: none"> - Twenty-seven (27) Canadian Serviceberry - Forty (40) Nanking Cherry - Eight (8) Chokecherry - Twenty-seven (27) Skunkbush Sumac - Twenty-four (24) Flame Willow <p>Per the Hailey Municipal Code, Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of two and a half (2.5") inch caliper or larger.</p> <p>In Phase II, the Applicant is proposing a total park space of 3.34 acres in size; therefore, a total of 50 trees are required.</p> <p>The Applicant is proposing a total of 50 trees. Of the 50 trees required, eight (8) trees shall be of two and a half (2.5") inch caliper or larger. The Applicant is proposing twenty (20) trees of two and half (2.5") inch caliper or larger. The standard for caliper size/tree planting ratio has been met.</p> <p>The Hailey Municipal Code further states that a maximum of 20% of any single tree species may be used (10 trees in total). The Applicant is proposing a total of 10 trees for each of the selected species (<i>Quercus Alba</i>). This Code requirement has been met.</p> <p>Water conservation will be incorporated into the Maintenance Agreement developed for the public rights of way (see Conditions of Approval).</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	<p>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.</p> <p><i>Staff Comments</i> N/A, as no mini park is proposed at this time.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	<p>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.</p> <p><i>Staff Comments</i> N/A, as no park/cultural space is proposed at this time.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 5.	<p>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</p>

				<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no pathways are proposed in a separate right-of-way. All pathways are proposed to be constructed in either road rights-of-way or within the park/open space parcels.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>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):</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	<p>Shall meet the minimum applicable requirements required by Subsection D of this section.</p>
			<i>Staff Comments</i>	<p><i>Please refer to Section 16.040.110 for further details.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	<p>Shall provide safe and convenient access, including ADA standards.</p>
			<i>Staff Comments</i>	<p><i>This standard shall be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>No gates or restricted access are proposed. Whether private or public, the remaining park space shall be dedicated as public space to benefit the development and allow for public access.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The size of the proposed park space is configured in such a way that is welcoming to intended users. The proposed park space shall be dedicated as public space to benefit the development, allow for public access, shall be unbuildable, and shall not be subdivided. It is accessible from Carbonate Street and San Badger Drive for non-resident users.</i></p>

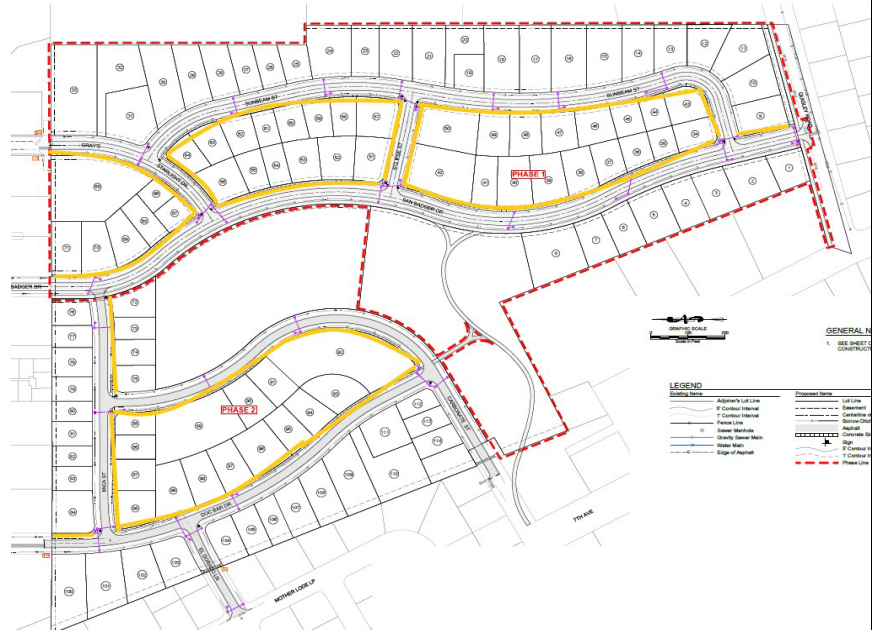
				<p><i>The proposed parcel is not located in drain ways, floodways, or wetland areas. No non-recreational buildings are proposed at this time.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	<p>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</p> <p><i>The proposed park space does not appear to have a negative impact on adjacent properties and appears to enhance the character of the area. A slight landscape buffer is also proposed to separate the park space from the neighboring properties to the north.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			Staff Comments	<p><i>The proposed park space does not appear to have a negative impact on adjacent properties and appears to enhance the character of the area. A slight landscape buffer is also proposed to separate the park space from the neighboring properties to the north.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	<p>Shall require low maintenance or provide for maintenance or maintenance endowment.</p> <p><i>The Applicant Team is proposing low maintenance landscaping, including turf, which will require trimming and mowing. A Maintenance Plan shall be provided. This has been made a Condition of Approval. Water rights are also proposed to be dedicated to service the new park. However, a backup system will likely be required.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			Staff Comments	<p><i>The Applicant Team is proposing low maintenance landscaping, including turf, which will require trimming and mowing. A Maintenance Plan shall be provided. This has been made a Condition of Approval. Water rights are also proposed to be dedicated to service the new park. However, a backup system will likely be required.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	<p>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):</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	<p>Shall meet the minimum applicable requirements required by Subsection D of this section.</p> <p><i>All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			Staff Comments	<p><i>All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	<p>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</p> <p><i>All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			Staff Comments	<p><i>All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision.</i></p>
			G.	<p>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):</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	<p>Shall meet the minimum applicable requirements required by section 4.10.04 of this section.</p> <p><i>Please refer to Section 16.04.110 for further details.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			Staff Comments	<p><i>Please refer to Section 16.04.110 for further details.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	<p>Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within</p>

				<p>proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).</p> <p><i>Staff Comments</i> <i>The proposed park space (Phase II) complements that of the completed open space (Phase I), creating one large, cohesive park. The park space nicely integrates and complements Curtis Park, an existing City park that abuts the proposed development. The proposed design is contiguous and interconnecting with the proposed open space and Curtis Park.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	<p>The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.</p> <p><i>Staff Comments</i> <i>N/A, as no additional private green space is proposed.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	<p>The private ownership and maintenance of green space shall be adequately provided for by written agreement.</p> <p><i>Staff Comments</i> <i>Draft C.C. & Rs have been submitted. Maintenance shall be managed and funded by the Subdivision’s HOA, should any private space be proposed in the future.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	<p>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.</p> <p><i>Staff Comments</i> <i>N/A, as no in-lieu contributions are proposed.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 2.	<p>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.</p> <p><i>Staff Comments</i> <i>Please refer to Section 16.04.110 for further details.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 3.	<p>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.</p> <p><i>Staff Comments</i> <i>Please refer to Section 16.04.110 for further details.</i></p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 4.	<p>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</p>

				practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. This standard has been met.</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	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The Applicant intends to construct all necessary infrastructure to City Standards and procedures, if the project is approved. This includes sidewalks, curb and gutter (where applicable), truncated domes at pedestrian crosswalks and intersections, street trees, irrigation, drywells, and catch basins. It is also an option for the Applicant Team to pay in-lieu fees for any right-of-way infrastructure that is not planned for completion in the Subdivision’s build-out. This option was exercised by the Applicant during Phase I, where concrete sidewalks (no curb and gutter) were developed on certain sides of public streets in the Subdivision, an asphalt pathway was installed along San Badger Drive and within Phase I park space, and the Quigley Road pathway was installed along Sunbeam’s Quigley Road frontage. Please refer to the Sunbeam Subdivision, Preliminary Plat Phase I Staff Report to City Council (May 19, 2020) for further discussion of sidewalk design and placement and asphalt pathway construction deliberations for Phase I.</i></p> <p><i>Ultimately, the cost of construction for the asphalt pathways completed in Phase I exceeded the calculated sidewalk in-lieu fees. As discussed by Council and approved within the April 26, 2021 Findings of Fact for Sunbeam Phase I, Final Plat, the cost for onsite pathways in excess of the calculated sidewalk in-lieu fees was to be carried forward to Phase II as a credit against future sidewalk in-lieu fees. This carry forward credit is in the amount of \$14,292.36. The Applicant may utilize this credit toward the calculated in-lieu fees for any sidewalks/right-of-way infrastructure not constructed by the Applicant Team in Phase II.</i></p> <p><i>The Applicant shall supply City Staff with a contractor estimate for all required sidewalk/right-of-way improvements required for Phase II, to be approved by the City Engineer, and all payments for associated in-lieu fees shall be made prior to recordation of Sunbeam Subdivision Phase II’s Final Plat. This has been made a Condition of Approval.</i></p> <p>Findings: Compliance. This standard will be met.</p>

<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.
			Staff Comments	Findings: Compliance. This standard will be met.
<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.
			Staff Comments	Findings: Compliance. This standard will be met.
<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.
			Staff Comments	Findings: Compliance. This standard will be met.
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.
			Staff Comments	<p>All public infrastructure shall meet City specifications. No streetlights are proposed at this time.</p> <p>In the Applicant’s original proposal, in-lieu of concrete sidewalks, a 10’-wide separated multi-use asphalt path was proposed. For Phase I, this path paralleled Starlight Drive and Carbonate Street to the west. The path also meandered through the proposed park/open space. A separated multi-use asphalt path was also proposed adjacent to Quigley Road for the project frontage (see comments noted above regarding the completion of this path and contributions from Quigley Farm Development above).</p> <p>Upon their initial review the Commission recommended that the Applicant refine the proposed Phase I plat to consider the following:</p> <ul style="list-style-type: none"> • Consider additional sidewalks within the proposed subdivision. This was a common discussion point at the January 21, 2020 public hearing. Sidewalks, site circulation and pedestrian-friendly subdivisions were noted in public comment. The Applicant modified the Application to incorporate sidewalks surrounding island-like blocks within the proposed subdivision. The Applicant’s intent was to include enough sidewalk to walk around each block on the sidewalk.


A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. This path also runs through the proposed park, connecting to Carbonate Street



At the February 18, 2020 hearing, the Commission commended the Applicant Team for the addition of sidewalks and their ability to better meet the needs of the residents of Hailey.

Additionally, the Applicant proposed to develop the portion of the multi-use separated Quigley Road pathway along the property frontage, which the Commission concurred with. Mountain Rides also requested land area for a future bus stop in this location, which would result in a slight redesign of the path such that it be located behind a future bus stop.

While Mountain Rides presented this request prior to Phase I deliberations and the 2020 COVID-19 pandemic, long-range route expansion plans for Mountain Rides in the vicinity of Sunbeam Subdivision are now less certain. The Applicant Team has still accommodated for future bus stop areas within both the San Badger right-of-way (70' in width) and along the north side of Quigley Road, directly adjacent to Sunbeam Subdivision. While built infrastructure like bus shelters, concrete pads, lighting, bike racks, etc. has not been installed, sufficient land area for future installation of these features has been provided within the preliminary plat's right-of-way design. Staff confirmed the integration of such land area, and Mountain Rides' continued interest in future transit infrastructure, after publishing the August 5, 2024 version of this Staff Report. This October 28, 2024 Staff Report reflects this project development, and the Conditions of Approval have been updated as such.

			<p><i>In Phase II, the Applicant is proposing to construct concrete sidewalk within Blocks 1 and 4-7, although sidewalks are not proposed on both sides of the proposed public streets. Proposed sidewalk segments for Phase II are shown below in red:</i></p>  <p><i>The Applicant shall supply City Staff with a contractor estimate for all required sidewalk/right-of-way improvements required for Phase II, to be approved by the City Engineer, and all payments for associated in-lieu fees shall be made prior to recordation of Sunbeam Subdivision Phase II's Final Plat</i></p> <p><i>For further details, comments and/or concerns noted by City Staff with regard to Streets, Sidewalks, Lighting and Landscaping, please refer to Section 17.06.050.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A.</p> <p>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)</p> <p><i>Staff Comments</i></p> <p><i>Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction.</i></p>

				<p><i>All infrastructure will require detailed final construction drawings, to be submitted to the City and 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></p> <p>Findings: Compliance. This standard will be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>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.</p> <p><i>All proposed street names have been reviewed and approved by the City and the Assessor's Office.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>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.</p> <p><i>N/A, as no streetlights are required nor shown and/or proposed.</i></p> <p>Findings: Compliance. This standard has been met.</p>
			<i>Staff Comments</i>	
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p>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.</p> <p><i>Sewer services are shown from each lot and connecting into an eight (8") inch sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and 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></p> <p><i>Other recommendations and/or comments made by the Wastewater Division include:</i></p> <ol style="list-style-type: none"> 1. <i>As stated in prior reviews, the sewer effluent will need to be split so a portion transmits southerly, and a future portion transmits westerly. A sewer profile shall be provided for review.</i> 2. <i>A minimum 6" sewer service is recommended for future redevelopment parcels 14. This will be required at final design.</i> <p>Findings: Compliance. This standard has been met.</p>
			<i>Staff Comments</i>	
16.05.040: Water Connections				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A.</p>	<p>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.</p>
			<p><i>Staff Comments</i></p>	<p><i>Water services are shown from each lot and connecting into an eight (8”) inch water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and 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></p> <p><i>Please refer to Section 16.04.070(C) regarding municipal potable water use relative to water conservation.</i></p> <p><i>Brief Recap: The 2020 Northridge Pressure Study determined the minimum pressure in the Northridge/Old Cutters area was 32-36 psi and recommended solutions that would result in a projected increase to 45 psi (DEQ required minimum pressure is 40 psi). The recommended improvements are proposed to be incorporated into a pending Capital Improvement Plan project list for completion in the near future.</i></p> <p><i>The SPF Water Analysis for the proposed Sunbeam Subdivision, dated February 3, 2020, used the 2020 Northridge Pressure Study Model to assess impacts with the assumption that recommended improvements are in place. This analysis determined that the addition of Sunbeam Subdivision, with the proposed irrigation demands, would reduce the “to be achieved” Northridge/Old Cutters water pressure from 45 psi down to 43 psi upon completion of both phases. The SPF Analysis also determined that fire flows are acceptable and may be slightly improved over existing conditions.</i></p> <p><i>The 2015 Facilities Planning Study Capital Improvement Project #10 is construction of a new well at an estimated cost of \$732,000 excluding land acquisition. The recently completed 2020 Northridge Pressure Study also recommended commencing the process of constructing a new well (Alternatives 4A/B/C) with the estimated cost of approximately \$1.05 million excluding land and water right acquisition. As such, the Applicant contributed monetary funds and land for the development of a new well. Both the Commission and Council found these contributions adequate, further complying with the standards noted herein.</i></p> <p>Findings: Compliance. This standard has been met.</p>

<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.
			<i>Staff Comments</i>	<i>N/A, as this project is not within the Townsite Overlay (TO) District.</i> Findings: Compliance. This standard has been met.
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)
			<i>Staff Comments</i>	<i>Drainage details have been submitted. Review of drainage calculations will take place during final design. Design appears to be sufficient for anticipated runoff.</i> Findings: Compliance. This standard has been met.
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Utilities will be constructed and installed underground. This has been made a Condition of Approval.</i> Findings: Compliance. This standard will be met.
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Please refer to Section 16.04.110 for further detail.</i> Findings: Compliance. This standard has been met.
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 further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code.</i> <i>The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</i> Findings: Compliance. This standard has been met.

16.05.090: Completion; Inspections; Acceptance			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A.</p> <p>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.</p> <p><i>Staff Comments</i> Findings: Compliance. This standard will be met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B.</p> <p>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)</p> <p><i>Staff Comments</i> <i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i></p> <p>Findings: Compliance. This standard has been met.</p>
16.05.100: As Built Plans and Specifications			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.05.100</p> <p>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)</p> <p><i>Staff Comments</i> <i>As built drawings will be required.</i></p> <p>Findings: Compliance. This standard will be met.</p>

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Planning and Zoning Commissions makes the following Conclusions of Law:

1. Adequate notice, pursuant to Chapter 16.03 of the Hailey Municipal Code, was given for the public hearing.
2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.
3. The Application for Preliminary Plat, as presented on the day these findings are signed, is approved by the Planning and Zoning Commission.

DECISION

The Application for the Preliminary Plat Subdivision (Phase II) by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement, is hereby approved, subject to the following Conditions:

General Conditions:

1. This project is a phased project and is a Planned Unit Development (PUD). This approval is for Phase II of the overall plan.
2. All Fire Department and Building Department requirements shall be met.
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 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. The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a Phasing Agreement.
6. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
7. Any Application Development Fees shall be paid prior to recordation of the Final Plat.
8. The Applicant shall submit an Erosion Control Plan prior to recordation of Final Plat.

Streets and Right-of-Ways:

9. 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. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - A. The Applicant shall submit a Street Signage Plan, Traffic Control Plan, and Construction Staging Plan at final design.
 - B. The Applicant shall supply City Staff with a contractor estimate for all required sidewalk/right-of-way improvements required for Phase II, to be approved by the City Engineer, and all payments for associated in-lieu fees shall be made prior to recordation of Sunbeam Subdivision Phase II's Final Plat.
 - C. The Applicant shall work internally with City Staff to develop a Right-of-Way Maintenance Agreement for Phase II of Sunbeam Subdivision, or modify the Phase I agreement to include right-of-way maintenance for Phase II.
 - D. All proposed roads within the development shall be dedicated public streets according to City Standard 12.04.010, shall allow public parking and be subject to all other uses and restrictions identified in City Code, with the exception of any parking access lanes approved as part of development of cottage lots.
 - E. The Applicant shall include a plat note, addressing Parcels G and H as unbuildable lots and parking access lanes, prior to receiving any final plat approval for Sunbeam Phase II.
 - F. Vision triangles shall be unobstructed at intersections. This shall be shown on the Civil Plans at final design.
 - G. The Applicant shall ensure that the parking access lanes (Parcels G and H) are maintained by the Sunbeam HOA and/or through a specific plat note.
 - H. The Subdivision's HOA shall keep the 10'-wide multi-use path along San Badger Drive free of snow year-round commencing at the time of Phase II final plat recordation.
 - I. All utilities shall be installed underground.
 - J. A portion of Doc Bar Drive within the Old Cutters Subdivision is unpaved. The Applicant shall pave this portion of the street prior to final plat approval of Phase II.

- K. Canal crossing/Culvert details for the pathway canal shall be provided at final design.
- L. Drywell and other construction details shall be provided at final design.
- M. The Sunbeam HOA shall maintain the native grass area between pathway and road.
- N. Details for the new pathway/existing Old Cutters sidewalks for the tie in at Doc Bar Drive shall be provided.
- O. Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.

Water and Wastewater:

- 10. 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. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - A. Water valve locations shall be provided at final design.
 - B. The Applicant Team shall connect the water valve, located directly south of the north/south intersection of Lots 24 and 25, to the water main located within the Carbonate Street right-of-way.
 - C. Proposed tree plantings shall not be located within 5' feet of the water main, water services or water vaults. Trees located within 5-10' of water mains shall be HOA's responsibility to replace if damaged due to water main repair or maintenance.
 - D. Water mains shall be located a minimum of 5' feet from the property lines or other obstructions (i.e., trees, etc.).
 - E. The sewer effluent shall be split so Phase I transmits southerly, and Phase II portion transmits westerly. A sewer profile shall also be provided at final design.

Parks and Open Space:

- 11. Final design for the Phase II Park, including detailed review of improvements, shall be approved by the City Council prior to preliminary plat approval.
- 12. The Applicant shall provide a grading plan for Phase II park space, prior to beginning any park space improvements.
- 13. The Applicant shall develop and construct the Phase II park with all design elements, amenities, and/or features shown on the submitted Phase II park plans, unless a change request is granted by City Staff and documented in the project file.

PASSED 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, City of Hailey

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/2024 **DEPARTMENT:** Clerk's Office **DEPT. HEAD SIGNATURE** M. Cone

SUBJECT

Approval of Minutes from the meeting of the Hailey City Council on October 28, 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 OCTOBER 28, 2024
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 4:44 P.M. by Mayor Martha Burke. Present were Council members Heidi Husbands, Kaz Thea, Sam Linnet, and Juan Martinez. Staff present included City Attorney Christopher P. Simms, and City Administrator Lisa Horowitz.

Call to Order:

[4:44:19 PM](#) call to order by Mayor Burke

EXECUTIVE SESSION:

[4:44:44 PM](#) Martinez moves to go into exec session for Real Property Acquisition under IC 74-206 (1) (c), seconded by Thea. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

Mayor and council go into Executive Session

[5:29:18 PM](#) Mayor and council come out of Executive Session to reconvene meeting.

Open session for public comments:

[5:30:12 PM](#) Shane from Grocery Outlet (wearing The Grinch costume) speaks to council, would like lights turned on earlier before Christmas. So many people are in town, want to have lights on weekend before Thanksgiving.

[5:34:02 PM](#) Jim Paris, composting, working well for them, not filling trash can since using composting. Asks if city can make available composting bags.

