

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JANUARY 13, 2025
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:31 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Heidi Husbands, and Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

CALL TO ORDER:

[5:31:20 PM](#) Mayor Burke addresses audience for public comments.

[5:31:45 PM](#) Jackie Terra, speaks to council, she wrote a letter, Mayor responded to the letter, dismissive letter. Mayor Burke will follow up with Terra.

[5:33:03 PM](#) Randy Johnson, apologizes to Mayor Burke, everyone here are hard workers, not rich people. Unintended consequences, concerned about allowing parking on the street. 192 yards, 9 access points in that span. It is a disaster, parking in front of fire-hydrants, people will speak today about accidents that they almost had. Johnson had an interaction with Police over the weekend, spoke with Fire Marshall today. Johnson is asking council to do their job. We have a community enforcement officer that works from 8-5, all of these people work those hours, need someone after normal work hours. Johnson is here for safety concerns. Apologizes for being flippant. England and Horowitz have been very responsive.

[5:38:26 PM](#) Lisa Squires, lives on Laurelwood, understands that the builder originally wanted 80 units. Thinks the variances became a problem, added 20 more units. Plan to allow 120 spots on the streets, only one person has the ability to ticket vehicles, is that true? No one is moving snow, no one is being towed. Can we just enforce the laws? thank you.

[5:40:35 PM](#) Bryan Obland follow up with safety concerns, snow removal is a problem. His kids have to walk on the road because people are parking on the sidewalks. Nothing is getting done, concerned for safety. There has to be a solution soon.

[5:42:09 PM](#) Marcia Dibbs, Laurelwood, have never driven by where fire hydrant was not blocked. HPD responds that they do not have the man power to handle it. New apts on River St. 3 bedroom.

[5:43:53 PM](#) Pete Jenner, Read codes, shouldn't be able to block fire hydrants. Because no one is enforcing the codes, street becomes narrower and narrower in the winter. Have had several near collisions because he cannot see people coming down the road. This is broken. There are so many great projects going around right now, proud of that. Can the City buy a lot and create parking on Woodside? There is a tremendous traffic flow in this area. Earlier this year, it was an ice dam, helped a man get out.

[5:47:44 PM](#) Chris Eagan, main concern is safety, drive this area many times a day. We would like your attention. It is dangerous.

[5:48:37 PM](#) John Ganske, snow ordinance, should not have vehicles parked at a certain time, because it was not enforced, road became narrow. Would like to see laws enforced, and would have better parking on the street.

[5:50:03 PM](#) Lyndsy Hawkins, this could be a property value issue also.

[5:50:25 PM](#) Unknown man speaking, is a parking enforcement officer in Ketchum. Can't the people that live in Lido, park there and not on the street. Is it really necessary to park there?

[5:51:54 PM](#) Keith Nelson, lived in the valley for 50 years, it was supposed to be a park, now are apartments. When you have 7 people liv.

[5:52:26 PM](#) Joey Taft, concerned about parking. Lido has taken all the row parking, would love to see, work with you to fix a few items. There was no integration of this development into the neighborhood. It is dangerous and trashy. We are asking the city to help clean this up. This is way more parking then 100 units.

[5:55:06 PM](#) Suzanne Jenner: my husband spoke earlier, very dangerous, this is a Lido parking problem, even if you have a couple, they both have cars in a 1 bedroom. Some commercial vehicles are stored there too. This has become ridiculous. It is scary going down the row.

[5:57:11 PM](#) Tom Kubin, street is solid ice, cannot slam on breaks if kids are sledding down the snow and into the street.

[5:57:50 PM](#) Gorden Wait General dissatisfaction, in the woodside area, with only 3 access points, overdevelopment in Woodside. Very dissatisfied that the airport did not move. Discusses potential Oppenheimer development to south of Hailey.

[6:00:49 PM](#) Mayor shuts down comment period, invites all to next discussion Feb 10th for parking. Calls for a 3 minute break.

[6:04:21 PM](#) reconvene meeting.

[6:05:18 PM](#) Mayor Burke would like to look at the parking ordinance again. Wanted to hear these comments tonight. Grateful to staff for listening tonight, thank you staff for doing what you are doing.

CONSENT AGENDA:

[6:07:11 PM](#) pull ca 004, remove and CA 006 for discussion.

[CA 001](#) Motion to ratify the Mayor's signature on a letter of support for the Wood River Land Trust's EPA Region 10 Thriving Communities Grant Application. **ACTION ITEM**.....

