

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD DECEMBER 9, 2024
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:29 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, and Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Heidi Husbands not in attendance

CALL TO ORDER:

[5:29:39 PM](#) call to order by Mayor Burke.

Open session: [5:30:10 PM](#) Michelle Griffith thanks staff for all work accomplished in city, Ellsworth Inn well under way for 6 apartment units, completed first match of \$3 million, opened up 2nd match, underway. Thank you for your tone and your hard work, it makes a difference in our housing.

[5:31:28 PM](#) Randy Johnson, moved to valley 20 years ago, moved from Seattle, parking regarding Lido condos. Mayor Burke, asks for comments later in the meeting.

[5:32:12 PM](#) Mike McKenna Chamber Executive Director, ask council to change ordinance to hang banner for more than one week Suns have 50th anniversary want to hang banner 2 weeks.

CONSENT AGENDA:

- [CA 309](#) Motion to approve Resolution 2024-104, ratifying the Mayor's signature on a letter extending the project completion date and budget adjustment for the Community Compost Project. ACTION ITEM
- [CA 310](#) Motion to adopt Resolution 2024-105, authorizing the Mayor's signature on a subaward agreement with LHTAC in the amount of \$235,000 for Fox Acres Pathway Reconstruction. ACTION ITEM
- [CA 311](#) Motion to approve the Mayor's signature on a Letter of Support for Blaine County regarding their application for the Solid Waste Infrastructure for Recycling (SWIFR) EPA grant ACTION ITEM
- [CA 312](#) Motion to approve 2025 annual meetings calendar ACTION ITEM
- [CA 313](#) Motion to approve annual ebanking review for Mountain West Bank and authorize Mayor to sign ACTION ITEM
- [CA 314](#) Motion to adopt Resolution 2024-106, authorizing the Mayor to sign Task Order #5, Amendment #2 extending the current contract with HDR Engineering, in the amount of \$10,000. ACTION ITEM
- [CA 315](#) Motion to accept bid from Elevation Builders in the amount of \$38,350, for basic remodeling of the house at 43 Broadford Rd, and motion to adopt Resolution 2024-107, authorizing the Mayor to sign the estimate and project related documents. ACTION ITEM
- [CA 316](#) Motion to adopt Resolution 2024-108, authorizing an agreement with Schindler Elevator Corporation in the amount of \$3,195, to conduct a five-year elevator safety test. ACTION ITEM
- [CA 317](#) Motion to adopt Resolution 2024-109, authorizing the Mayor's signature on a lease agreement with Kilgore Properties, LLC, and Momentum Development Group, for a four month lease of property located at Block 2,

- ~~Sweetwater PUD Subdivision, for the purpose of storage of vehicles towed from the public right of way as part of municipal snow removal activities. ACTION ITEM~~.....
- [CA 318](#) Consideration of Resolution 2024-110, authoring the Mayor’s signature on a lease agreement with the Williams Family Trust regarding a seasonal parking lot at 111 Empty Saddle Road (Lot 1, Block 1, Saddle River Subdivision). ACTION ITEM.....
- [CA 319](#) Motion to adopt Resolution 2024-111, approving and adopting the finalized 2024 Blaine County Safe Streets for All (SS4A) Safety Action Plan by reference. ACTION ITEM.....
- [CA 320](#) Motion to approve new alcohol licenses for Jhony’s and Tundra. ACTION ITEM.....
- [CA 321](#) Motion to approve annual plan contracts: Delta with updated costs, effective January 1, 2025 and allow Mayor to sign. ACTION ITEM.....
- [CA 322](#) Motion to ratify Regence Annual Certification effective January 1, 2025 and ratify Mayor’s signature. ACTION ITEM.....
- [CA 323](#) Motion to approve minutes of November 7, 2024 and to suspend reading of them ACTION ITEM.....
- [CA 324](#) Motion to approve minutes of November 12, 2024 and to suspend reading of them ACTION ITEM.....
- [CA 325](#) Motion to approve minutes of November 14, 2024 and to suspend reading of them ACTION ITEM.....
- [CA 326](#) Motion to ratify claims for expenses paid in November, 2024 ACTION ITEM.....
- [CA 327](#) Motion to approve claims for expenses incurred during the month of December 2024, and claims for expenses due by contract in January, 2024 ACTION ITEM.....
- [CA 328](#) Motion to approve unaudited Treasurer’s report for the month of October 2024 ACTION ITEM.....

[5:34:15 PM](#) ca 309 10 11, 13 and 17, Thea 309

[5:34:43 PM](#) **Martinez moved to approve consent agenda items minus CA 309, CA 310, CA 311, CA 313 and CA 317, seconded by Thea, motion passed with roll call vote. Martinez, yes. Thea, yes. Stone, yes.**

CA 309 - [5:35:16 PM](#) Thea community citizen could not access bin, new bin will be accessible.
[5:35:59 PM](#) Stone, \$.34 difference, which one is correct? Agenda Item Summary has a different number.