CONSENT AGENDA:

- [CA 282](#) Motion to adopt Resolution 2024-097, authorizing a Memorandum of Understanding between Blaine County and the City of Hailey for snow removal services. ACTION ITEM
- [CA 283](#) Motion to approve Resolution 2024-098, authorizing the mayor's signature on a Contract for Services Agreement with Sun Valley Economic Development for FY25. ACTION ITEM.....
- ~~[CA 284](#) Motion to approve Resolution 2024-099 authorizing the Mayor's signature on the newly revised contract with Idaho Division of Professional Licensing (DOPL) for building inspections and plan review services. ACTION ITEM~~
- [CA 285](#) Motion to approve the Mayor's signature on a letter of recommendation for Alex Iturriria (Boise State University, Class of 2024), City of Hailey intern for climate and sustainability planning efforts ACTION ITEM.....
- [CA 286](#) Motion to approve minutes of October 15, 2024 and to suspend reading of them ACTION ITEM.....
- [CA 287](#) Motion to approve claims for expenses incurred during the month of September 2024, and claims for expenses due by contract in October, 2024 ACTION ITEM
- ~~[CA 288](#) Motion to approve unaudited Treasurer's report for the month of September 2024 ACTION ITEM~~

HAILEY CITY COUNCIL MINUTES
October 28, 2024

[5:35:19 PM](#) CA 284 pulled by Thea. CA 288 pulled by Stokes

[5:35:39 PM](#) **Martinez moves to approve consent agenda minus 284 and 288, Thea seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

[5:36:11 PM](#) CA 284 - Thea spoke with Robyn Davis this afternoon. Thea has had 2 people call her, about the accuracy of the services that are provided. 1 year contract, can we have input from engineers and architects to give feedback, would like that, have heard issues from people making comments to her. Issues with some services from this organization. [5:38:19 PM](#) Davis had some meetings with local builders/contractors.

[5:39:32 PM](#) **Thea moves to approve CA 284, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.**

CA 288 - [5:40:02 PM](#) Stokes found an error, handout has the correct amount of carryover for last fiscal year, \$718,000.

[5:41:05 PM](#) **Thea moves to approve CA 288 with correct numbers presented at meeting, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.**

PROCLAMATIONS & PRESENTATIONS:

PP 289 Tom Herod and Kara Colovich, Lotus Engineering and Sustainability, presenting the 2023 Greenhouse Gas Inventory completed for Blaine County and the City of Hailey

[5:41:52 PM](#) Emily Rodrigue, Lotus Engineering is on the call to present 2023 Greenhouse gas inventory.

[5:43:08 PM](#) Tom Herod, with Lotus presents results of inventory project. Herod, Hailey, Ketchum and Bellevue were involved, as well as Blaine County. 2018 inventory was used as a comparison.

[5:45:41 PM](#) Kara Colovich with Lotus, discusses the emissions inventory by jurisdiction, community and sector. Colovich compares 2018 and 2023 inventory numbers. Solid waste saw a reduction, believe due to the way the inventory was collected.

Questions:

[5:59:07 PM](#) Thea, inventory by sector, Transmission & Distribution Losses. Herod, responds, this is regarding utility companies, standard is between 2% - 6% loss. This is just over 1% of our total, adds Horowitz.

[6:00:53 PM](#) Martinez, are we over-using as a community, how are we doing? Herod, per capita slide, mountain communities during and after covid, lot of people moved into area, data is leveling off. Hailey compared to others, is doing well.

HAILEY CITY COUNCIL MINUTES
October 28, 2024

[6:03:20 PM](#) Thea would like to see a rebate program in Hailey. There are great rebate programs, should have sustainability line item in our budget, not just staff.

[6:07:38 PM](#) Stone asks, do you ever find anything that could be targeted for reduction? Herod, responds. Energy efficiency is first, then heat pumps. Lot of ways to target reductions.

PUBLIC HEARINGS:

PH 290 Consideration of a Preliminary Plat Subdivision Application for Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. ACTION ITEM

[6:10:39 PM](#) Emily Rodrigue introduces the project, Marathon Partners, Phase 1 is underway. Phase 2 of sunbeam, 42 lots, 62 units in total, 3.3 acres of park space. Density complies with approved PUD agreement P&Z recommends approval.

[6:12:46 PM](#) Samantha Stahlnecker presents for applicant. As a team we are proud of this project, and excited to realize the next phase. 2020 development agreement process, during Covid. Benefits, 7.8 acre given to Hailey, half is already constructed, a new well-site for pump station. Water conservation measures for the subdivision, solar ready construction. 1st subdivision in country with 4 stars.

[6:15:20 PM](#) Made some modifications, lot width and size similar to phase 1. 42 single-family lots, 20 sublots for cottage lots. Traffic study was done during the application phase, [6:17:42 PM](#) Stahlnecker, this design is discouraging cut-through traffic, worked with staff to come up with this plan. Sidewalks highlighted in blue.

Ben Young landscape architect, discusses landscaping, [6:20:07 PM](#) street trees according to city code. Dark green areas are play/cut grass areas. Blue lines are the multi-modal path to connect to existing paths outside subdivision. Phase 2, similar path (in red) that connects to phase 1 path. Proposing an updated Pavilion for the area, this application went above the requirements of the City of Hailey.

[6:28:20 PM](#) Thea asks question, EV charging? Stahlnecker responds, that would be something that the homeowner would ask from Idaho Power.

[6:30:33 PM](#) Stone, on the north end, play areas, he appreciates them. Is there any concern, parking planned out better, like issues in Old Cutters. Stahlnecker, there is a gravel area further to the North that can be opened for more parking in the future. Parking is allowed along San Badger.

[6:33:52 PM](#) Martinez, his question has been answered, will comment later.

[6:34:12 PM](#) Public comments

[6:34:26 PM](#) Jim Parris, E Carbonate street resident, wondering if the red line could it incorporate a par cor course. Asks to look at 2nd slide, comments about traffic generally, people driving very fast around our small town. Traffic study predicts a 5% increase in traffic, but with 62 houses, seems wrong.

[6:38:21 PM](#) Robb Thomas E Carbonate resident, thanks Ed Dumke and Sam, beautiful layout, park is awesome. Thomas would like to ask the developer to reduce heavy truck traffic through the neighborhood. Doesn't think traffic will be a major deal between all the entrances. Thomas suggests another side cut through Bullion Street. Danger on 6th street corner at Carbonate will need a stop sign. Parking for side of Carbonate, Northeast side of town will want to come around to park, should look at this. Would like to see more senior activities, like pickleball.

[6:43:31 PM](#) Marianne Ward lives on Bonanza Lane, amount of traffic coming into the subdivision, four corners are 90 degree turns. Just concerned with El Dorado entrance and chances for accidents. Doing a great job.

Council deliberation:

[6:45:34 PM](#) Husbands, has concerns for water in this subdivision. Water rights? Yeager recollects, water rights, calculation done, enough to irrigate park and right of ways. Davis confirms, yes correct. Stahlnecker concurs with Yeager's statement. [6:49:53 PM](#) Yeager responds to water pressure comment. The original water pressure report showed 2.7 Psi to Northridge. As part of that study, there was additional infrastructure improvements were designed, Northridge pump installed increasing 1 psi. also pump and water supply in Sunbeam approved, with water in Sunbeam would alleviate pressure issues in other areas like Northridge. We are in middle of facilities planning study right now, in 2025, allocated \$200,000 for the construction of the well in Sunbeam and then follow with pump house, top goals of planning study.

[6:55:42 PM](#) more discussion about water pressure and water rights.

[7:01:35 PM](#) Martinez asks about this phase, parking for park, don't think it makes sense to make circulation through Carbonate or El Dorado. If you want to access the park with a vehicle you would use San Badger, if walking or biking use Carbonate or El Dorado. Keeping them as non-motorized lines creates a great experience for people that live nearby.

[7:05:27 PM](#) Burke, in 1977, El Dorado was stubbed out, living on Bullion and 2nd, there were no subdivisions around her. Best thing to do is to disperse traffic, the plan way back then was that. The park represents one of the finest areas in the city.

[7:08:22 PM](#) Thea, agrees with Mayor Burke, believes in smart growth design, best design is a connected one. Speed, congestion is a problem. Stahlnecker about 24 feet width, right of ways are 60 feet.

[7:15:18 PM](#) Stone, barrier question that Jim Parris had? Stahlnecker responds, staff did not want drive through traffic in the parking lanes for the housing. Size of the shoulders and location of large

gravel parking area, do we feel the parking is sufficient? Stahlnecker, would like to direct people to the parking areas, main draw for Pavillion use. Stone, don't play pickleball yet, but maybe someday I will. With the size of the park, noise might be subdued due to the size of the park, would like to consider this sport. When he was on P&Z, discussed the traffic patterns. Motherlode road is hard during the winter. Agree that Carbonate and El Dorado are not set up for high volume of traffic, but does not make sense.

[7:24:03 PM](#) Davis has a few conditions to modify, conditions of approval, remove #8 & #10, they are carryovers, jump to condition F, was met in Phase 1 development. 13 conditions, one less item.

[7:25:19 PM](#) Thea, correction for nan king cherry, mistake in plan, should be 40 not 4, added Davis. Thea loves the design, conservation measures. Like the sublots. Park is outstanding, a terrific design. Would leave pickleball to BCRD.

[7:27:27 PM](#) **Thea moves to approve phase 2, sunbeam subdivision phase 2, parcels b & c are subdivided into 62 lots, conditions 1-13 will be met, Martinez, seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.**

*PH 291 Consideration of Ordinance No. _____, authorizing the approval of a Restated Development Agreement, which would remove Lot 1, Block 1, Saddle River Subdivision from the recorded Saddle River Subdivision Development Agreement, would further release the Phasing Agreement for all lots within the Saddle River Subdivision, and would reprioritize all in-lieu parking spaces associated with the lots within the subdivision. **This item will not be heard tonight. Continue on the record to November 12, 2024. ACTION ITEM** (no documents)*

[7:29:28 PM](#) Davis asks for motion.

[7:29:58 PM](#) **Martinez moves to continue this item to the Nov 12th meeting, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

OLD BUSINESS:

OB 292 Third Reading of Ord. No. 1339, authorizing the Fourth Amendment to the Planned Unit Development (PUD) Agreement of the Sweetwater PUD Subdivision, which would remove Block 1, Sweetwater PUD Subdivision from certain approved and obligatory requirements of the Sweetwater Planned Unit Development Agreement. ACTION ITEM.....

[7:30:19 PM](#) **Martinez**

Thea asks, solar ready? Davis, have not gone through design review.

[7:30:59 PM](#) **Martinez moves to approve ord. no. 1339 conduct reading by title only and authorize the Mayor to sign, Thea seconds. Motion passed with roll call vote; Thea, yes. Martinez, yes. Stone, yes. Husbands, yes.**

[7:31:31 PM](#) **Mayor Burke conducts 3rd reading of Ordinance No. 1339 by title only.**

Staff reports:

[7:32:21 PM](#) Hop Porter Park, do what we can on stage this winter, working on River Street electrical underground.

[7:32:55 PM](#) Horowitz, dec. 3rd URA will be issuing a 3 million dollar bond, plan to bring those priorities back to council for review. Next meeting in November funding options available to cities, Phil Cushman will present some options.

Davis, comp plan focus groups in near future, November.

Library had book bake sale, successful.

[7:34:47 PM](#) **Martinez moved to adjourn, Thea seconded, motion passed.**

Return to Agenda

AGENDA ITEM SUMMARY

DATE 11/12/2024 DEPARTMENT: Finance & Records **DEPT. HEAD SIGNATURE:** MHC

SUBJECT

Council Approval of Claims costs incurred during the month of October 2024 that are set to be paid by contract for November 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
10/31/2024	CDPT		0	AFLAC	1	-222.76
10/31/2024	CDPT		0	DELTA DENTAL PLAN OF I	2	-887.56
10/31/2024	CDPT		0	REGENCE BLUE SHIELD	3	-4,649.45
10/31/2024	CDPT		0	NCPERS GROUP LIFE INS	6	-136.00
10/31/2024	CDPT	11/04/2024	11814	PERSI	7	-44,722.15
10/31/2024	CDPT	11/04/2024	11812	MOUNTAIN WEST BANK	8	-43,287.99
10/31/2024	CDPT		0	IDAHO STATE TAX COMMI	9	-5,940.00
10/31/2024	CDPT	11/04/2024	11811	A.W. REHN & ASSOCIATE	21	-1,121.64
10/31/2024	CDPT		0	VSP	26	-131.28
10/31/2024	CDPT	11/04/2024	11813	Nationwide 457/Roth	34	-2,191.09
10/31/2024	PC	11/07/2024	11724	CARRILLO-SALAS, DALIA	8209	-1,577.52
10/31/2024	PC	11/07/2024	11725	CONE, MARY M HILL	8009	-1,875.58
10/31/2024	PC	11/07/2024	11726	HOROWITZ, LISA	8049	-2,607.21
10/31/2024	PC	11/07/2024	11727	POMERLEAU, JENNIFER	8207	-1,511.74
10/31/2024	PC	11/07/2024	11728	STOKES, REBECCA R	8013	-2,604.44
10/31/2024	PC	11/07/2024	11729	TRAN, TUYEN	8205	-1,269.34
10/31/2024	PC	11/07/2024	11730	DAVIS, ROBYN K	8060	-2,414.65
10/31/2024	PC	11/07/2024	11731	DYER, ASHLEY MAUREEN	8401	-1,698.21
10/31/2024	PC	11/07/2024	11732	JOHNSON, MICHELE	8110	-621.04
10/31/2024	PC	11/07/2024	11733	PARKER, JESSICA L	8111	-1,917.35
10/31/2024	PC	11/07/2024	11734	RODRIGUE, EMILY THERE	8115	-1,819.71
10/31/2024	PC	11/07/2024	11735	BALEDGE, MICHAEL S	9054	-2,602.70
10/31/2024	PC	11/07/2024	11736	CHASE, AMANDA LUISE	9036	-1,375.74
10/31/2024	PC	11/07/2024	11737	EMERICK, DANIELLE A	9206	-1,392.29
10/31/2024	PC	11/07/2024	11738	ERVIN, CHRISTIAN C	8185	-1,460.60
10/31/2024	PC	11/07/2024	11739	GRANT, DARYL ERNEST	9126	-239.24
10/31/2024	PC	11/07/2024	11740	HAIRSTON, KEITH GUY	9025	-595.70
10/31/2024	PC	11/07/2024	11741	HERNANDEZ, ADAN	9027	-333.36
10/31/2024	PC	11/07/2024	11742	HOOVER, JAMES THOMA	9047	-2,164.60
10/31/2024	PC	11/07/2024	11743	MAYNE, EARL JAMES	9124	-483.72
10/31/2024	PC	11/07/2024	11744	MURPHY, JOSHUA Z	9011	-514.18
10/31/2024	PC	11/07/2024	11745	PRUETT, MATHEW DEAN	9040	-193.93
10/31/2024	PC	11/07/2024	11746	SANCHEZ, ANTHONY JAM	9042	-325.71
10/31/2024	PC	11/07/2024	11747	SWENKE, JACKSON JOSE	9199	-340.13
10/31/2024	PC	11/07/2024	11748	YEAGER, KAITLYN R	9117	-487.18
10/31/2024	PC	11/07/2024	11749	BURKE, MARTHA E	8074	-1,919.20
10/31/2024	PC	11/07/2024	11750	HUSBANDS, HEIDI	8302	-242.70
10/31/2024	PC	11/07/2024	11751	MARTINEZ, JUAN F	8301	-808.88
10/31/2024	PC	11/07/2024	11752	STONE, DUSTIN DEWAYN	8303	-808.88
10/31/2024	PC	11/07/2024	11753	THEA, KAREN J	8106	-751.70
10/31/2024	PC	11/07/2024	11754	CROTTY, JOSHUA M	8283	-1,463.71
10/31/2024	PC	11/07/2024	11755	DABNEY, LEE A DONAHUE	1008078	-1,166.62
10/31/2024	PC	11/07/2024	11756	DeKLOTZ, ELISE	8200	-769.87
10/31/2024	PC	11/07/2024	11757	DREWIEN, LYNETTE M	1008271	-190.91
10/31/2024	PC	11/07/2024	11758	FLETCHER, KRISTIN M	8122	-1,214.99
10/31/2024	PC	11/07/2024	11759	FORBIS, MICHAL J	8114	-1,566.22
10/31/2024	PC	11/07/2024	11760	FOUDY, GRACE ANNA	8128	-36.01
10/31/2024	PC	11/07/2024	11761	JACOBS, MARY ELISE	8203	-240.11
10/31/2024	PC	11/07/2024	11762	MAXWELL, LAHELA HINAN	8124	-1,328.44
10/31/2024	PC	11/07/2024	11763	MENDEZ, ISAIAH ZYON	8298	-96.04
10/31/2024	PC	11/07/2024	11764	MOSQUEDA - CAMACHO,	8295	-152.38
10/31/2024	PC	11/07/2024	11765	PAYETTE, RUBY PK	8062	-580.21
10/31/2024	PC	11/07/2024	11766	PRIMROSE, LAURA A	8102	-1,218.61
10/31/2024	PC	11/07/2024	11767	STROPE, DENON MICHAEL	8101	-1,129.04

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
10/31/2024	PC	11/07/2024	11768	VAGIAS, BROOKE ELIZAB	8296	-120.05
10/31/2024	PC	11/07/2024	11769	BAIN, AMY SUE	8554	-36.01
10/31/2024	PC	11/07/2024	11770	MIRAVAL PINEDO, RODRI	8553	-400.86
10/31/2024	PC	11/07/2024	11771	SAVAGE, JAMES L	8204	-1,888.36
10/31/2024	PC	11/07/2024	11772	AGUAYO, KENNETH	8220	-1,445.46
10/31/2024	PC	11/07/2024	11773	BALLIS, MORGAN RICHAR	8213	-1,987.59
10/31/2024	PC	11/07/2024	11774	CERVANTES, GUSTAVO A	8215	-2,182.67
10/31/2024	PC	11/07/2024	11775	COX, CHARLES F	8161	-2,835.34
10/31/2024	PC	11/07/2024	11776	ENGLAND, STEVE J	8143	-3,306.21
10/31/2024	PC	11/07/2024	11777	GONZALEZ, ADRIAN MAN	8170	-1,810.67
10/31/2024	PC	11/07/2024	11778	JONES, KYLIE MELETIA	8155	-2,063.45
10/31/2024	PC	11/07/2024	11779	LEOS, CHRISTINA M	8012	-2,051.15
10/31/2024	PC	11/07/2024	11780	LIVINGSTON, CHRISTIAN	8168	-2,013.86
10/31/2024	PC	11/07/2024	11781	ORNELAS, MANUEL G	1008180	-2,176.92
10/31/2024	PC	11/07/2024	11782	OWENS, ERIC ODELL	8119	-2,047.65
10/31/2024	PC	11/07/2024	11783	PECK, TODD D	8167	-3,228.01
10/31/2024	PC	11/07/2024	11784	WELLS, PRESTON DANIE	8150	-1,835.04
10/31/2024	PC	11/07/2024	11785	WRIGLEY, GAVIN	8152	-3,138.23
10/31/2024	PC	11/07/2024	11786	ARELLANO, NANCY	8005	-1,359.21
10/31/2024	PC	11/07/2024	11787	MARES, MARIA C	8251	-1,409.97
10/31/2024	PC	11/07/2024	11788	WILLIAMS, EMILY ANNE	8023	-1,691.55
10/31/2024	PC	11/07/2024	11789	YEAGER, BRIAN D	8107	-2,527.74
10/31/2024	PC	11/07/2024	11790	AITKEN, TORIN ANDREW	8177	-1,437.71
10/31/2024	PC	11/07/2024	11791	DOMKE, RODNEY F	8097	-1,960.34
10/31/2024	PC	11/07/2024	11792	FISCUS, LAYNE THOMAS	8508	-1,993.97
10/31/2024	PC	11/07/2024	11793	HERNANDEZ, ADAN	8509	-1,841.49
10/31/2024	PC	11/07/2024	11794	JOHNSTON, JAIMEY P	8243	-2,317.29
10/31/2024	PC	11/07/2024	11795	MOATS, ZAKARY S	8174	-1,072.79
10/31/2024	PC	11/07/2024	11796	PARKS, ALEXANDER MIC	8180	-1,781.09
10/31/2024	PC	11/07/2024	11797	SCHWARZ, STEPHEN K	8226	-2,713.11
10/31/2024	PC	11/07/2024	11798	WEST III, KINGSTON R	8234	-2,168.07
10/31/2024	PC	11/07/2024	11799	AMBRIZ, JOSE	7023	-2,367.08
10/31/2024	PC	11/07/2024	11800	BOWYER, DANIEL ALAN M	8289	-1,124.20
10/31/2024	PC	11/07/2024	11801	ELLSWORTH, BRYSON D	8285	-2,836.32
10/31/2024	PC	11/07/2024	11802	GARRISON, SHANE	1008048	-1,821.84
10/31/2024	PC	11/07/2024	11803	RACE, MICHAEL DENNIS	8070	-1,651.44
10/31/2024	PC	11/07/2024	11804	SHOTSWELL, DAVE O	7044	-2,357.13
10/31/2024	PC	11/07/2024	11805	WARD, NATHAN DANIEL	8287	-1,536.09
10/31/2024	PC	11/07/2024	11806	BALDWIN, MERRITT JAME	8286	-2,032.84
10/31/2024	PC	11/07/2024	11807	BALIS, MARVIN C	8225	-2,197.30
10/31/2024	PC	11/07/2024	11808	HOLTZEN, KURTIS L	8072	-2,099.91
10/31/2024	PC	11/07/2024	11809	PETERSON, TRAVIS T	8121	-1,591.40
10/31/2024	PC	11/07/2024	11810	VINCENT, BRIAN A	1008071	-1,821.31
Grand Totals:						-233,679.03
						97