- [CA 002](#) Motion to adopt Resolution 2025-001, ratifying the mayor’s signature a Notice of Change in Water Right Ownership, to correct the name of ownership of water right number 37-8118 to the City of Hailey. **ACTION ITEM**
- [CA 003](#) Motion to adopt Resolution 2025-002, authorizing an Energy Sales Agreement with Idaho Power, a five-year agreement by which the energy produced by the City of Hailey from its hydro-electric facility is sold to Idaho Power. **ACTION ITEM**.....
- ~~[CA 004](#) Motion to approve Resolution 2025-003, authorizing the Mayor to sign a lease agreement with the Willaims Family Trust for use of Lot 1, Block 1 Saddle River subdivision as a winter seasonal parking lot **ACTION ITEM**~~
- [CA 005](#) Motion to approve Resolution 2025-004, authorizing an independent consultant agreement for professional services with TishlerBise to conduct a 5-year Development Impact Fee study update **ACTION ITEM**
- ~~[CA 006](#) Motion to approve Resolution 2025-005, authorizing an independent consultant agreement for professional services with BestDay HR for human resource services **ACTION ITEM**~~
- [CA 007](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Final Plat Application by ARCH Community Housing Trust, Inc., wherein Lots 1 and 2, Block 21, Woodside Subdivision #21 (2711 and 2721 Shenandoah Drive) are reconfigured to create three (3) lots. This project is located within the Limited Business (LB) Zoning District. **ACTION ITEM**
- [CA 008](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Plat Amendment Application by Lido Equities Group – Idaho, LLC, for a plat modification to the Copper Ranch Development Phase 6 to vacate the previously platted land intended for Building 17, as well as to amend snow storage locations. **ACTION ITEM**.....
- [CA 009](#) Motion to approve minutes of December 9, 2024 and to suspend reading of them **ACTION ITEM**
- [CA 010](#) Motion to ratify claims for expenses paid in December, 2024 **ACTION ITEM**.....
- [CA 011](#) Motion to approve claims for expenses incurred during the month of December 2024, and claims for expenses due by contract in January, 2025 **ACTION ITEM**.....
- [CA 012](#) Motion to approve unaudited Treasurer’s report for the month of November 2024 **ACTION ITEM**

6:07:45 PM Martinez moves to approve all consent agenda items minus CA 004 and CA 006, seconded by Thea, motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

6:08:07 PM CA 004, Simms, this is complete, Horowitz adds, it was completed in last December meeting, did not need to add to agenda.

6:08:18 PM Simms, added language, do not exceed clause, asks that motion to include this clause.

6:09:21 PM Horowitz explains this contract, impartial review, and confidentiality of all involved. Thea, is this year to year contract, Horowitz just this year.

6:10:22 PM Thea moves to approve CA 006, as amended by the not to exceed language. Seconded by Stone. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

APPOINTMENTS AND AWARDS:

AA 013 Motion to approve Resolution 2025-006, reappointing Herbert Romero to the Hailey Arts and Historic Preservation Commission for a three-year term, expiring December 31, 2027. ACTION ITEM

6:11:50 PM Martinez moves to approve Resolution 2025-006, seconded by Thea. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

AA 014 Motion to approve Resolution 2025-007, reappointing Jordan Fitzgerald to the Hailey Planning and Zoning Commission for another three-year term, set to expire December 31, 2027. ACTION ITEM

6:12:38 PM Thea moves to approve Resolution 2025-07, reappointing Jordan Fitzgerald to another term, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

AA 015 Consideration of Resolution 2025-008, appointment of Daryl Fauth to the Blaine County Housing Authority for the remainder of a five-year term ending December 31st, 2025 ACTION ITEM

6:13:07 PM Thea moves to approve Resolution 2025-008 appointing Daryl Fauth to BCHA board, Martinez, seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

AA 016 Motion to approve Resolution 2025-009, reappointing Bob Brand and Martha Burke to the Hailey Urban Renewal Agency for five-year terms, expiring December 31, 2029. ACTION ITEM

6:14:11 PM Martinez moves to approve Resolution 2025-009, reappointing Bob Brand and Martha Burke to the URA, seconded by Thea. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

AA 017 Motion to approve Resolution 2025-010, reappointing Mayor Martha Burke to the Sun Valley Air Service Board for a one-year term, expiring December 31, 2025. ACTION ITEM

6:14:46 PM Martinez moves to approve Resolution 2025-010 reappointing Martha Burke to the SVASB, seconded by Thea. Motion passed with roll call vote; Thea, yes. Stone, yes. Husbands, yes. Martinez, yes.