CA 310, [5:36:41 PM](#) updated design, fox acres pathway, did we see this update, number 2. Yeager, need to give an update by December. Design is as always has been, the design deadline has been extended to December 20th.

CA 311 - [5:38:41 PM](#) what is the purpose of the money? Emily Rodrigue, technical advisor fee then will become more granular.

CA 313 - [5:41:07 PM](#) there is no AIS.

CA 317 - [5:41:24 PM](#) cost. \$500/ month,

[5:42:11 PM](#) **Stone moves to approve all items CA 309, CA 310, CA 311, CA 313, and CA 317 Martinez seconds. Motion passed with roll call vote; Stone, yes. Thea, yes. Martinez, yes.**

MAYOR’S REMARKS:

[5:42:40 PM](#) Mayor Burke thanks all for successful Turkey Trot and tree lighting, thanks staff and all crews.

APPOINTMENTS AND AWARDS:

AA 329 Consideration of reappointment of Melaine Paisley and Kelsey Paxon to another Hailey Tree Committee 3-year term with Resolution 2024-112. ACTION ITEM

[5:43:12 PM](#). Thea moves to approve Resolution 2024-112, reappointing Paisley and Paxon for another term, seconded by Martinez. Motion passed with roll call vote; Martinez, yes, Thea, yes. Stone, yes.

PUBLIC HEARINGS:

PH 330 Consideration of a Final Plat Application by ARCH Community Housing Trust, Inc., wherein Lot 1 and Lot 2, Block 21, Woodside Subdivision #6 are reconfigured to form three (3) lots. Lot 1 is proposed to be 11,105 square feet in size; Lot 2 is proposed to be 11,080 square feet; Lot 3 is proposed to be 29,763 square feet in size. A total of twelve (12) additional residential units are proposed on Lot 3; eight (8) residential units are existing and located on Lot 1 and Lot 2. The total number of units located within the proposed 1.2-acre subdivision is twenty (20) units. This project is located along Shenandoah Drive (2711 & 2721 Shenandoah Drive), in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. ACTION ITEM

[5:44:27 PM](#) Davis gives an overview, you've seen this project before. Proposing 2 more buildings on this parcel.

[5:45:41 PM](#) Thea just has basic size questions. Griffith, purchased this in 2016, put 2 buildings in front, in back, federal all airports equally, this is too close to the airport. In order to not leave it empty, bought 2 lots back from housing fund, to develop 4 units. 1st 4 plex is complete, housing St. Luke's employees. Are there interested parties, asks Burke. Griffith, yes looking at other agreements, there are many employers in valley that have demand but not property available. Can guarantee rents, go into private debt to enable business to help housing for employees of that business.

Stone asks about park in lieu fee. Davis, the park in-lieu was previously waived as part of the PUD. Davis there was always a plan for more units, 20 total, contemplated in the original PUD.

[5:51:45 PM](#) more discussion about the PUD.

Public comments: [5:53:25 PM](#) no comments.

[5:54:06 PM](#) Martinez, huge shout out to ARCH, you always find a way to develop.

Martinez moves to approve final plat as proposed 3 lots, with conditions A-D will be met. Thea seconds for discussion. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes.

PH 331 Consideration of a Preliminary Plat Application by Lido Equities Group – Idaho, LLC, represented by Galena-Benchmark Engineering, for a plat modification to Copper Ranch Phase 6, to vacate the previously platted land intended for Building 17 and amend snow storage locations. This project is located within the General Residential (GR) Zoning District. ACTION ITEM

[5:56:57 PM](#) Lido Equities group, Rodrigue gives an overview of this item and a history. This is the final procedural action to dedicate snow storage.

[5:58:20 PM](#) David Patrie, Galena-Benchmark Engineering, planned with phase 6 Copper Ranch. Building 17 was never built, this cleans that up, better snow storage plan and circulation, easements for snow storage to go with that.

Martinez asks a question, Patrie responds. Planning and Zoning Commission has approved the parking layout for phases 5 & 6. Pg. 208, Stone has a question, items conditions, 1-8, last page states 1-10, which is it? Davis replied, 1-10.

Public Comments:

[6:02:05 PM](#) Randy Johnson Hailey resident, in support of housing, has his own business, understand this need, unintended consequences with development. Population will exceed parking availability. Consider your actions when you approve these developments. Make the developer put the parking onsite.

[6:06:29 PM](#) Davis point of clarification, Lido equities, Lido apartment homes across the street is not the same project.

[6:06:58 PM](#) Walt Denekas, Hailey resident, near Lido Apartments, at this point in time between Woodside and Winterhaven, both sides of streets are full of cars, no idea where the cars will go when the apartments are built. It's a problem that will double in 3 months. One thing that will help, put striping in the travel lane.