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
4683 8X8 INC											
467844	1	October 2024 - Admin	Invoice	11/01/2024	11/12/2024	81.42	81.42	100-15-41713		1124	1
467844	2	October 2024 - Admin	Invoice	11/01/2024	11/12/2024	81.42	81.42	200-15-41713		1124	1
467844	3	October 2024 - Admin	Invoice	11/01/2024	11/12/2024	81.43	81.43	210-15-41713		1124	1
467844	4	October 2024 - CD	Invoice	11/01/2024	11/12/2024	122.14	122.14	100-20-41713		1124	1
467844	5	October 2024 - PW	Invoice	11/01/2024	11/12/2024	20.37	20.37	100-42-41713		1124	1
467844	6	October 2024 - PW	Invoice	11/01/2024	11/12/2024	20.37	20.37	200-42-41713		1124	1
467844	7	October 2024 - PW	Invoice	11/01/2024	11/12/2024	20.36	20.36	210-42-41713		1124	1
467844	8	October 2024 - WW	Invoice	11/01/2024	11/12/2024	244.27	244.27	210-70-41713		1124	1
467844	9	October 2024 - Water	Invoice	11/01/2024	11/12/2024	122.14	122.14	200-60-41713		1124	1
467844	10	October 2024 - HFD	Invoice	11/01/2024	11/12/2024	122.14	122.14	100-55-41713		1124	1
467844	11	October 2024 - Library	Invoice	11/01/2024	11/12/2024	366.41	366.41	100-45-41713		1124	1
467844	12	October 2024 - Parks	Invoice	11/01/2024	11/12/2024	30.53	30.53	100-50-41713		1124	1
467844	13	October 2024 - HPD	Invoice	11/01/2024	11/12/2024	274.81	274.81	100-25-41713		1124	1
467844	14	October 2024 - Street	Invoice	11/01/2024	11/12/2024	91.56	91.56	100-40-41713		1124	1
Total 4683 8X8 INC:						1,679.37	1,679.37				
4409 A.W. REHN & ASSOCIATES											
16295	1	October- 2024 FSA Admin Fee	Invoice	11/05/2024	11/12/2024	33.34	33.34	100-15-41215		1124	1
16295	2	October- 2024 FSA Admin Fee	Invoice	11/05/2024	11/12/2024	33.33	33.33	200-15-41215		1124	1
16295	3	October- 2024 FSA Admin Fee	Invoice	11/05/2024	11/12/2024	33.33	33.33	210-15-41215		1124	1
Total 4409 A.W. REHN & ASSOCIATES:						100.00	100.00				
5521 AIR ST. LUKES											
110424	1	2024 AIR ST LUKES MEMBERSHIP - Bain, Amy	Invoice	11/04/2024	11/12/2024	55.00	55.00	100-50-41126		1124	1
Total 5521 AIR ST. LUKES:						55.00	55.00				
6582 ALTURAS PROPERTY MANAGMENT											
15	1	Oct 24 Library Clean	Invoice	11/02/2024	11/12/2024	2,730.00	2,730.00	100-45-41413		1124	1
Total 6582 ALTURAS PROPERTY MANAGMENT:						2,730.00	2,730.00				
1913 AMAZON CAPITAL SERVICES											
1CGQ-	1	office/program supp	Invoice	10/25/2024	11/12/2024	49.21	49.21	100-45-41215		1124	1
1HJ9-9	1	DEPT COFFEE/ 10 PACK BATTERY	Invoice	10/22/2024	11/12/2024	109.50	109.50	100-25-41215		1124	1
1LDK-V	1	STREAM LIGHT CHARGERS/HOLDERS	Invoice	10/18/2024	11/12/2024	117.90	117.90	100-25-41405		1124	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
1LN7-M	1	door stops	Invoice	11/05/2024	11/12/2024	6.66	6.66	100-42-41413		1124	1
1LN7-M	2	door stops	Invoice	11/05/2024	11/12/2024	6.66	6.66	200-42-41413		1124	1
1LN7-M	3	door stops	Invoice	11/05/2024	11/12/2024	6.65	6.65	210-42-41413		1124	1
1PRM-	1	OFFICE SUPPLIES PENCILS/SHARPENER/MARKE	Invoice	10/26/2024	11/12/2024	102.17	102.17	100-25-41211		1124	1
1XGY-	1	janitorial & book supp	Invoice	10/25/2024	11/12/2024	167.15	167.15	100-45-41215		1124	1
Total 1913 AMAZON CAPITAL SERVICES:						565.90	565.90				
5727 AMERICAN VAC SERVICES LLC											
2024.1	1	R. St. Irrig- asphalt cut, haul bdng for road x-ing of Ri	Invoice	11/04/2024	11/12/2024	24,190.00	24,190.00	120-40-41549	18.40.0001.1	1124	1
Total 5727 AMERICAN VAC SERVICES LLC:						24,190.00	24,190.00				
5688 APOLLO CONSTRUCTION LLC											
23-375	1	EXPL. WORK ABAND. W LINE	Invoice	10/10/2024	11/12/2024	1,600.00	1,600.00	200-60-41403		1124	1
Total 5688 APOLLO CONSTRUCTION LLC:						1,600.00	1,600.00				
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-				
6917 AT&T MOBILITY LLC											
287309	1	287309821298 - WATER	Invoice	10/23/2024	11/12/2024	384.81	384.81	200-60-41713		1124	1
Total 6917 AT&T MOBILITY LLC:						384.81	384.81				
375 ATKINSON'S MARKET											
027608	1	Halloween Hoopla supp	Invoice	10/30/2024	11/12/2024	14.38	14.38	100-45-41215		1124	1
Total 375 ATKINSON'S MARKET:						14.38	14.38				
2234 ATLAS TECHNICAL CONSULTANTS LLC											
220491	1	H. Porter Stage Phase 1 subgrade insp	Invoice	10/31/2024	11/12/2024	596.55	596.55	120-50-41539		1324	1
Total 2234 ATLAS TECHNICAL CONSULTANTS LLC:						596.55	596.55				
1504 BEST DAY HR											
45604	1	Consulting Personnel research	Invoice	11/04/2024	11/12/2024	175.00	175.00	100-15-41313		1324	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
45604	2	Consulting Personnel research	Invoice	11/04/2024	11/12/2024	175.00	175.00	200-15-41313		1324	1
45604	3	Consulting Personnel research	Invoice	11/04/2024	11/12/2024	175.00	175.00	210-15-41313		1324	1
Total 1504 BEST DAY HR:						525.00	525.00				
6615 BLACKSTEAD, CHRISTINE & JUSTIN											
CR RE	1	CREDIT REFUND: 1441 BALDY VIEW DR	Invoice	09/30/2024	11/12/2024	66.41	66.41	100-00-15110		1324	1
Total 6615 BLACKSTEAD, CHRISTINE & JUSTIN:						66.41	66.41				
50379 BLISS ARCHITECTURE											
202407	1	W DEPT. OFFICE BLDG - DESIGN	Invoice	11/01/2024	11/12/2024	3,540.00	3,540.00	200-60-41547	24.60.0001.1	1124	1
Total 50379 BLISS ARCHITECTURE:						3,540.00	3,540.00				
50380 BOULDER MOUNTAIN HEATING											
16456	1	Furn serv-chge filters	Invoice	10/22/2024	11/12/2024	360.00	360.00	100-45-41413		1124	1
Total 50380 BOULDER MOUNTAIN HEATING:						360.00	360.00				
6952 BRADY INDUSTRIES OF IDAHO LLC											
886878	1	HFD SUPPLIES	Invoice	05/14/2024	11/12/2024	268.80	268.80	100-55-41215		1324	1
907040	1	PAPER TOWELS IN BOXES FOR CLEANING	Invoice	07/23/2024	11/12/2024	243.69	243.69	100-25-41413		1324	1
909163	1	TRASH BAGS AND CLEANER FOR RESTROOMS	Invoice	07/30/2024	11/12/2024	147.76	147.76	100-25-41413		1324	1
938875	1	CITY HALL SUPPLIES	Invoice	10/25/2024	11/12/2024	26.30	26.30	100-42-41413		1124	1
938875	2	CITY HALL SUPPLIES	Invoice	10/25/2024	11/12/2024	26.30	26.30	200-42-41413		1124	1
938875	3	CITY HALL SUPPLIES	Invoice	10/25/2024	11/12/2024	26.30	26.30	210-42-41413		1124	1
Total 6952 BRADY INDUSTRIES OF IDAHO LLC:						739.15	739.15				
50673 CAROLINE NUTTER											
CR RE	1	CREDIT REFUND: 1441 ASPEN VALLEY	Invoice	10/31/2024	11/12/2024	228.80	228.80	100-00-15110		1124	1
Total 50673 CAROLINE NUTTER:						228.80	228.80				
2326 CDW GOVERNMENT											
AA7UK	1	AA7UK3U Computer Towers x 4	Invoice	09/24/2024	11/12/2024	4,000.00	4,000.00	100-20-41411		1324	1
AA9A2	1	AA9A279 CDD Computer Backup Battery p13	Invoice	10/03/2024	11/12/2024	2,087.52	2,087.52	100-20-41411		1324	1
AB4AV	1	AB4AV5I Backup software for City Hall	Invoice	11/01/2024	11/12/2024	134.33	134.33	100-15-41515		1124	1
AB4AV	2	AB4AV5I Backup software for City Hall	Invoice	11/01/2024	11/12/2024	134.33	134.33	200-15-41515		1124	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
AB4AV	3	AB4AV5I Backup software for City Hall	Invoice	11/01/2024	11/12/2024	134.34	134.34	210-15-41515		1124	1
Total 2326 CDW GOVERNMENT:						6,490.52	6,490.52				
873 CED, INC.											
107414	1	ELBOW PVC	Invoice	11/01/2024	11/12/2024	32.95	32.95	120-40-41549	18.40.0001.1	1124	1
Total 873 CED, INC.:						32.95	32.95				
6056 CENTURY LINK											
10/22/2	1	9814 260B	Invoice	10/22/2024	11/12/2024	112.53	112.53	100-15-41713		1124	1
10/22/2	2	9814 260B	Invoice	10/22/2024	11/12/2024	112.53	112.53	200-15-41713		1124	1
10/22/2	3	9814 260B	Invoice	10/22/2024	11/12/2024	112.53	112.53	210-15-41713		1124	1
10/22/2	4	9814 260B	Invoice	10/22/2024	11/12/2024	112.53	112.53	100-25-41713		1124	1
10/22/2	5	9814 260B	Invoice	10/22/2024	11/12/2024	112.53	112.53	100-20-41713		1124	1
10/22/2	6	9814 260B- 33.33%	Invoice	10/22/2024	11/12/2024	37.51	37.51	100-42-41713		1124	1
10/22/2	7	9814 260B- 33.33%	Invoice	10/22/2024	11/12/2024	37.51	37.51	200-42-41713		1124	1
10/22/2	8	9814 260B- 33.33%	Invoice	10/22/2024	11/12/2024	37.51	37.51	210-42-41713		1124	1
10/22/2	9	2211-125b treatment plant	Invoice	10/22/2024	11/12/2024	77.45	77.45	210-70-41713		1124	1
10/22/2	10	2211-125B Water Dept	Invoice	10/22/2024	11/12/2024	77.45	77.45	200-60-41713		1124	1
10/22/2	11	3147 220B HFD	Invoice	10/22/2024	11/12/2024	90.32	90.32	100-55-41713		1124	1
10/22/2	12	6566 569B Police Dept	Invoice	10/22/2024	11/12/2024	100.20	100.20	100-25-41713		1124	1
10/22/2	13	5965-737B STREET SHOP	Invoice	10/22/2024	11/12/2024	85.21	85.21	100-40-41713		1124	1
Total 6056 CENTURY LINK:						1,105.81	1,105.81				
5702 CINTAS											
420923	1	UNIFORM SERVICES WW	Invoice	10/23/2024	11/12/2024	195.00	195.00	210-70-41703		1124	1
420997	1	UNIFORM SERVICES WW	Invoice	10/30/2024	11/12/2024	195.00	195.00	210-70-41703		1124	1
929451	1	AED LEASE FOR WRF WW	Invoice	10/31/2024	11/12/2024	126.00	126.00	210-70-41413		1124	1
Total 5702 CINTAS:						516.00	516.00				
644 CITY OF HAILEY PETTY CASH											
498664	1	POLICE ID FOR ADRIAN GONZALEZ	Invoice	10/18/2024	11/12/2024	5.00	5.00	100-25-41703		1124	1
Total 644 CITY OF HAILEY PETTY CASH:						5.00	5.00				
670 CITY OF HAILEY W&S DEPT											
OCTOB	1	STREET SHOP	Invoice	10/31/2024	11/12/2024	1,072.40	1,072.40	100-40-41717		1124	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
OCTOB	2	ENTER CENTER	Invoice	10/31/2024	11/12/2024	97.42	97.42	100-10-41717		1124	1
OCTOB	3	RODEO FROST	Invoice	10/31/2024	11/12/2024	12.93	12.93	100-50-41617		1124	1
OCTOB	4	RODEO PARK	Invoice	10/31/2024	11/12/2024	77.07	77.07	100-50-41617		1124	1
OCTOB	5	TOWN CENTER WEST	Invoice	10/31/2024	11/12/2024	66.05	66.05	100-50-41718		1124	1
OCTOB	6	CITY HALL	Invoice	10/31/2024	11/12/2024	116.13	116.13	100-42-41717		1124	1
OCTOB	7	CITY HALL	Invoice	10/31/2024	11/12/2024	116.13	116.13	200-42-41717		1124	1
OCTOB	8	CITY HALL	Invoice	10/31/2024	11/12/2024	116.13	116.13	210-42-41717		1124	1
OCTOB	9	FIRE DEPARTMENT	Invoice	10/31/2024	11/12/2024	75.10	75.10	100-55-41717		1124	1
OCTOB	10	TREATMENT PL	Invoice	10/31/2024	11/12/2024	110.00	110.00	200-60-41717		1124	1
OCTOB	11	TREATMENT PL	Invoice	10/31/2024	11/12/2024	110.00	110.00	210-70-41717		1124	1
OCTOB	12	POLICE DEPT	Invoice	10/31/2024	11/12/2024	101.09	101.09	100-25-41717		1124	1
OCTOB	13	IRRIGATION	Invoice	10/31/2024	11/12/2024	4,143.96	4,143.96	100-50-41717		1124	1

Total 670 CITY OF HAILEY W&S DEPT:

6,214.41 6,214.41

2954 CLEAR CREEK DISPOSAL -PARKS

000176	1	PORT RR - SKATEPARK	Invoice	10/29/2024	11/12/2024	176.00	176.00	100-50-41403		1124	1
000176	1	PORT RR - FOXMOOR	Invoice	10/29/2024	11/12/2024	151.49	151.49	100-50-41403		1124	1
000176	1	PORT RR - H PORTER	Invoice	10/29/2024	11/12/2024	625.98	625.98	100-50-41403		1124	1
000176	1	PORT RR - DEERFIELD	Invoice	10/29/2024	11/12/2024	121.70	121.70	100-50-41403		1124	1
000176	1	PORT RR - KEEFER	Invoice	10/29/2024	11/12/2024	297.49	297.49	100-50-41403		1124	1
000176	1	PORT RR - HEAGLE	Invoice	10/29/2024	11/12/2024	176.00	176.00	100-50-41403		1124	1
000176	1	PORT RR - JIMMY'S	Invoice	10/29/2024	11/12/2024	121.49	121.49	100-50-41403		1124	1
000176	1	PORT RR - KIWANIS	Invoice	10/29/2024	11/12/2024	176.21	176.21	100-50-41403		1124	1
000176	1	COMPOST - KEEFER	Invoice	10/29/2024	11/12/2024	75.17	75.17	100-50-41403		1124	1
000176	1	COMPOST ATKINSONS	Invoice	10/29/2024	11/12/2024	75.17	75.17	100-50-41403		1124	1
000176	1	COMPOST COM. CAMP.	Invoice	10/29/2024	11/12/2024	75.17	75.17	100-50-41403		1124	1
000176	1	COMPOST ALBERTSONS	Invoice	10/29/2024	11/12/2024	75.17	75.17	100-50-41403		1124	1

Total 2954 CLEAR CREEK DISPOSAL -PARKS:

2,147.04 2,147.04

22457 CLEAR CREEK DISPOSAL, INC.

OCTOB	1	FRANCHISE FEE - OCTOBER 2024	Invoice	11/06/2024	11/12/2024	168,000.00	168,000.00	100-00-20515		1124	1
-------	---	------------------------------	---------	------------	------------	------------	------------	--------------	--	------	---

Total 22457 CLEAR CREEK DISPOSAL, INC.:

168,000.00 168,000.00

7000 CLEARWATER LANDSCAPING

3429	1	KEEFER FERT	Invoice	10/01/2024	11/12/2024	1,250.00	1,250.00	100-50-41325		1324	1
3432	1	MAIN ST MAINT. AGMT 2024	Invoice	10/01/2024	11/12/2024	28,123.07	28,123.07	100-50-41325		1324	1
3434	1	MCKERCHER FERT APPL	Invoice	10/01/2024	11/12/2024	1,335.50	1,335.50	100-50-41325		1324	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
3435	1	SKATEPARK WORK	Invoice	10/01/2024	11/12/2024	221.14	221.14	100-50-41325		1324	1
3440	1	SPRUCE & RIVER IRRIG WRK	Invoice	10/01/2024	11/12/2024	75.00	75.00	120-40-41539	10.15.0002.1	1324	1
Total 7000 CLEARWATER LANDSCAPING:						31,004.71	31,004.71				
5961 CLEARWATER POWER EQUIPMENT LLC											
70559	1	SPRINGS, RODS	Invoice	10/29/2024	11/12/2024	54.36	54.36	100-40-41405		1124	1
Total 5961 CLEARWATER POWER EQUIPMENT LLC:						54.36	54.36				
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											
1165	1	W. LAURELWOOD FOLDED PRINTS	Invoice	08/29/2024	11/12/2024	39.00	39.00	100-40-41323		1324	1
1204	1	W. LAURELWOOD HALF FOLDED PRINTS	Invoice	09/03/2024	11/12/2024	58.50	58.50	100-40-41323		1324	1
1528	1	W. LAURELWOOD HALF FOLDED PRINTS, POSTE	Invoice	09/10/2024	11/12/2024	97.99	97.99	100-40-41323		1324	1
Total 337 COPY & PRINT LLC:						195.49	195.49				
972 COX COMMUNICATIONS											
10/18/2	1	0012401 038676401 WASTEWATER	Invoice	10/18/2024	11/12/2024	79.00	79.00	210-70-41713		1124	1
10/18/2	2	001 2401 038676401 WATER	Invoice	10/18/2024	11/12/2024	78.99	78.99	200-60-41713		1124	1
10/27/2	1	027815002 Library	Invoice	10/27/2024	11/12/2024	173.99	173.99	100-45-41713		1124	1
10/27/2	2	0205236602 STREET	Invoice	10/27/2024	11/12/2024	167.74	167.74	100-40-41713		1124	1
Total 972 COX COMMUNICATIONS:						499.72	499.72				
6877 D.O.P.L											
OCTOB	1	BUILDING PERMIT & FEES OCTOBER 2024	Invoice	11/06/2024	11/12/2024	8,752.68	8,752.68	100-00-20325		1124	1
Total 6877 D.O.P.L:						8,752.68	8,752.68				
8583 D-SWANER WELDING, INC											
22351	1	CRANE SERVICE WW	Invoice	10/24/2024	11/12/2024	450.00	450.00	210-70-41313		1124	1
Total 8583 D-SWANER WELDING, INC:						450.00	450.00				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
50426 ENVIRO-CLEAN INTERMOUNTAIN LLC											
24-641	1	DRIVELINE/SERVICE WW	Invoice	10/24/2024	11/12/2024	5,589.72	5,589.72	210-70-41415		1124	1
Total 50426 ENVIRO-CLEAN INTERMOUNTAIN LLC:						5,589.72	5,589.72				
50674 ESTATE OF DONNA PAYNE											
CR RE	1	CREDIT REFUND: 417 4TH AVE S	Invoice	11/06/2024	11/12/2024	210.64	210.64	100-00-15110		1124	1
Total 50674 ESTATE OF DONNA PAYNE:						210.64	210.64				
1269 FAIRBANKS EQUIPMENT INC											
S25173	1	PARTS for #4032	Invoice	10/15/2024	11/12/2024	303.52	303.52	100-40-41405		1124	1
Total 1269 FAIRBANKS EQUIPMENT INC:						303.52	303.52				
171 FERGUSON WATERWORKS #1701											
090554	1	RIVER ST SUPPLIES	Invoice	10/28/2024	11/12/2024	15,822.35	15,822.35	120-40-41539	18.40.0001.1	1124	1
090577	1	RIVER ST SUPPLIES	Invoice	10/23/2024	11/12/2024	742.80	742.80	120-40-41539	18.40.0001.1	1124	1
090577	1	RIVER ST SUPPLIES	Invoice	10/28/2024	11/12/2024	384.76	384.76	120-40-41539	18.40.0001.1	1124	1
090638	1	RIVER ST SUPPLIES	Invoice	10/24/2024	11/12/2024	1,527.38	1,527.38	120-40-41539	18.40.0001.1	1124	1
090697	1	RIVER ST SUPPLIES	Invoice	10/31/2024	11/12/2024	6,279.34	6,279.34	120-40-41539	18.40.0001.1	1124	1
Total 171 FERGUSON WATERWORKS #1701:						24,756.63	24,756.63				
996 FREEDOM MAILING SERVICES											
49082	1	Bill Processing, Folding & Inserting Newsletters	Invoice	11/01/2024	11/12/2024	666.84	666.84	100-15-41323		1124	1
49082	2	Bill Processing, Folding & Inserting Newsletters	Invoice	11/01/2024	11/12/2024	666.84	666.84	200-15-41323		1124	1
49082	3	Bill Processing, Folding & Inserting Newsletters	Invoice	11/01/2024	11/12/2024	666.83	666.83	210-15-41323		1124	1
Total 996 FREEDOM MAILING SERVICES:						2,000.51	2,000.51				
2134 GEOBILITY LLC											
1090	1	PROF. GIS SERVICES OCT 2024 PW	Invoice	11/01/2024	11/12/2024	91.66	91.66	100-42-41313		1124	1
1090	2	PROF. GIS SERVICES OCT 2024 PW	Invoice	11/01/2024	11/12/2024	91.67	91.67	200-42-41313		1124	1
1090	3	PROF. GIS SERVICES OCT 2024 PW	Invoice	11/01/2024	11/12/2024	91.67	91.67	210-42-41313		1124	1
1090	4	PROF. GIS SERVICES OCT 2024 W	Invoice	11/01/2024	11/12/2024	1,425.00	1,425.00	200-60-41313		1124	1
1090	5	PROF. GIS SERVICES OCT 2024 ST	Invoice	11/01/2024	11/12/2024	3,175.00	3,175.00	100-40-41313		1124	1
Total 2134 GEOBILITY LLC:						4,875.00	4,875.00				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
1850 GREAT AMERICA FINANCIAL SERVICES											
377724	1	Sharp BP-70C31 Copier 12/2024	Invoice	10/29/2024	11/12/2024	124.00	124.00	100-20-41323		1124	1
Total 1850 GREAT AMERICA FINANCIAL SERVICES:						124.00	124.00				
2141 GREENSCAPE LAWN & GARDEN											
34703	1	RIVER ST TREE WORK	Invoice	10/18/2024	11/12/2024	3,250.00	3,250.00	100-50-41402		1124	1
Total 2141 GREENSCAPE LAWN & GARDEN:						3,250.00	3,250.00				
2195 HAFFNER'S LOCK & KEY											
34182	1	TCW REKEY STOREFRONT DRS	Invoice	11/04/2024	11/12/2024	118.00	118.00	120-50-41549	22.50.0001.1	1124	1
Total 2195 HAFFNER'S LOCK & KEY:						118.00	118.00				
1557 HIGH DESERT BOBCAT - TWIN FALLS											
P10990	1	SWITCH FN	Invoice	10/28/2024	11/12/2024	621.28	621.28	100-40-41405		1124	1
Total 1557 HIGH DESERT BOBCAT - TWIN FALLS:						621.28	621.28				
8606 HRA VEBA TRUST											
DECE	1	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	237.90	237.90	210-70-41126		1124	1
DECE	2	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	709.10	709.10	100-20-41126		1124	1
DECE	3	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	1,866.40	1,866.40	100-25-41126		1124	1
DECE	4	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	118.95	118.95	100-40-41126		1124	1
DECE	5	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	352.25	352.25	200-60-41126		1124	1
DECE	6	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	233.30	233.30	100-55-41126		1124	1
DECE	7	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	699.90	699.90	100-45-41126		1124	1
DECE	8	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	117.42	117.42	100-15-41126		1124	1
DECE	9	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	117.42	117.42	200-15-41126		1124	1
DECE	10	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	117.41	117.41	210-15-41126		1124	1
DECE	11	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	39.65	39.65	100-42-41126		1124	1
DECE	12	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	39.65	39.65	200-42-41126		1124	1
DECE	13	MONTHLY VEBA DEC 2024	Invoice	11/06/2024	11/12/2024	39.65	39.65	210-42-41126		1124	1
Total 8606 HRA VEBA TRUST:						4,689.00	4,689.00				
671 IDAHO LUMBER & HARDWARE											
8356	1	SHED SUPPLIES	Invoice	10/24/2024	11/12/2024	40.13	40.13	100-40-41405		1124	1
8757	1	FAN TCW	Invoice	10/28/2024	11/12/2024	41.99	41.99	100-50-41718		1124	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
8856	1	TCW LADDER	Invoice	10/29/2024	11/12/2024	429.99	429.99	100-50-41718		1124	1
9043	1	KEEFER PNT REMVL SUPPL	Invoice	10/30/2024	11/12/2024	22.58	22.58	100-50-41405		1124	1
9437	1	CH DOOR STOP MOULDING	Invoice	11/02/2024	11/12/2024	3.42	3.42	100-42-41413		1124	1
9437	2	CH DOOR STOP MOULDING	Invoice	11/02/2024	11/12/2024	3.42	3.42	200-42-41413		1124	1
9437	3	CH DOOR STOP MOULDING	Invoice	11/02/2024	11/12/2024	3.42	3.42	210-42-41413		1124	1
9470	1	CH DOOR SUPPL	Invoice	11/02/2024	11/12/2024	11.31	11.31	100-42-41413		1124	1
9470	2	CH DOOR SUPPL	Invoice	11/02/2024	11/12/2024	11.32	11.32	200-42-41413		1124	1
9470	3	CH DOOR SUPPL	Invoice	11/02/2024	11/12/2024	11.32	11.32	210-42-41413		1124	1
9481	1	CH PAINT SUPPL	Invoice	11/03/2024	11/12/2024	3.99	3.99	100-42-41413		1124	1
9481	2	CH PAINT SUPPL	Invoice	11/03/2024	11/12/2024	3.99	3.99	200-42-41413		1124	1
9481	3	CH PAINT SUPPL	Invoice	11/03/2024	11/12/2024	4.00	4.00	210-42-41413		1124	1
9519	1	WORKGLOVES	Invoice	11/04/2024	11/12/2024	12.99	12.99	100-40-41405		1124	1
9521	1	WORKGLOVES	Invoice	11/04/2024	11/12/2024	12.99	12.99	100-40-41405		1124	1
9562	1	mAINT supplies	Invoice	11/04/2024	11/12/2024	66.75	66.75	100-50-41405		1124	1
Total 671 IDAHO LUMBER & HARDWARE:						683.61	683.61				
22433 IDAHO POWER											
10/17/2	1	IP 2204414540 - Street Lights	Invoice	10/17/2024	11/12/2024	158.68	158.68	100-40-41717		1124	1
10/17/2	2	IP 2204837906 - STREET	Invoice	10/17/2024	11/12/2024	1,853.89	1,853.89	100-40-41715		1124	1
10/17/2	3	IP 2204935643 - 1811 MERLIN LOOP St.	Invoice	10/17/2024	11/12/2024	436.26	436.26	100-40-41717		1124	1
10/17/2	4	IP 2204935643 - HFD 617 3rd Ave S	Invoice	10/17/2024	11/12/2024	232.54	232.54	100-55-41717		1124	1
10/17/2	5	IP 2204935643 - 116 River St.	Invoice	10/17/2024	11/12/2024	164.88	164.88	100-50-41718		1124	1
10/17/2	6	ip 2204935643 - 7 Croy St.	Invoice	10/17/2024	11/12/2024	693.45	693.45	100-45-41717		1124	1
10/17/2	7	IP 2204935643 - 115 Main St 2nd Floor	Invoice	10/17/2024	11/12/2024	179.68	179.68	100-42-41717		1124	1
10/17/2	8	IP 2204935643 - 115 Main St 2nd Floor	Invoice	10/17/2024	11/12/2024	179.68	179.68	200-42-41717		1124	1
10/17/2	9	IP 2204935643 - 115 Main St 2nd Floor	Invoice	10/17/2024	11/12/2024	179.67	179.67	210-42-41717		1124	1
10/17/2	10	IP 2208523502 - Street Light	Invoice	10/17/2024	11/12/2024	8.56	8.56	100-40-41715		1124	1
10/17/2	11	IP 2207926011 - 113 N River	Invoice	10/17/2024	11/12/2024	26.34	26.34	100-40-41715		1124	1
10/17/2	12	IP 2204637769 WW	Invoice	10/17/2024	11/12/2024	14,223.46	14,223.46	210-70-41717		1124	1
10/17/2	13	IP22062003362 Water	Invoice	10/17/2024	11/12/2024	10,084.64	10,084.64	200-60-41717		1124	1
10/17/2	14	IP 2206105138 - Street	Invoice	10/17/2024	11/12/2024	26.34	26.34	100-40-41715		1124	1
10/17/2	15	IP2207611134 Street - 89 Croy Rd	Invoice	10/17/2024	11/12/2024	25.59	25.59	100-40-41715		1124	1
10/17/2	16	IP 2220558908 - Park Heagle Park/1151 War Eagle	Invoice	10/17/2024	11/12/2024	27.99	27.99	100-40-41717		1124	1
10/17/2	17	IP2220558932 - PARKS LION PARK	Invoice	10/17/2024	11/12/2024	42.26	42.26	100-40-41717		1124	1
10/17/2	18	IP 2208020376 - Sun Beam 191 San Badger Dr	Invoice	10/17/2024	11/12/2024	27.80	27.80	100-50-41717		1124	1
Total 22433 IDAHO POWER:						28,571.71	28,571.71				