AA 018 Motion to approve Resolution 2025-011, reappointing Martha Burke and Sam Linnet to the Friedman Memorial Airport Authority Board for two-year terms, expiring December 31, 2026. ACTION ITEM

6:15:35 PM been contacted by council member about, spoken with Dustin Stone, would like to give Stone a chance to serve. Really likes Linnet on the board. If you are comfortable with this?,

6:17:29 PM Martinez moves to approve 2025-11, Burke and Dustin Stone, seconded by Thea. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

Hopes Linnet will stay involved with the City. It is hard to let him go.

AA 019 Motion to approve Resolution 2025-012, reappointing Martha Burke to the Mountain Rides Board for a three-year term, expiring December 31, 2027. ACTION ITEM

6:19:03 PM Thea moves to approve Resolution 2025-012 reappointing Martha Burke to Mountain Rides, seconded by Martinez. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

AA 020 Motion to approve Resolution 2025-013, reappointing Lamar Waters to another Parks and Lands Board 3-year term, expiring December 31, 2027. ACTION ITEM

6:20:04 PM Burke announces we have vacancies on this board, would like to round up people to fill the 3 vacancies.

Thea moves to approve Resolution 2025-003 reappointing Lamar Waters to the Parks and Lands Board, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

Martinez thanks the mayor for being involved in all of these boards.

PUBLIC HEARINGS:

PH 021 Consideration of a Final Plat Application by ARCH Community Housing Trust, Inc., wherein Lot 64, Block 5, Sunbeam Subdivision Phase I is subdivided into eight (8) sublots for the formalization of a cottage townhouse development (SUNBEAM SUBDIVISION PHASE I LOT 64 BLK 5). This project is located along the public streets of Gray's Starlight Drive and Sunbeam Street within the Limited Residential (LR-1) Zoning District. This project is also known as Sunny Townhomes. ACTION ITEM

6:22:21 PM Davis, final plat Sunny Townhomes, Sunbeam subdivision, approved Preliminary Plat last fall, infrastructure is complete, ready to subdivide.

6:23:21 PM Michelle Griffith and Ben Varner are here. Griffith, unintended consequence, costing us a small fortune to subdivide, please bear in mind, added cost to workforce housing, that we didn't need to spend. Thank you for your commitment to workforce housing.

6:24:45 PM public comments, there are none.

Council deliberation.

6:25:09 PM Martinez, these are the ones we toured a few months ago? Griffith, yes, almost all occupied.

6:26:03 PM Stone, asks maybe for later conversation, not to create costs. What was? People subdivide to sell units. ARCH doesn't need to subdivide to sell units, used lease lot description, and a land lease to sell units. Griffith, subdivision isn't necessary for an entity such as ARCH.

6:28:28 PM Martinez moves to approve final plat, Sunny Townhomes Sunbeam subdivision conditions a-d will be met. Seconded by Thea. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

PH 022 Consideration of a Miscellaneous Application by Idaho Conrad, LLC, wherein revocation for the existing plat on record for the Croy Street Exchange Offices, located at 16 W. Croy Street (Condo Units A-R, Croy St Exchange Office Condo), recorded under Instrument #234231, is proposed. This parcel is located within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. ACTION ITEM

Ph 022 – Davis, as you all know, Croy Street Exchange burned in 2021, intent is to remove the lot lines, condominium. Our code does not allow, owners to build over lot lines.

6:30:17 PM public comments, there are none.

6:30:36 PM Wes VanHoosier Galena-Benchmark, surveyor representing Conrad. We need to move forward and to do so, we need the lot lines removed.

6:31:33 PM Thea, what is the size of lot? Davis, 22,000 sq. ft. VanHoosier, ½ acre.

6:32:05 PM Thea moves to approve Preliminary plat removing lot lines for Croy Street Exchange Offices located at 16 W. Croy Street, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

PH 023 Consideration of Ordinance No. _____, a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, to require multifamily developments across all zoning districts to provide recycling resources and receptacles within their site planning and building services, in addition to standard trash receptacles and removal services. ACTION ITEM

6:32:55 PM Emily Rodrigue, explains that new multi-family development must provide for recycling for tenants, right now we do not require this. In preliminary discussions, adding this cost on, this is very low. Want to make sure all Hailey residents have access to recycling. This is a way to improve what already exists.