[6:08:55 PM](#) Janet Parry Winterhaven drive resident, concern about the walkway on Winterhaven, parked so close cannot see pedestrians on the pathway. Dogs with the people, very difficult to see them. Cars are parked in all different directions. Parking is huge detriment for the neighbors. Thank you, I know this is a difficult job, appreciate your work.

[6:12:09 PM](#) Horowitz asks Jeremy Black to make his comments. Black, curious, echoes previous comments, parking will get worse, snow storm where will they go? Suggests angled parking on their development.

[6:14:14 PM](#) Patrie, this is taking a building away from being built, please don't conflate the parking issue with another project with this one.

[6:14:52 PM](#) Davis, comments we've heard are regarding Lido Apartment homes, who owns Copper Ranch. This applicant, is vacating the last phase of Copper Ranch subdivision.

[6:16:26 PM](#) Martinez, used to live at 1940, near this lot, when snow got high, it became a sledding hill. Part of the issue here, garages are small.

[6:19:05 PM](#) Stone, echoes Martinez's comments, encourage us to have discussions about the future of this neighborhood.

Mayor Burke, the project before us tonight, will help the problem, as the building will not be constructed a finger in the dike, not solving the problem but a step in the direction.

[6:22:56 PM](#) Thea moves to approve preliminary plat, vacate previously platted building with conditions 1-10, will be met, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes.

PH 332 Consideration of a City-Initiated Infrastructure Project, pursuant to Title 18 of Hailey's Municipal Code, for the installation of thirty (30) trees of varying species, shapes, and sizes, to be positioned along the western edge of Kiwanis Park (BALMORAL SUB LOT 2A).action item

[6:24:16 PM](#) Davis, the AIS and Exhibit A did not make it in the packet but was emailed to council and handed out tonight. This is an infrastructure project that needs to follow those procedures. Emily Williams, hoping to move forward in the spring, to help mitigate pollution from highway side of park, plant shrubs as well. Get community involved in planting the shrubs.

Public comments: [6:27:34 PM](#) no comments.

Stone, how many trees? Williams, 30 trees. Williams, we applied for federal funding, pass through foundation, they will reimburse us when we plant the trees and shrubs.

[6:29:00 PM](#) Martinez, ran a basketball camp, should feel proud of this work, this will be a great asset to our community.

[6:30:26 PM](#) Martinez moves to adopt Resolution 2024-083 signature on agreement grant award for tree planting project, Thea seconds. Motion passed with roll call vote; Stone, yes. Thea, yes. Martinez, yes.

OLD BUSINESS:

OB 333 Waive First and Second Readings and conduct Third Reading of Ordinance No. 1341 authorizing approval of the Restated Development Agreement. ACTION ITEM

[6:32:03 PM](#) Thea moves to waive 1st and 2nd readings and conduct 3rd reading of ord. No. 1341 saddle river subdivision, seconded by Martinez, read by title only and authorize mayor to sign. Seconded by Martinez. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes.

Mayor Burke conducts 3rd and only reading of Ordinance No. 1341, by title only.

OB 334 Waive Second Reading and conduct Third Reading of Ordinance No. 1342 approving amendments to Title 17, Chapter 17.04 and Chapter 17.05: Public Use, Public Service, and Public Use Facilities ACTION ITEM

[6:33:44 PM](#) Martinez moves to approve ord. no 1342 zoning districts zoning map and District Use Matrix, read by title only and authorize mayor to sign, seconded by Thea. Motion passed with roll call vote; Stone, yes. Thea, yes. Martinez, yes.

Mayor Burke conducts 3rd and reading of Ordinance No. 1342, by title only.

OB 335 Waive Second Reading and conduct Third Reading of Ordinance No. 1343 approving amendments to Title 17, Chapter 17.02 and Chapter 17.06: Design Professional ACTION ITEM

[6:35:59 PM](#) Stone moves to waive 2nd reading conduct 3rd Reading of Ordinance No. 1343, title 17 design professionals definition read by title only, seconded by Martinez. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes.

[6:36:53 PM](#) Mayor Burke conducts 3rd and reading of Ordinance No. 1343, by title only.

STAFF REPORTS:

[6:38:21 PM](#) Horowitz, wants council to make sure they are okay with us to move forward as there will be upcoming costs shared. Horowitz, final wildlife report from last year, following federal guidelines.

EXECUTIVE SESSION: Real Property Acquisition (IC 74-206(1)(c)), and Pending & Imminently Likely Litigation (IC 74-206(1)(f))

[6:40:09 PM](#) Simms asks for Exec. Session to discuss Real Property Acquisition (IC 74-206(1)(c)), and Pending & Imminently Likely Litigation (IC 74-206(1)(f)) Stone moves, Thea seconds. Motion passed with roll call vote; Stone, yes. Thea, yes. Martinez, yes.

Mayor and council go into executive session.

6:55 pm Mayor and council return from executive session.

Motion to adjourn made by Martinez, seconded by Thea, motion passed unanimously.