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
612 INGRAM BOOK COMPANY											
840301	1	BookClub purchase	Invoice	10/01/2024	11/12/2024	62.81	62.81	100-45-41735		1124	1
842460	1	BookClub purchase	Invoice	10/14/2024	11/12/2024	169.01	169.01	100-45-41735		1124	1
844923	1	Yth Storytime books	Invoice	10/28/2024	11/12/2024	61.31	61.31	100-45-41735		1124	1
845394	1	Yth Storytime books	Invoice	10/30/2024	11/12/2024	21.59	21.59	100-45-41735		1124	1
OCTOB	1	Oct Collection Oct24	Invoice	10/01/2024	11/12/2024	4,457.79	4,457.79	100-45-41535		1124	1
Total 612 INGRAM BOOK COMPANY:						4,772.51	4,772.51				
229 INTEGRATED TECHNOLOGIES											
246114	1	CDD 08 svc	Invoice	08/12/2024	11/12/2024	257.94	257.94	100-20-41323		1324	1
250136	1	SHARP BP50C36 PRINTER	Invoice	10/24/2024	11/12/2024	115.46	115.46	100-25-41411		1124	1
250427	1	BW/Color Ink	Invoice	10/30/2024	11/12/2024	94.51	94.51	100-55-41711		1124	1
250536	1	Sharp/BP-70M55 Pntr11/5/24-12/4/24	Invoice	11/04/2024	11/12/2024	11.02	11.02	100-15-41323		1124	1
250536	2	Sharp/BP-70M55 Pntr11/5/24-12/4/24	Invoice	11/04/2024	11/12/2024	11.02	11.02	200-15-41323		1124	1
250536	3	Sharp/BP-70M55 Pntr11/5/24-12/4/24	Invoice	11/04/2024	11/12/2024	11.02	11.02	210-15-41323		1124	1
Total 229 INTEGRATED TECHNOLOGIES:						500.97	500.97				
384 INTERMOUNTAIN GAS COMPANY											
10/25/2	1	536199 P/W 33.3%	Invoice	10/25/2024	11/12/2024	2.58	2.58	100-42-41717		1124	1
10/25/2	2	536199 P/W 33.3%	Invoice	10/25/2024	11/12/2024	2.57	2.57	200-42-41717		1124	1
10/25/2	3	536199 P/W 33.3%	Invoice	10/25/2024	11/12/2024	2.57	2.57	210-42-41717		1124	1
10/25/2	4	536199 LIBRARY	Invoice	10/25/2024	11/12/2024	7.73	7.73	100-45-41717		1124	1
10/25/2	5	520352 PW 1241 WAR EAGLE	Invoice	10/25/2024	11/12/2024	15.45	15.45	100-50-41717		1124	1
10/25/2	6	223166 4297 Glenbrook Shop	Invoice	10/25/2024	11/12/2024	31.72	31.72	210-70-41717		1124	1
10/25/2	7	629802, HPD 311 E Cedar	Invoice	10/25/2024	11/12/2024	67.90	67.90	100-25-41717		1124	1
10/25/2	8	517964 Woodside Treatment Plant	Invoice	10/25/2024	11/12/2024	21.48	21.48	210-70-41717		1124	1
10/25/2	9	223157 4297 Glenbrook A	Invoice	10/25/2024	11/12/2024	55.83	55.83	210-70-41717		1124	1
10/25/2	10	634547 4297 Glenbrook Bio-Solids	Invoice	10/25/2024	11/12/2024	167.49	167.49	210-70-41717		1124	1
10/25/2	11	475252 WW Treatment Plant	Invoice	10/25/2024	11/12/2024	112.59	112.59	210-70-41717		1124	1
10/25/2	12	629797 ST. 1811 merlin lp	Invoice	10/25/2024	11/12/2024	79.38	79.38	100-40-41717		1124	1
10/25/2	13	518056 AD 116 S. River St	Invoice	10/25/2024	11/12/2024	65.50	65.50	100-50-41718		1124	1
10/25/2	14	475481 HFD 617 S 3rd Ave	Invoice	10/25/2024	11/12/2024	22.73	22.73	100-55-41717		1124	1
Total 384 INTERMOUNTAIN GAS COMPANY:						655.52	655.52				
50395 JACKSON GROUP PETERBILT, INC											
318862	1	HOSE PROTECTOR	Invoice	04/15/2024	05/13/2024	11.98	11.98	100-40-41405		524	1
CM318	1	HOSE PROTECTOR RETURN	Invoice	04/16/2024	05/13/2024	11.98-	11.98-	100-40-41405		524	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 50395 JACKSON GROUP PETERBILT, INC:						.00	.00				
345 JACOBS ENGINEERING GROUP INC											
D37536	1	August Comp Plan	Invoice	10/25/2024	11/12/2024	15,933.02	15,933.02	120-10-41549	24.20.0002.1	1324	1
Total 345 JACOBS ENGINEERING GROUP INC:						15,933.02	15,933.02				
330 JANE'S ARTIFACTS											
059142	1	X2 Birthday Cards	Invoice	11/04/2024	11/12/2024	2.33	2.33	100-15-41215		1124	1
059142	2	X2 Birthday Cards	Invoice	11/04/2024	11/12/2024	2.33	2.33	200-15-41215		1124	1
059142	3	X2 Birthday Cards	Invoice	11/04/2024	11/12/2024	2.32	2.32	210-15-41215		1124	1
063548	1	Offic supp	Invoice	10/24/2024	11/12/2024	8.40	8.40	100-45-41215		1124	1
063569	1	X6 Birthday Cards/Bags/Stickers/Chocolate Bags/Pe	Invoice	10/28/2024	11/12/2024	31.57	31.57	100-15-41215		1124	1
063569	2	X6 Birthday Cards/Bags/Stickers/Chocolate Bags/Pe	Invoice	10/28/2024	11/12/2024	31.57	31.57	200-15-41215		1124	1
063569	3	X6 Birthday Cards/Bags/Stickers/Chocolate Bags/Pe	Invoice	10/28/2024	11/12/2024	31.57	31.57	210-15-41215		1124	1
063584	1	Hoopla Balloons	Invoice	10/31/2024	11/12/2024	13.00	13.00	100-45-41215		1124	1
Total 330 JANE'S ARTIFACTS:						123.09	123.09				
9560 KARL MALONE FORD HAILEY											
116087	1	W DEPT TRK MAINT.	Invoice	10/31/2024	11/12/2024	117.44	117.44	200-60-41415		1124	1
Total 9560 KARL MALONE FORD HAILEY:						117.44	117.44				
2160 KENDALL FORD OF MERIDIAN											
RN314	1	FORD F-150 KE19406 TRADE-IN DIFF.	Invoice	09/09/2024	11/12/2024	12,449.50	12,449.50	100-40-41415		1124	1
Total 2160 KENDALL FORD OF MERIDIAN:						12,449.50	12,449.50				
4542 KETCHUM COMPUTERS											
20721	1	Admin: monthly updates/maint. 8x8 response & mtng.	Invoice	10/31/2024	11/12/2024	251.43	251.43	100-15-41313		1124	1
20721	2	Admin: monthly updates/maint. 8x8 response & mtng.	Invoice	10/31/2024	11/12/2024	251.43	251.43	200-15-41313		1124	1
20721	3	Admin: monthly updates/maint. 8x8 response & mtng.	Invoice	10/31/2024	11/12/2024	251.43	251.43	210-15-41323		1124	1
20721	4	CD: Caselle issues, BL folder, UPS charge/install	Invoice	10/31/2024	11/12/2024	300.00	300.00	100-20-41313		1124	1
20721	5	WW: Replace PC in biosolids bldg, setup remote view	Invoice	10/31/2024	11/12/2024	300.00	300.00	210-70-41313		1124	1
20721	6	Library: della calendar issues w/Crotty.	Invoice	10/31/2024	11/12/2024	50.00	50.00	100-45-41313		1124	1
20721	7	Parks: TCW Networking, Network Cabinet mount & a	Invoice	10/31/2024	11/12/2024	800.00	800.00	100-50-41718	22.50.0001.1	1124	1
20721	8	HPD: New vehicle installation, HPDLT10	Invoice	10/31/2024	11/12/2024	1,400.00	1,400.00	100-25-41313		1124	1
20721	9	street: Program Wireless Access Point/4 stations/bldg	Invoice	10/31/2024	11/12/2024	950.00	950.00	100-40-41313		1124	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 4542 KETCHUM COMPUTERS:						4,554.29	4,554.29				
1728 KUBWATER RESOURCES											
12747	1	ZETAG 8868 FS POLYMER WW	Invoice	10/16/2024	11/12/2024	18,710.88	18,710.88	210-70-41791		1124	1
Total 1728 KUBWATER RESOURCES:						18,710.88	18,710.88				
386 L.L. GREENS											
A74991	1	PARTS FOR WRF WW	Invoice	09/24/2024	11/12/2024	25.23	25.23	210-70-41423		1324	1
A75197	1	STYLUS FLASHLIGHTS	Invoice	10/16/2024	11/12/2024	33.28	33.28	100-25-41413		1124	1
A75307	1	Fasteners, DIAMOND WHL	Invoice	10/28/2024	11/12/2024	33.48	33.48	100-40-41405		1124	1
B45349	1	TOOLS FOR WRF WW	Invoice	10/22/2024	11/12/2024	12.98	12.98	210-70-41423		1124	1
B45376	1	TOOLS FOR WRF WW	Invoice	10/24/2024	11/12/2024	709.98	709.98	210-70-41423		1124	1
B45376	1	TOOLS FOR WRF WW	Invoice	10/24/2024	11/12/2024	124.99	124.99	210-70-41423		1124	1
B45473	1	FLR CHISEL	Invoice	11/04/2024	11/12/2024	22.99	22.99	100-40-41405		1124	1
C12005	1	N95 MASK	Invoice	10/28/2024	11/12/2024	14.99	14.99	100-50-41405		1124	1
D80938	1	FUERRULES AND STOPS	Invoice	10/16/2024	11/12/2024	3.29	3.29	100-25-41413		1124	1
FINAL	1	Final Release LL Greens / Ellgee Squared LLC	Invoice	11/06/2024	11/12/2024	27,152.51	27,152.51	100-00-20314		1124	2
Total 386 L.L. GREENS:						28,133.72	28,133.72				
4580 LAGO AZUL											
09/17/2	1	Hispanic Heritage Kickoff- Food Festival	Invoice	09/17/2024	09/23/2024	250.00	250.00	100-45-41326		924	1
09/17/2		Chk No: 59235 (1)	Calculated	09/20/2024			250.00-	1000020301		924	1
09/17/2		Chk No: 59235 (1)	Calculated	11/05/2024			250.00	1000020301		924	1
Total 4580 LAGO AZUL:						250.00	250.00				
366 LES SCHWAB TIRE CENTER											
117009	1	C52 Battery	Invoice	10/29/2024	11/12/2024	104.96	104.96	100-55-41415		1124	1
117009	1	S-54 Winter Changeover	Invoice	10/29/2024	11/12/2024	99.96	99.96	100-55-41415		1124	1
117009	1	S-55 Winter Changeover	Invoice	10/30/2021	11/12/2024	99.96	99.96	100-55-41415		1124	1
117009	1	AIR BAGS ON SERVICE TRUCK WW	Invoice	11/04/2024	11/12/2024	951.99	951.99	210-70-41415		1124	1
Total 366 LES SCHWAB TIRE CENTER:						1,256.87	1,256.87				
547 LES SCHWAB TIRE CENTER - STREETS											
117009	1	LUG NUTS	Invoice	10/23/2024	11/12/2024	39.90	39.90	100-40-41415		1124	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:						39.90	39.90				
606 LIBRARY STORE											
712380	1	Book proc supp	Invoice	10/21/2024	11/12/2024	337.08	337.08	100-45-41215		1124	1
Total 606 LIBRARY STORE:						337.08	337.08				
6981 LUKES FAMILY PHARMACY LLC											
86903	1	J. AMBRIZ MEDICAL EQUIPMENT WW	Invoice	10/29/2024	11/12/2024	96.77	96.77	210-70-41703		1124	1
Total 6981 LUKES FAMILY PHARMACY LLC:						96.77	96.77				
928 MAGIC VALLEY LABS, INC.											
33054	1	INFLUENT AND EFFLUENT SAMPLES WW	Invoice	10/25/2024	11/12/2024	940.00	940.00	210-70-41795		1124	1
Total 928 MAGIC VALLEY LABS, INC.:						940.00	940.00				
50672 MARJORIE PRAEGITZER											
CR RE	1	CREDIT REFUND: 1130 CREEKSIDE	Invoice	10/31/2024	11/12/2024	69.84	69.84	100-00-15110		1124	1
Total 50672 MARJORIE PRAEGITZER:						69.84	69.84				
4495 MIDWEST TAPE LLC											
OCTOB	1	Media dvds Oct24	Invoice	10/03/2024	11/12/2024	1,226.44	1,226.44	100-45-41535		1124	1
Total 4495 MIDWEST TAPE LLC:						1,226.44	1,226.44				
1928 MORGRIDGE, DAVID & CARRIE											
CREDI	1	CREDIT REFUND: 121 SAN BADGER DR	Invoice	11/06/2024	11/12/2024	20.02	20.02	100-00-15110		1124	1
Total 1928 MORGRIDGE, DAVID & CARRIE:						20.02	20.02				
4716 MOTION INDUSTRIES											
ID17-0	1	FREIGHT FOR BELTS WW	Invoice	09/13/2024	11/12/2024	41.27	41.27	210-70-41401		1324	1
Total 4716 MOTION INDUSTRIES:						41.27	41.27				
5036 MOUNTAIN RIDES TRANSPORTATION AUTHORITY											
12558	1	FY24 4th Quarter	Invoice	08/01/2024	11/12/2024	24,000.00	24,000.00	100-10-41707		1324	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 5036 MOUNTAIN RIDES TRANSPORTATION AUTHORITY:						24,000.00	24,000.00				
2367 MSC INDUSTRIAL SUPPLY CO.											
399659	1	PARTS/EQUIPMENT FOR PLANT WW	Invoice	10/16/2024	11/12/2024	139.64	139.64	210-70-41405		1124	1
Total 2367 MSC INDUSTRIAL SUPPLY CO.:						139.64	139.64				
251 NAPA AUTO PARTS											
201543	1	HPD VEHICLES OIL FILTER AND DE ICER	Invoice	10/02/2024	11/12/2024	32.52	32.52	100-25-41415		1124	1
203499	1	HPD5 OIL FILTER	Invoice	10/21/2024	11/12/2024	8.88	8.88	100-25-41415		1124	1
Total 251 NAPA AUTO PARTS:						41.40	41.40				
1255 NAPA AUTO PARTS - STREETS #1228											
203206	1	SUPPORT X2	Invoice	10/17/2024	11/12/2024	91.98	91.98	100-40-41415		1124	1
203500	1	BAR PUMP TV ANTIFREEZE	Invoice	10/21/2024	11/12/2024	58.99	58.99	100-40-41423		1124	1
203527	1	WHEEL SPINNER CHROME 4098	Invoice	10/21/2024	11/12/2024	17.69	17.69	100-40-41405		1124	1
203726	1	OIL FILTERS 4032	Invoice	10/22/2024	11/12/2024	39.66	39.66	100-40-41405		1124	1
204022	1	SHOP TOWELS	Invoice	10/24/2024	11/12/2024	39.90	39.90	100-40-41405		1124	1
204458	1	UJOINT 4007	Invoice	10/29/2024	11/12/2024	44.09	44.09	100-40-41405		1124	1
204485	1	ADAPTER 3 4FX1M	Invoice	10/30/2024	11/12/2024	47.99	47.99	100-40-41423		1124	1
204504	1	UJOINT 4007 STRAP KIT	Invoice	10/30/2024	11/12/2024	11.24	11.24	100-40-41405		1124	1
204539	1	ROTARY THREAD FILE 4007	Invoice	10/30/2024	11/12/2024	19.49	19.49	100-40-41423		1124	1
Total 1255 NAPA AUTO PARTS - STREETS #1228:						371.03	371.03				
307 NORTH CENTRAL LABORATORIES											
510658	1	LAP EQUIPMENT WW	Invoice	10/18/2024	11/12/2024	1,024.51	1,024.51	210-70-41795		1124	1
Total 307 NORTH CENTRAL LABORATORIES:						1,024.51	1,024.51				
257 NORTHWEST EQUIPMENT SALES, INC											
193493	1	StUD, NUT	Invoice	10/30/2024	11/12/2024	56.00	56.00	100-40-41405		1124	1
Total 257 NORTHWEST EQUIPMENT SALES, INC:						56.00	56.00				
1259 OPAL ENGINEERING											
884	1	L.L. GREENS BIKE PATH REVIEW DESIGN	Invoice	11/01/2024	11/12/2024	1,705.00	1,705.00	100-40-41313		1124	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 1259 OPAL ENGINEERING:						1,705.00	1,705.00				
755 O'REILLY AUTO PARTS - STREETS #2883989											
4635-4	1	ANTENNA 4105 NEW BLOWER CB	Invoice	10/11/2024	11/12/2024	45.65	45.65	100-40-41405		1124	1
4635-4	1	MIRROR MOUNT	Invoice	10/17/2024	11/12/2024	5.99	5.99	100-40-41405		1124	1
4635-4	1	MOTOR MAG PUMP	Invoice	10/23/2024	11/12/2024	1.00	1.00	100-40-41405		1124	1
4635-4	1	SHOP TOWELS	Invoice	10/24/2024	11/12/2024	37.98	37.98	100-40-41405		1124	1
4635-4	1	DEF PUMP, INSUL BAG, OSP22&26. DEF TANK SN	Invoice	10/24/2024	11/12/2024	819.71	819.71	100-40-41719		1124	1
4635-4	1	MIRROR ADHSV	Invoice	10/28/2024	11/12/2024	4.49	4.49	100-40-41405		1124	1
4635-4	1	MIRROR WELD	Invoice	10/28/2024	11/12/2024	13.98	13.98	100-40-41405		1124	1
4635-4	1	MEGACRIMP X2, HYD HOSE	Invoice	10/30/2024	11/12/2024	78.47	78.47	100-40-41405		1124	1
4635-4	1	HPD CREDIT FOR 2 TERMINALS. ORG INV#S 4670	Invoice	10/31/2024	11/12/2024	27.98-	27.98-	100-40-41405		1124	1
4635-4	1	GREASE	Invoice	11/04/2024	11/12/2024	8.99	8.99	100-40-41405		1124	1
Total 755 O'REILLY AUTO PARTS - STREETS #2883989:						988.28	988.28				
438 PLATT											
5Q765	1	ELECTRICAL SUPPL	Invoice	10/25/2024	11/12/2024	258.91	258.91	120-40-41549	18.40.0001.1	1124	1
5Q945	1	ELECTRICAL SUPPL RTN	Invoice	10/29/2024	11/12/2024	133.66-	133.66-	120-40-41549	18.40.0001.1	1124	1
5Q945	1	ELECTRICAL SUPPL	Invoice	10/29/2024	11/12/2024	53.75	53.75	120-40-41549	18.40.0001.1	1124	1
Total 438 PLATT:						179.00	179.00				
4704 PROGENT CORPORATION											
169898	1	File server migration and other items	Invoice	10/31/2024	11/12/2024	198.33	198.33	100-15-41313		1124	1
169898	2	File server migration and other items	Invoice	10/31/2024	11/12/2024	198.33	198.33	200-15-41313		1124	1
169898	3	File server migration and other items	Invoice	10/31/2024	11/12/2024	198.34	198.34	210-15-41313		1124	1
Total 4704 PROGENT CORPORATION:						595.00	595.00				
4635 ROPES END PROPERTY SERVICES LLC											
15047	1	Rodent Control	Invoice	11/04/2024	11/12/2024	95.00	95.00	100-55-41325		1124	1
Total 4635 ROPES END PROPERTY SERVICES LLC:						95.00	95.00				
5328 RUSCITTO LATHAM BLANTON											
042421	1	Consultation on HFD building addition	Invoice	09/16/2024	11/12/2024	10,037.86	10,037.86	100-55-41313	25.55.0001.1	1324	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 5328 RUSCITTO LATHAM BLANTON:						10,037.86	10,037.86				
8778 SALTWORX LLC											
622354	1	HIGH PERFORMANCE ROAD SALT	Invoice	10/31/2024	11/12/2024	5,585.28	5,585.28	100-40-41771		1124	1
Total 8778 SALTWORX LLC:						5,585.28	5,585.28				
214 SAWTOOTH WOOD PRODUCTS											
000015	1	MISC PARTS	Invoice	10/22/2024	11/12/2024	77.95	77.95	100-50-41405		1124	1
Total 214 SAWTOOTH WOOD PRODUCTS:						77.95	77.95				
2390 SCHINDLER ELEVATOR CORPORATION											
810674	1	ELEVATOR QRTLTY	Invoice	11/01/2024	11/12/2024	250.00	250.00	100-42-41325		1124	1
810674	2	ELEVATOR QRTLTY	Invoice	11/01/2024	11/12/2024	250.00	250.00	200-42-41325		1124	1
810674	3	ELEVATOR QRTLTY	Invoice	11/01/2024	11/12/2024	250.00	250.00	210-42-41325		1124	1
Total 2390 SCHINDLER ELEVATOR CORPORATION:						750.00	750.00				
50671 SCOGGINS, MATTHEW and LINDSEY											
CR RE	1	CREDIT REFUND: 865 HEARTLAND WY	Invoice	10/31/2024	11/12/2024	195.64	195.64	100-00-15110		1124	1
Total 50671 SCOGGINS, MATTHEW and LINDSEY:						195.64	195.64				
1098 SENTINEL FIRE & SECURITY											
104533	1	Service call and battery replacement	Invoice	10/21/2024	11/12/2024	185.95	185.95	100-55-41413		1124	1
104794	1	QUARTERLY MONITORING - CITY HALL	Invoice	11/01/2024	11/12/2024	14.00	14.00	100-42-41325		1124	1
104794	2	QUARTERLY MONITORING - CITY HALL	Invoice	11/01/2024	11/12/2024	14.00	14.00	200-42-41325		1124	1
104794	3	QUARTERLY MONITORING - CITY HALL	Invoice	11/01/2024	11/12/2024	14.00	14.00	210-42-41325		1124	1
Total 1098 SENTINEL FIRE & SECURITY:						227.95	227.95				
4910 SHRED-IT USA											
800874	1	document shredding contract inv. 8008746581	Invoice	10/25/2024	11/12/2024	42.16	42.16	100-15-41325		1124	1
800874	2	document shredding contract inv. 8008746581	Invoice	10/25/2024	11/12/2024	42.16	42.16	200-15-41325		1124	1
800874	3	document shredding contract inv. 8008746581	Invoice	10/25/2024	11/12/2024	42.16	42.16	210-15-41325		1124	1
Total 4910 SHRED-IT USA:						126.48	126.48				

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
6586 SILENT 6 LLC											
1519	1	RENEWAL OF GPS TRACKERS	Invoice	09/23/2024	11/12/2024	499.00	499.00	100-25-41733		1324	1
Total 6586 SILENT 6 LLC:						499.00	499.00				
5494 SILVER CREEK SUPPLY											
001799	1	RIVER ST PARTS	Invoice	10/16/2024	11/12/2024	2,359.02	2,359.02	120-40-41549	18.40.0001.1	1124	1
001799	1	RIVER ST PARTS	Invoice	10/16/2024	11/12/2024	1,221.96	1,221.96	120-40-41549	18.40.0001.1	1124	1
001800	1	BLOWOUTS	Invoice	10/09/2024	11/12/2024	202.00	202.00	100-50-41402		1124	1
001801	1	CANAL PVC	Invoice	10/09/2024	11/12/2024	66.62	66.62	100-40-41405		1124	1
001801	1	IRRIG PARTS	Invoice	10/10/2024	11/12/2024	80.91	80.91	100-50-41403		1124	1
001803	1	RIVER ST PARTS	Invoice	10/10/2024	11/12/2024	31.96	31.96	120-40-41539	18.40.0001.1	1124	1
001803	1	IRRIG PARTS	Invoice	10/10/2024	11/12/2024	53.10	53.10	100-50-41403		1124	1
001811	1	RIVER ST PARTS	Invoice	10/17/2024	11/12/2024	111.37	111.37	120-40-41549	18.40.0001.1	1124	1
001813	1	RIVER ST PARTS	Invoice	10/18/2024	11/12/2024	697.11	697.11	120-40-41549	18.40.0001.1	1124	1
001816	1	RIVER ST PARTS	Invoice	10/21/2024	11/12/2024	103.13	103.13	120-40-41549	18.40.0001.1	1124	1
001817	1	RIVER ST PARTS	Invoice	10/22/2024	11/12/2024	320.00	320.00	120-40-41549	18.40.0001.1	1124	1
001818	1	RETURN BRASS PLUGS 3RD AVE	Invoice	10/22/2024	11/12/2024	16.96-	16.96-	100-40-41405		1124	1
001824	1	RIVER ST PARTS	Invoice	10/25/2024	11/12/2024	3.42	3.42	120-40-41539	18.40.0001.1	1124	1
Total 5494 SILVER CREEK SUPPLY:						5,233.64	5,233.64				
1239 SIMMS LAW PLLC											
OCTOB	1	professional services - October 2024	Invoice	11/01/2024	11/12/2024	2,212.00	2,212.00	100-15-41313		1124	1
OCTOB	2	professional services - October 2024	Invoice	11/01/2024	11/12/2024	2,212.00	2,212.00	200-15-41313		1124	1
OCTOB	3	professional services - October 2024	Invoice	11/01/2024	11/12/2024	2,212.00	2,212.00	210-15-41313		1124	1
OCTOB	4	professional services Cat L - October 2024	Invoice	11/01/2024	11/12/2024	53.20	53.20	100-15-41313	23.15.0003.1	1124	1
OCTOB	5	professional services Cat L - October 2024	Invoice	11/01/2024	11/12/2024	53.20	53.20	200-15-41313	23.15.0003.1	1124	1
OCTOB	6	professional services Cat L - October 2024	Invoice	11/01/2024	11/12/2024	53.20	53.20	210-15-41313	23.15.0003.1	1124	1
Total 1239 SIMMS LAW PLLC:						6,795.60	6,795.60				
50638 SOLANO HOMES LLC											
BP-23-	1	BP23-231 REIMB - HAILEY CLEAN ENERGY REBA	Invoice	11/06/2024	11/12/2024	1,250.00	1,250.00	100-00-20326		1124	1
Total 50638 SOLANO HOMES LLC:						1,250.00	1,250.00				
1506 STANDARD PLUMBING SUPPLY											
XPDJ8	1	PARTS FOR WRF	Invoice	10/28/2024	11/12/2024	5.25	5.25	210-70-41421		1124	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 1506 STANDARD PLUMBING SUPPLY:						5.25	5.25				
50669 STEPHEN GREER											
10/31/2	1	Deposit Refund - 3221 Mountain Ash	Invoice	10/31/2024	11/12/2024	150.00	150.00	200-00-20314		1124	1
Total 50669 STEPHEN GREER:						150.00	150.00				
283 STRIVE WORKPLACE SOLUTIONS											
WO-18	1	OFFICE/CLEANING SUPPLIES WW	Invoice	10/29/2024	11/12/2024	369.20	369.20	210-70-41413		1124	1
Total 283 STRIVE WORKPLACE SOLUTIONS:						369.20	369.20				
8559 SUN VALLEY AIR SERVICES BOARD											
SEPTE	1	LOT FOR AIR 0.5% September 2024	Invoice	11/04/2024	11/12/2024	6,918.66	6,918.66	100-10-41707		1324	1
Total 8559 SUN VALLEY AIR SERVICES BOARD:						6,918.66	6,918.66				
6614 THE SPACE											
TCW R	1	11/05 - TCW CLEANING DEP. REFUND	Invoice	11/06/2024	11/12/2024	100.00	100.00	100-00-32265		1124	1
TCW R	2	10/28 - TCW CLEANING DEP. REFUND	Invoice	11/06/2024	11/12/2024	100.00	100.00	100-00-32265		1124	1
Total 6614 THE SPACE:						200.00	200.00				
30282 THEA, KAZ											
39	1	Climate Summit Lunch Reimb	Invoice	10/15/2024	11/12/2024	31.00	31.00	100-10-41724		1124	1
Total 30282 THEA, KAZ:						31.00	31.00				
2223 THORNTON HEATING & SHEETMETAL INC											
64611	1	WRF HVAC SERVICE/REPAIR WW	Invoice	10/31/2024	11/12/2024	4,415.00	4,415.00	210-70-41413		1324	1
Total 2223 THORNTON HEATING & SHEETMETAL INC:						4,415.00	4,415.00				
2817 UNITED OIL											
063557	1	BULK FUEL WW	Invoice	10/29/2024	11/12/2024	2,658.37	2,658.37	210-70-41719		1124	1
CL6944	1	HPD FUEL	Invoice	10/15/2024	11/12/2024	853.36	853.36	100-25-41719		1124	1
Total 2817 UNITED OIL:						3,511.73	3,511.73				

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
367 WALKER SAND AND GRAVEL											
138484	1	CANAL IMPORTED DIRTY FILL	Invoice	08/27/2024	11/12/2024	11.90	11.90	100-40-41403		1124	1
Total 367 WALKER SAND AND GRAVEL:						11.90	11.90				
368 WESTERN STATES CAT											
IN0029	1	ELECTRA GENERATOR T/S AND AND REPAIRS W	Invoice	10/16/2024	11/12/2024	2,841.08	2,841.08	210-70-41313		1124	1
IN0029	1	CUTTING EDGE	Invoice	10/25/2024	11/12/2024	1,892.98	1,892.98	100-40-41403		1124	1
IN0029	1	WASHERS, BOLTS, NUTS	Invoice	10/31/2024	11/12/2024	248.61	248.61	100-40-41405		1124	1
Total 368 WESTERN STATES CAT:						4,982.67	4,982.67				
106 WHITEHEAD LANDSCAPING, INC.											
65716	1	QUIGLEY PATH WRK	Invoice	10/31/2024	11/12/2024	745.00	745.00	120-40-41549	21.40.0003.1	1124	1
Total 106 WHITEHEAD LANDSCAPING, INC.:						745.00	745.00				
Total :						509,317.85	509,317.85				
Grand Totals:						509,317.85	509,317.85				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	791.35	.00	791.35
1000020301	250.00	250.00-	.00
100-00-20314	27,152.51	.00	27,152.51
100-00-20325	8,752.68	.00	8,752.68
100-00-20326	1,250.00	.00	1,250.00
100-00-20515	168,000.00	.00	168,000.00
100-00-32265	200.00	.00	200.00
100-10-41707	30,918.66	.00	30,918.66
100-10-41717	97.42	.00	97.42
100-10-41724	31.00	.00	31.00
100-15-41126	117.42	.00	117.42
100-15-41215	67.24	.00	67.24

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-15-41313	2,889.96	.00	2,889.96
100-15-41323	677.86	.00	677.86
100-15-41325	42.16	.00	42.16
100-15-41515	134.33	.00	134.33
100-15-41713	193.95	.00	193.95
100-20-41126	709.10	.00	709.10
100-20-41313	300.00	.00	300.00
100-20-41323	381.94	.00	381.94
100-20-41411	6,087.52	.00	6,087.52
100-20-41713	234.67	.00	234.67
100-25-41126	1,866.40	.00	1,866.40
100-25-41211	102.17	.00	102.17
100-25-41215	109.50	.00	109.50
100-25-41313	1,400.00	.00	1,400.00
100-25-41405	117.90	.00	117.90
100-25-41411	115.46	.00	115.46
100-25-41413	428.02	.00	428.02
100-25-41415	41.40	.00	41.40
100-25-41703	5.00	.00	5.00
100-25-41713	487.54	.00	487.54
100-25-41717	168.99	.00	168.99
100-25-41719	853.36	.00	853.36
100-25-41733	499.00	.00	499.00
100-40-41126	118.95	.00	118.95
100-40-41313	5,830.00	.00	5,830.00
100-40-41323	195.49	.00	195.49
100-40-41403	1,904.88	.00	1,904.88
100-40-41405	1,834.08	920.55-	913.53
100-40-41415	12,581.38	.00	12,581.38
100-40-41423	126.47	.00	126.47
100-40-41713	344.51	.00	344.51
100-40-41715	1,940.72	.00	1,940.72
100-40-41717	1,816.97	.00	1,816.97
100-40-41719	819.71	.00	819.71
100-40-41771	5,585.28	.00	5,585.28
100-42-41126	39.65	.00	39.65
100-42-41313	91.66	.00	91.66
100-42-41325	264.00	.00	264.00