6:36:45 PM public comments

6:36:52 PM Cathy Tison, what are you requiring? Cardboard may be better suited to recycle.

6:37:27 PM Michelle Griffith, most ARCH properties are multi-family, like Ellworth Estate, they require each resident to recycle and use their own carts. We want to be out of the trash business. I don't think you realize what this does to multi-family managers/owners. We would lose parking, then lose units. As soon as you prioritize recycling, should exempt ARCH or make is not required. It would be disastrous to require this.

[6:40:13 PM](#) Burke asks, Davis. Davis responds, no matter the fashion, important to provide receptacles. Clear Creek will charge \$13 per month/per can/per development.

[6:41:54 PM](#) Griffith responds, \$13 matters to ARCH, some units no profit. Comments related to ARCH properties only.

[6:43:37 PM](#) Thea asks question, is this intended to multi-family housing? Blaine Manor would qualify as what you are describing here, runs at a small margin, could really impact bottom line.

[6:45:10 PM](#) Simms, always appreciates Griffiths comments. Drafted these items,

[6:46:15 PM](#) Mayor Burke asks if we could push to next meeting.

[6:46:34 PM](#) Thea, is dumpster overflowing? Griffith we have had an overflow at times, due to large items. "Shared waste" brings out bad behavior.

[6:47:37 PM](#) Thea, saw a multi-family housing unit, encouraged recycling.

Asks for a motion to continue. Davis, it does not retroactively apply to existing units.

More general discussion about recycling.

[7:00:17 PM](#) Mayor wants to wait until we've clarified a few things. Simms, can just bring back next meeting.

PH 024 Consideration of Resolution 2025-014, adopting revised schedule of fees as noticed per Idaho Code ACTION ITEM

[7:01:20 PM](#) Horowitz, fee schedule every year, we do not have a fee for parking lot spaces, we needed to add this to our fee schedule. Amy Bain is running up this process with RecDesk website, \$100 per month / per space.

[7:02:55 PM](#) Thea, does not like the \$100/fee. It is reasonable to have a lot, seems high. Husbands, can you park a boat? Horowitz, no, only vehicles. We looked at what other cities charged. Have never seen a vehicle parked there since. Horowitz has been approached by a few residents in River Street apartments.

[7:05:02 PM](#) Martinez, is this spot cleaned up? I think this is important to think about this as a product. Thea would like to see a lower fee.

[7:07:30 PM](#) Stone, short-term fix to parking issues. Recommend not charging a fee.

Thea was thinking \$50/month. More discussion about topic. Husbands agrees, feels there needs to be a fee associated with this lot. Martinez, thinks \$50 is a good price.

Public comments: [7:11:41 PM](#) no comments.

[7:12:37 PM](#) Mayor Burke, this is the right thing to do in the winter. Like to think, we are giving people the opportunity to have a spot close to where they live. \$100/month compared to tow fee, seems reasonable.

[7:14:06 PM](#) England, relocation tow is \$125.

[7:15:09 PM](#) Amy Bain, PW new employee, explains the process, we will collect information on RecDesk website.

[7:16:27 PM](#) Husbands, asks if we could start charging a non-refundable fee to Town Center West.

More discussion generally on Library events/venue space and policies.

[7:22:11 PM](#) Burke suggests \$50.

[7:22:59 PM](#) Martinez moves to approve Thea seconds. Martinez first.

STAFF REPORTS:

[7:23:38 PM](#) Rodrigue, staff have decided to move forward with creation of another ad hoc committee for Hailey Sustainability Action Plan. Budget conscious, approx. meeting 12 times in the next 18 months. Want people that are excited about improving our community.

[7:27:19 PM](#) Davis, comp plan draft to P&Z in February. Will bring to council in next couple of months.

[7:27:50 PM](#) Horowitz next meeting start 5 pm, with ?? joint workshop. Mark Sindell will have small presentation, 1/27/25. 43 broadford rd. community workshop, begin discussions about best use of the newly acquired property.

Simms, NYTimes article about parking, very interesting, suggest council read it., over the weekend.

[7:31:31 PM](#) England winter operations are going well. England, next week will be at the capitol.

Change march meeting to 3/31, after Spring Break.

[7:33:23 PM](#) sidewalk, on north side of building, la cab bar. Yeager, trying to be careful with salt disbursement, kills vegetation. More discussion about snow removal. [7:39:30 PM](#) we have residents calling about neighbors. We need more kindness in our community.

[7:40:40 PM](#) **Thea motion to adjourn, Martinez. Motion passed unanimously.**