

**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~~

[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.

[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.**