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-42-41413	51.68	.00	51.68
100-42-41713	57.88	.00	57.88
100-42-41717	298.39	.00	298.39
100-45-41126	699.90	.00	699.90
100-45-41215	589.22	.00	589.22
100-45-41313	50.00	.00	50.00
100-45-41326	250.00	.00	250.00
100-45-41413	3,090.00	.00	3,090.00
100-45-41535	5,684.23	.00	5,684.23
100-45-41713	540.40	.00	540.40
100-45-41717	701.18	.00	701.18
100-45-41735	314.72	.00	314.72
100-50-41126	55.00	.00	55.00
100-50-41325	30,929.71	.00	30,929.71
100-50-41402	3,452.00	.00	3,452.00
100-50-41403	2,281.05	.00	2,281.05
100-50-41405	182.27	.00	182.27
100-50-41617	90.00	.00	90.00
100-50-41713	30.53	.00	30.53
100-50-41717	4,187.21	.00	4,187.21
100-50-41718	1,568.41	.00	1,568.41
100-55-41126	233.30	.00	233.30
100-55-41215	268.80	.00	268.80
100-55-41313	10,037.86	.00	10,037.86
100-55-41325	95.00	.00	95.00
100-55-41413	185.95	.00	185.95
100-55-41415	304.88	.00	304.88
100-55-41711	94.51	.00	94.51
100-55-41713	212.46	.00	212.46
100-55-41717	330.37	.00	330.37
120-10-41549	15,933.02	.00	15,933.02
120-40-41539	24,867.01	.00	24,867.01
120-40-41549	30,093.20	133.66-	29,959.54
120-50-41539	596.55	.00	596.55
120-50-41549	118.00	.00	118.00
200-00-20314	150.00	.00	150.00
200-15-41126	117.42	.00	117.42
200-15-41215	67.23	.00	67.23

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
200-15-41313	2,889.96	.00	2,889.96
200-15-41323	677.86	.00	677.86
200-15-41325	42.16	.00	42.16
200-15-41515	134.33	.00	134.33
200-15-41713	193.95	.00	193.95
200-42-41126	39.65	.00	39.65
200-42-41313	91.67	.00	91.67
200-42-41325	264.00	.00	264.00
200-42-41413	51.69	.00	51.69
200-42-41713	57.88	.00	57.88
200-42-41717	298.38	.00	298.38
200-60-41126	352.25	.00	352.25
200-60-41313	1,425.00	.00	1,425.00
200-60-41403	1,600.00	.00	1,600.00
200-60-41415	117.44	.00	117.44
200-60-41547	3,540.00	.00	3,540.00
200-60-41713	663.39	.00	663.39
200-60-41717	10,194.64	.00	10,194.64
210-15-41126	117.41	.00	117.41
210-15-41215	67.22	.00	67.22
210-15-41313	2,638.54	.00	2,638.54
210-15-41323	929.28	.00	929.28
210-15-41325	42.16	.00	42.16
210-15-41515	134.34	.00	134.34
210-15-41713	193.96	.00	193.96
210-42-41126	39.65	.00	39.65
210-42-41313	91.67	.00	91.67
210-42-41325	264.00	.00	264.00
210-42-41413	51.69	.00	51.69
210-42-41713	57.87	.00	57.87
210-42-41717	298.37	.00	298.37
210-70-41126	237.90	.00	237.90
210-70-41313	3,591.08	.00	3,591.08
210-70-41401	41.27	.00	41.27
210-70-41405	139.64	.00	139.64
210-70-41413	4,910.20	.00	4,910.20
210-70-41415	6,541.71	.00	6,541.71
210-70-41421	5.25	.00	5.25

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
210-70-41423	873.18	.00	873.18
210-70-41703	486.77	.00	486.77
210-70-41713	400.72	.00	400.72
210-70-41717	14,722.57	.00	14,722.57
210-70-41719	2,658.37	.00	2,658.37
210-70-41791	18,710.88	.00	18,710.88
210-70-41795	1,964.51	.00	1,964.51
Grand Totals:	510,622.06	1,304.21-	509,317.85

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-
05/24	11.98	11.98-	.00
09/24	250.00	.00	250.00
13/24	101,263.91	.00	101,263.91
11/24	409,096.17	428.60-	408,667.57
Grand Totals:	510,622.06	1,304.21-	509,317.85

Return to Agenda

CITY OF HAILEY GOVERNMENT FINANCING OPTIONS...IN A NUTSHELL

Presented by Phillip Kushlan
Hailey City Council Meeting
November 12, 2024

INTRODUCTION: In brief, this report describes the financing tools available to municipalities. Included are the revenue sources for on-going operational needs of a community and the ways long-term capital construction and purchase can be financed. Descriptions of each tool include a general description of the revenue source as it applies nationally and then we identify the specific application and limitations required by Idaho State legislation.

TYPICAL METHODS OF OPERATIONAL AND CAPITAL FINANCE

1. CURRENT REVENUE (PAY AS YOU GO)

Pay as you go is the financing of general City operations and capital investments from current revenues such as general taxation, fees, service charges, special funds, or special assessments.

Property Tax (generally): remains the single most important revenue source for municipalities and other local governments. It is an “ad valorem” tax, meaning “on value”. Values are established within State guidelines and tax rates are applied to that value to generate a revenue stream for the local government entity. Processes for assessing property values and determining tax rates vary widely across the United States but are generally consistent with the Idaho process throughout the western part of the country.

There are two important characteristics of property tax to keep in mind:

- Higher property tax assessments on real property do not necessarily cause increases in tax bills. If all properties increase in value, the City's tax base will be larger but then a lower tax rate applied to the larger base will be sufficient to raise the same amount of revenue. It is the higher expenditure level determined by the taxing entity, not the higher assessed value, that causes the tax bill to increase.
- Among lower income households, the tax is generally regarded as regressive - the lower one's income the higher the tax burden as a percentage of income. It is progressive for higher incomes.

Idaho Situation

The State has severely limited the ability of local governments to increase their annual property tax charge. The property tax charge cannot increase by more than 3% over the highest levy in the prior three years. The amount generated can be increased through the addition of annexations and new construction with two limitations imposed by state law: First, for both annexation and new construction, the amount taxable from these sources is limited to 90% of assessed value. The second limitation is that the levy cannot exceed a maximum increase of 8% of tax charge growth.

- If a taxing entity does not levy the full 3% increase in any given year, they may reserve that amount as a “Foregone Balance” that can be accessed in a future year following a public hearing. An amount equal to 1% of the property tax charge can be allocated from the Foregone Balance and added to the base tax charge for future

tax growth calculations. Any amount larger than the 1% can be drawn from the Foregone Balance (up to 3%) but this amount cannot be added to the future base of tax charge calculations and must be dedicated to identified capital purposes.

- The total tax rate for general taxation purposes cannot exceed a tax rate of 0.009. There are provisions for allocations to various purposes (capital funds, streets, libraries, parks and recreation) but the total cannot exceed the maximum of 0.009.

Serial / Special Levy (generally): A special, voter approved tax levy for a defined amount, for a specifically defined purpose or project and with a set term.

- Voters tend to respond more favorably to Serial Levies due to the clarity of what will be provided with the funds that are generated by the levy and that a sunset date is included.
- Maximum length of term varies from state to state.

Idaho Situation

Statutory authorization allows a city to submit a “Special Levy” to the voters for any defined purpose. The voter approval level is 50%+1. However, the maximum term for the special levy is only two (2) years. These authorized levies are outside the 0.009 total tax rate limit and there is no limit on the amount a funds that can be requested.

- Relatively small capital projects can be funded through this mechanism, but larger initiatives may prove too costly, over the limited term, to engender voter support.
- School districts can propose special levies for up to 10 years.

Local Option Taxes (generally): non-property taxes that are adopted at the discretion of local governments such as sales taxes, excise taxes and income or earnings taxes.

- Sales taxes are regressive - the lower the income, the higher the proportion spent on the consumption of taxable items.
- Local income tax is progressive.

Idaho Situation

Only “Resort Communities” with populations under 10,000 (as determined by the most recent federal census) are authorized to propose a local option sales tax. This must be approved by a 60% vote of the electorate and periodically reauthorized. Use of the resources generated is unrestricted. They can be used for any legally authorized purpose but must be consistent with a plan for the expenditure of funds so authorized and published by the city prior to the election.

User Fees (generally): services provided to consumers for a price - commonly for water and sewer, transit, parking, education.

- When a user charge is applied, consumers tend to weigh the price of the service versus the benefit and thus may use the service less. If demand is decreased, this can be beneficial, especially in an attempt to conserve limited resources.
- User fees are typically seen as fair since only those who use the service pay for it. Yet they can be regressive since a person with a lower income pays a higher proportion of their income for the same service.
- These services are viewed as “Proprietary” or “Enterprise” efforts, managed like a business.

Idaho Situation

- In Idaho, water and sewer systems, solid waste collection and disposal, parking facilities, public transit operations, recreation programs, irrigation, golf courses, airport, hospitals and electric systems are some examples of governmental efforts that are either fully or partially supported by user fees.
- Local governments are free to set program parameters and fees without oversight by the State, however, fees can only be set to recover the actual cost of providing the services supported by the fee.

Franchise Fees (generally): Franchise Fees are charges levied by local government on private entities providing public services such as electric power and natural gas and regulated by State agencies. Fees are normally levied as a percentage of the gross billing to the customers located within the jurisdiction levying the fees. The fees are designed to reimburse the local jurisdiction for the private entities' use of the public right of way for the conduct of their business.

Idaho Situation: Franchise fees are authorized to be collected by local jurisdictions with a maximum rate of 1% of the gross revenue generated by the franchisee. This limitation can be over-ridden by a majority vote of the jurisdiction's electorate up to a new maximum of 3%. This has been done in Hailey.

Development Requirements (generally): Infrastructure financed by new development as a condition of approval (exactions) or as a donation including school sites, parkland, streets and utilities.

- Typically, local streets and pedestrian facilities, street lighting, water and sewer service lines, local storm drainage facilities, electrical distribution facilities and communication facilities to serve individual properties are funded by the developer with costs recouped in the sales price of the benefitted property.
- Land for rights-of-way and other community purposes is dedicated (gifted) to the city as a development requirement.
- Exactions must have a direct and proportionate relationship with the impacts of the development and the need for the facilities.

Idaho Situation

- The Idaho courts have concluded that such requirements or exactions are a legitimate exercise of the jurisdictions zoning or police powers.
- Practice in Idaho is consistent with jurisdictions in other states.

Reserve Funds (generally and in Idaho): In reserve fund financing, funds are accumulated in advance for capital construction or purchase. The accumulation may result from surplus or "earmarked" operational revenues, funds in depreciation reserves, or the sale of capital assets.

Impact Fees (generally): Impact fees are charges to recover that portion of off-site improvements attributable to the effects that development has on services or infrastructure.

- Impact fees can induce more efficient development patterns because impact fees will be highest where the cost of additional infrastructure is greatest. However, if impact fees are

not consistently applied throughout a region, sprawl or leap-frog development may occur in adjacent jurisdictions that do not impose impact fees, because the cost of development would be lower.

- Politically popular; seen as a way for “growth to pay for itself”, even though full cost recovery is seldom achieved.

Idaho Situation:

- Impact fees authorized by State Law for specifically defined purposes include: streets / Roads, Water Systems Facilities, Wastewater System Facilities, Storm water Facilities Parks, Open Space and Recreation Facilities, and Public Safety Facilities
- The amount of fees imposed, and the proportion required for any one development must be based upon an adopted Capital Investment Plan.
- Fees cannot be used to improve a community’s level of services for any currently deficient facility or service.
- Funds must be held in a dedicated reserve account.
- Funds must be refunded to the developer if not committed within a specified period of time.

2. LOCAL GOVERNMENT CAPITAL DEBT

Local governments incur long-term debt primarily to finance capital facilities such as buildings, roads, transit systems, and utilities. When local government issues debt to finance capital projects, the citizens who live in the community, and benefit from the facilities are the same ones who pay for them. Thus, the current generation of taxpayers makes investment and borrowing decisions that will both benefit and burden future generations.

General Obligation Bonds (generally): Projects can be financed by general obligation bonds through taxes.

- Through this method, the taxing power of the jurisdiction is pledged to pay principal and interest associated with the debt.
- General obligation bonds can be sold to finance permanent types of improvements such as schools, municipal buildings, parks, and recreation facilities.
- Normal maturity is 20 years, although some bonds allow 30 years.
- Significant cost and administrative resources are required for the issuance of bonds.
- Voter approval may or may not be required depending on state requirements.

Revenue Bonds (generally): Revenue bonds frequently are sold for projects, such as water and sewer systems, that produce revenues.

- Such bonds usually are not included in state-imposed debt limits, as are general obligation bonds, because they are not backed by the full faith and credit of the local jurisdiction, but are financed, in the long run, through service charges or fees.
- The interest rates are almost always higher than are general obligation bonds’ interest rates, and voter approval, in some states, is not always required.

Idaho Situation: Debt issuance by taxing entities is severely limited. (Article VIII, Section 3, Idaho Constitution)

- Any debt or obligation, not to be repaid within one year, is prohibited unless approved by a 2/3-majority vote of the electorate.

- Certain revenue bonds, to be repaid only through rates, can be authorized by a simple majority vote.
- Debt for airports, publicly owned hospitals, and electric systems can be issued by a vote of the governing body, without a public vote as long as only system revenues (not property taxes) support the debt. (Article VIII, Section 3a, Idaho Constitution)
- Judicial Confirmation: The State Constitution provides an exception to the 2/3 vote requirement for projects that are “Ordinary and Necessary”. In the past, to secure sale of such debt, local governments sought and received judicial confirmations that a proposed project met the definition of “Ordinary and Necessary”. Many projects throughout the state were approved this way until a lawsuit was filed in Boise challenging this process (Frazer vs City of Boise). In this case, the Idaho Supreme Court held that while the project proposed might have been “Ordinary” they challenged the position that it was “Necessary”. In this decision, they determined that “Necessary” was only defined by an emergency circumstance. This decision basically stopped the use of Judicial Confirmation.

Special Assessments (generally): Public works that benefit particular properties may be financed more equitably by special assessment. i.e., paid by those who directly benefit. Local improvements often financed by this method include street paving, sidewalks, sanitary sewer and water mains and parking facilities.

Idaho Situation: The two authorized Special Assessments in Idaho are the Local Improvement District (LID) and the Business Improvement District (BID). LID assessments constitute a primary lien on the benefitted property and are thus enforceable.

- There is the potential for foreclosure of non-payment.
- LID Assessments can be used to support special bond issuance not subject to Article VIII, Section 3 limitations (Full Faith and Credit not pledged).
- The local governing body has broad authority to establish an LID.
- Limited use due to negative political reaction.

BID assessments do not constitute a lien on property, so collection is more difficult if the assessed party fails to pay.

- Creation of a BID requires initiating a petition containing the signatures of at least 50% of those properties that will benefit and assessed in the proposed Special (BID) Assessment.
- No lien on the property is assessed for non-payment.
- Small claims court action needed to enforce.
- Collection uncertainty precludes debt issuance supported by BID assessments.
- Generally used for more small-scale efforts such as beautification and marketing in downtown areas.
- Often controversial.

Lease Purchase (generally): Local governments using the lease purchase method prepare specifications for a needed public works project or equipment that is constructed / provided by a private company or authority. The facility/ equipment is then leased by the municipality. At the end of the lease period, the title to the facility can be conveyed to the municipality without

any future payments. The rental fees paid over the years will have repaid the total original cost-plus interest.

Idaho Situation: As Lease Purchase arrangements constitute an “obligation” extending beyond one year, most taxing entities are precluded from using these devices, as they would require a 2/3 majority vote of the electorate to authorize them.

- Lease Purchase arrangements are allowed with an “annual appropriation” requirement with no penalty for cancellation. This method has been widely used in Idaho to acquire needed capital equipment as some suppliers have accepted the annual non-appropriation clause.
- Urban renewal agencies (who have independent long-term debt capacity) are often used as intermediaries (conduit financings), assuming the non-appropriation risk. This arrangement has been primarily used for buildings / facilities rather than capital equipment.

3. AUTONOMOUS SOURCES

Revenue sources that are generated from specific areas or functions within a community.

Special Authorities and Districts (generally):

- Special authorities or districts may be created, usually to provide a single service such as schools, water, sewage treatment, fire and EMS services, toll roads, parks, libraries and recreation facilities.
- Sometimes they are formed to avoid restrictive local government financial limits and as a method to finance facilities serving more than one jurisdiction. They may be financed through revenue bonds retired by user charges though some have the power to tax to raise funds.

Idaho Situation:

- Any taxing entity in the state is subject to Article VIII, Section 3 (2/3 vote) limitation, so creating an entity to avoid debt limitations across jurisdictions would not be possible but would remove the obligation from the City to the new entity.
- Debt capacity and taxing authority are strictly defined in State Law.
- Governmental entities in Idaho have broad authority to cooperate and work together.
- Mutual benefit needs to be identified and used as a basis for public agency partnership.

Urban Renewal Districts and Tax Increment Financing (generally): A means of funding public improvements in blighted areas to spur private redevelopment to increase property tax base and then offset the cost of the improvements through increased tax revenue. Tax increment financing may be used to provide front-end funds in an area where large-scale redevelopment is feasible.

- A district around the proposed development is designated with a tax base equivalent to the values of all the property within the area.
- The tax revenues paid to taxing units are computed on the initially established tax base during the redevelopment period, which is usually the expected life of the project.

- The area is then redeveloped using funds provided by the sale of tax increment bonds. These bonds are sold by the municipality or specially created taxing district for acquisition, relocation, demolition, administration, and site improvements.
- Because of the higher value of the newly developed property in the district, more tax revenue is collected and the tax “increment” above the initially established level goes into a fund to retire the bonds.
- After the development is completed and bonds are retired, the tax revenues from the enhanced tax base are distributed normally.

Idaho Situation: Urban Renewal Agencies are created in State Law in every city and county in the state. They remain dormant until action taken by the local governing body activates the powers.

- Once established, Urban Renewal Agencies exist as separate legal entities with distinct powers, revenue authority and debt capacity.
- Not subject to Article VIII, Section 3 – may issue debt with vote of the URA Board of Commissioners.
- Maximum 20-year life of a district.
- Limited to 10% of Assessed Value of a community.
- Broad authority to work with private sector.
- Based upon adoption of an Urban Renewal Plan.
- The plan must be found consistent with community comprehensive plan.
- Urban Renewal Plans must be Specific.
- Modifications are severely limited.

Community Infrastructure or CID (generally): Special taxing district established to provide resources to fund regional facilities, the need for which results from the impact of large developments.

Idaho Situation: Title 50, Chapter 31, Idaho Code

- Adopted in 2012.
- Designed to provide funding for regional and off-site impacts of new, large-scale development.
- Creation based upon a petition of residents and/or property owners.
- May issue either voted debt or special assessment debt.
- Revenue overlay, in addition to regular property tax, imposed to retire debt.

Private Providers (generally): Some public services are provided by private entities either by franchise agreements with local agencies, under control of the Public Utilities Commission (PUC) or on an unregulated basis. Examples include electric service, telecommunication service, garbage collection and cable television.

Idaho Situation: With few exceptions, Idaho communities are served by private, Investor-Owned power companies. The City of Idaho Falls being the notable exception. Water service is commonly provided as a municipal or special district activity. In Boise, however, water service is provided by a private entity.

4. OTHER REVENUE SOURCES

State shared Revenue (generally): States routinely allocate funds for distribution to local governments either for specified purposes or broad fiscal support. These sources are subject to periodic manipulation due to economic trends or shifts in political priorities at the state level.

Idaho Situation:

- The State of Idaho distributes state-generated funds to local governments for a variety of purposes. Gasoline taxes are shared and dedicated to street improvement and maintenance. General sales tax revenues are distributed on the basis of population and the local government may use these funds for any governmental purpose. Liquor taxes collected by the State are similarly distributed.
- These resources have declined in recent years through legislative action and the current political climate does not suggest this trend to be reversed in the foreseeable future.

State and Federal Grants (generally): State and federal grant-in-aid programs are available to finance a number of programs. These may include streets, water and sewer facilities, airports, parks and playgrounds, etc. The cost of funding these facilities may be borne completely by grant funds, or a local share may be required. Federal and Community Development Block Grants have given local governments more choice in how to spend their grant money. Much of this money has been used to finance capital improvements.

Grants may be:

- Categorical (for a particular purpose)
- Unconditional (for any use)
- Matching (where the grant increases as the local contribution increases) or
- Lump sum (a fixed amount).

Grant may be discretionary (awarded on a case-by-case basis) or formula (distributed as an entitlement according to certain criteria).

Idaho Situation: State grants are quite limited, but many federal grant programs are administered by state agencies. Rules for eligibility and administration vary greatly.

Donations, Gifts and Endowments (generally): Private foundations and philanthropy provide financial support for various investments that align with the mission and values of the funding entity. While these types of grants are often small and spread among a large number of recipients, some can be significant.

Idaho Situation: The Albertson Foundation, the Simplot Foundation, the MK Foundation have provided resources to a variety of initiatives across the state. In Boise, Julia Davis Park, Anne Morrison Park, Kathryn Albertson Park and Esther Simplot Park were gifts to the community.

Sales Tax Anticipation Revenue (STAR) (generally): State sanctioned Sales Tax Increment Program to fund infrastructure to serve new retail development.

Idaho Situation: While many state provide for sales tax increment financing programs, often associated with classic urban renewal, STAR is unique to Idaho in that it is implemented under state authority and decided on a case-by-case basis subject to approval of the Legislature. First and most notable use was the funding of the interchange on I-90 in Post Falls to serve a new Cabela’s sporting good store.

- Capital investment initially made by the developer with reimbursement coming from a share of the annual sales tax revenue generated by the retail outlets located within the development.
- Limited use in Idaho to date.

City of Hailey Statutory Revenue Capacity

Table 1: Current Revenue Generation

Approximate total taxable City of Hailey Assessed Value	\$2,500,000,000
2023 City Tax Rate	0.001288262
Rounded	0.00129
2023 Property Tax Yield	\$3,220,655

Table 2: Revenue Generation with tax rate increase to 0.004 (Low rate authority)

Approximate total taxable City of Hailey Assessed Value	\$2,500,000,000
Revised Tax Rate	0.004
2023 Property Tax Yield with 0.004 Rate	\$10,000,000
Increase over actual 2023 Yield	\$6,779,345

- Requires 60% voter approval

Table 3: Revenue Generation with tax rate increase to 0.009 (Maximum Authority)

Approximate total taxable City of Hailey Assessed Value	\$2,500,000,000
Revised Tax Rate	0.009
2023 Property Tax Yield with 0.009 Rate	\$22,500,000
Increase over actual 2023 Yield	\$19,279,345

- Requires 66 2/3% voter approval

Taxpayer Impact

Assume \$800,000 Assessed Value and Owner-Occupied Home

Table 4: Current Rate

Assessed Value	\$800,000
Homeowners' Exemption	(\$125,000)
Net Taxable Value	\$675,000
2023 City Tax Rate	0.00129
2023 Property Tax Charge	\$869.58

Table 5: Tax Rate Increased to 0.004

Assessed Value	\$800,000
Homeowners' Exemption	(\$125,000)
Net Taxable Value	\$675,000
Revised City Tax Rate	0.004
Revised Property Tax charge @ 0.004 tax rate	\$2,700.00
Increase over 2023 Actual	\$1,830.42
Impact on monthly payment if paid with mortgage	\$152.54

Table 6: Tax Rate Increased to 0.009

Assessed Value	\$800,000
Homeowners' Exemption	(\$125,000)
Net Taxable Value	\$675,000
Revised City Tax Rate	0.009
Revised Property Tax charge @ 0.009 tax rate	\$6,075.00
Increase over 2023 Actual	\$5,206.00
Impact on monthly payment if paid with mortgage	\$433.79

Taxpayer Impact (continued)

Assume \$1,000,000 Assessed Value and Owner-Occupied Home

Table 7: Current Rate

Assessed Value	\$1,000,000
Homeowners' Exemption	(\$125,000)
Net Taxable Value	\$875,000
2023 City Tax Rate	0.00129
2023 Property Tax Charge	\$1,127.23

Table 8: Tax Rate Increased to 0.004

Assessed Value	\$1,000,000
Homeowners' Exemption	(\$125,000)
Net Taxable Value	\$875,000
Revised City Tax Rate	0.004
Revised Property Tax charge @ 0.004 tax rate	\$3,500.00
Increase over 2023 Actual	\$2,375.77
Impact on monthly payment if paid with mortgage	\$197.73

Table 9: Tax Rate Increased to 0.009

Assessed Value	\$1,000,000
Homeowners' Exemption	(\$125,000)
Net Taxable Value	\$875,000
Revised City Tax Rate	0.009
Revised Property Tax charge @ 0.009 tax rate	\$7875.00
Increase over 2023 Actual	\$6,747.77
Impact on monthly payment if paid with mortgage	\$562.31

Debt Financing of Capital Investment

General Obligation Bonds

Cities in Idaho are authorized to issue debt through interest bearing bonds within a statutory limit of a maximum of 2% of table assessed value. Issuance of such debt is subject to a 66 2/3% approval at an election.

Approximate total taxable City of Hailey Assessed Value:	\$2,500,000,000
Maximum Statutory Bond limit @ 2% of AV	\$50,000,000
Existing outstanding City debt	\$19,800,000
Remaining Debt Capacity under limitation:	\$30,200,000

Revenue Bonds (generally)

Debt issued that is supported exclusively by enterprise revenue (water, sewer, etc.) have no statutory limitation. Tax revenue cannot be used to support such debt. These bonds are subject to a 50%+1 voter approval at an election.

Special Revenue Bonds:

Debt to support improvements to municipally owned airports, hospitals and electrical systems may be issued without a public vote as long as the debt is serviced exclusively by system revenues. There is no statutory limit on the amount of such debt that can be issues.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/2024

DEPARTMENT: CDD/LAW/Admin

DEPT. HEAD SIGNATURE: RD/CPS/LH

SUBJECT: Consideration of Ordinance No.____, an Ordinance authorizing the approval of a Restated Development Agreement, which would remove Lot 1, Block 1, Saddle River Subdivision from the recorded Saddle River Subdivision Development Agreement, would further release the Phasing Agreement for all lots within the Saddle River Subdivision, and would reprioritize all in-lieu parking spaces associated with the lots within the subdivision.

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: Hailey’s Urban Renewal Agency (HURA) is under contract to purchase land on River Street (111 Empty Saddle Trail, Lot 1, Block 1, Saddle River Subdivision). Embedded within this acquisition, there is an associated Development Agreement, and amendments thereto, which stipulate various development provisions, including the irrevocable allowance of thirty-seven (37) in-lieu parking spaces – or, in other words, a parking credit of 37 spaces appurtenant any lot within the Saddle River Subdivision.

Prior to the final purchase of the lot, the City and current owner of the parcel – Latham Williams of Williams Family Trust – are proposing a Restated Development Agreement to the existing Development Agreement, and amendments thereto. This Restated Development Agreement is contingent upon the sale, and closing thereof, of Lot 1, Block 1 of the Saddle River Subdivision.

Additional Background. In 2004, the Williams Family Trust agreed to deed land to the City of Hailey for the extension of River Street, as well as improve the public rights-of-way along Main Street and Empty Saddle Trail. With land dedicated and improvements in place, the City agreed to irrevocably grant the Applicant, in perpetuity, an in-lieu parking credit of 29 spaces. The original agreement was amended in 2007, which increased the in-lieu parking credit to 37 spaces. This is still the total in-lieu parking credit today.

In 2007, the credit was exclusively appurtenant to Lot 2, Block 2 (the lot where the current theater is located, see plat image below). In 2022, the Applicant requested to reallocate those 37 in-lieu parking credit spaces to any parcel within the subdivision, no longer exclusive to the theater lot. In January 2023, the Council approved the Applicant’s request, or - approved to assign the parking credit of 37 spaces to any lot within the Saddle River Subdivision.

Now, the Applicant and the City are requesting approval of the proposed Restated Development Agreement, which specifically includes the following modifications and/or additions:

- **Extinguish Existing Easement Agreement:** The parties had entered into an Easement Agreement, recorded as Instrument #507828, encumbering real property then comprising four (4) tax lots at the southwest corner of Empty Saddle Trail Road and Highway 75 for the purpose of extending River Street, which encumbered property became Saddle River Subdivision upon recordation of the Plat thereof, which plat in turn dedicated River Street to the City of Hailey, and extinguishing any easement then existing.
- **Release Existing Phasing Agreement:** The Parties entered into the Phasing Agreement for the Big Wood 6 Cinemas, recorded as Instrument No. 510418. The Parties also entered into a First Amendment to the Phasing Agreement for the Big Wood 6 Cinemas. All requirements and obligations have been met or have expired on terms thereof.

The Parties desire to release the Phasing Agreement and First Amended Phasing Agreement for all lots within the Saddle River Subdivision, as said Agreements are no longer applicable to the development of the remaining lots within the subdivision.

- **Remove Lot 1, Block 1, Saddle River Subdivision from Recorded Development Agreements:**
The Parties desire and intend by this Restated Development Agreement, to remove Lot 1, Block 1, Saddle River Subdivision from the previously recorded Development Agreement, First Amendment, and Second Amendment.
- **Flexibility in Allocating In-Lieu Parking Spaces:** The Parties desire that Williams, and/or its successors, have the flexibility to allocate in-lieu parking spaces to any lot within the Business (B) Zoning District rather than have them be solely appurtenant to the official plat thereof. If HURA's purchase of Lot 1, Block 1, Saddle River Subdivision moves forward, nine (9) of the in-lieu parking spaces would go with that sale, leaving a total of 28 in-lieu parking spaces to be allocated across the Business Zoning District instead of 37 in-lieu parking spaces.

Attachments:

- Ordinance No. _____ Restated Development Agreement for Saddle River Subdivision
 - o Draft Restated Development Agreement
- [Previously Approved Second Amended Development Agreement and Supporting Documentation](#)

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

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

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to approve Ord. No. _____, an ordinance approving the Restated Development Agreement for the Saddle River Subdivision, which removes Lot 1, Block 1, Saddle River Subdivision from the recorded Saddle River Subdivision Development Agreement, releases the Phasing Agreement for all lots within the Saddle River Subdivision, and reprioritizes all in-lieu parking spaces associated with the lots within the subdivision.

Motion to deny the Ord. No. _____, an ordinance approving the Restated Development Agreement for the Saddle River Subdivision, which removes Lot 1, Block 1, Saddle River Subdivision from the recorded Saddle River Subdivision Development Agreement, releases the Phasing Agreement for all lots within the Saddle River Subdivision, and reprioritizes all in-lieu parking spaces associated with the lots within the subdivision.

Motion to continue the item to _____ [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 # _____

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AUTHORIZING THE APPROVAL OF THE RESTATED DEVELOPMENT AGREEMENT TO THE DEVELOPMENT AGREEMENT, AND AMENDMENTS THERETO, BY AND BETWEEN THE CITY OF HAILEY AND WILLIAMS FAMILY TRUST, RELATED TO THE DEVELOPMENT OF LOT 1, BLOCK 1; LOT 1, BLOCK 2; AND LOT 2, BLOCK 2 OF THE SADDLE RIVER SUBDIVISION; 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 Williams Family Trust, Latham Williams, Trustee (“Williams”), and the City of Hailey, Idaho, a municipal corporation (“Hailey”) (collectively Williams and Hailey are referred to as the “Parties”) entered into the Saddle River Subdivision Development Agreement (“Development Agreement”), recorded as Instrument No. 507867, records of the county recorder, Blaine County, Idaho;

WHEREAS, the Parties also entered into a First Amendment to the Saddle River Subdivision Development Agreement (“First Amendment”), recorded as Instrument No. 544996, records of the county recorder, Blaine County, Idaho;

WHEREAS, the Parties also entered into a Second Amendment to the Saddle River Subdivision Development Agreement (“First Amendment”) recorded as Instrument No. 700970, records of the county recorder, Blaine County, Idaho;

WHEREAS, the Parties entered into a Phasing Agreement for Big Wood 6 Cinemas (“Phasing Agreement”) recorded as Instrument No. 510418, records of the county recorder, Blaine County, Idaho;

WHEREAS, the Parties also entered into a First Amendment to the Phasing Agreement For Big Wood 6 Cinemas, (“First Amendment – Phasing”) recorded as Instrument No. 609684, records of the county recorder, Blaine County, Idaho; and

WHEREAS, the Parties entered into an Easement Agreement (“Easement Agreement”) recorded as Instrument No. 507828, records of the county recorder, Blaine County, Idaho.

WHEREAS, the Parties desire to extinguish the Easement Agreement, recorded as Instrument No. 507828, which encumbers the real property within the Saddle River Subdivision. River Street has been dedicated to the City of Hailey, thereby an Easement Agreement is no longer necessary or applicable; and

WHEREAS, the Parties desire to release the existing Phasing Agreement and First Amendment - Phasing, recorded as Instrument No. 510418 and Instrument No. 609684, as all obligations have been met and these Agreements are no longer applicable; and

WHEREAS, the Parties desire and intend by this Restated Development Agreement, to remove Lot 1, Block 1, Saddle River Subdivision from the previously recorded Development Agreement, First Amendment, and Second Amendment; and

WHEREAS, the Parties desire that Williams, or its successor, have the flexibility to allocate in-lieu parking spaces to any lot within the Business (B) Zoning District rather than have them solely appurtenant to the official plat thereof, recorded as Instrument No. 507866; and

WHEREAS, the parameters set forth in the Restated Development Agreement, and this Ordinance, will promote public health, safety and general welfare;

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

Section 1. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such a 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

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Hailey
Attn: Mary Cone, City Clerk
115 S Main St.
Hailey, ID 83333

RESTATED SADDLE RIVER SUBDIVISION DEVELOPMENT AGREEMENT

This Restated Development Agreement (“Restated Agreement”) entered into this _____ day of _____, 20__ is made and entered into by and between the Williams Family Trust, Latham L. Williams, Trustee (“Williams”), and the City of Hailey, Idaho, a municipal corporation (“Hailey”) (collectively Williams and Hailey are referred to as the “Parties”), and is intended to, and does, supersede and release mutual obligations of the parties created by Saddle River Subdivision Development Agreement, Instrument #507867, First Amendment to Saddle River Subdivision Development Agreement, Instrument #544996, Second Amendment to Saddle River Subdivision Development Agreement, Instrument # 700970, Phasing Agreement for Big Wood 6 Cinemas, Instrument # 510418, First Amendment to Phasing Agreement For Big Wood 6 Cinemas, Instrument #609684, and Easement Agreement, Instrument #507828.

RECITALS

A. The Parties entered into the Saddle River Subdivision Development Agreement (“Development Agreement”), recorded as Instrument No. 507867, records of the county recorder, Blaine County, Idaho. The Parties also entered into a First Amendment to the Saddle River Subdivision Development Agreement (“First Amendment”), recorded as Instrument No. 544996, as well as a Second Amendment to the Saddle River Subdivision Development Agreement (“Second Amendment”), recorded as Instrument No. 700970, records of the county recorder, Blaine County, Idaho, which agreement and amendments thereto created certain mutual obligations, including granting Williams certain in-lieu parking credits appurtenant to any lot in the subdivision, payments of money, dedication of a River Street in accordance with the Final Plat of Saddle River Subdivision, River Street and Empty Saddle streetscape constructions, which obligations were conditioned upon Williams acceptance of any condition of approval related to the Design Review Application for a six-plex theater building, then to be built, and recording the approved subdivision final plat. Williams accepted the conditions of the Design Review Application, recorded the Saddle River Subdivision Plat, as Instrument #507866, and the parties proceeded to satisfy the mutual obligations described hereinabove.

B. The parties had entered into an Easement Agreement, recorded as Instrument #507828, encumbering real property then comprising four (4) tax lots at the southwest corner of Empty Saddle Trial Road and Highway 75 for the purpose of extending River Street, which encumbered property became Saddle River Subdivision upon recordation of the Plat thereof, which plat in turn dedicated River Street to the city of Hailey, and extinguishing any easement then existing.

C. The Parties entered into the Phasing Agreement for the Big Wood 6 Cinemas (“Phasing Agreement”), recorded as Instrument No. 510418, records of the county recorded,

Blaine County, Idaho. The Parties also entered into a First Amendment to the Phasing Agreement for the Big Wood 6 Cinemas (“First Amended Phasing Agreement”), recorded as Instrument No. 609684, records of the county recorder, Blaine County, Idaho, which obligation have all been met, or have expired on terms thereof

D. The Parties desire and intend by this Restated Development Agreement, to remove Lot 1, Block 1, Saddle River Subdivision from the previously recorded Development Agreement, First Amendment, and Second Amendment.

E. The Parties desire that Williams, and/or its successors, have the flexibility to allocate in-lieu parking spaces to any lot within the Business (B) Zoning District rather than have them be solely an appurtenance to the official plat thereof, recorded as Instrument No. 507866.

F. The Parties further desire to release the Phasing Agreement and First Amended Phasing Agreement for all lots within the Saddle River Subdivision, as said Agreements are no longer applicable to the development of the remaining lots within the subdivision.

AGREEMENT

NOW, THEREFORE, based upon the foregoing recitals which are incorporated in the Amendment below as though set forth in full, the Parties agree as follows:

1. Amendment. The Parties agree to the provisions of this Restated Development Agreement as follows:
 - a. Lot 1, Block 1, Saddle River Subdivision is hereby removed from the previously recorded Development Agreement, First Amendment, and Second Amendment as recited above in paragraph lettered “A” and “D” and is no longer subject to the terms thereof. The Phasing Agreement and First Amended Phasing Agreement are released and no longer applicable to Lot 1, Block 1, Saddle River Subdivision as recited above in paragraph lettered “F.” and no longer subject to the terms thereof.
 - b. Holder of fee simple title to Lot 2, Block 2 of Saddle River Subdivision (hereinafter “Owner”) shall maintain street trees in accordance with City Standards along the west side of Main Street and the South side of Empty Saddle Trail contiguous to that lot.
 - c. Owner, or successors, shall have the right to allocate thirty-seven (37) in-lieu parking spaces, or any portion of those spaces, at any time, and from time to time, 1) to any lot within the Saddle River Subdivision, or 2) to any lot within the Business (B) Zoning District, provided, however, that any such allocation shall be subject to the approval of Hailey. Owner, or successors, shall have the right, at any time and upon written notice to Hailey, to transfer its allocation

rights or any portion of those rights to the owner of Lot 2, Block 1 of Saddle River Subdivision.

- d. By this Agreement, nine (9) in-lieu parking spaces are allocated to be appurtenant to Lot 1, Block 1, Saddle River Subdivision. Twenty-eight (28) in-lieu parking spaces remain to be allocated as authorized herein, at any time, and from time to time.
- e. This Agreement is contingent upon sale of Lot 1, Block 1, Saddle River Subdivision to the Hailey Urban Renewal Agency (“HURA”). If the closing of the current Purchase and Sale Agreement does not occur on or before September 1, 2025, this Restated Development Agreement shall become null and void.
- f. The Phasing Agreement and First Amended Phasing Agreement, Instrument #s 510418 and 609684 are mutually released and terminated. The Easement Agreement, Instrument #507828, has been extinguished by dedication of River Street in the Plat of River Saddle Subdivision Instrument #507866. The Saddle River Subdivision Development Agreement, Instrument #507867, First Amendment to Saddle River Subdivision Development Agreement, Instrument #544996, Second Amendment to Saddle River Subdivision Development Agreement, Instrument # 700970, are released, terminated and cancelled, and all replaced hereby.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date first above mentioned.

WILLIAMS FAMILY TRUST

CITY OF HAILEY

By: Latham Williams, Trustee

By: _____, Mayor

ATTEST:

(Seal)

_____, City Clerk

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 20 __, before me, a Notary Public in and for said State, personally appeared Latham Williams, known or identified to me to be the person whose name is subscribed to the within instrument as the Trustee of the Williams Family Trust and acknowledged to me that he executed the same as such Trustee of the Williams Family Trust.

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

Notary Public for Idaho
Residing at: _____
My commission expires: _____

STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this ____ day of _____, 20 __, before me, a Notary Public in and for said State, personally appeared Martha Burke, known or identified to me to be the Mayor of the City of Hailey, who executed the foregoing instrument, and acknowledged to me that she executed the same.

In witness thereof, I have set my hand and affixed my seal the day and year in this certificate above written.

(Seal)

Notary Public for Idaho
Residing at: _____
My commission expires: _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modify the lot coverage parameters for Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, as well as to refine the permitted and conditional provisions for these uses.

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

BACKGROUND: The District Use Matrix (DUM), contained in Section 17.05.040 of the Hailey Municipal Code, advises where land uses are permitted by Zoning District. Intended to be a useful tool, the Matrix is organized as a table with footnotes. A wide range of community members, developers, and City Staff refer to the Matrix to understand how Hailey’s land use and zoning regulations pertain to their projects. Whether someone is interested in converting a portion of their home into a daycare center, constructing a new garage/accessory dwelling unit, or determining where to open their automotive repair business in Hailey, they rely on the Matrix.

The specific objective of the proposed amendment is to modify, clarify, and further define, the previous version of Hailey’s District Use Matrix which included a category for Public Service, Public Use, and Public Utility Facilities. With the refinement of the DUM, Staff inadvertently omitted Public Service and Public Use categories – both of which are necessary in continuing to permit and/or allow for uses that fall within these categorical uses.

A draft Ordinance, noting the proposed amendments, is attached hereto.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

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

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to approve and conduct a first reading of Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modify the lot coverage parameters for Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, as well as to refine the permitted and conditional provisions for these uses, 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.

ADMINISTRATIVE COMMENTS/APPROVAL:

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

ACTION OF THE CITY COUNCIL:

Motion Language:

Approval: Motion to approve and conduct a first reading of Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modify the lot coverage parameters for Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, as well as to refine the permitted and conditional provisions for these uses, 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 an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within the Zoning Districts, Section 17.04M.060: Bulk Requirements, and Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions _____ [the Council should state the reasons for denial].

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

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 November 12, 2024

To: Hailey City Council
From: Robyn Davis, Community Development Director

Overview: Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modify the lot coverage parameters for Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, as well as to refine the permitted and conditional provisions for these uses.

Hearing: November 12, 2024

Applicant: City Staff
Location: Light Industrial (LI), Technological Industry (TI), Townsite Overlay (TO), Limited Residential (LR-1 and LR-2), General Residential (GR), Limited Business (LB), Transitional (TN), Business (B), Sales and Office Industrial (SCI-SO), and SCI-Industry (SCI-I) Zoning Districts

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on October 24, 2024.

Background and Overview: The District Use Matrix (DUM), contained in Section 17.05.040 of the Hailey Municipal Code, advises where land uses are permitted by Zoning District. Intended to be a useful tool, the Matrix is organized as a table with footnotes. A wide range of community members, developers, and City Staff refer to the Matrix to understand how Hailey’s land use and zoning regulations pertain to their projects. Whether someone is interested in converting a portion of their home into a daycare center, constructing a new garage/accessory dwelling unit, or determining where to open their automotive repair business in Hailey, they rely on the Matrix.

In 2022, the Community Development Staff identified the modernization of Hailey’s Municipal Code as a priority, and in 2023, the Commission, and the Council, voted to either recommend approval for, or approve, the broadscale modifications proposed by Staff. As Staff continue to utilize the newly modified Matrix, new amendments and/or errors have been found that require additional attention and/or modification.

By way of example, the previous version of Hailey’s District Use Matrix included a category for Public Service, Public Use, and Public Utility Facilities. With the refinement of the DUM, Staff inadvertently omitted Public Service and Public Use categories – both of which are necessary in continuing to permit and/or allow for uses that fall within these categorical uses.

The Planning and Zoning Commission held a public hearing on the proposed Text Amendment on September 16, 2024, and unanimously recommended approval by the City Council on that same day.

Currently, Hailey’s DUM, categorizes Public Utility Facilities, as follows:

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	Public Utility Facilities	N	C	C	C	N	C	C	C	P	P	N	C	C

Modification #1: Staff would like to revert back to the original Matrix - or expand the category to include Public Service and Public Use, as shown in the highlighted, underlined text below. The characteristics within each district have not changed from the previous version of the Matrix, nor are Staff proposing to do so at this time.

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	<u>Public Service, Public Use, and</u> Public Utility Facilities	N	C	C	C	N	C	C	C	P	P	N	C	C

As a second modification consideration, Staff would also like to clarify the characteristics of the category, Government Offices and Public Administration, aligning said characteristics with those of Public Service, Public use, and Public Use Facilities. For instance, the DUM currently allows for the following:

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	Government offices and public administration; excluding correctional institutions	N	N	N	N	N	P	N	P	C	N	C	N	C

Modification #2: Staff would like to amend the current Matrix, as shown in the highlighted, underlined text, which complements that of the Public Service, Public Use, and Public Utility Facilities category, as follows:

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	Government offices and public administration; excluding correctional institutions	N	<u>C</u>	<u>C</u>	<u>C</u>	N	P	<u>C</u>	P	<u>P</u>	<u>P</u>	C	<u>C</u>	C

Finally, Staff would like for the Commission to consider a third modification, which could include increasing lot coverage parameters for public uses within the Townsite Overlay (TO) Zoning District. Currently, the below lot coverage provisions apply for structures built within the TO:

Title 17: Section 17.04M.060: Bulk Requirements, Item G:

G. Maximum Lot Coverage:

1. Business district: No maximum.
2. Limited business district: Seventy percent (70%).
3. Transitional Districts and all lots within the General Residential (GR) and Limited Residential (LR-1 & LR-2) Zoning Districts that are forty-five hundred (4,500) square feet or smaller: Thirty percent (30%) except as follows:

Forty percent (40%) lot coverage shall be allowed where at least seventy-five percent (75%) of required parking spaces are enclosed within a structure.

4. General Residential (GR), Limited Residential (LR-1) Districts (lots larger than forty-five hundred (4,500) square feet):

Building Height	Maximum Lot Coverage (Percentage)
2 or more stories above grade, no garage	25
2 or more stories above grade, with garage	30
Less than 2 stories above grade, no garage	35
Less than 2 stories above grade, with garage	40

Modification #3: Staff would like to add an additional item, Item 5., as shown in highlighted, underlined text, that could read:

5. The maximum lot coverage for all public administration or government offices, public service and/or public use developments, structures, buildings, and/or uses on all lots intended or used for a public purpose: Forty percent (40%)

Scope: Through this Text Amendment process, Staff seeks to recategorize Public Service, Public Use, and Public Utility Facilities within the District Use Matrix, clarify the language, organization, and requirements around Government Offices and Public Administration, as well as modify existing lot coverage requirements for public use developments, structures, buildings, and/or uses on all lots intended or used for a public purpose – aiming to provide clarity, simplify structure and language, as well as maintain and uphold the distinct characteristics and features of each zoning district.

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;

Land use decisions for the City of Hailey are paramount in implementing the goals of the Comprehensive Plan. As stated in Section 5: Land Use, Population and Growth Management:

“Land use is the one element of a Comprehensive Plan that ties the others together. Every other component of the Plan, from natural resources to housing to transportation, is influenced by land use.” (pg. 19)

Given the importance of land use decisions, Staff proposes that the language, organization, and requirements presented in the District Use Matrix be clear and effective— to support the community’s understanding of permitted land uses and to facilitate the internal processes of Community Development. Staffs proposed amendments are in accordance with the following Comprehensive Plan goals:

Section 3: Special Areas or Sites and Features

Goal 3.1: Assure the protection and preservation of Special Sites, Areas and Features to maintain a strong community identity for future generations

Goal 3.3: Protect the traditional character of the historic downtown and Main Street corridor

Section 5: Land Use, Population and Growth Management

Goal 5.1: Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas, and characteristics as depicted in the Land Use Map (see page 29 for subpoints a-j for more information)

Section 11: Community Design

Goal 11.1 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

The Plan speaks to the “intrinsic suitability of lands” for a variety of uses, including housing, commerce, industry, safety, recreation, and public facilities. When evaluating and editing the Matrix, Staff referenced the stated purpose of each zoning district to ensure the suitability and appropriateness of each land use, which further respects existing and future uses.

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 seek to modernize and/or correct the language, organization, and requirements of the District Use Matrix. Furthermore, the proposed Text Amendments encourage greater adherence to Hailey’s Official Zoning Map and the Land Use section of the Comprehensive Plan, both of which are designed for optimal and efficient use of public facilities and services. This proposed Text Amendment will encourage better use of public facilities and services, as they have been planned. It will not create excessive costs or requirements.

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

The proposed Amendments uphold the features and characteristics of each zoning district, and further complements the suitability and compatibility of each land use edit. Altogether, the proposed

Amendments encourage the community design that is described in Hailey’s Comprehensive Plan and depicted in the Official Zoning and Land Use Maps.

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

By enhancing the clarity of the Matrix and organization of the land uses listed across zoning districts, the proposed Amendments stand to increase the efficiency of City operations and better align with the goals of Hailey’s Comprehensive Plan. By increasing the effectiveness of the Municipal Code and the efficiency of City operations, this Text Amendment prioritizes the public health, safety, and general welfare of the community.

Motion Language:

Approval: Motion to approve and conduct a first reading of Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modify the lot coverage parameters for Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, as well as to refine the permitted and conditional provisions for these uses, 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 an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within the Zoning Districts, Section 17.04M.060: Bulk Requirements, and Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions _____ [the Council should state the reasons for denial].

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, ARTICLE M: TOWNSITE OVERLAY (TO) ZONING DISTRICT, SECTION 17.04M.060: BULK REQUIREMENTS, TO INCREASE THE MAXIMUM LOT COVERAGE FOR GOVERNMENT OFFICES AND PUBLIC ADMINISTRATION DEVELOPMENTS, AND CHAPTER 17.05 OFFICIAL ZONING MAP AND DISTRICT USE MATRIX, SECTION 17.05.040, DISTRICT USE MATRIX, TO CLARIFY AND REFINE THE PROVISIONS FOR PUBLIC SERVICE, PUBLIC USE, AND PUBLIC UTILITY FACILITIES; 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 amendments to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the proposed additions will simplify, better describe, and reduce contradictions within the Hailey Municipal Code; and

WHEREAS, the Hailey City Council has determined that the proposed amendments are appropriate and timely; and

WHEREAS, the text addition set forth in this Ordinance will promote 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, Chapter 17.04 Establishment, Purposes, and Uses within Zoning Districts, Article M: Townsite Overlay District, Section 17.04M.060: Bulk Requirements is hereby modified by the removal of the stricken language and the addition of the underlined language, as follows:

Title 17, Chapter 17.04: Establishment, Purposes, and Uses within Zoning Districts
Article M: Townsite Overlay District
Section 17.04M.060: Bulk Requirements

G. Maximum Lot Coverage:

1. Business district: No maximum.
2. Limited business district: Seventy percent (70%).
3. Transitional Districts and all lots within the General Residential (GR) and Limited Residential (LR-1 & LR-2) Zoning Districts that are forty-five hundred (4,500) square feet or smaller: Thirty percent (30%) except as follows:
 - Forty percent (40%) lot coverage shall be allowed where at least seventy-five percent (75%) of the required parking spaces are enclosed within a structure.
4. General Residential (GR), Limited Residential (LR-1) Districts (lots larger than forty-five hundred (4,500) square feet):

Building Height	Maximum Lot Coverage (Percentage)
2 or more stories above grade, no garage	25
2 or more stories above grade, with garage	30
Less than 2 stories above grade, no garage	35
Less than 2 stories above grade, with garage	40

5. The maximum lot coverage for all public administration or government offices, public service and/or public use developments, structures, buildings, and/or uses on all lots intended or used for a public purpose: Forty percent (40%).

Section 2. Title 17 Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040 District Use Matrix is hereby modified by the removal of the stricken language and the addition of the underlined language, as follows:

17.05.040: DISTRICT USE MATRIX:

The residential, public and semi-public, commercial, and accessory 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"

Category	Description (Excerpt)	Zoning Districts and Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	Community centers, including peri-urban retreat centers	N	N	N	C	P	C	P	C	N	N	N	N	N
	Government offices and public administration; excluding correctional institutions	N	N <u>C</u>	N <u>C</u>	N <u>C</u>	N	P	N <u>C</u>	P	C <u>P</u>	N <u>P</u>	C	<u>C</u>	C
	Healthcare and medical services	N	P	P	P	N	P	P	N	N	N	N	N	N
	Parks and pathways	N	N	N	N	P	P	P	P ²	P	P	N	P	P
	Performing arts centers	N	N	N	P	N	P	C	P ²	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
	<u>Public service, public use, and p</u> Public utility facilities	N	C	C	C	N	C	C	C	P	P	N	C	C

Section 3. 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 4. Repealer Clause: All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5. 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 _____, 2025.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/12/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms and Words to include the definition of registered design professional, as well as amending Chapter 17.06 Design Review, Section 17.06.050: Application; Item B.3., to require plans to be stamped by an Idaho registered design professional rather than an Idaho licensed architect.

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

BACKGROUND: Since 2021, City Planning Staff have prioritized minor code amendments within Hailey’s Municipal Code. One minor code amendment includes the modification to the requirement that plans and drawings, excluding new single-family dwelling units or accessory dwelling units, be stamped by an Idaho licensed architect. Instead, Staff are proposing to amend the existing code language pertinent to the Design Review Application Requirements, as noted herein, as well as within the attached Draft Ordinance.

The specific objective of the proposed amendment is to modify, clarify, and further define the Design Review Application requirements for plans to be submitted by a registered or licensed Design Professional, as well as providing a definition for a “Design Professional”.

A draft Ordinance, noting the proposed amendments, is attached hereto.

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)

___ 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 a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms and Words to include the definition of registered design professional, as well as amendments to Chapter 17.06 Design Review, Section 17.06.050: Application; Item B.3., to require plans to be stamped by an Idaho registered design professional rather than an Idaho licensed architect, and read by title only.

ADMINISTRATIVE COMMENTS/APPROVAL:

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

ACTION OF THE CITY COUNCIL:

Motion Language:

Approval: Motion to approve and conduct a first reading of Ordinance No. _____, the draft Ordinance, Ordinance No. _____, amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.02: Definitions, by adding a new definition for Idaho registered design professional, and by amending 17.06: Design Review, Section 17.06.050: Application, Item B.3, modifying the requirement to allow for plans and drawings to be stamped by an Idaho licensed design professional, 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 an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, by adding a new definition for a design professional and Chapter 17.06 Design Review, Section 17.06.050: Application, Item B.3, 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].

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 November 12, 2024

To: Hailey City Council
From: Ashley Dyer, Community Development City Planner

Overview: Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms and Words to include the definition of registered design professional, as well as amend Chapter 17.06 Design Review, Section 17.06.050: Application; Item B.3., to require plans to be stamped by an Idaho registered design professional rather than an Idaho licensed architect.

Hearing: November 12, 2024

Applicant: City of Hailey

Notice: Notice for the public hearing was published in the Idaho Mountain Express on October 23, 2024, and mailed to public agencies on October 23, 2024.

Background: Since 2021, City Planning Staff have prioritized minor code amendments within Hailey’s Municipal Code. One minor code amendment includes the modification to the requirement that plans and drawings, excluding new single-family dwelling units or accessory dwelling units, be stamped by an Idaho licensed architect. Instead, Staff are proposing to amend the existing code language pertinent to the Design Review Application Requirements, as noted herein, as well as within the attached Draft Ordinance.

Currently, Hailey’s Municipal Code requires that all applications for Design Review, excluding new single-family dwelling units and accessory dwelling units, submit prepared and stamped plans and drawings by an Idaho licensed architect.

In speaking with the Division of Occupational and Professional Licenses (DOPL), several developers, contractors, and Applicant Teams, this provision in code is either redundant or unnecessary for the following reasons:

- The State does not require architectural stamps for all unit types (i.e. single-family, duplexes, accessory structures under 200 square feet, etc.).
- The State currently requires that all projects involving an engineered structure and buildings not covered by the IRC (International Residential Code) be stamped by an Idaho licensed architect (i.e., commercial, multifamily, and mixed-use).
- Several Idaho jurisdictions have the provision in their code requiring a “design Professional” or the option to use plans stamped by either an Idaho licensed architect or an Idaho licensed engineer.

Due to the reasons noted, Staff feel it is best practice to align with Idaho State Code by amending the requirement to accept plans from an Idaho licensed design professional, rather than an Idaho licensed architect.

To ensure that all submitted plans meet City and International Building/Residential codes, Staff, along with DOPL, will thoroughly review applications during the building permit intake process for compliance.

All noncompliant applications will be returned to the Applicant, unprocessed, until compliance can be met.

The Planning and Zoning Commission held a public hearing on the proposed Text Amendment on September 16, 2024, and unanimously recommended approval by the City Council on that same day.

Title 17: Zoning Regulations

Chapter 17.02: Definitions

Section 17.02.020: Meaning of Terms or Words

Design Professional: An individual who is registered or licensed to practice their respective design profession, as either an architect, engineer, landscape architect, or surveyor, as defined by statutory requirements of the professional registration laws in Idaho.

Title 17: Zoning Regulations

Chapter 17.06: Design Review

Section 17.06.050: Application:

A. Required: An application for design review approval shall follow the procedures and be subject to the requirements established by section [17.03.070](#) of this title, and shall be made by at least one holder of any interest in the real property for which the design review approval is proposed.

B. Information Required:

1. The design review application form, including project name and location, and applicant and representative names and contact information.
2. One (1) twenty-four inch by thirty-six-inch (24" x 36") set of plans and survey, and one (1) eleven inch by seventeen-inch (11" x 17") set showing at a minimum the following:
 - a. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show the location of adjacent buildings and structures.
 - b. Drainage plan (grading, catch basins, piping and dry wells).
 - c. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
 - d. Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property, including lot dimensions.
 - e. Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping, including species type, size and quantity).
 - f. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
 - g. Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
 - h. Exterior lighting plan, pursuant to [chapter 17.08](#), article C of this title (location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
 - i. Sign plan (location, dimensions and lighting).
3. Plans and drawings for all buildings, except single-family dwellings and accessory structures, shall be prepared and stamped by an Idaho **registered or licensed** architect **design professional**.
4. A materials and colors sample board. Each sample should be approximately twelve inches by twelve inches (12" x 12") in size.
5. One colored rendering of at least one side of the proposed building.

6. Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off site, a staging/parking plan must be submitted, including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
7. A list of the names and addresses of all property owners and residents within three hundred feet (300') of the exterior boundaries of the subject property, in a format acceptable to the City.
8. Other information as required by the Administrator, hearing examiner or the commission

Standards of Review:

Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides “when 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 public health, safety, and general welfare.

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

The Comprehensive Plan does not go into the specificity that this code section contemplates. That said, the Comprehensive Plan articulates as such, the importance of community design – further analyzing the needs for building design and suggested patterns and standards for community design, development, and/or beautification e following goal from the Comprehensive Plan is relevant to the proposed text amendment:

11.1 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.

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 result in a change in allowed uses nor will they create excessive additional requirements at the public cost for services. The amendments are intended to clarify regulations, to simplify administration of the requirements, and to implement best practices.

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

The proposed text amendment will not result in a change in allowed uses, and compatibility with surrounding areas will not be impacted.

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

The proposed amendments are consistent with the Hailey Comprehensive Plan, will promote public health, safety, and general welfare, and will not result in a change in allowed uses.

Motion Language:

Approval: Motion to approve and conduct a first reading of Ordinance No. _____, an Ordinance, amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.02: Definitions, by adding a new definition for Idaho registered design professional, as well as amending 17.06: Design Review, Section 17.06.050: Application, Item B.3, modifying the requirement to allow for plans and drawings to be stamped by an Idaho licensed design professional, , 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 an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, by adding a new definition for a design professional and Chapter 17.06 Design Review, Section 17.06.050: Application, Item B.3, 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 TITLE 17: ZONING REGULATIONS, CHAPTER 17.02: DEFINITIONS; SECTION 17.02.020 MEANINGS OF TERMS OR WORDS TO INCLUDE THE DEFINITION OF DESIGN PROFESSIONAL, AS WELL AS TO AMEND CHAPTER 17.06 DESIGN REVIEW, SECTION 17.06.050: APPLICATION, TO REQUIRE PLANS TO BE PREPARED AND STAMPED BY AN IDAHO REGISTERED OR LICENSED DESIGN PROFESSIONAL RATHER THAN AN IDAHO LICENSED ARCHITECT, 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 found that the following amendment to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the Hailey City Council has determined that the above-mentioned requirements are appropriate requirements, and should be referenced; and

WHEREAS, the text amendment 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, Section 17.02, Section 17.02.020, of the Hailey Municipal Code, is hereby amended by the addition of the underlined language, as follows:

Title 17: Zoning Regulations

Chapter 17.06: Design Review

Section 17.02.020: Definition Meaning of Terms or Words

Design Professional: An individual who is registered or licensed to practice their respective design profession, as either an architect, engineer, landscape architect, or surveyor, as defined by statutory requirements of the professional registration laws in Idaho.

Section 2. Title 17, Section 17.06, Section 17.06.050, of the Hailey Municipal Code, is hereby amended by the deletion of the ~~stricken~~ language, and addition of the of the underlined language, as follows

Title 17: Zoning Regulations

Chapter 17.06: Design Review

Section 17.06.050: Application

A. Required: An application for design review approval shall follow the procedures and be subject to the requirements established by section 17.03.070 of this title, and shall be made by at least one holder of any interest in the real property for which the design review approval is proposed.

B. Information Required:

1. The design review application form, including project name and location, and applicant and representative names and contact information.
2. One (1) twenty-four inch by thirty-six-inch (24" x 36") set of plans and survey, and one (1) eleven inch by seventeen-inch (11" x 17") set showing at a minimum the following:
 - a. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show the location of adjacent buildings and structures.
 - b. Drainage plan (grading, catch basins, piping and dry wells).
 - c. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
 - d. Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property, including lot dimensions.
 - e. Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping, including species type, size and quantity).
 - f. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
 - g. Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
 - h. Exterior lighting plan, pursuant to [chapter 17.08](#), article C of this title (location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
 - i. Sign plan (location, dimensions and lighting).
3. Plans and drawings for all buildings, except single-family dwellings and accessory structures, shall be prepared and stamped by an Idaho registered or licensed architect design professional.
4. A materials and colors sample board. Each sample should be approximately twelve inches by twelve inches (12" x 12") in size.
5. One colored rendering of at least one side of the proposed building.
6. Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off site, a staging/parking plan must be submitted, including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
7. A list of the names and addresses of all property owners and residents within three hundred feet (300') of the exterior boundaries of the subject property, in a format acceptable to the City.
8. Other information as required by the Administrator, hearing examiner or the commission

Section 3. 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 4. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5. 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 _____, 2025.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda