

**AGENDA OF THE  
HAILEY CITY COUNCIL MEETING  
Monday April 14, 2025 \* 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, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

**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>

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

**CONSENT AGENDA:**

<a href="#">CA 103</a>	Motion to approve Resolution 2025-040, authorizing agreement with Blaine County Elections office for backup election facility during 2025 Election dates, May and November <b>ACTION ITEM</b> .....	1
<a href="#">CA 104</a>	Motion to adopt Resolution 2025-041, authorizing the Mayor to sign the Adopt A Park Agreements with Clearwater Landscaping, G&G Landscaping, Sun Valley Services, and ArborCare Resources, Inc. for maintenance of adopted Parks during the 2025 park season <b>ACTION ITEM</b> .....	6
<a href="#">CA 105</a>	Motion to approve the Special Event Application for Spring Fest <b>ACTION ITEM</b> .....	23
<a href="#">CA 106</a>	Motion to approve the Alcohol Beverage License Application for Tacos 208. <b>ACTION ITEM</b> .....	32
<a href="#">CA 107</a>	Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Planned Unit Development Application to amend the Sunbeam Subdivision Planned Unit Development Agreement which reduces the overall density in Phase II from 62 lots/sublots (42 lots and 20 sublots) to 59 lots/sublots (42 lots and 17 sublots). <b>ACTION ITEM</b> .....	60
<a href="#">CA 108</a>	Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application, submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 59 lots (42 lots and 17 sublots), as well as the development of Parcel B1, which includes the remaining park dedication of 3.34 acres. <b>ACTION ITEM</b> .....	81
<a href="#">CA 109</a>	Motion to approve minutes of March 31, 2025 and to suspend reading of them <b>ACTION ITEM</b> .....	132
<a href="#">CA 110</a>	Motion to approve claims for expenses incurred during the month of March 2025, and claims for expenses due by contract in April, 2025 <b>ACTION ITEM</b> .....	139
<a href="#">CA 111</a>	Motion to approve unaudited Treasurer’s report for the month of March 2025 <b>ACTION ITEM</b> .....	170

**MAYOR’S REMARKS:**

MR 000

**PROCLAMATIONS & PRESENTATIONS:**

<a href="#">PP 112</a>	Earth Fest Proclamation <b>ACTION ITEM</b> .....	181
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**PUBLIC HEARING:**

<a href="#">PH 113</a>	Consideration of Ordinance No. _____, authorizing the approval of the First Addendum to the Annexation, Services, and Development Agreement for the Quigley Farm Subdivision by Quigley Farm and Conservation Community, LLC, to reallocate two (2) required Community Housing Units from Block 2 to Block 9 <b>ACTION ITEM</b> .....	183
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[PH 114](#) Consideration of Ordinance No. \_\_\_\_\_, authorizing the approval of a City-Initiated Text Amendment amending Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.60: Bulk Requirements, to allow increased flexibility to certain bulk requirements for development projects that preserve a historic commercial or residential structure within the Townsite Overlay (TO) Zoning District. **ACTION ITEM** ..... 201

**OLD BUSINESS:**

[OB 115](#) Continued discussion of Neighborhood Parking Workshop and use of Public Rights-of-Way **NO ACTION** ..... 217  
[OB 116](#) Update on Housing Capital Fund Expenditures **NO ACTION** ..... 284  
[OB 117](#) 3<sup>rd</sup> Reading of Ord. 1344 by title only, amending Title 17: Definitions. **ACTION ITEM** ..... 287  
[OB 118](#) 2<sup>nd</sup> Reading of Ord. 1345 by title only, First Amendment to Sunbeam Subdivision PUD. **ACTION ITEM** ..... 296  
 OB 000 Matters & Motions from Executive Session, if any. **ACTION ITEM** (no documents)

**STAFF REPORTS:** Staff Reports                      Council Reports                      Mayor’s Reports

[SR 119](#) Wood River Pickleball Association will be doing some repair to two of the four courts at Heagle Park Tennis Courts ..... 306

**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 - 1346      Next Resolution Number- 2025-042

**AGENDA ITEM SUMMARY**

**DATE:** 04/14/2025 **DEPARTMENT:** Elections/Fire **DEPT. HEAD SIGNATURE:** MHC

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**SUBJECT:**

Motion to approve Resolution 2025-\_\_\_\_, authorizing MOU with Blaine County Elections to utilize Town Center West as a contingency election site.

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**AUTHORITY:**  ID Code       IAR \_\_\_\_\_       City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

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**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

This is the second year that we have had this agreement in place. This is only if Blaine County's building was inaccessible during voting times. For use M-F during business hours, election day is a longer day.

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**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

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**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	___ _____

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**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve Resolution 2025-\_\_\_\_, authorizing MOU with Blaine County Elections to utilize Town Center West as a contingency election site.

**CITY OF HAILEY RESOLUTION 2025- \_\_\_\_**

A RESOLUTION OF THE HAILEY CITY COUNCIL AUTHORIZING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF HAILEY AND BLAINE COUNTY ELECTIONS TO ALLOW HAILEY’S TOWN CENTER WEST TO BE A CONTINGENCY ELECTION SITE.

WHEREAS, Blaine County requests the use of Hailey Town Center West during election seasons;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hailey, Idaho, to approve the Agreement between the City of Hailey and the Blaine County.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

**SPECIAL USE AGREEMENT  
FOR USE OF CITY FACILITY AS A BACKUP POLLING PLACE**

This Agreement is entered into between Blaine County Elections (Blaine County), a political subdivision of the State of Idaho and City of Hailey (Owner), a political subdivision of the State of Idaho. The parties agree as follows:

**USE OF FACILITY:** Owner hereby acknowledges Blaine County’s request to use owner’s facility in the event of an emergency between the workdays (Monday – Friday, 7:30 am to 5:30 pm) of April 28 and May 20 and October 14 and November 4, 2025, (7 am to 10 pm on Election days). Said facility is known as Hailey Town Center West located at 116 S. River St., Hailey, Idaho.

**TERMS:** Owner agrees not to schedule any fire or other emergency drills on election days, May 20<sup>th</sup> and November 4<sup>th</sup>. Owner agrees to take reasonable measures to ensure that electricity, water, restroom facilities, and public parking are in good working order and accessible condition while in use, and to designate points of contact for facilities access (e.g. opening the facilities for setup, equipment drop-off and pick-up) and emergencies (e.g. medical, security).

**USE OF FACILITY:** Blaine County agrees that the facility will be used as a polling place pursuant to Idaho Code Section 34-302 for the elections to be held on the dates described above. Such use shall include time to prepare the facility for use as a polling place and time to remove all voting booths and equipment following the close of the polls. Owner understands and agrees that the public shall be invited to the above described facility to vote on the designated Election Days.

**EQUIPMENT:** Owner shall supply sufficient tables, chairs, and garbage receptacles for use by Blaine County. Blaine County shall have the responsibility to provide all voting equipment necessary for the public to vote at the described facility.

**DURATION OF AGREEMENT:** This agreement shall be effective from March 1, 2025 until December 31, 2025. The parties may extend the agreement with the written consent of both parties.

Blaine County Elections Contact

Hayleigh Simpson

Contact Phone and Email

hsimpson@co.blaine.id.us

208-788-5510

Facility Access Contact

Amy Bain

Contact Phone and Email

Amy.bain@haileycityhall.org

208-788-4221

Emergency Contact available during Election Day (e.g. emergency response coordinator)

Name	Contact Phone and Email
Mary Cone	Mary.cone@haileycityhall.org
	208-788-9815 x1511

**THE PARTIES HERETO have executed this instrument.**

\_\_\_\_\_  
Stephen McDougall Graham, Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Martha Burke, Mayor

\_\_\_\_\_  
Date

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 03/10/2025 **DEPARTMENT:** PW **DEPT. HEAD SIGNATURE:** BY

**SUBJECT:**. Motion to adopt Resolution 2025-\_\_\_, authorizing the Mayor to sign the Adopt A Park Agreements with Clearwater Landscaping, G&G Landscaping, Sun Valley Services, and ArborCare Resources, Inc. for maintenance of adopted Parks during the 2025 park season.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code N/A  
(IFAPPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

The Adopt a Park program is designed to provide participants with the opportunity to work and care for Hailey’s parks, to help maintain them, and keep the parks looking their best. The park adopters provide a valuable and generous service to the community through the Adopt a Park program. Their contribution is greatly appreciated.

- Clearwater Landscaping – Adopted Keefer Park since 2012.
- G&G Landscaping – Adopted Kiwanis Park since 2016.
- Sun Valley Services – Adopted Jimmy’s Garden since 2015.
- ArborCare Resources, Inc. – Adopted the Arboretum since 2022.
- Webb Landscaping – Hop Porter Park
- Wood River Baseball – Lions Park

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
 Budget Line Item # \_\_\_\_\_ YTD Line-Item Balance  
 \$ \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)**

\_\_\_ City Attorney    X City Clerk    \_\_\_ Engineer    \_\_\_ Building    \_\_\_ Library    X CD  
\_\_\_ Fire Dept.    \_\_\_ P & Z Commission    \_\_\_ Police    \_\_\_ Streets    \_\_\_ Public Works, Parks    \_\_\_ Mayor

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

**Motion Language:**

Motion to adopt Resolution 2025-\_\_\_, authorizing the Mayor to sign the Adopt A Park Agreements with Clearwater Landscaping, G&G Landscaping, Sun Valley Services, ArborCare Resources, Inc., Webb Lanscaping, and Wood River Baseball for maintenance of adopted Parks during the 2025 park season.  
ACTION ITEM

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_ City Clerk \_\_\_\_\_

**FOLLOW-UP:**

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

**CITY OF HAILEY  
RESOLUTION NO. 2025-**

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY AUTHORIZING THE MEMORANDUM OF UNDERSTANDING WITH CLEARWATER LANDSCAPING, G&G LANDSCAPING, SUN VALLEY SERVICES, ARBORCARE RESOURCES, INC. WEBB LANDSCAPING, AND WOOD RIVER BASEBALL FOR MAINTENANCE OF ADOPTED PARKS DURING THE 2025 PARK SEASON.**

WHEREAS, the City of Hailey desires to enter into a Memorandum of Understanding with each of the landscape companies listed below, under which they will provide landscaping maintenance at their designated park:

1. CLEARWATER LANDSCAPING – Keefer Park
2. G&G LANDSCAPING – Kiwanis Park
3. SUN VALLEY SERVICES – Jimmy’s Garden
4. ARBORCARE RESOURCES, INC – Arboretum
5. WEBB LANDSCAPING – Hop Porter Park
6. WOOD RIVER BASEBALL – Lions Park

WHEREAS, the City of Hailey and park adopters have agreed to the terms and conditions of the Memorandum of Understanding, 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 Memorandum of Understanding between the City of Hailey and the park adopters and that the Mayor is authorized to execute the attached Agreement,

Passed this 10<sup>th</sup> day of March, 2025.

City of Hailey

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk



## MEMORANDUM OF UNDERSTANDING

### Wood River Baseball Association (WRBA) and the CITY OF HAILEY

#### Adopt a Park Program for Lions Park

1<sup>st</sup> This Memorandum of Understanding (MOU) is entered into by WRBA and the City of Hailey (City) this day of March, 2025.

#### RECITALS

- A. The City is the owner of several city parks, including Lions Park, and has established a maintenance program for various city parks (Adopt a Park Program).
- B. WRBA is a local nonprofit association interested in making a civic contribution to the community and participating in the Adopt a Park Program and is willing to maintain Lions Park.
- C. Subject to the terms and conditions of this MOU, the City and WRBA wish to coordinate their activities in the Adopt a Park Program to better provide service to the citizens of Hailey, to avoid duplication of effort by agencies, to implement activities consistent with purposes and policies of the City of Hailey and to promote the civic good will of WRBA.

#### DUTIES AND RESPONSIBILITIES

##### WRBA shall:

1. Oversee the health of the grass of Lions Park and report any problems, including irrigation system malfunction, drainage problems, diseased vegetation, damage or vandalism to Hailey Parks Staff 208-471-8798 or [amy.bain@haileycityhall.org](mailto:amy.bain@haileycityhall.org).
2. Carry no less than one million dollars of liability insurance and provide a copy of the policy to the city.
3. Be solely responsible for payment of payroll and withholding taxes, workers compensation insurance, unemployment insurance, health insurance and retirement benefits for its employees.
4. Procure and maintain a quality grass mower. Mow BOTH Park grass and baseball field grass every week, keep grass at 3in length or greater, prior to home tournament grass may be cut to 2.5in (Mowing heights less than those specified result in physical and/or fiscal damage).
5. Make irrigation system recommendations to the City of Hailey based on the condition of the field.
6. Have access to shut off sprinkler system in the case of an emergency.
7. Maintain storage container on site, keeping it clean and painted and accessible.
8. Participate in blowing out the sprinklers before October 31, coordinate with the city.
9. When needed for the health of the park WRBA will: Notify the city before two weeks of intent to spread fertilizer. Then post notice, provided by City of Hailey of intent to apply fertilizer. Next close

area to the public prior to treating with fertilizer. Finally, all fertilizers will be provided by or approved by the city of Hailey.

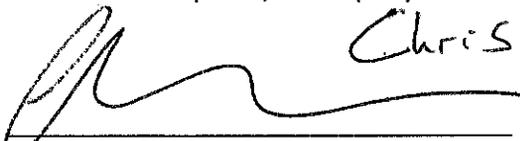
**City shall:**

1. Adjust the irrigation system as needed to maintain a healthy park without puddles or standing water, and without dry and under-watered areas, to the best of the irrigation system's abilities. Comply with Hailey's irrigation rules by irrigating at night on even numbered calendar days.
2. Provide a 2' x 3' foot sign at the entrance to the park with the WRBA logo and contact information.
3. Run a one-time ¼ page thank you ad in the Mountain Express with logo (all adopters in one ad); include the same ad in the City newsletter.
4. Publish one City newsletter article (all adopters in one article).
5. Publish logo listing in City newsletter and on City website.
6. Publish logo listing in Adopt a Park Program guide.
7. Provide spring (April 1<sup>st</sup>) till end of summer (Aug 31<sup>st</sup>) access for daily baseball practice and baseball related events. Provide free use of field for up two home tournaments a year.

**WRBA and the City shall:**

1. Meet at least twice a year as scheduling allows, for ongoing review of activities and adequacy of the terms of this MOU.
2. Inform each other of significant maintenance developments and public events in the maintained area.

**WRBA and the City** will review this MOU one year after signing to determine adequacy. If it is determined that continuing this arrangement is in the best interest of the public and the parties, this MOU may be revised if appropriate and renewed. If this MOU is determined not to meet the needs of the parties and the best interests of the public, either party can terminate it with 30 advance days written notice.

  
Chris Carden  
President  
\_\_\_\_\_  
WRBA

2/9/25  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor, City of Hailey

\_\_\_\_\_  
Date



## MEMORANDUM OF UNDERSTANDING

### Webb Landscape and the CITY OF HAILEY

#### Adopt a Park Program for Hop Porter Park

This Memorandum of Understanding (MOU) is entered into by **Webb Landscape (Webb)** and the **City of Hailey (City)** this 13<sup>th</sup> day of March, 2025.

#### RECITALS

- A. The City is the owner of several city parks, including Hop Porter Park, and has established a maintenance program for various city parks (Adopt a Park Program).
- B. Webb is local landscaping company interested in making a civic contribution to the community and participating in the Adopt a Park Program, and is willing to maintain Hop Porter Park.
- C. Subject to the terms and conditions of this MOU, the City and Webb wish to coordinate their activities in the Adopt a Park Program to better provide service to the citizens of Hailey, to avoid duplication of effort by agencies, to implement activities consistent with purposes and policies of the City of Hailey and to promote the civic good will of Webb.

#### DUTIES AND RESPONSIBILITIES

##### Webb shall:

1. Mow and trim once a week on **Tuesdays**.
2. Blow out the sprinkler system at the end of the irrigation season before October 31, under city oversight.
3. Apply a fertilizer at least twice a year as needed, using chemicals and products provided by Webb; provide MSDS information to the City.
4. Notify City of Hailey two weeks in advance of intent to fertilize.
5. Post notice provided by City of Hailey of intent to apply fertilizer prior to application.
6. Close area to the public prior to treating with fertilizer.  
Oversee the health of the vegetation of Hop Porter Park and report any concerns or problems, including irrigation system malfunction, drainage problems, diseased vegetation, damage or vandalism to **Hailey Parks Staff** 208-471-8798 or [amy.bain@haileycityhall.org](mailto:amy.bain@haileycityhall.org).
7. Carry no less than one million dollars of liability insurance and provide a copy of the policy to the city.
8. Be solely responsible for payment of payroll and withholding taxes, workers compensation insurance, unemployment insurance, health insurance and retirement benefits for its employees.
9. Submit monthly invoices to the City documenting Webb's contribution.

**City shall:**

1. Maintain all playground equipment and buildings.
2. Adjust the irrigation system and clocks as needed to maintain a healthy park without puddles or standing water, and without dry and under-watered areas. Comply with Hailey's irrigation rules by irrigating at night on odd numbered calendar days.
3. Prune trees, bushes and flowers when needed.
4. Empty all garbage and dog pots, and clean bathrooms.
5. Give prior notices of organized park activities to **Brian Ros 720-8014** [brianros@webbland.com](mailto:brianros@webbland.com)
6. Inspect the park after each major event for damage caused by the event.
7. Provide notices to Webb to be posted at treated site.
8. Provide a 2' x 3' foot sign at the entrance to the park with the Webb logo, Gold Leaf Adopter status, and contact information.
9. Publish an 8.5" x 11" company profile with logo and photos in the City newsletter and equivalent on the City website.
10. Run a one-time ¼ page thank you ad in the Mountain Express with logo (all adopters in one ad); include the same ad in the City newsletter.
11. Publish one City newsletter article (all adopters in one article).
12. Publish logo listing in City newsletter and on City website May through October.
13. Publish logo listing in Adopt a Park Program guide.
14. Provide three no-fee park reservations for Webb company events.

**Webb and the City shall:**

1. Meet at least once a month during the season as scheduling allows, for ongoing review of activities and adequacy of the terms of this MOU.
2. Inform each other of significant maintenance developments and public events in the maintained area.
3. Cooperate on joint projects and additional activities when possible.
  - A. Webb shall perform labor for agreed upon cooperative projects at a \$55/hour rate, and provide an invoice to City for such costs.
  - B. City shall provide supplies and materials to agreed upon projects.
  - C. City shall produce a purchase order for supplies and materials.

**Webb and the City** will review this MOU one year after signing to determine adequacy. If it is determined that continuing this arrangement is in the best interest of the public and the parties, this MOU may be revised if appropriate and renewed. If this MOU is determined not to meet the needs of the parties and the best interests of the public, either party can terminate it with 30 advance days written notice.

  
\_\_\_\_\_  
Webb Landscape

2.4.2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor, City of Hailey

\_\_\_\_\_  
Date



## MEMORANDUM OF UNDERSTANDING

### Sun Valley Services and the CITY OF HAILEY

### Adopt a Park Program for Jimmy's Garden

This Memorandum of Understanding (MOU) is entered into by Sun Valley Services (SVS) and the City of Hailey (City) this \_\_\_\_\_ day of March, 2025.

#### RECITALS

- A. The City is the owner of several city parks, including Jimmy's Garden, and has established a maintenance program for various city parks (Adopt a Park Program).
- B. SVS is a local landscaping company interested in making a civic contribution to the community and participating in the Adopt a Park Program, and is willing to maintain Jimmy's Garden.
- C. Subject to the terms and conditions of this MOU, the City and SVS wish to coordinate their activities in the Adopt a Park Program to better provide service to the citizens of Hailey, to avoid duplication of effort by agencies, to implement activities consistent with purposes and policies of the City of Hailey and to promote the civic good will of SVS.

#### DUTIES AND RESPONSIBILITIES

##### SVS shall:

1. Mow and trim once a week on **Mondays**.
2. Perform spring and fall clean-up maintenance as needed, including turf maintenance.
3. Oversee the health of the turf of Jimmy's Garden and report any problems, including irrigation system malfunction, drainage problems, disease problems, damage or vandalism to **Hailey Parks Staff** 208-471-8798 or [amy.bain@haileycityhall.org](mailto:amy.bain@haileycityhall.org).
4. Carry no less than one million dollars of liability insurance and provide a copy of the policy to the city.
5. Be solely responsible for payment of payroll and withholding taxes, workers compensation insurance, unemployment insurance, health insurance and retirement benefits for its employees.
6. Submit monthly invoices to the City documenting SVS' contribution.

##### City shall:

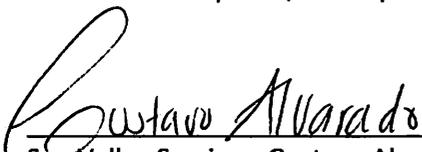
1. Maintain all park equipment and buildings.
2. Adjust the irrigation system and clocks as needed to maintain a healthy park without puddles or standing water, and without dry and under-watered areas. Comply with Hailey's irrigation rules by irrigating at night on odd numbered calendar days.

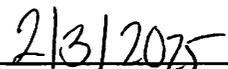
3. Prune trees when needed.
4. Empty all garbage.
5. Apply fertilizers and herbicides as needed to maintain health of the park.
6. Post notice of intent to apply fertilizer or herbicide prior to application.
7. Close area to the public prior to treating with fertilizer or herbicides.
8. Give prior notices of organized park activities to **Gustavo Alvarado 481-0612**  
[gustavo@sunvalleyservicesidaho.com](mailto:gustavo@sunvalleyservicesidaho.com)
9. Inspect the park periodically for damage caused by heavy use.
10. Provide a 2' x 3' foot sign at the entrance to the park with the SVS logo, Silver Leaf Adopter status, and contact information. In the event of a park co-adopter, the sign will be shared with SVS and the co-adopter on the same 2' x 3' sign.
11. Run a one-time ¼ page thank you ad in the Mountain Express with logo (all adopters in one ad); include the same ad in the City newsletter.
12. Publish one City newsletter article (all adopters in one article).
13. Publish logo listing in City newsletter and on City website May through October.
14. Publish logo listing in Adopt a Park Program guide.
15. Provide two no-fee park reservations for SVS company events.

**SVS and the City shall:**

1. Meet at least once a month during the season as scheduling allows, for ongoing review of activities and adequacy of the terms of this MOU.
2. Inform one another of significant maintenance developments and public events in the maintained area.
3. Cooperate on joint projects and additional activities when possible.
  - A. SVS shall perform labor for agreed upon cooperative projects at a \$35/hour rate, and provide an invoice to City for such costs.
  - B. City shall provide supplies and materials to agreed upon projects.
  - C. City shall produce a purchase order for supplies and materials.

**SVS and the City** will review this MOU one year after signing to determine adequacy. If it is determined that continuing this arrangement is in the best interest of the public and the parties, this MOU may be revised if appropriate and renewed. If this MOU is determined not to meet the needs of the parties and the best interests of the public, either party can terminate it with 30 advance days written notice.

  
 \_\_\_\_\_  
 Sun Valley Services, Gustavo Alvarado

  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Mayor, City of Hailey

\_\_\_\_\_  
 Date

Entered  
2/5/25



## MEMORANDUM OF UNDERSTANDING

### Clearwater Landscaping and the CITY OF HAILEY

#### Adopt a Park Program for the Hailey Skate Park

This Memorandum of Understanding (MOU) is entered into by Clearwater Landscaping (Clearwater) and the City of Hailey (City) this \_\_\_ day of March, 2025.

#### RECITALS

A. The City is the owner of several city parks, including the Skate Park, and has established a maintenance program for various city parks (Adopt a Park Program).

B. Clearwater is a local landscaping company interested in making a civic contribution to the community and participating in the Adopt a Park Program, and is willing to maintain the Hailey Skate Park.

C. Subject to the terms and conditions of this MOU, the City and Clearwater wish to coordinate their activities in the Adopt a Park Program to better provide service to the citizens of Hailey, to avoid duplication of effort by agencies, to implement activities consistent with purposes and policies of the City of Hailey and to promote the civic good will of Clearwater.

#### DUTIES AND RESPONSIBILITIES

##### Clearwater shall:

1. Mow and trim once a week.
2. Adjust the irrigation system and clocks as needed to maintain a healthy park without puddles or standing water, and without dry and under-watered areas, to the best of the irrigation system's abilities. Comply with Hailey's irrigation rules by irrigating at night on even numbered calendar days.
3. Blow out the sprinkler system at the end of the irrigation season before October 31, under city oversight.
4. Apply fertilizers, supplied by Clearwater, as needed to maintain health of the park, and provide MSDS information to City.
5. Notify City of Hailey two weeks in advance of intent to fertilize.
6. Post notice provided by City of Hailey of intent to apply fertilizer prior to application, along with MSDS information.
7. Close area to the public prior to treating with fertilizer.
8. Oversee the health of the vegetation of the Skate Park and report any problems, including irrigation system malfunction, drainage problems, diseased vegetation, damage or vandalism to Hailey Parks Staff 208-471-8798 or [amy.bain@haileycityhall.org](mailto:amy.bain@haileycityhall.org).

9. Carry no less than one million dollars of liability insurance and provide a copy of the policy to the city.
10. Be solely responsible for payment of payroll and withholding taxes, workers compensation insurance, unemployment insurance, health insurance and retirement benefits for its employees.

**City shall:**

1. Empty all garbage and dog pots, and provide a portable restroom to the park.
2. Give prior notices of organized park activities to **Matt Hoskins 208-471-0107**  
[mhoskins@clearwaterlandscaping.com](mailto:mhoskins@clearwaterlandscaping.com)
3. Inspect the park after each major event for damage caused by the event.
4. Provide a 2' x 3' foot sign at the entrance to the park with the Clearwater logo, Silver Leaf Adopter status, and contact information.
5. Run a one-time ¼ page thank you ad in the Mountain Express with logo (all adopters in one ad); include the same ad in the City newsletter.
6. Publish one City newsletter article (all adopters in one article).
7. Publish logo listing in City newsletter and on City website June through October.
8. Publish logo listing in Adopt a Park Program guide.
9. Provide two no-fee park reservations for Clearwater company events.

**Clearwater and the City shall:**

1. Meet at least once a month during the season as scheduling allows, for ongoing review of activities and adequacy of the terms of this MOU.
2. Inform each other of significant maintenance developments and public events in the maintained area.
3. Cooperate when possible on joint projects and activities additional to those outlined previously in this agreement. Hailey may request that Clearwater perform repairs to the irrigation system after needed repairs or improvements are identified.
  - A. Clearwater shall perform labor for agreed upon cooperative projects at a \$50/hour rate, and provide an invoice to City for such costs.
  - B. City shall provide supplies and materials to agreed upon projects.
  - C. City shall produce a purchase order for supplies and materials.

**Clearwater and the City** will review this MOU one year after signing to determine adequacy. If it is determined that continuing this arrangement is in the best interest of the public and the parties, this MOU may be revised if appropriate and renewed. If this MOU is determined not to meet the needs of the parties and the best interests of the public, either party can terminate it with 30 advance days written notice.

  
 \_\_\_\_\_  
 Clearwater Landscaping

2/5/25  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Mayor, City of Hailey

\_\_\_\_\_  
 Date



## MEMORANDUM OF UNDERSTANDING

### G&G Landscaping and Snow Removal and the CITY OF HAILEY

#### Adopt a Park Program for **Kiwanis Park**

This Memorandum of Understanding (MOU) is entered into by G&G Landscaping and Snow Removal (G&G) and the City of Hailey (City) this \_\_\_\_\_ day of March, 2025.

#### RECITALS

- A. The City is the owner of several city parks, including Kiwanis Park, and has established a maintenance program for various city parks (Adopt a Park Program).
- B. G&G is a local landscaping company interested in making a civic contribution to the community and participating in the Adopt a Park Program, and is willing to maintain Kiwanis Park.
- C. Subject to the terms and conditions of this MOU, the City and G&G wish to coordinate their activities in the Adopt a Park Program to better provide service to the citizens of Hailey, to avoid duplication of effort by agencies, to implement activities consistent with purposes and policies of the City of Hailey and to promote the civic good will of G&G.

#### DUTIES AND RESPONSIBILITIES

##### G&G shall:

1. Mow and trim once a week on **Mondays**.
2. Blow out the sprinkler system at the end of the irrigation season before October 15, under city oversight.
3. Apply a fertilizer at least twice a year as needed, using chemicals and products provided by the City of Hailey.
4. Notify City of Hailey two weeks in advance of intent to fertilize.
5. Post notices (signs) provided by City of Hailey of intent to apply fertilizer prior to application.
6. Close area to the public prior to treating with fertilizer.
7. Oversee the health of the vegetation of Kiwanis Park and report any problems, including irrigation system malfunction, drainage problems, diseased vegetation, damage or vandalism to **Hailey Parks Staff** 208-471-8798 or [amy.bain@haileycityhall.org](mailto:amy.bain@haileycityhall.org) .
8. Carry no less than one million dollars of liability insurance and provide a copy of the policy to the city.
9. Be solely responsible for payment of payroll and withholding taxes, workers compensation insurance, unemployment insurance, health insurance and retirement benefits for its employees.

**City shall:**

1. Maintain all playground equipment and buildings.
2. Adjust the irrigation system and clocks as needed to maintain a healthy park without puddles or standing water, and without dry and under-watered areas. Comply with Hailey's irrigation rules by irrigating at night on odd numbered calendar days.
3. Prune trees when needed.
4. Empty all garbage and dog pots, and clean bathrooms.
5. Give prior notices of organized park activities to **Jose Guerrero 720-9781, guerreroslandscaping@yahoo.com.**
6. Inspect the park after each major event for damage caused by the event.
7. Provide fertilizer to G&G for application at agreed upon times.
8. Provide notices and MSDS information to G&G to be posted at treated site.
9. Provide a 2' x 3' foot sign at the entrance to the park with the G&G logo, Silver Leaf Adopter status, and contact information.
10. Run a one-time ¼ page thank you ad in the Mountain Express with logo (all adopters in one ad); include the same ad in the City newsletter.
11. Publish one City newsletter article (all adopters in one article).
12. Publish logo listing in City newsletter and on City website June through October.
13. Publish logo listing in Adopt a Park Program guide.
14. Provide two no-fee park reservations for G&G company events.

**G&G and the City shall:**

1. Meet at least once a month during the season as scheduling allows, for ongoing review of activities and adequacy of the terms of this MOU.
2. Inform each other of significant maintenance developments and public events in the maintained area.
3. Cooperate on joint projects and additional activities when possible.
  - A. G&G shall perform labor for agreed upon cooperative projects at a \$55/hour rate, and provide an invoice to City for such costs.
  - B. City shall provide supplies and materials to agreed upon projects.
  - C. City shall produce a purchase order for supplies and materials.

**G&G and the City** will review this MOU one year after signing to determine adequacy. If it is determined that continuing this arrangement is in the best interest of the public and the parties, this MOU may be revised if appropriate and renewed. If this MOU is determined not to meet the needs of the parties and the best interests of the public, either party can terminate it with 30 advance days written notice.

  
\_\_\_\_\_  
G&G Landscaping and Snow Removal

2-7-2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor, City of Hailey

\_\_\_\_\_  
Date



## MEMORANDUM OF UNDERSTANDING

### Clearwater Landscaping and the CITY OF HAILEY

#### Adopt a Park Program for Keefer Park

This Memorandum of Understanding (MOU) is entered into by Clearwater Landscaping (Clearwater) and the City of Hailey (City) this \_\_\_ day of March, 2025.

#### RECITALS

- A. The City is the owner of several city parks, including Keefer Park, and has established a maintenance program for various city parks (Adopt a Park Program).
- B. Clearwater is a local landscaping company interested in making a civic contribution to the community and participating in the Adopt a Park Program, and is willing to maintain Keefer Park.
- C. Subject to the terms and conditions of this MOU, the City and Clearwater wish to coordinate their activities in the Adopt a Park Program to better provide service to the citizens of Hailey, to avoid duplication of effort by agencies, to implement activities consistent with purposes and policies of the City of Hailey and to promote the civic good will of Clearwater.

#### DUTIES AND RESPONSIBILITIES

##### Clearwater shall:

1. Adjust the irrigation system and clocks as needed to maintain a healthy park without puddles or standing water, and without dry and under-watered areas, to the best of the irrigation system's abilities. Comply with Hailey's irrigation rules by irrigating at night on even numbered calendar days.
2. Blow out the sprinkler system at the end of the irrigation season before October 31, under city oversight.
3. ~~Apply fertilizers, supplied by Clearwater, as needed to maintain health of the park, and provide MSDS information to City.~~
4. Notify City of Hailey two weeks in advance of intent to fertilize.
5. Post notice provided by City of Hailey of intent to apply fertilizer prior to application, along with MSDS information.
6. Close area to the public prior to treating with fertilizer.
7. Oversee the health of the vegetation of Keefer Park and report any problems, including irrigation system malfunction, drainage problems, diseased vegetation, damage or vandalism to Hailey Parks Staff 208-471-8798 or [amy.bain@haileycityhall.org](mailto:amy.bain@haileycityhall.org).
8. Carry no less than one million dollars of liability insurance and provide a copy of the policy to the city.

9. Be solely responsible for payment of payroll and withholding taxes, workers compensation insurance, unemployment insurance, health insurance and retirement benefits for its employees.

**City shall:**

1. Mow and trim once a week on **Tuesdays**.
2. Maintain all playground equipment and buildings.
3. Prune trees, bushes and flowers when needed.
4. Empty all garbage and dog pots, and clean bathrooms.
5. Give prior notices of organized park activities to **Matt Hoskins 208-471-0107**  
**mhoskins@clearwaterlandscaping.com**
6. Inspect the park after each major event for damage caused by the event.
7. Provide a 2' x 3' foot sign at the entrance to the park with the Clearwater logo, Gold Leaf Adopter status, and contact information.
8. Publish an 8.5" x 11" company profile with logo and photos in the City newsletter and equivalent on the City website.
9. Run a one-time ¼ page thank you ad in the Mountain Express with logo (all adopters in one ad); include the same ad in the City newsletter.
10. Publish one City newsletter article (all adopters in one article).
11. Publish logo listing in City newsletter and on City website May through October.
12. Publish logo listing in Adopt a Park Program guide.
13. Provide three no-fee park reservations for Clearwater company events.

**Clearwater and the City shall:**

1. Meet at least once a month during the season as scheduling allows, for ongoing review of activities and adequacy of the terms of this MOU.
2. Inform each other of significant maintenance developments and public events in the maintained area.
3. Cooperate when possible on joint projects and activities additional to those outlined previously in this agreement. Hailey may request that Clearwater perform repairs to the irrigation system after needed repairs or improvements are identified.
  - A. Clearwater shall perform labor for agreed upon cooperative projects at a \$50/hour rate, and provide an invoice to City for such costs.
  - B. City shall provide supplies and materials to agreed upon projects.
  - C. City shall produce a purchase order for supplies and materials.

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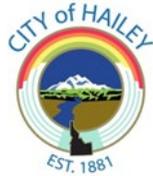
**Clearwater and the City** will review this MOU one year after signing to determine adequacy. If it is determined that continuing this arrangement is in the best interest of the public and the parties, this MOU may be revised if appropriate and renewed. If this MOU is determined not to meet the needs of the parties and the best interests of the public, either party can terminate it with 30 advance days written notice.

  
\_\_\_\_\_  
Clearwater Landscaping

2/5/25  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor, City of Hailey

\_\_\_\_\_  
Date



## MEMORANDUM OF UNDERSTANDING

### ArborCare Resources, Inc. and the CITY OF HAILEY

Adopt a Park Program for **Hailey Native Tree and Shrub Arboretum** (Arboretum)

This Memorandum of Understanding (MOU) is entered into by **ArborCare Resources, Inc.** and the **City of Hailey** (City) this 1st day of March, 2025.

#### RECITALS

- A. The City is the owner of several city parks, including the Arboretum, and has established a maintenance program for various city parks (Adopt a Park Program).
- B. ArborCare Resources, Inc. is a local tree care company interested in making a civic contribution to the community and participating in the Adopt a Park Program and is willing to maintain the Arboretum.
- C. Subject to the terms and conditions of this MOU, the City and ArborCare Resources, Inc. wish to coordinate their activities in the Adopt a Park Program to better provide service to the citizens of Hailey, to avoid duplication of effort by agencies, to implement activities consistent with purposes and policies of the City of Hailey and to promote the civic good will of ArborCare Resources, Inc.

#### DUTIES AND RESPONSIBILITIES

##### ArborCare Resources, Inc. shall:

1. Oversee the health of the trees and vegetation of the Arboretum and report any problems, including irrigation system malfunction, drainage problems, diseased vegetation, damage or vandalism to **Hailey Parks Staff** 208-471-9798 or [amy.bain@haileycityhall.org](mailto:amy.bain@haileycityhall.org).
2. Carry no less than one million dollars of liability insurance and provide a copy of the policy to the city.
3. Be solely responsible for payment of payroll and withholding taxes, workers compensation insurance, unemployment insurance, health insurance and retirement benefits for its employees.

##### City shall:

1. Adjust the irrigation system as needed to maintain a healthy park without puddles or standing water, and without dry and under-watered areas, to the best of the irrigation system's abilities. Comply with Hailey's irrigation rules by irrigating at night on even numbered calendar days.
2. Provide a 2' x 3' foot sign at the entrance to the park with the ArborCare Resources, Inc. logo, Silver Leaf Adopter status, and contact information.

3. Run a one-time ¼ page thank you ad in the Mountain Express with logo (all adopters in one ad); include the same ad in the City newsletter.
4. Publish one City newsletter article (all adopters in one article).
5. Publish logo listing in City newsletter and on City website June through October.
6. Publish logo listing in Adopt a Park Program guide.
7. Provide two no-fee park reservations for ArborCare Resources, Inc. company events.

**ArborCare Resources, Inc. and the City shall:**

1. Meet at least twice a year as scheduling allows, for ongoing review of activities and adequacy of the terms of this MOU.
2. Inform each other of significant maintenance developments and public events in the maintained area.
3. Cooperate when possible on joint projects and activities additional to those outlined previously in this agreement. Hailey may request that ArborCare Resources, Inc. perform additional tree maintenance if tree health issues are identified.
  - A. ArborCare Resources, Inc. shall perform labor for agreed upon cooperative projects, and provide an invoice to City for such costs.
  - B. City shall provide supplies and materials to agreed upon projects.
  - C. City shall produce a purchase order for supplies and materials.

**ArborCare Resources, Inc. and the City** will review this MOU one year after signing to determine adequacy. If it is determined that continuing this arrangement is in the best interest of the public and the parties, this MOU may be revised if appropriate and renewed. If this MOU is determined not to meet the needs of the parties and the best interests of the public, either party can terminate it with 30 advance days written notice.



\_\_\_\_\_  
ArborCare Resources, Inc.

02/07/2025

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor, City of Hailey

\_\_\_\_\_  
Date

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/14/2025 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

-----  
**SUBJECT:** Consideration of a Special Event Application submitted by the Chamber to host the event, Springfest, Block party on April 25, 2025.  
-----

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 16  
(IFAPPLICABLE)

-----  
**BACKGROUND:** This event has taken place periodically throughout the years, but not for three (3) consecutive years.

The Applicant is seeking Council approval to host the Special Event, Springfest. The event will be held on 1<sup>st</sup> Avenue N., between Bullion Street and Carbonate Street. The event is scheduled for April 25, 2025, from 3pm- 8pm, for approximately 100 attendees. Springfest is a block party event that promotes local businesses.

The approval is pending a Certified Traffic Control Plan that the Applicant will submit for compliance reviewed by city staff.

**ATTACHMENTS:**

- 1. Special Event Application: Springfest

-----  
**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 the Special Event Application for Springfest on April 25, 2025, from 3pm- 8pm, located on 1<sup>st</sup> Avenue N., between Bullion and Carbonate Streets.

-----  
**ADMINISTRATIVE COMMENTS/APPROVAL:**

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

-----  
**ACTION OF THE CITY COUNCIL:** Motion to approve the Special Event Application for Springfest on April 25, 2025, from 3pm- 8pm, located on 1<sup>st</sup> Avenue N., between Bullion and Carbonate Streets.

Date \_\_\_\_\_ City Clerk \_\_\_\_\_

-----  
**FOLLOW-UP:**

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

4



# APPLICATION FOR SPECIAL EVENT – Public Access & ROW

- AMPLIFIED SOUND PERMIT
- BANNER DISPLAY APPLICATION
- BEVERAGE CATERING PERMIT
- ENVIRONMENTAL RESILIENCY PLAN

- OVERNIGHT CAMPING
- STREET CLOSURE
- TRAFFIC CONTROL PLAN
- POLICE CONTROL SERVICES REQUIRED

City Staff Contacts			
Community Development Department	Ashley Dyer, City Planner - Special Event Applications for Right of Ways and Public Access, except Town Center West.	(208) 788-9815 x2027	<a href="mailto:ashley.dyer@haileycityhall.org">ashley.dyer@haileycityhall.org</a>
	Emily Rodrigue, Sustainability & City Planner - Environmental Resiliency Plans	(208) 788-9815 x2017	<a href="mailto:emily.rodrigue@haileycityhall.org">emily.rodrigue@haileycityhall.org</a>
Public Works Department	Nancy Arellano, Public Works Coordinator - Special Event Applications for Parks	(208) 788-4221	<a href="mailto:nancy.arellano@haileycityhall.org">nancy.arellano@haileycityhall.org</a>
	Emily Williams, Sustainability & Grants Coordinator - Environmental Resiliency Plans	(208) 788-9830 x4231	<a href="mailto:emily.williams@haileycityhall.org">emily.williams@haileycityhall.org</a>
Clerk's Office	Dalia Carrillo, Deputy City Clerk - Banner Applications - Beverage Catering Permits - Local Option Tax	(208) 788-4221 x1512	<a href="mailto:dalia.carillo@haileycityhall.org">dalia.carillo@haileycityhall.org</a>
Library	Kristin Fletcher, Programs & Engagement Manager - Special Event Applications for Town Center West building	(208) 788-2036	<a href="mailto:kristin.fletcher@haileypubliclibrary.org">kristin.fletcher@haileypubliclibrary.org</a>

EVENT NAME: Spring Fest - Hailey Street Party

LOCATION FOR EVENT (Be specific - i.e., Hop Porter Park, all of 1<sup>st</sup> Avenue between Walnut and Pine, 115 Main St. S.):

Public Property     Private Property  
N 1<sup>st</sup> Ave between Bullion & Carbonate

I. EVENT SCHEDULE: **Special Events are limited to four days, including set-up and tear-down days. No more than eight events per calendar year can be conducted by a single party or organization, unless a modification is granted by the City Council.**

Date(s) of Event	Hours	Estimated # of Attendees
<u>4/25/25</u>	Start Time: <u>4:00p</u> End Time: <u>7pm</u>	All Day: <u>250</u>
_____	Start Time: _____    End Time: _____	All Day: _____
Date(s) of Set-up/Tear-down	Hours	Estimated # Staff
<u>4/25/25</u>	Start Time: <u>3:00p</u> End Time: <u>8pm</u>	<u>15</u>
_____	Start Time: _____    End Time: _____	_____

### II. FEES

Special Event Permit Application Fee            \$150     \_\_\_\_\_  
Per Day Park Rental Fee: # of Days \_\_\_\_\_ x    \$346     \_\_\_\_\_

Events that meet **both of the following criteria** may be exempted from Park Rental Fee by resolution of the City Council:

Non-profit event that is held annually within the City of Hailey for at least ten consecutive years and consistently draw large numbers of participants and spectators.

Tax Exempt #: \_\_\_\_\_

Promoted locally and regionally within the state and the northwest.

Tax (on park rental fees only)                            6%     \_\_\_\_\_

TOTAL DUE AT TIME OF SUBMITTAL:                            \$150.00

**III. ORGANIZATION INFORMATION:**

Sponsoring Organization: The Chamber  
 Applicant's Name: Mike McKenna Title: Executive Director  
 Address: 871 S. main St. City: Hailey State: ID Zip: 83333  
 Telephone Home: 208-788-3484 Mobile: 760-914-1877 FAX: \_\_\_\_\_  
 Applicant Driver's License #: FAL12619C Email: mikecvalleychamber.org

**IV. EVENT INFORMATION:**

New Event: Yes  No \_\_\_\_\_  
 Annual Event: Yes \_\_\_\_\_ No \_\_\_\_\_ Years in Operation \_\_\_\_\_  
 Event Category:  Commercial  Noncommercial  
 Estimate of Gross Ticket Sales & Revenues (commercial event only): \_\_\_\_\_  
 Description of Event: block party w/ local businesses

**V. INSURANCE REQUIREMENTS:** A COMPREHENSIVE GENERAL LIABILITY Insurance policy must be maintained with coverage of not less than \$1,000,000.00 combined single limit per occurrence. Each policy shall be written as a primary policy, not contributing with or in excess of any coverage which the City may carry. **A certificate naming the City of Hailey, Blaine County, Idaho as additional insured shall be delivered to the City of Hailey with this application.** The adequacy of all insurance required by these provisions shall be subject to approval by the City Clerk. Failure to maintain any insurance coverage required by this agreement shall be cause for immediate termination of the application.

Insurance Company: Bisnett Agent Name: Jillian Wickern  
 Phone: 563-635-4482 Fax: \_\_\_\_\_ Email: jillian@bisnett.com

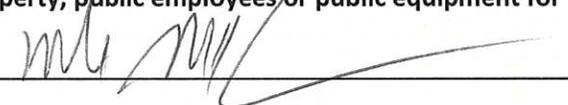
**SPECIAL EVENT ACTIVITIES PLANNED**

It is the sole responsibility of the Applicant to coordinate activities planned. All event materials and related items are to be furnished by the applicant unless arrangements are made prior to the event (\*Additional fees may apply).

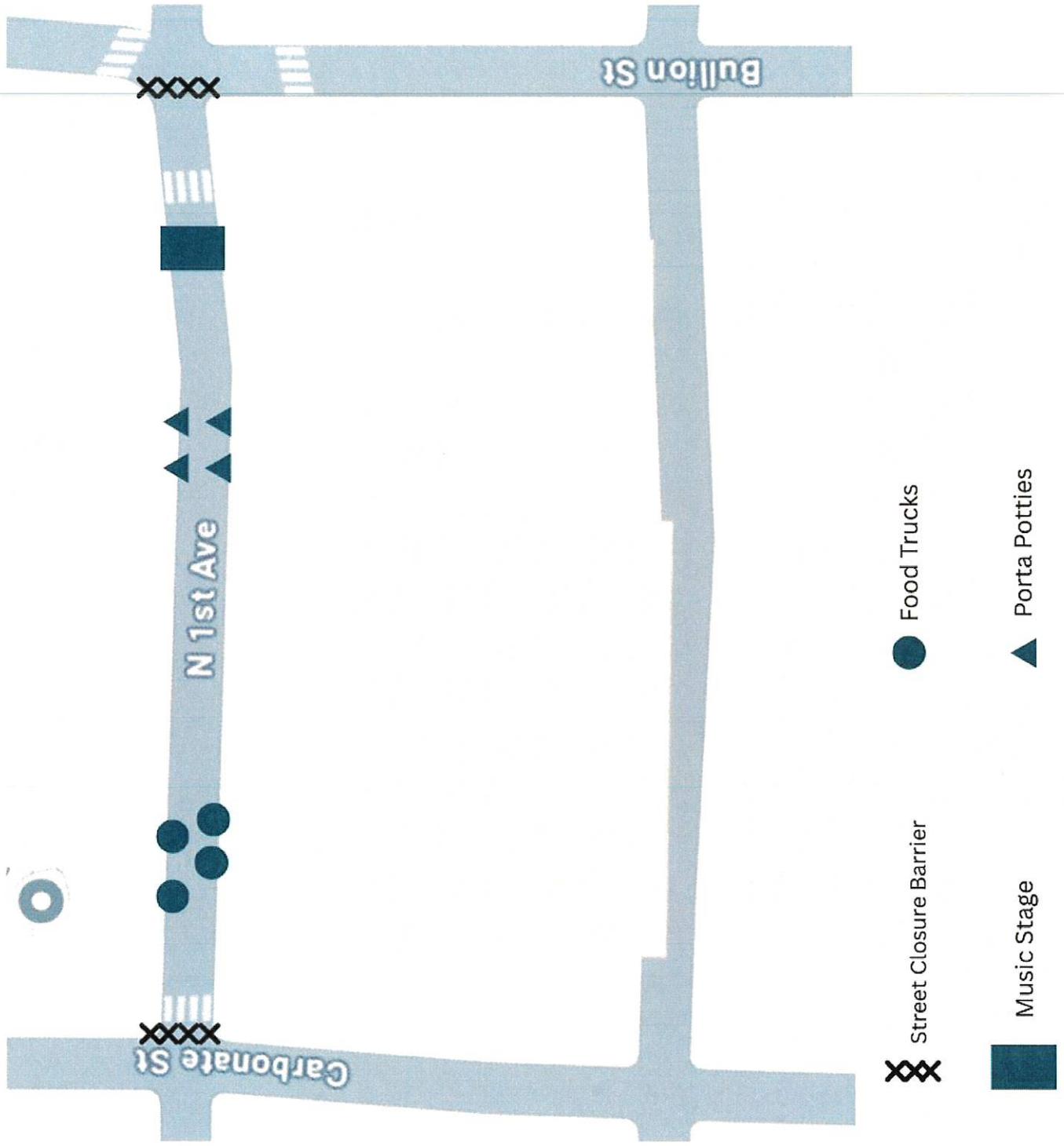
Planned Activity or Location	Yes	No	Requirements	Yes	No
Alcohol Served or Sold	<input checked="" type="checkbox"/>		Alcohol Beverage Catering Permit	<input checked="" type="checkbox"/>	
Amplified Sound	<input checked="" type="checkbox"/>		Amplified Sound Permit - Maximum amplification: 90 dB - Permissible hours: 10am-10pm	<input checked="" type="checkbox"/>	
Banner (over Main Street)			Banner Application		
Electricity/Generators			Explanation of use		
100 Event Attendees or More	<input checked="" type="checkbox"/>		Portable Toilets and Wash Stations - Contact Clear Creek Disposal can provide services, call (208) 726-9600 - # of regular portable toilets provided: <u>2</u> - # of ADA portable toilets provided: <u>1</u>		
			Site plan		
250 Event Attendees or More	<input checked="" type="checkbox"/>		Security Plan - If Hailey Police Dept officers are required, the Applicant will be charged \$40/hr per officer		
			Environmental Resiliency Plan - No single-use plastics - One (1) or more compost waste bins - One (1) or more recycle waste bins		
			Comprehensive general liability insurance policy - Certificate with coverage of \$1,000,000.00 or more - You may partner with another organization to use their insurance		

500 Event Attendees or More		Provide one (1) six-yard dumpster - Contact Clear Creek Disposal can provide services, call (208) 726-9600		
		Provide one (1) six-yard dumpster - Contact Clear Creek Disposal can provide services, call (208) 726-9600		
		Security Plan - If Hailey Police Dept officers are required, the Applicant will be charged \$40/hr per officer		
		Environmental Resiliency Plan - No single-use plastics - One (1) or more compost waste bins One (1) or more recycle waste bins		
		Comprehensive general liability insurance policy - Certificate with coverage of \$1,000,000.00 or more You may partner with another organization to use their insurance		
Food/Beverage Caterers	X	List caterers or vendors <i>Sawtooth Brewery</i>		
Gray Water or Grease Barrel		Explanation of disposal		
Lighting		Explanation of use		
Medical Services		EMT Standby - Applicant will be charged \$35/hr for EMS Standby		
		Ambulance		
Open Flame or, flame producing devices		Site plan		
		Device specifications		
Overnight camping		Specify City Designated Area		
Portable Toilets and/or Wash Stations	X	Site plan		
Public Street and/or Alley Location	X	<b>Certified Traffic Management Plan</b> - Road Work Ahead can create certified Traffic Management Plans, call (208) 734-4444. - An ITD permit is required for Main Street Closures.		
		ITD Permit for Main Street Closures		
		Route Map		
Vendors		Vendor/Items Sold List		
		Temporary Structure Sizes & Site Plan		
Water		Drinking Station Plan - All single-use petroleum-based plastics are prohibited; compostable bioplastics are allowed.		

Your Event Organizer is responsible for providing a complete list of event activities including a list of suppliers providing services. An event logistics map is required, detailing the location for all road closures, event set up, canopies, stages, vendors, booths, and any other major services or activities planned. I hereby certify that I have read and will abide by the laws, rules and regulations set forth by the City of Hailey, Blaine County, and the State of Idaho, and in signing this application, I hereby agree that I and the organization I represent, shall hold the City of Hailey and all of its agents or employees free and blameless from any claim, liability or damage which may arise from use of City facilities or equipment, whether or not the City of Hailey, its agents or employees are jointly negligent. I further agree to promptly reimburse the City of Hailey and all of its agents for any clean up loss or damage to City property resulting from this use, as well as permitting, staffing, equipment use/rental, property use/rental, clean up, inspections involving the use of public property, public employees or public equipment for the Special Event.

Event Organizer's Signature:  Date: 3/25/25

# 2025 Hailey Block Party Map





RECEIVED

APR 07 2025

Per \_\_\_\_\_

**STREET CLOSURE FOR SPECIAL EVENT**

**I. EVENT NAME:** Spring Fest Street Party

The above listed event received a street closure permit for a community event.

**STREET CLOSURE DATES:** April 25, 2025

**STREET CLOSURE TIMES:** 3pm - 8pm

**Route/street closure map must be attached.**

Names of streets to be closed (attach further closures on a separate sheet if needed)		
<u>N 1st Ave</u>	Between (street) <u>Bullion</u>	And (street) <u>Carbonate</u>
	Between (street)	And (street)
Time of Street Closure	Start: <u>3pm</u>	End: <u>8pm</u>
Participant type and number of entries of each type (check all that apply):		
<input checked="" type="checkbox"/> Participants/Spectators _____ <input type="checkbox"/> Animals _____ <input type="checkbox"/> Vehicles _____ <input type="checkbox"/> Floats _____ <input type="checkbox"/> Busses _____ <input type="checkbox"/> Bikes _____		

**II. FEES**

Street Closure for Special Event Fee \$258  \_\_\_\_\_

**TOTAL DUE AT TIME OF SUBMITTAL:** \$258.00

**I certify that the entities listed below have been notified about my upcoming special event.**

Signature of Sponsor or Authorized Representative	<u>[Signature]</u>	Date	<u>3/31/25</u>
---	--------------------	------	----------------

Name/Business	Address	Phone	Email
<u>Hangan Bread</u>	<u>111 1st Ave</u>	<u>562-248-9323</u>	
<u>JAVA</u>	<u>111 1st Ave</u>	<u>208-788-2399</u>	
<u>First Life</u>	<u>111 1st Ave</u>	<u>208-203-8359</u>	
<u>Nature Conservancy</u>	<u>116 1st Ave</u>	<u>208-788-8968</u>	
<u>Hailey EYE CENTER</u>	<u>110 1st Ave</u>	<u>208-788-7120</u>	
<u>YA YAS</u>	<u>101 1st Ave</u>	<u>208-913-0086</u>	

APR 07 2025



**AMPLIFIED SOUND PERMIT APPLICATION**

Per \_\_\_\_\_

**Instructions:**

Fill in the details on the application and return it to the Special Events Administrator. It will then be forwarded to the appropriate authority for approval and signature. The completed and signed application will act as your permit and will be forwarded to you once approvals and signatures are completed.

**It is important for the success of your event that surrounding residents and businesses are aware of the event and to have a contact for the event.** It is your responsibility to notify all residents and businesses in the immediate area that may be affected by the events amplified music prior to the event. On the back of this permit is a form entitled "Notification of Amplified Sound Event" to be used for notification. Please fill out the form, copy and distribute it to your event neighbors.

By notifying surrounding residents in advance of your event, it is the expectation of the City of Hailey that you will take the opportunity to correct amplification levels if you are contacted directly.

Events may require an Amplified Sound Permit to be filed along with a Special Events Permit. The Hailey Municipal Code does exempt certain events as a special event; however, an Amplified Sound Permit may be required. Please contact the Community Development Assistant, Robyn Davis, at 208-788-9815 x27 to help determine the requirements for your event.

**Applicable Requirements:** There is no fee for the administrative review of this application or the first Hailey Police Department visit to your event, for visits 2 and more the fee charged to the applicant will be \$25.00 per visit. The allowable sound decibel level is – **(90) dB maximum and sound may only be amplified between the hours of 10 am and 10 pm.**

Name of Applicant: Mike McKenna Phone: 208-788-8484  
 Address of Applicant: 701 S. Main St. Hailey, ID 83333  
 Type of Event: Spring Fest - Street Party  
 Location of Event: N 1st Ave between Bullion & Carbonate  
 Date of Event: April 25th, 2025 Number of People Expected: 250  
 Time of Amplification: From 4:00pm to 7:00pm

**By signing this application, you are confirming the receipt and knowledge of the applicable requirements and agree to comply with them.** In the event the Police Department has to intervene, the permit may be voided if found to not be in compliance with the applicable requirements.

Signature of Applicant: [Signature] Date: 3/25/25

**When signed by the Police Chief or designee, a copy of the signed application will be your permit.**

Chief of Police, or designee Signature: [Signature] Date: 4/17/25

<input type="checkbox"/> <b>Permit Approved</b> <span style="float: right;">(For City Use Only)</span>
<input type="checkbox"/> <b>Not Approved (check reason below)</b>
<input type="checkbox"/> Use of the equipment would constitute a detriment to traffic safety;
<input type="checkbox"/> The issuance of the permit would be otherwise detrimental to the public health, safety or welfare;
<input type="checkbox"/> The issuance of the permit will substantially interfere with the peace and quiet of the neighborhood or the community;
<input type="checkbox"/> The applicant would violate the provisions of this Code or any other law.

**NOTIFICATION OF AMPLIFIED SOUND EVENT**

I, Mike McLENNAN, of CHAMBER  
(Name of Applicant) (Address of event)

intend to hold an event with amplified sound on 4/25/25, between the hours of  
(Date)

4 pm and 7 pm.  
(from) (to)

I have completed an application to the City of Hailey for an **Amplified Sound Permit** and as part of the permit process, residents and businesses in the immediate area that may be affected by this event are to be advised in advance that there will be amplified sound on the dates and times set forth above.

If the amplification is too loud, it is requested you contact me directly at 760-914-1877  
(Phone number at event)  
so that I may correct the decibel level of the sound.

*Thank you for your cooperation.*

Signature: [Handwritten Signature] Date: 3/25/25



**NOTIFICATION OF AMPLIFIED SOUND EVENT**

I, \_\_\_\_\_, of \_\_\_\_\_  
(Name of Applicant) (Address of event)

intend to hold an event with amplified sound on \_\_\_\_\_, between the hours of  
(Date)

\_\_\_\_\_ and \_\_\_\_\_.  
(from) (to)

I have completed an application to the City of Hailey for an **Amplified Sound Permit** and as part of the permit process, residents and businesses in the immediate area that may be affected by this event are to be advised in advance that there will be amplified sound on the dates and times set forth above.

If the amplification is too loud, it is requested you contact me directly at \_\_\_\_\_  
(Phone number at event)  
so that I may correct the decibel level of the sound.

*Thank you for your cooperation.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Return to Agenda**





# ALCOHOL BEVERAGE LICENSE APPLICATION

### APPLICATION FOR:

Liquor	\$562.50	<input checked="" type="checkbox"/>	\$562.50
Wine by the Drink	\$200.00	<input checked="" type="checkbox"/>	\$200.00
Beer by the Drink	\$200.00	<input checked="" type="checkbox"/>	\$200.00
Grocery Sale of Wine	\$200.00	<input type="checkbox"/>	
Grocery Sale of Beer	\$50.00	<input type="checkbox"/>	

### APPLICATION IS:

New License  
 Renewal  
 Resort Restaurant

TOTAL DUE: \$962.50

Applicant Name: The Goozeman LLC

Business Name: Tacos 208

Business Physical Address: 107 S Main St. Hailey, ID 83333

Business Mailing Address: PO Box 2716 Hailey ID 83333

Business Phone Number: (208) 721-0958

Property Owner (if different from applicant): Steven Hogan

*(Applicant must attach certified copy of lease showing that owner consents to sale of alcohol on premises.)*

I hereby certify that the above statements are true, complete and correct to the best of my knowledge. I further certify that I have applied for and received the Idaho State Liquor License (copy attached) and the Blaine County Liquor License (copy attached).

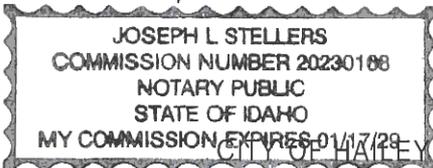
Stephen Hogan  
Applicant Signature

03/24/25  
Date

Subscribed and sworn to before me this

24<sup>th</sup> day of March, 2025

Joseph L. Stellers  
City Clerk or Designee      Notary Public  
Joseph Stellers



<i>Official Use Only</i>	
State License No.	<u>4290</u>
County License No.	<u>2025-88</u>
City License No.	_____
Date Approved by Council	_____
Chief of Police	_____

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221



# BUSINESS QUESTIONNAIRE

Business Name: "Tacos 208" (The goozeman LLC)  
 DBA Name: Tacos 208  
 Physical Address: 107 S main St. Hailey ID 83333

### Officers and/or Directors:

Title: Stephanie L. Guzman Name: Governor / Owner  
 Address: 851 Sherrandoah Dr #301 Hailey, ID 83333

Title: Jacqueline Guzman Name: Governor / Owner  
 Address: 512 N. 6th

Title: Governor Name: Gisel Guzman Gutierrez  
 Address: 512 N 6th St Bellevue, ID 83313

Registered Agent:  
**Stockholders** Emanuel Guzman 512 N 6th St  
Bellevue, ID

Name: Amando Guzman Name: \_\_\_\_\_  
 Address: 512 N 6th St Address: \_\_\_\_\_  
Bellevue ID

Name: Ernestina M Guzman Name: \_\_\_\_\_  
 Address: 512 N 6th St Address: \_\_\_\_\_  
Bellevue ID

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_

I hereby certify that each officer, director and stockholder is the real party in interest with respect to his portion and is not acting directly or indirectly as an agent, employee or representative to any other person not reported to the board.

X Stephanie Guzman  
 Signature

X Owner  
 Title



# PERSONAL AFFIDAVIT IN SUPPORT OF ALCOHOL BUSINESS LICENSE

Full Name: Stephanie Guzman

\* SSN: 603-48-8859 DOB: 03/03/1991

Business Address: PO Box 2716 Hailey, ID 83333 Business Phone: 208 721-0958

Home Address: 851 Shenandoah Drive K307 Hailey, ID 83333 Home Phone: Same as above

I am or will be: Sole Owner  Partner  Officer   
Director  Stock Holder  Manager

Do you have any direct or indirect interest in any other business for the sale of alcoholic beverages?  
Yes \_\_\_ No   
If yes, please explain: \_\_\_\_\_

Have you ever had an alcohol license denied, suspended or revoked?  
Yes \_\_\_ No   
If yes, please explain: \_\_\_\_\_

Have you within the last three (3) years been convicted of any violation in any of these United States relating to the importation, transportation, manufacture or sale of alcoholic liquor or beer?  
Yes \_\_\_ No

Have you within the last five (5) years been convicted of, paid a fine, been placed on probation, received a deferred sentence or withheld judgment, or completed any sentence of confinement for any felony?  
Yes \_\_\_ No   
If yes, please explain: \_\_\_\_\_

I have read all of the above, and declare under penalty of perjury that each and every statement made is true, correct and complete.

Stephanie Guzman  
Applicant Signature

2025

BLAINE COUNTY  
STATE OF IDAHO

No. 2025-88

### RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT THE GOOZEMAN LLC  
doing business as TACOS 208  
at 107 S MAIN ST, HAILEY, ID 83333  
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of

Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 03/20/2025

Transfer Fee	40.00
Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$0.00
Wine by the bottle	\$0.00
Liquor	\$187.50
<b>Total</b>	<b>\$40.00</b>

\_\_\_\_\_  
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2025.  
Witness my hand and seal this 1 day of April, 2025

*Angus McCleary*

\_\_\_\_\_  
Chairman

*Matty Davis*

\_\_\_\_\_  
Commissioner

*Lindsay Molleneaux*

\_\_\_\_\_  
Commissioner

*S. McDowell*  
\_\_\_\_\_  
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)



# Idaho State Police

## Retail Alcohol Beverage License

Cycle Tracking Number: 161357  
ISLD ID: 9831

Premises Number: 5B-52  
Incorporated City

License Year: 2025  
License Number: 4290

Tied License - Steve Hogan (stevehogan11@yahoo.com)

*This is to certify, that*      The Goozeman LLC  
*doing business as:*          Tacos 208

*is licensed to sell alcoholic beverages as stated below at:*  
107 S Main St , Hailey, Blaine County

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$375.00</u>
Beer	Yes	<u>\$20.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$395.00



Signature of Licensee, Corporate Officer, LLC Member or Partner

THE GOOZEMAN LLC  
TACOS 208  
PO BOX 2716

HAILEY, ID 83333

*Mailing Address*

License Valid: 03/20/2025 - 07/31/2025

**Expires: 07/31/2025**



Director of Idaho State Police





# Balance Sheet

Tacos 208

As of March 24, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
Cash	30,768.30
Checking	-1,323.02
Wells Fargo Way2Save® Savings (3538) - 1	-24,364.10
<b>Total for Bank Accounts</b>	<b>\$5,081.18</b>
Accounts Receivable	
Other Current Assets	
Inventory Asset	280.00
Payments to deposit	116,705.02
Prepaid expenses	13,949.71
<b>Total for Other Current Assets</b>	<b>\$130,934.73</b>
<b>Total for Current Assets</b>	<b>\$136,015.91</b>
Fixed Assets	
Red Truck	26,000.00
Taco Trailer	48,258.41
<b>Total for Fixed Assets</b>	<b>\$74,258.41</b>
Other Assets	
Generators	3,000.00
Storage Traller	3,000.00
<b>Total for Other Assets</b>	<b>\$6,000.00</b>
<b>Total for Assets</b>	<b>\$216,274.32</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	1,417.09
<b>Total for Accounts Payable</b>	<b>\$1,417.09</b>
Credit Cards	
Other Current Liabilities	
Direct Deposit Payable	
Payroll Liabilities	0
CA PIT / SDI	
Federal Taxes (941/943/944)	12,963.47
Federal Unemployment (940)	155.61
ID Income Tax	1,920.00
ID Unemployment Tax	736.15

# Balance Sheet

Tacos 208

As of March 24, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Total for Payroll Liabilities</b>	<b>\$15,775.23</b>
Square Sales Tax Payable	14,608.84
Tips	17,478.49
<b>Total for Other Current Liabilities</b>	<b>\$47,862.56</b>
<b>Total for Current Liabilities</b>	<b>\$49,279.65</b>
Long-term Liabilities	
<b>Total for Liabilities</b>	<b>\$49,279.65</b>
Equity	
Retained Earnings	85,966.34
Net Income	
Opening balance equity	80,696.83
Owner investments	331.50
<b>Total for Equity</b>	<b>\$166,994.67</b>
<b>Total for Liabilities and Equity</b>	<b>\$216,274.32</b>

## **COMMERCIAL LEASE AGREEMENT**

THIS COMMERCIAL LEASE AGREEMENT is entered into this day of February 5, 2025 between Steven Hogan, a single man, hereinafter referred to as "Landlord," and The Goozeman LLC, an Idaho Limited Liability Company, doing business as Tacos 208 hereinafter referred to as "Tenant." Landlord and Tenant are hereinafter referred to individually as a "party" and collectively as the "parties."

### **RECITALS**

- A. Landlord is the owner of certain real property with the street address of 107 South Main Street, Hailey, Idaho, more particularly described as follows: Lot 4, Block 32 of the Original Hailey Townsite, as shown on the official Plat of the City of Hailey on file in the office of the Blaine County Recorder ("Property").
- B. Tenant desires to operate a restaurant and bar in the building located on the Property and therefore Tenant desires to lease from Landlord the Property, building, and all attachments, fixtures and improvements and Retail Beverage License #4290\_5B-52\_\_ located at the Property which are hereinafter collectively referred to as the "Premises."
- C. This Lease Agreement is contingent and conditioned upon Landlord's and Tenant's completed Lease Agreement of the Retail Beverage License # 4290\_5B-52\_ and full and completed approval for Tenant's use at State of Idaho, Blaine County and City of Hailey
- D. This Lease Agreement is contingent and conditioned upon the termination of Lease Agreements for the premises and Retail License #4290 5B-52 between Landlord and Aztlan LLC.

### **TERMS AND CONDITIONS**

For and in consideration of the rental and of the covenants and agreements hereinafter set forth to be kept and performed by the parties, Landlord leases to Tenant and Tenant leases from Landlord the Premises for the term, at the rental, and subject to and upon all of the terms, covenants and agreements hereinafter set forth.

1. Premises. Landlord leases to Tenant, and Tenant leases from Landlord, the Premises.
2. Use.

2.01. Permissible Uses. The Premises shall be used for a restaurant and bar and associated uses in accordance with the applicable City, County, and State ordinances, laws, and licenses now in effect or as hereafter amended. The Premises shall be used for no other purposes whatsoever without Landlord's prior written consent not to be unreasonably withheld.

2.02. Compliance With Law. Tenant shall not use the Premises or permit anything to be done in or about the Premises which will in any way conflict with the laws, statutes, zoning restrictions, ordinances, or governmental rules or regulations or requirements of duly constituted public authorities now in force or which may hereafter be enacted or promulgated. Tenant shall pay all costs and expenses incurred to comply with all such rules, regulations, and laws and to obtain all licenses necessary for the conduct of Tenant's business.

2.03. Contest of Governmental Orders. Tenant has the right to contest by appropriate judicial or administrative proceedings without cost to Landlord, the validity or application of any law requiring that Tenant repair, maintain, alter, or replace the improvements now or hereafter located on the Premises in whole or in part and Tenant shall not be in default for failing to do such work until a reasonable time following final determination of Tenant's contest.

SG,UG,EG,EG,JG,GG

2.04 Hazardous Substances. Tenant shall not use at or bring any hazardous substance to the Leased Premises other than those substances common to the operation of a restaurant and/or bar. Hazardous substance shall mean any product, substance, chemical, material or waste whose presence, nature, quantity and/or intensity of existence, use, manufacture, disposal, transportation, spill, release or effect is either potentially injurious to the public health, safety, or welfare, is regulated or monitored by any governmental authority, or is a basis for liability of Landlord to any governmental agency or third party under any applicable statute or common law theory.

3. Term of Lease.

3.01 Initial Term. The term of this Lease shall be for a period of five (5) years commencing upon April 1, 2025 or upon approval by the City of Hailey of the associated Lease for Liquor License whichever is earlier and shall expire, unless sooner terminated, at midnight March 30, 2030. ("Lease Term").

4. Consideration.

4.01 Rent. Rent shall commence immediately following the final approval by the City of Hailey of Tenant's Liquor License Application for the Retail Alcohol Beverage License #4290, Premises 5B-523466. Tenant shall pay Landlord monthly rental payments, payable in advance without notice, demand, abatement or setoff, continuing for every month or part month on the first day of each month that this Lease remains in force and effect. Rent for the Lease shall be prorated for any partial month. The monthly rent payment(s) shall be:

- Four Thousand Dollars (\$4400.00) per month in Year One
- Four Thousand Six Hundred Dollars (\$4600.00) per month in Year Two
- Four Thousand Eight Hundred Dollars (\$4800.00) per month in Year Three
- Five Thousand Dollars (\$5000.00) per month in Year Four
- Five Thousand Two Hundred Dollars (\$5200.00) per month in Year Five

Tenant shall prepay a last month's rent of \$6000.00 and Security Deposit of \$5200.00 at full execution of this lease.

**Administrative Fees for Late Payments.** If Tenant fails to pay, when the same is due and payable, any Rent or amounts due under this Lease, such unpaid amounts shall incur a late charge of One Hundred and No/100ths Dollars (\$100.00) on the first day it is late, and Thirty & No/100ths Dollars (\$30.00) per day for each additional day thereafter until the date of payment in full to Landlord of all amounts past due and owing hereunder, including any administrative fees assessed related to such late payment. Tenant and Landlord acknowledge that actual damages in the event of a late payment are difficult to calculate, and Tenant and Landlord hereby agree that the foregoing administrative fee is a reasonable estimate of the actual damages related to cost of notice, Landlord's delayed receipt of funds, and other costs associated with Landlord receiving payments past the due date under this Lease. Tenant hereby acknowledges that if Tenant fails to timely pay Landlord the Rent or any other amounts or charges payable hereunder, then Tenant shall incur the administrative fees as set forth in this Section. Nothing contained in this Section shall be deemed to condone, authorize, or sanction Tenant's late payment of Rent or any other amounts or charges payable hereunder and Tenant shall be deemed to be in default should any such sum not be paid by the date on which it shall be due.

56, 46, 46, 46, 56, 66

4.02. Expenses. Except as otherwise provided in paragraph 8.01, all costs, expenses, and obligations relating to the real property taxes, and utilities for the Premises shall be paid by Tenant and Tenant hereby indemnifies Landlord against all such costs, expenses, and obligations other than as may be ordered or required to be paid or performed by Landlord related to his obligations hereunder in paragraph 8.02 and Exhibit A. Tenant shall, however, have no obligation to pay any interest or principal on any mortgage or deed of trust encumbering the Premises, or any income tax, inheritance tax, or estate tax payable by Landlord.

5. Tenant's Indemnity for Damage. Tenant agrees to indemnify Landlord for any and all damage to the Premises caused by Tenant or any of Tenant's guests, customers, employees, agents, or invitees, reasonable wear and tear excepted.

6. Utilities. Tenant shall pay, prior to delinquency, directly to the appropriate utility or governmental agency for all sewer, water, trash, gas, heat, electricity, power, telephone, cable, and all utilities supplied to the Premises.

7. Taxes.

7.01. Personal Property Taxes. Tenant shall pay prior to delinquency all taxes assessed against and levied upon tenant owned trade fixtures, furnishings, equipment, and all other personal property of Tenant. When possible, Tenant shall cause said trade fixtures, furnishings, equipment, and all other personal property to be assessed and billed separately from the personal property and Property of Landlord.

7.02. Real Property Taxes. A pro rata amount of ad valorem real property taxes against Premises shall be paid by Tenant during the term of this Lease, when due. In the event any such real property taxes paid by Tenant cover any period after the expiration of the term of this Lease, Tenant's share of such taxes shall be equitably prorated to cover only the period within the fiscal tax year during which this Lease is in effect. Tenant may contest the validity or amount of any tax agreed to be paid by Tenant, or any assessed valuation of the Premises and/or the improvements located thereon, and Tenant may thereupon defer the payment of any tax so long as the validity or amount thereof shall be contested by Tenant and by appropriate proceedings without expense to Landlord. Tenant be unsuccessful in any such contest, such taxes and any interest or penalties, or both, resulting therefrom shall be paid by Tenant. Tenant agrees to hold Landlord harmless from all costs and expense, including attorneys' fees that may result from any such contest. Landlord shall not be required to join in any proceeding or contest brought by Tenant unless the law requires the proceeding or contest be brought by or in the name of Landlord or any owner of the Premises. In that case, Landlord shall join in the proceeding or contest or permit it to be brought in Landlord's name without any costs or expense, including attorneys' fees, to Landlord.

8. Maintenance and Repairs, Alterations and Additions.

8.01 Tenant's Obligations. Throughout the term of this Lease, Tenant shall, keep in good order, condition, and repair and maintain the premises including fixtures, interior walls, floors, ceilings, signs, and all interior building appliances and similar equipment, doors, windows, plate glass and store front, all plumbing and sewage facilities within the premises and heating equipment. Tenant shall perform at its cost snow removal to the roof of the building and exterior entries and exits as necessary.

SB, AB, EB, EB, JB, GG

8.02 Landlord's Obligations. Except for reasonable wear and tear and damage caused by negligent act or omission of Tenant, Landlord shall keep in good order condition and repair a) the exterior foundations, (b) the exterior walls (except for interior faces), c) all plumbing and sewage facilities outside of the premises, d) heating system and e) downspouts, gutters and the roof of the premises. In the event of an emergency, Landlord shall immediately commence to make all necessary repairs. If Tenant deems it necessary for Landlord to make any repairs, Tenant will notice Landlord, and if Landlord refuses or neglects to commence such repairs and to complete them with reasonable dispatch, Tenant may make or cause such repairs to be made and Landlord shall immediately pay Lessee for the costs of such repairs upon receipt of the costs.

8.03. Alterations and Additions. Tenant shall make no structural alterations or structural improvements upon the Premises without first having secured the written approval of Landlord. All alterations, additions, improvements, and utility installations (whether or not such utility installations constitute trade fixtures of Tenant) which may be made on the Premises during the term of this Lease shall become the property of Landlord. Notwithstanding the provisions of this paragraph, personal property, business and trade fixtures, furniture, machinery, and equipment purchased by Tenant shall remain the property of Tenant and may be removed by Tenant at any time during the term of this Lease. However, upon such removal, Tenant shall promptly repair, at Tenant's expense, any damage to the Premises caused by or resulting from such removal unless otherwise agreed to by the parties.

8.04. Mechanics Liens. Tenant shall pay, when due, all sums of money for any labor, services, materials, supplies, or equipment furnished or to be furnished to or for Tenant, in, at, upon, or about the Premises and which may be secured by any mechanics', materialmen's, or other lien against the Premises or the building, and Tenant shall cause each such lien to be fully discharged and released at the time of the obligations secured matures or becomes due. Tenant agrees to indemnify and hold Landlord harmless from and against mechanic's and materialmen's liens by or on behalf of any person or persons, firm(s) or corporation(s), arising from the conduct or management of the business conducted by Tenant, its contractors, licensees, agents, or employees.

9. Insurance.

9.01. Liability Insurance. Tenant shall, at Tenant's expense, procure and maintain at all times during the term of this Lease a policy of comprehensive public liability insurance insuring Landlord and Tenant against any liability arising out of the ownership, use, occupancy, or maintenance of the Premises and appurtenant areas. Such insurance shall at all times be in an amount of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the general aggregate for property damage or bodily injury to or death of one or more persons in any one accident or occurrence and naming the Landlord as an additional insured. Tenant shall deliver to Landlord certificates of insurance evidencing the existence and amounts of such insurance with loss payable clauses satisfactory to Landlord; provided, in the event Tenant fails to procure and maintain such insurance, Landlord may (but shall not be required to) procure same at Tenant's expense after ten (10) days prior written notice. No such policy shall be cancelable or subject to reduction of coverage or other modification except after twenty (20) days prior written notice to Landlord by the insurer. All such policies shall be written as primary policies, not contributing with and not in excess of coverage which the Landlord may carry. Tenant shall, within twenty (20) days prior to the expiration of such policies, furnish Landlord with renewals or binders or Landlord may order such insurance and charge the cost to Tenant, which amount shall be payable by Tenant upon demand.

9.02. Casualty Insurance. Landlord, at Landlord's expense, shall pay for a policy or policies of standard fire and extended coverage insurance with vandalism and malicious mischief endorsements covering the improvements on the Premises to the extent of actual cash value or their replacement value as required by Landlord's Lender. Landlord shall solely determine the amount of their replacement value. Landlord shall purchase the policy or policies of standard fire and extended coverage insurance for the improvements. The insurance policy or policies shall be issued in the name of the Landlord. The insurance policy or policies shall

SG, AG, EG, EG, JG, CG

provide any proceeds shall be made payable to Landlord. Landlord shall apply and use such proceeds as required by this Lease. Such insurance shall be issued by a company or companies licensed to do business in Idaho. Tenant shall, at Tenant's expense, maintain similar insurance coverage on the personal property owned by Tenant at the Premises. During the term of this Lease, Tenant shall reimburse Landlord for 50% of its actual monthly cost of Casualty insurance however not to exceed One Hundred Fifty Dollars (\$150.00) total per month.

9.03. Insured Casualty- Proceeds Available. If the Premises are damaged or destroyed totally or partially by a risk which is insured against by the insurance referred to in paragraph 9.02 above, Landlord shall repair and rebuild the damaged or destroyed improvements within a reasonable time. There shall be an abatement of rent during the period of repair and rebuilding.

9.04. Uninsured Casualty. If the improvements on the Premises are damaged or destroyed by a risk not insured against and Tenant or Tenant's agents were not responsible for the damage, Tenant shall have the election to terminate this Lease exercisable within sixty (60) days after the date the costs of repairing and rebuilding are determined. If the improvements on the Premises are damaged or destroyed by a risk not insured against and Tenant or Tenant's agents were responsible for the damage, Tenant shall repair and rebuild the damage or destroyed improvements within a reasonable time and there shall be no abatement of rent during the period of repair and rebuilding.

10. Condemnation.

10.01. Definitions. The following words and phrases shall have the following meanings for the purposes of this paragraph:

(a) "Condemnation" means (i) the exercise of any governmental power, whether by legal proceedings or otherwise, by a condemner, and (ii) a voluntary sale or transfer by Landlord to any condemner, either under threat of condemnation or while legal proceedings are pending.

(b) "Date of taking" means the date the condemner has the right to possession of the property being condemned.

(c) "Award" means all compensation, sums, or anything of value awarded, paid or received on a total or partial condemnation.

(d) "Condemner" means any public or quasi-public authority, or private corporation or individual, having the power of condemnation.

10.02. Rights and Obligations of Parties. If, during the term, there is any condemnation of all or any part of the Premises or any interest in this Lease, the rights and obligations of the parties shall be determined pursuant to this paragraph 10.

10.03. Total Taking - Effect on Lease. If the total Premises and improvements are taken by condemnation, this Lease shall terminate on the date of taking.

10.04. Partial Taking- Effect on Lease. If any portion of the Premises or improvements is taken by condemnation, this Lease shall remain in effect, except that Tenant shall have the election to terminate this Lease within sixty (60) days of condemnation.

10.05. Partial Taking - Reduction of Rent. If any portion of the Premises or improvements is taken by condemnation and this Lease remains in full force and effect, on the date of taking, the monthly rent

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shall be reduced in the same proportion that the area of the portion of the Property taken by the condemnor (less any additions to the Premises by reconstruction) bears to the total floor area of the Property immediately before the date of taking.

10.06. Restoration of Improvements. If there is a partial taking of the improvements and this Lease remains in full force and effect, Landlord shall restore any partially taken improvements so as to render the same a complete architectural unit. There shall be no abatement of rent during such restoration.

10.07 Distribution of Award. All compensation awarded or paid upon a total or partial taking of the fee title of the Premises shall belong to Landlord, whether such compensation be awarded or paid as compensation for diminution in value of the leasehold or of the fee; provided, however, Tenant shall have a claim for the unamortized value, over the term of this Lease for Tenant's leasehold improvements to the extent Landlord has not contributed to the cost thereof, plus the value of its trade fixtures and for moving or relocating expenses, to the extent any such items of damages are reflected or included in the condemnation award.

10.08. Execution of Necessary Instruments. Each party agrees to execute and deliver to the other all instruments that may be required to effectuate the provisions of this section.

11. Assignment and Subletting.

11.01. Assignment. Tenant shall not assign this Lease or any interest in the Premises, without the consent of the Landlord which shall not be unreasonably withheld, and the Tenant shall remain liable under this lease.

11.02. Subletting. Tenant shall not sublet the whole or any part of the Premises, without the consent of the Landlord which shall not be unreasonably withheld.

12. Default - Remedies.

12.01. Default by Tenant. The occurrence of any of the following shall constitute a material default and breach of this Lease by Tenant:

(a) Any failure by Tenant to pay the rent, or any other monetary sums required to be paid hereunder by Tenant, where such failure continues for ten (10) days.

(b) The abandonment or vacation of the Premises by Tenant.

(c) A failure by Tenant to observe and perform any other provision of this Lease to be observed or performed by Tenant, where such failure continues for fifteen (15) days after written notice thereof by Landlord to Tenant; provided, however, if the nature of such default is such the same cannot reasonably be cured within such fifteen (15) day period, Tenant shall not be deemed to be in default if Tenant shall within such period commence such cure and thereafter diligently prosecute the same to completion.

(d) If Tenant's interest, or any part of Tenant's interest in this Lease, be assigned by Tenant without Landlord's consent. If Tenant's interest, or any part of Tenant's interest in this Lease, be sublet by Tenant without Landlord's consent.

(e) The filing or execution or occurrence of:

(1) a petition or other proceeding by or against Tenant for, or the appointment or, a trustee, receiver, guardian, conservator, or liquidator of Tenant with respect to all or substantially all of its property, except a receiver appointed at the instance or request of Landlord;

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12.04 Nonwaiver. Waiver of any breach or default shall not be a waiver of any other breach or default. Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent to or approval of any subsequent similar act by Tenant.

13. Subordination of Lease to Loans. Tenant agrees this Lease shall be subordinate to any mortgages or deeds of trust that are now in effect or may hereafter be placed by Landlord upon the Premises, to any and all advances made or to be made under them, to the interest on all obligations secured by them, and to all renewals, replacements, and extensions of them; provided, that if any mortgagee or beneficiary elects to have this Lease superior to its mortgage or deed of trust and gives notice of its election to Tenant, then this Lease shall be superior to the lien of any such mortgage or deed of trust and all renewals, replacements and extensions thereof, whether this Lease is dated or recorded before or after the mortgage or deed of trust.

14. Estoppel Certificates. Tenant and Landlord shall, at any time and from time to time during the term hereof and upon not less than ten (10) days prior request by the other party, execute, acknowledge and deliver to Landlord, or Tenant, as the case may be, a statement in writing certifying this Lease is unmodified, and in full force and effect (or, if there have been any modifications, that the same is in full force and effect as modified and stating the modifications) and, if so, the dates to which the fixed rent and other charges have been paid in advance. It is intended any such statement delivered pursuant to this paragraph may be relied upon by any prospective purchaser, encumbrancer, or assignee of the Premises. If, at the expiration of such ten (10) day period, a party shall not have performed his or her obligations as hereinabove provided, the other party shall have the right to execute such statement in the name of the defaulting party, and, for this purpose, each of the parties irrevocably appoints the other as his or her attorney-in-fact to execute same on its behalf.

15. Notices. Wherever this Lease provides for notices, communications, or demands between the parties, or wherever the law requires or gives the right of serving any notice, the same shall be served by registered or certified mail addressed to Landlord and Tenant at the following addresses:

TENANT:  
The Goozeman LLC  
P.O. Box 2716  
Hailey, Idaho 83313

LANDLORD:  
Steven Hogan  
P.O. Box 2423  
Hailey, Idaho 83333

Time periods shall commence to run when the mail is deposited at the Post Office in the manner provided for above. Landlord and Tenant at any time can change the place of receiving notices by written notice of such change to the other.

16. Miscellaneous Provisions.

16.01. Captions; Attachments; Defined Terms

(a) The captions of paragraphs of this Lease are for convenience only and shall not be deemed to be relevant in resolving any question of interpretation or construction of any section of this Lease.

(b) The words "Landlord" and "Tenant," as used herein, shall include the plural as well as the singular. Words used in neuter gender include the masculine and feminine and words in the masculine or feminine gender include the neuter.

16.02. Entire Agreement. This instrument constitutes the entire integrated agreement between Landlord and Tenant relative to the premises, and this agreement may be altered, amended or revoked only by an instrument in writing signed by both Landlord and Tenant. Landlord and Tenant agree that all prior or contemporaneous oral agreements between and among themselves and their agents or representatives relative to the leasing of the Premises are merged in or revoked by this Agreement.

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(2) a petition or other proceeding by or against Tenant for its dissolution or liquidation, or the taking of possession of the Property of Tenant by any governmental authority in connection with dissolution or liquidation;

(3) the taking by any person of the leasehold created hereby or any party thereof upon execution, attachment or other process of law or equity.

12.02. Remedies. In the event of any default or breach by Tenant described in paragraph 12.01, Landlord may at any time thereafter, with or without notice and demand and without limiting Landlord in the exercise of any right or remedy at law or in equity which Landlord may have by reason of such default or breach:

(a) Maintain this Lease in full force and effect and recover the rent and other monetary charges as they become due, without terminating Tenant's right to possession, irrespective of whether Tenant shall have abandoned the Premises. In the event Landlord elects not to terminate the Lease, Landlord shall have the right to attempt to re-let the Premises at such rent and upon such conditions and for such a term, and to do all acts necessary to maintain or preserve the Premises as Landlord deems reasonable and necessary without being deemed to have elected to terminate the Lease including removal of all persons and property of Tenant from the Premises; such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of Tenant. In the event any such re-letting occurs, this Lease shall terminate automatically upon the new Tenant taking possession of the Premises. Notwithstanding that Landlord fails to elect to terminate the Lease initially, Landlord at any time during the term of this Lease may elect to terminate this Lease by virtue of such previously uncured default by Tenant.

(b) Terminate Tenant's right to possession by any lawful means, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to Landlord. In such event Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default including without limitation thereto, the following: (i) the worth at the time of award of any unpaid rent which had been earned at the time of such terminate; plus (ii) the worth at the time of award of the amount by which the unpaid rent which would have been earned after termination until the time of award exceeds the amount of such rental loss that is proved could have been reasonably avoided; plus (iii) the worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of such rental loss that is proved could be reasonably avoided. Upon any such re-entry Landlord shall have the right to make any reasonable repairs, alterations or modifications to the Premises, which Landlord in its sole discretion deems reasonable and necessary.

12.03 Right to Cure Defaults by Tenant. If Tenant shall, after having received written notice of any breach by Tenant's of the terms and conditions of this Lease, fail to cure said breach within fifteen (15) days of said Notice, Landlord may immediately, or any time thereafter, without further notice, perform the same for the account and at the expense of Tenant. Any provision of this Lease to the contrary notwithstanding, Landlord may so perform in Tenant's stead prior to the expiration of said fifteen (15) day notice period in an emergency or in the event Tenant's default shall result in circumstances requiring such default be cured prior to the expiration of such notice period. If Landlord at any time is compelled to pay or elects to pay any sum of money, or do any act which will require the payment of any sum of money, by reason of the failure of Tenant to comply with any provision hereof, or if Landlord is compelled to incur any expense including reasonable attorneys fees in instituting, prosecuting and/or defending any action or proceeding instituted by reason of any default of Tenant hereunder, the sum or sums so paid by Landlord with all interest, cost and damages shall be deemed to be additional rent hereunder and shall be due from Tenant to Landlord at the written election of the Landlord on notice to Tenant on the first day of the month following the incurring of such respective expenses.

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16.03. Severability. If any term or provision of this Lease shall to any extent be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Lease shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforceable to the fullest extent permitted by law.

16.04. Time; Joint and Several Liability. Time is of the essence of this Lease and each and every provision hereof. All the terms, covenants, and conditions contained in this Lease to be performed by either party, if such party shall consist of more than one person or organization, shall be deemed to be joint and several, and all rights and remedies of the parties shall be cumulative and nonexclusive of any other remedy at law or in equity.

16.05. Binding Effect; Choice of Law. The parties agree all the provisions of this Lease are to be construed as both covenants and conditions as though the words importing such covenants and conditions were used in each separate paragraph hereof; subject to any provisions restricting assignment or subletting by Tenant, all of the provisions of this Lease shall bind and inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns. The parties agree the laws and legal decisions of the State of Idaho shall apply to this Lease.

16.06. Waiver. No covenant, term, or condition or the breach thereof shall be deemed waived, except by written consent of the party against whom the waiver is claimed, and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition. Acceptance by Landlord of any performance by Tenant after the time the same shall have become due shall not constitute a waiver by Landlord of the breach or default of any covenant, term, or condition unless otherwise expressly agreed to by Landlord in writing.

16.07. Effect of Holding Over. If Tenant should remain in possession of the Premises after the expiration of the term of this Lease with the consent of Landlord and without executing a new Lease, then such holding over shall be construed as a tenancy from month-to-month, subject to all the conditions, provisions, and obligations of this Lease insofar as the same are applicable to a month-to-month tenancy.

16.08. Obligations of Tenant on Surrender. On the last day or sooner termination of the term of this Lease, Tenant shall quit and surrender the Premises, broom clean, in good condition and repair (reasonable wear and tear excepted), together with all alterations, additions, and improvements that may have been made in, to, or on the Premises, except movable furniture and unattached movable trade fixtures paid for by Tenant, which Tenant shall have the right to remove, provided Tenant repairs any damage caused by such removal. On or before the end of the term, Tenant shall remove all of Tenant's property from the Premises, and all property not removed shall be deemed abandoned by Tenant. If the Premises are not surrendered at the end of the term, Tenant shall indemnify Landlord against loss or liability resulting from delay by Tenant in surrendering the Premises, including, without limitation, any claims made by any succeeding Tenant founded on the delay.

16.09. Landlord's Right to Enter. Tenant shall permit Landlord at all reasonable times that are not disruptive to Tenant's operation of business and with twenty-four hours advance notice during the period of this Lease to enter upon the Premises for the purpose of inspecting them, or making repairs as provided herein, or posting notices of non-liability for alterations, additions, or repairs. Tenant shall permit Landlord at any time within three (3) months prior to the expiration of this Lease to place upon the Premises any usual or ordinary "To Lease" signs.

17. Indemnification of Landlord. Tenant agrees to indemnify and hold Landlord harmless from and against any and all claims, including mechanic's and materialman's liens by and/or on behalf any person or, firm(s), corporation(s),

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arising from the conduct or management of the business conducted by the Tenant or arising out of any act or omission or negligence of Tenant, its contractors, licensees, agents, servants or employees, or arising from any accident, injury, or damage, whatsoever caused by any person or property occurring in or about the premises or any part thereof, and from and against all costs, expenses, liabilities and attorney's fees incurred in connection with any such claim or proceeding brought thereon.

18. Indemnification of Tenant: Landlord agrees to indemnify and hold Tenant harmless from and against any and all claims, including mechanic's and materialman's liens by and/or on behalf any person or, firm(s), corporation(s), arising from the conduct or management of the business conducted by the Landlord, and from and against all costs, expenses, liabilities and attorney's fees incurred in connection with any such claim or proceeding brought thereon.

19. Signs Tenant shall be permitted to post and maintain signs on the Premises provided such signs are in full compliance with the City of Hailey requirements.

20. Parking. There is no parking located on the property.

21. Attorneys Fees. If action shall be brought to recover the Premises, or for the recovery of any rent due under the provisions of this Lease, or because of the breach of any of Tenant's other covenants herein, Tenant shall pay to Landlord reasonable attorney's fees which shall be fixed by the Court. If action is brought by either party under this Lease, or by reason of any claim or cause of action against the other party, arising out of or in connection with this Lease, the successful party in any such action shall be entitled to reasonable attorney's fees, which shall be fixed by the Court.

EXECUTED as of the day and year first above written.

**TENANT:**  
The Goozeman Family, LLC  
P.O. Box 2716  
Hailey, Idaho 83333  
By: Emmanuel Guzman, Manager

**LANDLORD:**  
P.O. Box 2423  
Hailey, Idaho 83333

By: Steven Hogan

Emmanuel Guzman

\_\_\_\_\_

Date 02/10/25

Date \_\_\_\_\_

By: Stephanie Guzman, Manager

Stephanie Guzman

Date: 02/10/2025

By: Jacqueline Guzman, Manager

Jacqueline Guzman

Date: 02/10/25

By: Gisel Guzman, Manager.

Gisel Guzman

Date: 02/10/25

### GUARANTY OF LEASE

The undersigned has read and agrees to the terms as outlined in this Lease and acknowledges that, as a principal or affiliate of Tenant, owner of an interest in Tenant, or otherwise, he, and his or her marital community if married, is receiving a material benefit by the granting of the right stated therein, and that Landlord would not enter into this Lease without such guaranties. The Guarantor, for himself and his marital community if married, absolutely, personally, unconditionally, jointly and severally guaranties payment and performance of the obligations hereunder to Landlord pursuant to the terms of this Lease (as the same may be amended, extended, or modified, without the consent of any Guarantor and without notice). The liability of the Guarantor is primary, direct, immediate, absolute, continuing, unlimited and Landlord may, at its option, proceed against any Guarantor and his marital community if married without having commenced any action or having obtained any judgment against Tenant or any other Guarantor. Guarantor shall not be discharged or released for any reason including bankruptcy, receivership or other proceedings.

Armando Guzman

Armando Guzman

Ernestina Guzman

Ernestina Guzman

**EXHIBIT A**

Tenant will be responsible for coordination, costs and necessary approvals associated with but not limited to the following:

- a) any structural changes to the building required for their specific use, approvals and occupancy including that to ceiling and roof if required for Tenant's hood and ventilation system
- b) Tenant's trade fixtures &/or any additional build out required for or related to tenant's specific kitchen &/or restaurant use and occupancy.
- c) Any requirements of governing or regulating body such as the City of Hailey, Department of Health, Fire department, all state and local code compliance as it relates to their specific use and approval

**LIQUOR LICENSE LEASE AGREEMENT**

THIS LIQUOR LICENSE LEASE AGREEMENT (the "Lease") is made this 9<sup>th</sup> day of February between Steven Hogan ("Landlord") and The Goozeman LLC, an Idaho limited liability company ("Tenant") doing business as Tacos 208.

**RECITALS**

A. Landlord is the licensee of a Retail Alcohol Beverage License (License No. 4290) ("License"). At the time of this writing the License allows the sale of alcoholic beverages at Azlan, LLC dba "La Cab Sports Bar", located at 107 So. Main Street, Hailey, Idaho 83333 (Premise No. SB-52) ("Premises").

B. New Tenant is an Idaho limited liability company, The Goozeman LLC dba Tacos 208 who will lease the premises under the Commercial Lease Agreement dated February 9, 2025. Tenant shall operate a restaurant and bar at the Premises and use the License on the Premises.

C. The Goozeman, LLC dba Tacos 208 wishes to lease the License from the Landlord and the Landlord wishes to lease the License to the Tenant to allow the sale of alcoholic beverages by the drink under authority of the License, under the terms and conditions provided in this Lease.

**AGREEMENT**

NOW, THEREFORE, in consideration of the above recitals which are incorporated below, and of the mutual covenants, promises, agreements, terms and conditions set forth herein, the parties covenant and agree as follows:

1. Lease of License. Landlord leases the License to Tenant for and only Tenant's use and only for and at the Premises. Landlord and Tenant shall promptly execute and provide/deliver all additional documents necessary to complete and fulfill the intents and purposes of this agreement and to protect one another's current and future interest(s) under this Lease.

2. Term.

A. Initial Term. The initial term of this Lease shall be for a period of five (5) years commencing on April 1, 2025 or immediately following the issuance of a retail beverage license to tenant by the City of Hailey, whichever occurs earlier, and expiring, unless sooner terminated, at midnight on March 30, 2030 ("Lease Term"). This Lease shall be in effect as of the date written above, but the rent shall commence on the date the State of Idaho approves Tenant's application/permit to use the License ("Commencement Date") and shall continue thereafter, until the Lease terminates by its terms or is terminated by either party under the terms of the Lease.

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3 Consideration

A. Rent. Tenant shall pay Landlord monthly rental payments, payable in advance without notice, demand, abatement or setoff, upon issuance of a retail beverage license to tenant by the City of Hailey, and continuing for every month or part month on the first day of each month that this Lease remains in force and effect. Rent for the Lease shall be prorated for any partial month. The monthly rent payment shall be EIGHT HUNDRED and No/100 DOLLARS (\$800.00) per month. As additional rent, Tenant shall timely pay all state, county and city fees on the License during the term of this lease.

4. Possession. Tenant shall be entitled to the possession, use and privileges of the License beginning on the Commencement Date. Tenant's rights with respect to the License shall continue if Tenant complies with the provisions of this Lease, and this Lease is not terminated and has not been terminated. Tenant shall not part with possession or control of the License voluntarily or involuntarily or by operation of law. As a result, Tenant will not attempt to sell, pledge, mortgage or otherwise encumber the License without the prior written agreement of the Landlord. Tenant shall not assign this Lease or its interest under this Lease or enter into a sublease of the License, without the prior written consent of Landlord.

5. Use. Tenant may possess and use the License in accordance with this Lease only, provided that any such use, including selling and dispensing liquor by the drink, shall be in strict compliance with all applicable laws and applicable insurance policies. Tenant and its members, agents and employees shall not do any act or permit any act by others which may have the effect of causing a suspension or revocation of the License. The License shall be displayed on at all times on the Premises in accordance with the law, for the purpose of authorizing liquor by the drink at the Premises. It shall be Tenant's sole responsibility to obtain approval from and pay all necessary fees to the State of Idaho for its use of the License and to ensure that the License remains in full force and effect at all times. If Tenant terminates the Lease, Tenant shall pay all necessary fees to the State of Idaho to transfer the License back to Landlord. Tenant shall continue to owe Landlord rent under this Lease even if the License is suspended or revoked or if the sale of alcoholic beverages at the Premises is prohibited for any reason other than Landlord's act or omission. Landlord consents to the use of the Liquor License for off premises events.

6. Indemnification. Tenant assumes the entire risk of liability arising from or pertaining to the possession, use, sale or other dispensing of liquor by the drink at the Premises.

Tenant hereby agrees to indemnify, save, and hold Landlord harmless from any and all claims, damages, liabilities, losses, penalties and expenses, including legal cost and attorney fees, arising from or incurred because of or incident to the possession or use of the License or sale of liquor by the drink on or around the Premises. The indemnity and assumption of liabilities and

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obligations provided in this Lease shall continue in full force and effect notwithstanding the expiration or other termination of this Lease. Nothing contained in this Lease shall authorize Tenant or its agents, members or representatives to engage in any activity or to operate under the actual or purported authority given by the license so as to incur or impose any liability or obligation for or on behalf of Landlord.

7. Insurance. Tenant shall, at its expense, maintain in full force and effect a policy of liability insurance insuring against all claims, damages and obligations in any way arising from or related to the sale of liquor by the drink on the Premises, or arising from the possession, use, or sale of liquor by the drink under the authority of the License. Such policy shall be reasonably satisfactory to Steven Hogan as to form, shall include coverage for damages for bodily injury and death, in an aggregate amount of \$2,000,000.00 and shall provide for at least thirty (30) days prior written notice of cancellation to Landlord and shall name Landlord as an additional insured. Tenant shall furnish proof of such insurance to Landlord at the Commencement Date.

8. Ownership. Tenant expressly understands this agreement is only a lease. As a result, Tenant is not acquiring any ownership, title or property right other than the Lease in or to the License. Tenant at its cost will at all times protect and defend Landlord's ownership of the License from and against any and all claims, including without limitation liens, levies and legal processes of Tenant's creditors or other third parties, and Tenant will keep the License in good standing and free and clear of any competing claims, including without limitation, liens, levies and processes. Tenant agrees to promptly execute and deliver to Landlord any and all instruments and documents that may be reasonably necessary to protect Landlord's current and future interest under this Lease.

9. Default and Remedies. In the event Tenant defaults in the payment of any installment of rent or other amount due under the Lease by ten (10) business days following the due date, or in the event a material breach of any of the provisions of this Lease (whether by Tenant or a third party that is the tenant under the lease of the Premises), which results in the lease for the Premises being terminated or the Tenant being evicted from the Premises, then Landlord, in addition to such other rights and remedies it may have may immediately terminate this Lease without prior notice, take possession of the License and remove it from the Premises. Provided, that in the event of a default under this Lease, then Tenant shall have the right to cure such default upon ten (10) days advance written notice. Tenant shall give Landlord immediate notice of any and all written communications from the State of Idaho to Tenant concerning the License. If Tenant's acts or omissions result in Landlord's loss of the License, then Tenant shall compensate Landlord for the full value of the License, which Landlord and Tenant agree will be \$150,000. Tenant shall not have to compensate Landlord, if Landlord's act or omission results in Landlord's loss of the License. Landlord and Tenant believe that this value is the fair market value of the Liquor License based on an arms-length transaction between two knowledgeable parties who are not under duress.

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A. Remedies Cumulative. Landlord's rights and remedies under this Lease are cumulative and not one of such rights and remedies shall be exclusive at law or in equity of the rights and remedies which Landlord might otherwise have by virtue of a default under this Lease. Landlord's exercise of any one right or remedy shall not impair Landlord's standing to exercise any other right or remedy.

B. Power of Attorney. Upon Tenant's default and failure to cure such default, or if there exists an eminent threat of termination or cancellation of the License, or upon the termination of this Lease whether by default or expiration of the Lease term, then Tenant hereby appoints Landlord to act as Tenant's limited attorney in fact, with all power and authority to execute such documents and to take such actions as are necessary to transfer the License to Landlord's name. This Limited Power of Attorney shall survive the termination of the Lease.

10. Waiver. No waiver of any covenant, condition or breach of any covenant or condition of this Lease shall constitute a waiver of any subsequent breach of such covenant or condition of this Lease. Landlord's acceptance of rent at any time Tenant is in default under any covenant or condition of this Lease shall not be construed as a waiver of Tenant's default or of Landlord's right to terminate this Lease on account of such default, nor shall any waiver or indulgence granted by Landlord to Tenant be taken as an estoppel against Landlord. It is expressly understood that if at any time Tenant is in default in any of its covenants or conditions under this Lease that Landlord's acceptance of rent during the continuance of such default or the failure on Landlord's part to promptly avail itself of such other rights or remedies as Landlord may have, shall not be construed as a waiver of such default. However, Landlord may, at any time thereafter a default continues, terminate this Lease on account of such default.

11. Termination. Upon termination of this Lease for any reason and after a failure to cure any default as provided in paragraph 9, above, Tenant, without the need for demand, shall immediately deliver possession of the License to Landlord.

12. Notices. All notices between the parties in connection with this Lease shall be in accordance with its terms. Notice shall be given by registered or certified mail, return receipt, deposited in the United States mail with Postage prepaid, by postal service. Either party may change the place for giving notice by written notice under this provision. The notices shall be addressed as follows:

Tenant:  
The Goozeman , LLC dba Tacos 208  
P.O. Box 2716,  
Hailey ID 83333

Landlord:  
Steven Hogan  
P.O. Box 2423  
Hailey, Idaho 83333

13. Attorney Fees and Costs. In the event either party is in default of its obligations under this Lease, then such party shall pay to the other party (a) reasonable attorney fees and other costs and expenses incurred by the other party after default and referral to an attorney; (b) reasonable attorney fees and other costs and expenses incurred by the other party for preparation of written demands and default notices, and in settlement negotiations; and (c) reasonable attorney fees and other costs and expenses incurred by the other party in preparing for and prosecuting any suit or action ("Collection Costs"). Collection Costs shall be immediately due and payable.

14. Authority. The individuals executing this Lease on behalf of the parties, represent and warrant that the respective entity each represents is in good standing, and each is duly authorized to enter, execute and deliver this Lease on behalf of the entity each represents, in accordance with the controlling documents or any duly adopted resolution of that entity; and that this Lease is binding upon that entity in accordance with its terms and conditions.

15. Binding Effect. This Lease shall be binding upon and inure to the benefit of the trustees, successors and assigns of the parties.

16. Governing Law. This Lease shall be governed by, constructed and enforced in all respects in accordance with Idaho law.

17. Preparation. No presumption shall exist in favor of or against any party to this Lease as the result of the drafting and preparation of the document.

18. Amendment. No amendment of this Lease shall be effective unless the amendment is in writing, signed by all of the parties.

19. Contingency. Notwithstanding anything herein to the contrary, the Parties agree that this Lease is contingent upon the review and approval of this transfer application by the State of Idaho, Blaine County, and the City of Hailey. If not approved for any reason, this Lease shall be considered void.

20. Time is of the Essence. Time and timely performance is of the essence of this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Liquor License Lease Agreement as of the date first set forth above.

TENANT:

The Goozeman, LLC, an Idaho Limited Liability Company

By: Emmanuel Guzman  
Emmanuel Guzman, Registered Agent

Date: 02/10/25

LANDLORD:

Steven Hogan

By: \_\_\_\_\_  
Steven Hogan

Date: \_\_\_\_\_

**Beer (Bottled) \$4.50 & \$4.00 (domestic)**

Modelo Especial  
Negra Modelo  
Corona  
Pacífico  
Corona Light  
XX Amber  
XX Lager  
Bohemia  
Corona Familiar  
Bud Light  
Coors Banquet  
Coors Light  
Miller Lite  
Miller High Life  
Budweiser  
White Claw  
O'Doul's (NA)  
Pitzburger (NA)

**Draft Beer: \$4.50 16oz \$4.00 (domestic)**

Stella  
Blue Moon  
Coors Light  
Estrella Jalisco  
Modelo Especial  
XX Amber  
Hazy IPA  
Pacífico  
(Options may change)

**Gin & Rum \$5-10/shot**

Captain Morgan  
Barcardi  
Aviation  
Tanqueray  
Bombay Sapphire  
Monkey 47  
Malibu Coconut

**Crafted Drinks:**

Lime Margarita on the rocks: \$ 7.25  
Sex on the beach: \$7.00  
Corona Sunrise: \$8.00  
Michelada Cachanilla: sm \$5.00  
Lg \$ 10.00

**Whiskey \$5-20 shot**

Jack Daniels  
Red Label  
Pendelton  
Bushmills  
Bulleit Bourbon  
Bulleit Rye  
Knob Creek  
Jameson  
Fireball  
Marker's Mark  
Buchanan's

**Vodka \$5-10 shot**

Skyy  
Titos  
Absolut Citron  
Smirnoff

**Tequilas \$8 - \$20 shot**

Don Julio  
Corralejo Silver  
Corralejo Reposado  
Hornitos Anejo  
Hornitos Silver  
Casadores  
Jose Cuervo  
Herradura Blanco  
1800  
Casa Amigos  
Patron  
Clase Azul

**Mezcal \$10-20/shot**

Casaamigos  
Del Maguey Vida  
Illegal Anejo Mezcal  
Monte Alban

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/14/2025    **DEPARTMENT:** Community Development    **DEPT. HEAD SIGNATURE:** RD

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**SUBJECT:** Motion to approve the Findings of Fact, Conclusion of Law, and Decision for the amendment to the Sunbeam Subdivision Planned Unit Development (PUD) Agreement between Marathon Partners, LLC, and the City of Hailey, which was approved by the Hailey City Council on June 8, 2020. The Applicant is requesting an amendment to reduce the total number of lots/sublots within Phase II. The proposed amendment reduces the overall density in Phase II from 62 lots/sublots (42 lots and 20 sublots) to 59 lots/sublots (42 lots and 17 sublots). If approved, the total number of residential units, in both Phase I and Phase II, would reduce from 147 units to 144 units.

This amendment was approved in conjunction with the revised Preliminary Plat Application.

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**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  Hailey Municipal Code Title 17, PUD (IFAPPLICABLE)

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**BACKGROUND:** Marathon Partners, LLC, received approval by the Hailey City Council for the Planned Unit Development (PUD) Application for Sunbeam Subdivision on May 19, 2020 (Findings of Fact signed June 8, 2020). The PUD approval was for a two-phased development, consisting of the following:

**Phase I:** 67 lots, 18 cottage sublots, 85 lots/sublots/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, 20 cottage sublots, 62 lots/sublots/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.

The approved Development Agreement further outlines the **Amenities** provided by the Applicant:

- First subdivision to receive a 4-star rating from the National Green Building Standards (NGBS)
- A 7.88-acre park
- 3,200 lineal feet of pathway
- 5,000 lineal feet of sidewalk
- A new municipal well site, and
- Precedent setting water conservation and solar-ready measures

The Applicant applied and received approval for a PUD, which allows for greater flexibility in land use regulations, thereby allowing the Applicant to utilize a more creative and thoughtful approach in developing the land. Under a PUD, typical zoning requirements and restrictions, such as density requirements, setbacks and other land use regulations may vary or be augmented to allow for a more desirable living environment. Varied regulations may further allow the Applicant to retain, preserve and enhance more of the unique features of the site.

The approved PUD has allowed the Applicant the ability to group varied and compatible land uses, such as housing – both small-clustered housing (cottage units) and single-family residences, and recreation

and park all within one subdivision. This PUD further supported waivers of certain city standards in exchange for one or more benefits, as outlined in the attached Staff Report.

**APPLICATION:** Marathon Partners, LLC, is preparing to proceed with the construction of Sunbeam Phase II. Prior to pursuing a revised Preliminary Plat approval, the Applicant is requested modifications to the approved PUD Agreement. The Applicant proposed to modify the overall density of Phase II, which includes a reduction of three (3) lots/sublots within Phase II, and an overall unit reduction of three (3) units (from 147 units to 144 units), as shown in the table below:

<b>Sunbeam Subdivision Density Analysis</b>				
		<b>Single Family Lots</b>	<b>Cottage Townhome Lots</b>	<b>Total Units</b>
<b>Currently Entitled Unit Count</b>	<b>Phase I</b>	67	3 (18 sublots)	85
	<b>Phase II</b>	42	3 (20 sublots)	62
	<b>Total</b>	<b>109</b>	<b>6 (38 sublots)</b>	<b>147</b>
<b>Requested Unit Count</b>	<b>Phase I</b>	67	3 (18 sublots)	85
	<b>Phase II</b>	42	3 (17 sublots)	59
	<b>Total</b>	<b>109</b>	<b>3 (35 sublots)</b>	<b>144</b>

To summarize, the Applicant proposed to reduce the overall density from the entitled 147 units to a new total of 144 units. This modification included three (3) less cottage townhouse sublots. No changes to the single-family residential lots/units were proposed.

With a better understanding of why the Applicant requested a reduction in density and therefore, an amendment to the PUD Agreement, Staff and the Council supported the Applicant’s proposed iteration of the PUD Agreement, and the revised Preliminary Plat for Phase II. Not only does the request align with Hailey’s Comprehensive Plan, but it also further maintained the compact, cohesive, and functional layout of Phase I, and complements the site design of the surrounding neighborhoods.

Based on the information presented and provided herein, the Council approved the First Amendment to the Planned Unit Development Application on March 31 ,2025. The Findings of Fact, Conclusions of Law, and Decision are 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 THE APPLICABLE DEPARTMENT HEAD:**

**ADMINISTRATIVE COMMENTS/APPROVAL:**  
 City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes      No

**ACTION OF THE CITY COUNCIL:** Motion to approve the Findings of Fact, Conclusion of Law, and Decision for the amendment to the Sunbeam Subdivision Planned Unit Development (PUD) Agreement between Marathon Partners, LLC, and the City of Hailey, which was approved by the Hailey City Council on June 8, 2020. The Applicant is requesting an amendment to reduce the total number of lots/sublots within Phase II. The proposed amendment reduces the overall density in Phase II from 62 lots/sublots (42 lots



## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 31, 2025, the Hailey City Council considered and approved a First Amendment to the Sunbeam Subdivision Planned Unit Development (PUD) Agreement between Marathon Partners, LLC, and the City of Hailey. The Applicant requested an amendment to reduce the total number of lots/sublots within Phase II. The proposed amendment reduces the overall density in Phase II from 62 lots/sublots (42 lots and 20 sublots) to 59 lots/sublots (42 lots and 17 sublots). If approved, the total number of residential units, in both Phase I and Phase II, would reduce from 147 units to 144 units.

The Hailey City Council enters these Findings of Fact, Conclusions of Law and Decision.

### FINDINGS OF FACT

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on March 5, 2025 and mailed to property owners within 300 feet on that same day. Onsite Notice was posted on the property on March 24, 2025.

**Background/Application:** Marathon Partners, LLC, received approval from the Hailey City Council for the Planned Unit Development (PUD) Application for Sunbeam Subdivision on May 19, 2020 (Findings of Fact signed June 8, 2020). The PUD approval was for a two-phased development project consisting of the following:

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The approved Development Agreement further outlined the Amenities provided by the Applicant:

- First and only subdivision in the nation to receive a four-star rating from the National Green Building Standards (NGBS),
- A 7.88-acre park,
- 3,200 lineal feet of pathway,
- 5,000 lineal feet of sidewalk,
- A new municipal well site, and
- Precedent setting water conservation and solar-ready measures.

The Applicant applied and received approval for a PUD, which allowed for greater flexibility in land use regulations, thereby allowed the Applicant to utilize a more creative and thoughtful approach in

developing the land. Under a PUD, typical zoning requirements and restrictions, such as density requirements, setbacks and other land use regulations may vary or be augmented to allow for a more desirable living environment. Varied regulations further allowed the Applicant to retain, preserve and enhance more of the unique features of the site.

The approved PUD has allowed the Applicant the ability to group varied and compatible land uses, such as housing – both small-clustered housing (cottage units) and single-family residences, and recreation and park all within one subdivision. This PUD further supported waivers of certain city standards in exchange for one or more benefits, as summarized below.

**Waivers.** The proposed waivers included:

- A. **LR-1 Minimum Lot Size.** Smaller lot sizes than what is currently permitted in the Limited Residential (LR-1) Zoning District. Specifically, twenty-four (24) small lots and forty-four (44) cottage units, which are smaller than the minimum permitted lot size allowed.
- B. **LR-1 Minimum Lot Width.** Per the Hailey Municipal Code, the minimum lot width within the LR-1 Zoning District is 75 feet. Twelve (12) small lots in Phase I that less than 75 feet in width. Seventeen (17) small lots in Phase 2 are less than 75 feet in width. The narrowest proposed lot is 60 feet in width. The 38 cottage units, as noted above, also require a waiver of the lot width.
- C. **Private Street -- Number of Units Served.** Section 16.04.020 of the Hailey Municipal Code allows private streets to serve a maximum of five (5) residential dwelling units or private streets may be allowed within planned unit developments. Though no private streets are proposed, the cottage lots may include private streets. The allowance for potential private streets is requested as a part of this PUD Application.
- D. **Private Street -- Requiring Parking Spaces.** Section 16.04.020(L) of the Hailey Municipal Code requires an additional two (2) parking spaces for each unit served off of a private street. Though no private streets are proposed at this time, the cottage lots may include private streets. Given the anticipated size of the future cottage units, the Applicant feels that four (4) parking spaces are excessive and requests that all units served off of a private street only be required to provide two (2) spaces per unit, consistent with Section 17.09.040.01 for Single-Family Residences. The Commission added a condition that parking be determined to be adequate at the time of platting of the cottage lots.
- E. **Number of Flag Lots.** Chapter 16.04.060, Section D allows for the permittance of one flag lot per subdivision. Given the irregular shape of the property, the applicant is requesting the permittance of one (1) flag lot in Phase I and one (1) flag lot in Phase II, for a total of two (2) flag lots.

**Amenities/Public Benefits.** The proposed amenities and/or public benefits included:

- A. **Green Space.** Marathon Partners, LLC, dedicated approximately 7.88 acres of park area or 4.23 acres in excess of the required park space (3.65 acres) per City of Hailey code §16.04.110.
- B. **Active Recreation Facilities.** In addition to the dedicated park space, the active homeowner's association is committed to plowing approximately 2,250 lineal feet of multiuse path along San Badger Drive.
- C. **Preservation of Vegetation.** The parcel was comprised of a large agricultural field bordered by mature planted evergreens. Of these mature conifers, approximately 25% were impacted by the road connections at Gray's Starlight Drive, San Badger Drive, and Doc Bar Drive.

- D. **Real Property.** The Applicant offered to dedicate 4.23 acres of open space to the City of Hailey in excess of the required park space for a total of 7.88 acres of park space. The total park area has been conveyed to the City of Hailey (during Final Plat of Phase I).
- E. **Other Amenities -- National Green Building Standard Certification (NGBS).** Phase I of the Sunbeam Subdivision is the first four-star nationally rated subdivision within the 2020 review standards.
- F. **Other Amenities -- Water Rights.** The Applicant proposed to deed to the City (during Final Plat for Phase I) a portion of its Water Right 37-21112 for the irrigation of the 7.4 acres within Sunbeam Park.
- G. **Other Amenities -- Increased Density.** The Applicant's original proposal included 108 single family lots. City Staff responded to the Applicant with a request for more density and varied residential use types, specifically cottage townhouses. Cottage townhouses are only permitted in the LR-1 Zoning District under an approved Planned Unit Development (PUD) Agreement. The Applicant agreed to pursue a layout that provided higher density and cottage townhouses within Phase I and Phase II. Phase I has been recorded, which included the recordation of three (3) cottage lots for a total of 18 sublots. The total cottage townhomes lots approved for Phase II within the PUD was three (3) cottage lots for a total of 20 sublots. The added density is a benefit of the PUD Subdivision, as it will offer a wider variety of housing options.
- H. **Other Amenities -- Reduced Water Consumption.** The Applicant originally proposed 108-lot subdivision, which included less impervious surfaces (fewer roads) and larger lots (more irrigable area). An analysis of the irrigable area was conducted and showed that approximately 36 acres of the subdivision was available for irrigation. The Applicant revised the proposed to show approximately 29% of the site as turf, and approximately 62% as native grassland. Of the irrigable areas, the Applicant also proposed restrictions within the CC&Rs to minimize the subdivision's impact to the municipal water system (e.g., drought tolerant landscaping, limitations on time-of-day watering and EPA Water Sense irrigation controllers or 70% uniformity distribution, and turf square footage limitations per lot).
- I. **Other Amenities -- Solar-Ready Homes.** Sunbeam Subdivision requires that all homes and townhomes install conduit for future solar installation.
- J. **Other Amenities -- Public Well Partial Contribution.** In lieu of a pump station for surface water distribution to the Sunbeam Park irrigation system, the Applicant contributed \$63,562 for future use to develop a municipal well site.
- K. **Other Amenities -- Toe of the Hill Trail Construction.** Marathon Partners, LLC, constructed a new trail in the Old Cutters Subdivision, Parcel D Open Space, which provides a pedestrian connection between Gray's Starlight Drive to the existing Toe of the Hill Trail.

On March 31, 2025, the Hailey City Council unanimously approved the First Amendment to the Planned Unit Development Agreement, as well as the associated Preliminary Plat. Details of this discussion have been noted herein.

Marathon Partners, LLC, is preparing to proceed with the construction of Sunbeam Phase II. Prior to pursuing a revised Preliminary Plat approval, the Applicant requested modifications to the approved PUD Agreement. The Applicant proposed to modify the overall density of Phase II, which included a reduction of three (3) lots/sublots within Phase II, and an overall unit reduction of three (3) units (from 147 units to 144 units), as shown in the table below:

<b>Sunbeam Subdivision Density Analysis</b>				
		<b>Single Family Lots</b>	<b>Cottage Townhome Lots</b>	<b>Total Units</b>
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	<b>Total</b>	<b>109</b>	<b>3 (35 sublots)</b>	<b>144</b>

To summarize, the Applicant proposed to reduce the overall density from the entitled 147 units to a new total of 144 units. This modification included three (3) less cottage townhouse sublots. No changes to the single-family residential lots/units were proposed. Another modification, as a direct result of the proposed reduction in density, included an adjustment to the originally “Approved Waivers”, as outlined and highlighted in the table below:

<b>Standard</b>	<b>Approved Waiver</b>	<b>Modified Waivers with Density Reduction</b>
§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	15 lots, 35 cottage sublots Phase I: 11 lots, 18 cottage sublots Phase II: 4 lots, 17 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	19 lots, 35 cottage sublots Phase I: 12 lots, 18 cottage sublots Phase II: 7 lots, 17 cottage sublots
§16.04.060 D 1 Flag Lot Per Subdivision	2 (1 in Phase I, 1 in Phase II)	1 (1 in Phase I, 0 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.	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.	Two parking spaces per cottage lot accessed from a private street.	Two parking spaces per cottage lot accessed from a private street.
	Allowance of parking in City Streets.	Allowance of parking in City Streets.

The proposed reduction in density has a slight impact on design, but not substantially so. With three (3) less lots in Phase II, some waivers of the originally approved PUD Agreement either are no longer applicable or the degree of waiver requested is much less. By way of example, the proposed density reduction reduces the total number of lots under 8,000 square feet, from 33 lots/sublots in the original approval to 21 lots/sublots. Additionally, the total number of lots under the minimum lot width of 75’ becomes more compliant, from 37 lots/sublots in the original approval to only 24 lots/sublots. With three (3) less lots within Phase II, a mixture of lot sizes and housing types can still be achieved, as the Comprehensive Plan calls for.

The Applicant’s proposed modifications to the PUD Agreement, and subsequently, the Preliminary Plat for Phase II, stem from the Applicant’s concerns around lot sizes of the cottage sublots, safety and the

higher building costs associated with constructing dwelling units so close together to comply with fire code, and the impact lot size and increased building costs may have on the quality of life for current and future residents of the Sunbeam Subdivision.

Specifically, the Applicant notes,

*“Reducing the required density for Sunbeam Phase Two is essential to ensure the project's success and maintain quality of life for future residents. The current density requirements result in unreasonably small lot sizes, with some cottage lots as narrow as 30 feet, leaving only 18 feet of buildable width for homes after minimum setbacks. This compromises the ability to construct functional, high-quality homes of any size and limits space for essential amenities like parking, snow storage, and small yards. Due to fire regulations, substantial cost would be added to what should be more affordable units. A modest reduction of three cottage lots would align Phase Two with the lot sizes in Phase One, preserving the neighborhood's cohesive character while still maintaining a dense development consistent with the City objectives. The developer has also committed to enhancing Sunbeam Park significantly beyond the original agreement, providing a valuable community benefit. With this three-unit reduction, the developer would be proud to create 59 lots and enhanced park amenities, supporting the City of Hailey's growth and livability”.*

With a better understanding of why the Applicant requested a reduction in density and therefore, an amendment to the PUD Agreement, Staff and the Hailey City Council supported the Applicant's proposed iteration of the PUD Agreement, and the revised Preliminary Plat for Phase II. Not only does the request align with Hailey's Comprehensive Plan, it also further maintained the compact, cohesive, and functional layout of Phase I, and complemented the site design of the surrounding neighborhoods. In further weighing the proposed density reduction with the originally approved plan of greater density, Staff refer back to comments made by Mayor Burke in 2024:

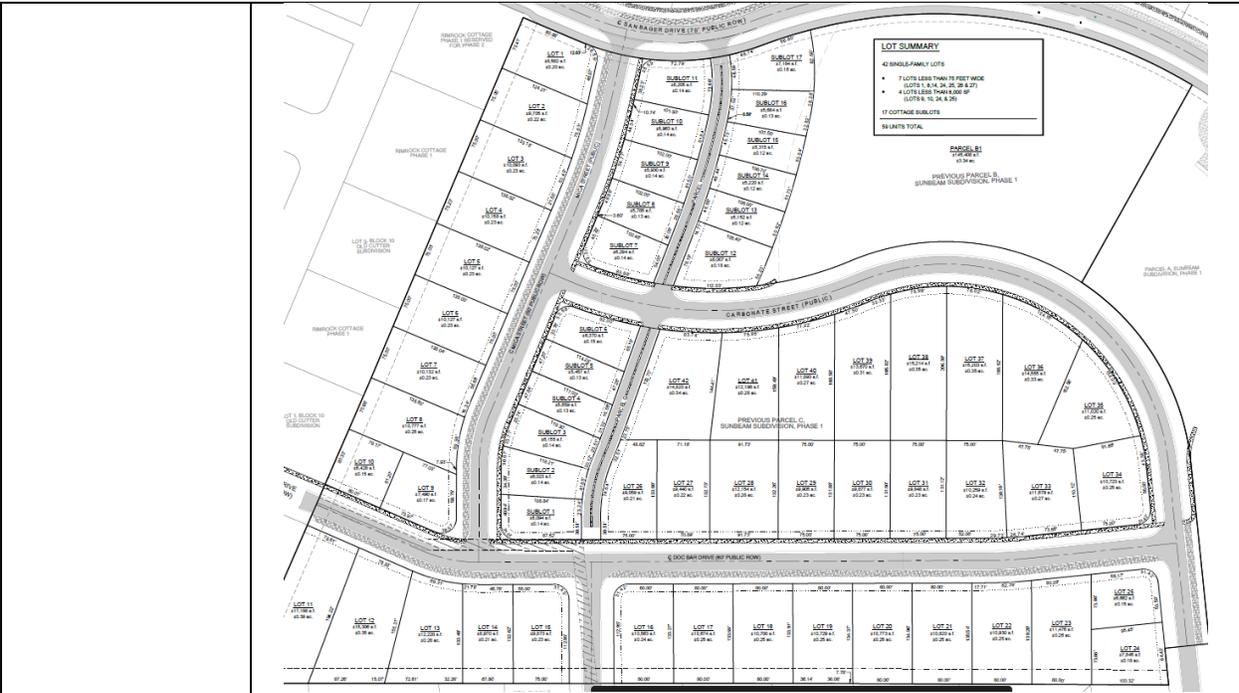
*“Hailey is the greatest place I know to live and work, and for one primary reason: the community. Our small size has allowed us to know each other as neighbors and to operate with a small-town, friendly approach. I value above all our sense of community and shared neighborly attitude”.*

City Staff, our Council, and our residents continue to value what's most important about Hailey. A reduction in three (3) units is insignificant when compared to that indescribable sense of community we all feel and love about this place we call home.

In summary, the Council supported the slight reduction in density, and on March 31, 2025, unanimously approved the reduction in density, as the comprehensive buildout of the Sunbeam Subdivision still provides for a more superior design, hosts a greater number of lots with various lots sizes, widths, and lot configurations, than any other subdivision, encourages the construction of various housing types to better meet the needs of Hailey's growing and diverse demographic, and perhaps most importantly, the proposal supports one of Hailey's greatest assets – our sense of community.

<b>Standards of Evaluation</b>
<b>17.10.030: General Requirements:</b>

A.	The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.
Staff Comments	<p>The approved PUD site is greater than 18,000 square feet. No change to this standard.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
B.	A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.
Staff Comments	<p>The parcel is owned by Marathon Partners, LLC. No change to this standard.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
C.	<b>Area Development Plan:</b>
	<p><b>C.1</b> When the owner of Contiguous Parcels is required to obtain PUD approval for 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>
Staff Comments	<p>Upon approval of the original PUD Application and Agreement, only one (1) parcel existed. Since the approval of the preliminary and final plats, Phase I of the parcel has been subdivided and lots, both single family and cottage lots, have been sold. Phase II; however, is still owned by Marathon Partners, LLC, at this time. An Area Development Plan has been submitted and approved. The Draft Amendment to the PUD Agreement received approval on March 31, 2025. A new Area Development Plan will be recorded as part of that Agreement.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
	<p><b>C.1.a</b> Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.</p>
Staff Comments	<p>The public streets, San Badger Drive, Sunbeam Street, and Gray's Starlight Drive were developed during Phase I of the subdivision. These streets provide an excellent interconnected vehicular system to the surrounding area and existing subdivisions. 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 (Parcel G and Parcel H), and Mica Street, a public street, 60' in width, are also proposed to service and better integrate Phase I and Phase II.</p> <p>The proposed modifications to the PUD Agreement, and the proposed reduction in density, will have no impact on the subdivision's roadway and/or pathway connection design. Only lot design elements will change, and minimally. If approved, some lots will become more compliant with code or see an increase in size and width to account for three (3) less lots.</p>



The Council were in favor of the slight reduction in density, as the comprehensive buildout of the Sunbeam Subdivision still provides for a more superior design, host a greater number of lots with various lots sizes, widths, and lot configurations, than any other subdivision, and encourages various housing types to better meet the needs of Hailey's growing and diverse demographic.

*Finding: Compliance. This standard has been met.*

**C.1.b 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.**

**Staff Comments**  
*In Phase I of the development, a paved and separated multiuse path connecting Old Cutters Subdivision and Quigley Road was constructed. A separated multiuse path along the property frontage, trails connecting the surrounding subdivision to the park space, internal sidewalks, and a six (6) foot wide pedestrian easement on the north side of Lot 32, connecting to City property on the west side of the Hiawatha Canal, have also been constructed.*  
  
*In Phase II of the development, it appears sidewalk connections will be made from Carbonate Street, which upon a left or north turn, transitions to Doc Bar Drive. Doc Bar Drive connects Carbonate Street to the Old Cutters Subdivision. Sidewalks will be installed along the eastern side of Doc Bar and connect to existing sidewalks within the Old Cutters Subdivision. A more detailed analysis of these pedestrian connections can be found in the accompanying Staff Report for the revised Preliminary Plat Application.*

*Finding: Compliance. This standard has been met.*

**C.1.c Water main lines and sewer main lines shall be designed in the most effective layout feasible.**

**Staff Comments**  
*No changes are proposed to this standard at this time. The layout and connections of these services will be further analyzed in the Preliminary Plat process of Phase II.*

**C.1.d Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.**

	<i>Finding: Compliance. This standard has been met.</i>
<b>Staff Comments</b>	<i>No changes are proposed to this standard at this time. The layout and connections of these services will be further analyzed in the Preliminary Plat process of Phase II.</i>  <i>Finding: Compliance. This standard has been met.</i>
	<b>C.1.e Park land shall be most appropriately located on the Contiguous Parcels.</b>
<b>Staff Comments</b>	<i>Sunbeam Park connects to Curtis Park, which is considered to be an underutilized park. This connection is appropriate, and no additional changes or additions are proposed.</i>  <i>Finding: Compliance. This standard has been met.</i>
	<b>C.1.f Grading and drainage shall be appropriate to the Contiguous Parcels.</b>
<b>Staff Comments</b>	<i>Grading and drainage will be further analyzed for Phase II as part of the Preliminary Plat.</i>  <i>Finding: Compliance. This standard has been met.</i>
	<b>C.1.g Development shall avoid easements and hazardous or sensitive natural resource areas.</b>
<b>Staff Comments</b>	<i>No natural resource areas are designated on this property, and no changes are proposed to this standard at this time.</i>  <i>Finding: Compliance. This standard has been met.</i>
<b>C.2</b>	<b>Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors.</b>
<b>Staff Comments</b>	<i>The original PUD Agreement has been recorded. The Area Development Plan was part of the Council approval and is on file with the Community Development Department. The proposed PUD Amendment to reduce the overall density from 62 lots/sublots to 59 lots/sublots in Phase II was approved, and as such, a new Area Development Plan will be recorded with the amended PUD Agreement.</i>  <i>Finding: Compliance. This standard has been met.</i>
<b>D.</b>	<b>Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.</b>
<b>Staff Comments</b>	<i>The alignment of the streets is designed to work with the surrounding land uses and area circulation. Solar access is readily available to benefit the road layout.</i>  <i>Within the Development Agreement, the Council and Commission concurred that a requirement to rough in solar PV within each residence be made. The Applicant agreed and homeowners are required to install conduit for rooftop solar during the construction process.</i>  <i>Finding: Compliance. This standard has been met.</i>
<b>E.</b>	<b>Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.</b>
<b>Staff Comments</b>	<i>Vehicular access for Phase II will be further analyzed and documented in the Preliminary Plat Report. That said, the Council supported the vehicular circulation of the subdivision, as well as the pedestrian-centric connectivity through subdivision.</i>  <i>Finding: Compliance. This standard has been met.</i>
<b>F.</b>	<b>Underground Utilities: Underground utilities, including telephone and electrical systems, shall be</b>

		<b>required within the limits of all PUDs.</b>				
<b>Staff Comments</b>		<i>The utilities for Phase I have been installed underground. Phase II utilities shall also be installed underground. This was further analyzed in the Preliminary Plat Report for Phase II.</i>  <i>Finding: Compliance. This standard has been met.</i>				
<b>G.</b>		<b>Public Easement:</b> In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.				
<b>Staff Comments</b>		<i>No changes are proposed to this standard at this time.</i>				
<b>H.</b>		<b>Pathways:</b> In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.				
<b>Staff Comments</b>		<i>Pathways, as originally proposed, will generally remain unchanged, and have been further detailed in the accompanying Preliminary Plat Staff Report.</i>  <i>Finding: Compliance. This standard has been met.</i>				
<b>I.</b>		<b>Amenities:</b> Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:				
	<b>I.1</b>	<p><b>Green Space.</b> All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public.</p> <p>Green space shall be set aside in accordance with the following formulas:</p> <table border="1" data-bbox="513 1115 1360 1205"> <tr> <td>For residential PUDs</td> <td>A minimum of .05 acres per residential unit.</td> </tr> <tr> <td>For non-residential PUDs</td> <td>A minimum of 15% of the gross area of the proposed PUD.</td> </tr> </table>	For residential PUDs	A minimum of .05 acres per residential unit.	For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.
For residential PUDs	A minimum of .05 acres per residential unit.					
For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.					
<b>Staff Comment</b>		<i>No changes are proposed to this standard at this time.</i>				
	<b>I.2</b>	<b>Active Recreational Facilities:</b> Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.				
<b>Staff Comment</b>		<i>No changes are proposed to this standard at this time.</i>				
	<b>I.3</b>	<b>Public Transit Facilities:</b> Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.				
<b>Staff Comment</b>		<p><i>Mountain Rides Transportation Authority (MRTA) commented on the project during the initial review. MRTA suggested the following:</i></p> <ul style="list-style-type: none"> <li>- <i>A dedicated pullout along Quigley Road. The separated multiuse path should be developed to the rear (non-street side) of the transit stop, similar to the bus stops on Fox Acres Road. Staff suggested that the land area be dedicated in Phase I, and improvements constructed in Phase II when bus service will likely be available.</i></li> <li>- <i>Dedicated bus pullouts both north and southbound on San Badger Drive, in the vicinity of the proposed park. Bicycle/pedestrian facilities should be developed to the rear (non-street side) of the stops. Staff suggested that the land area be dedicated in Phase I, and improvements constructed in Phase II when bus service will likely be available.</i></li> </ul>				

		<p>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; however, built infrastructure like bus shelters, concrete pads, lighting, bike racks, etc. have 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 and any/all updates have been accounted for in the Preliminary Plat Staff Report.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
	I.4	<p><b>Preservation Of Vegetation:</b> Preservation of significant existing vegetation on the site must include the preservation of at least seventy-five percent (75%) of mature trees greater than six-inch (6") caliper on the site.</p>
Staff Comment		<p>The parcel does not contain any native vegetation and consists of large irrigated agricultural land bordered by planted evergreens. Of these mature conifers, approximately 25% were impacted by the road connections at Gray's Starlight Drive, San Badger Drive, and Doc Bar Drive. No additional changes are proposed to this standard at this time.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
	I.5	<p><b>Wetlands:</b> Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.</p>
Staff Comment		<p>N/A, as no wetlands exist on the site.</p>
	I.6	<p><b>River Enhancement:</b> Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.</p>
Staff Comment		<p>N/A, as the site is not adjacent to the Big Wood River or its tributaries. The Hiawatha Canal is not considered a tributary of the Big Wood River.</p>
	I.7	<p><b>Community Housing:</b> For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income.</p>
Staff Comment		<p>While the proposed amendments to the PUD Agreement, and proposed density reduction, continue to reflect various lot sizes to support various housing types, no community housing units are proposed. No changes to this standard are proposed, nor requested by City Staff. Staff and the Commission agree that the amenities and/or public benefits offered by the Developer are commensurate with the requested waivers as outlined herein.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
	I.8	<p><b>Real Property:</b> Dedication or conveyance of real property or an interest in real property to the city.</p>
Staff Comment		<p>The Applicant dedicated 3.98 acres of open space to the City of Hailey in excess of the required park space for a total of 7.88 acres of park space. The total park area has been conveyed to the City of Hailey (during Final Plat of Phase I).</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
	I.9	<p><b>Sidewalks.</b> Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</p>

		<table border="1"> <tr> <td>For residential PUDs</td> <td>A minimum of 100 linear feet per residential unit.</td> </tr> <tr> <td>For non-residential or mixed-use PUDs</td> <td>A minimum of 100 linear feet per 1000 square feet of gross floor area.</td> </tr> </table>	For residential PUDs	A minimum of 100 linear feet per residential unit.	For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.
For residential PUDs	A minimum of 100 linear feet per residential unit.					
For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.					
Staff Comment		<p><i>In Phase I of the development, a paved and separated multiuse path connecting Old Cutters Subdivision and Quigley Road was constructed. A separated multiuse path along the property frontage, trails connecting the surrounding subdivision to the park space, internal sidewalks, and a six (6) foot wide pedestrian easement on the north side of Lot 32, connecting to City property on the west side of the Hiawatha Canal, have also been constructed.</i></p> <p><i>In Phase II of the development, it appears sidewalk connections will be made from Carbonate Street, which upon a left or north turn, transitions to Doc Bar Drive. Doc Bar Drive connects Carbonate Street to the Old Cutters Subdivision. Sidewalks will be installed along the eastern side of Doc Bar Drive and connect to existing sidewalks within the Old Cutters Subdivision. A more detailed analysis of these pedestrian connections will take place during the Preliminary Plat review of Phase II.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>				
	I.10	<b>Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.</b>				
Staff Comment		N/A				
	I.11	<b>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</b> <table border="1"> <tr> <td>For residential PUDs</td> <td>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</td> </tr> <tr> <td>For non-residential or mixed-use PUDs</td> <td>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</td> </tr> </table>	For residential PUDs	Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.	For non-residential or mixed-use PUDs	Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.
For residential PUDs	Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.					
For non-residential or mixed-use PUDs	Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.					
Staff Comment		<i>No changes to this standard are proposed at this time. Please refer to the Background section of this report for further details.</i>				
	I.12	<b>Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.</b>				
Staff Comment		<p><i>The Comprehensive Plan calls for a variety of housing types, which further encourages a mix of lot sizes. Under the approved PUD Agreement, the Applicant increased the density from its original proposal of 108 single-family lots to allow for 147 units (combination of single-family and cottage townhouse lots).</i></p> <p><i>Now, the Applicant is proposing to reduce the density from the entitled 147 units to a new total of 144 units. This modification includes three (3) less cottage townhouse sublots. Staff are in favor of the slight reduction in density, as the comprehensive buildout of the Sunbeam Subdivision still provides for a more superior design, host a greater number of lots with various lots sizes, widths, and lot configurations, than any other</i></p>				

subdivision, and encourages various housing types to better meet the needs of Hailey's growing and diverse demographic, Staff recommend that the Council consider and approve the PUD Application, and amendments, as proposed.

Approved amenities (park space, water rights, partial public well contribution, NGBS, etc.) are discussed in detail above.

Finding: Compliance. This standard has been met.

**17.10.040: Developer Benefits:**

The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.

**Staff Comment**

Agreed to in the original agreement are modifications or waivers to the zoning and subdivision requirements. With the proposed reduction in density, the waivers, while still needed, have lessened in degree. The waivers granted in the original PUD Agreement, as well as the Modified Waivers, if the amendments to the PUD Agreement are approved, can be found in the table below:

Standard	Approved Waiver	Modified Waivers with Density Reduction
§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	15 lots, 35 cottage sublots Phase I: 11 lots, 18 cottage sublots Phase II: 4 lots, 17 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	19 lots, 35 cottage sublots Phase I: 12 lots, 18 cottage sublots Phase II: 7 lots, 17 cottage sublots
§16.04.060 D 1 Flag Lot Per Subdivision	2 (1 in Phase I, 1 in Phase II)	1 (1 in Phase I, 0 in Phase II)
<del>§16.04.020 L1 Private Road Serves Up to 5 Units</del>	<del>Private streets for ingress to and egress from cottage lot whether or not serving more than 5 residential dwelling units.</del>	<del>Private streets for ingress to and egress from cottage lot whether or not serving more than 5 residential dwelling units.</del>
<del>§16.04.020 L1 Units Accessed by Private Street Must provide 2 additional parking spaces per units.</del>	<del>Two parking spaces per cottage lot accessed from a private street.</del>	<del>Two parking spaces per cottage lot accessed from a private street.</del>
	Allowance of parking in City Streets.	Allowance of parking in City Streets.

The proposed reduction in density has a slight impact on design, but not substantially so. With three (3) less lots in Phase II, some waivers of the originally approved PUD Agreement either no longer apply or the degree of waiver requested is much less.

By way of example, the proposed density reduction reduces the total number of lots under 8,000 square feet, from 33 lots/sublots to 21 lots/sublots. Additionally, the total number of lots under the minimum lot width of 75' becomes more compliant, from 37 lots/sublots to 24 lots/sublots. With three less lots within Phase II, a mixture of lots sizes and housing types can still be achieved, as the Comprehensive Plan calls for. Council supported the slight reduction in density, as the comprehensive buildout of the Sunbeam Subdivision still provides for a more superior design, a greater number of lots with various lots sizes, widths, and lot configurations, and furthermore, various housing types can still be developed to better meet the needs of Hailey's growing and diverse demographic.

Finding: Compliance. This standard has been met.

**17.10.040.01: Density Bonus:**

<b>A.</b>		The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:
	<b>A.1</b>	Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.
<b>Staff Comment</b>		<i>N/A. No changes to this standard are proposed.</i>
	<b>A.2</b>	Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.
<b>Staff Comment</b>		<i>N/A. No changes to this standard are proposed.</i>
	<b>A.3</b>	Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).
<b>Staff Comment</b>		<i>N/A. No changes to this standard are proposed.</i>
	<b>A.4</b>	Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.
<b>Staff Comment</b>		<i>N/A. No changes to this standard are proposed.</i>
	<b>A.5</b>	Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
<b>Staff Comment</b>		<i>N/A. No changes to this standard are proposed.</i>
	<b>A.6</b>	Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
<b>Staff Comment</b>		<i>N/A. No changes to this standard are proposed.</i>
	<b>A.7</b>	Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
<b>Staff Comment</b>		<i>N/A. No changes to this standard are proposed.</i>
<b>B.</b>		Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)
<b>Staff Comment</b>		<i>N/A. No changes to this standard are proposed.</i>
<b>17.10.040.02: Density Transfer:</b>		
Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.		
<b>Staff Comment</b>		<p><i>Under the entitled PUD Agreement, the Applicant increased density from its original proposal of 108 single-family lots to allow for 147 units (combination of single-family and cottage townhouse units) on 115 lots. The addition of the cottage townhouse units reduces the minimum lot size of 8,000 square feet within the LR-1 Zoning District. This is considered a 'density transfer', as some lots are smaller than the standard 8,000 square foot LR-1 lot. Staff supported this concept of varied lot sizes.</i></p> <p><i>Presently, the Applicant is proposing a reduction in density from the entitled 147 units to 144 units. This reduction in density further impacts the total number of lots smaller than 8,000 square feet, which reduces the numbers from 33 lots/sublots to 21 lots/sublots. Additionally, the total number of lots under the minimum lot width of 75' becomes more compliant, from 37 lots/sublots in the original approval to only 24 lots/sublots. Lastly, the waiver for one (1) flag lot per subdivision is no longer needed in Phase II, as this lot has been eliminated with the redesign, and the waivers to the total number of residential units constructed on a private street and additional guest parking spaces are no longer applicable and have been removed from the waivers list.</i></p>

	<p><i>With only three less lots within Phase II, a mixture of lots sizes and housing types can still be achieved, as the Comprehensive Plan calls for. Council agreed with the slight reduction in density, as the comprehensive buildout of the Sunbeam Subdivision still provides for a more superior design, a greater number of lots with various lots sizes, widths, and lot configurations, and furthermore, various housing types can still be developed to better meet the needs of Hailey’s growing and diverse demographic.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>																																				
<b>17.10.040.05: Phased Development Allowed:</b>																																					
<p>The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:</p>																																					
<b>A.</b>	<b>Parcels:</b> The parcels that are to be constructed upon in each phase and the date of each phase submission.																																				
<b>Staff Comment</b>	<p><i>This is a two-phased project. Phase I has been approved and is complete. Phase II is under review at this time.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>																																				
<b>B.</b>	<b>Number of Units:</b> The number of units to be built in each submission.																																				
<b>Staff Comment</b>	<p><i>The Applicant is requesting to amend the PUD Agreement. The amendment proposed includes a reduction in density. The table below highlights the density that which was originally approved, as well as the requested reduction in density:</i></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="5" style="text-align: center;"><b>Sunbeam Subdivision Density Analysis</b></th> </tr> <tr> <th colspan="2"></th> <th>Single Family Lots</th> <th>Cottage Townhome Lots</th> <th>Total Units</th> </tr> </thead> <tbody> <tr> <td rowspan="3" style="text-align: center;"><b>Currently Entitled Unit Count</b></td> <td style="text-align: center;"><b>Phase I</b></td> <td style="text-align: center;">67</td> <td style="text-align: center;">3 (18 sublots)</td> <td style="text-align: center;">85</td> </tr> <tr> <td style="text-align: center;"><b>Phase II</b></td> <td style="text-align: center;">42</td> <td style="text-align: center;">3 (20 sublots)</td> <td style="text-align: center;">62</td> </tr> <tr> <td style="text-align: center;"><b>Total</b></td> <td style="text-align: center;"><b>109</b></td> <td style="text-align: center;"><b>6 (38 sublots)</b></td> <td style="text-align: center;"><b>147</b></td> </tr> <tr> <td rowspan="3" style="text-align: center;"><b>Requested Unit Count</b></td> <td style="text-align: center;"><b>Phase I</b></td> <td style="text-align: center;">67</td> <td style="text-align: center;">3 (18 sublots)</td> <td style="text-align: center;">85</td> </tr> <tr> <td style="text-align: center;"><b>Phase II</b></td> <td style="text-align: center;">42</td> <td style="text-align: center;">3 (17 sublots)</td> <td style="text-align: center;">59</td> </tr> <tr> <td style="text-align: center;"><b>Total</b></td> <td style="text-align: center;"><b>109</b></td> <td style="text-align: center;"><b>3 (35 sublots)</b></td> <td style="text-align: center;"><b>144</b></td> </tr> </tbody> </table> <p><i>To summarize, the Applicant is proposing to reduce the overall density in Phase II from 62 units as approved in the PUD Agreement to 59 units. This reduction includes three (3) less cottage townhouse lots. The Council supported the slight reduction in density, as the comprehensive buildout of the Sunbeam Subdivision still provides for a more superior design, host a greater number of lots with various lots sizes, widths, and lot configurations, than any other subdivision, and encourages various housing types to better meet the needs of Hailey’s growing and diverse demographic.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>	<b>Sunbeam Subdivision Density Analysis</b>							Single Family Lots	Cottage Townhome Lots	Total Units	<b>Currently Entitled Unit Count</b>	<b>Phase I</b>	67	3 (18 sublots)	85	<b>Phase II</b>	42	3 (20 sublots)	62	<b>Total</b>	<b>109</b>	<b>6 (38 sublots)</b>	<b>147</b>	<b>Requested Unit Count</b>	<b>Phase I</b>	67	3 (18 sublots)	85	<b>Phase II</b>	42	3 (17 sublots)	59	<b>Total</b>	<b>109</b>	<b>3 (35 sublots)</b>	<b>144</b>
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<b>C.</b>	<b>Schedule For Completion:</b> A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.																																				
<b>Staff Comment</b>	<p><i>Phase I of the development is complete. Phase II of the Sunbeam Subdivision is currently underway.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>																																				
<b>D.</b>	<b>Stage Planning:</b> Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each																																				

		stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.
Staff Comment		Phase I of the development is complete. Phase II is planned to stand on its own, and has been planned to be self-sufficient, have no adverse impacts on the PUD, its surroundings, or the community in general. The Applicant will further ensure that green space and other amenities will be provided along with the proposed construction of Phase II.  <i>Finding: Compliance. This standard has been met.</i>
<b>17.10.040.06: Modifications to the Subdivision Standards:</b>		
<b>Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.</b>		
Staff Comment		No change to this standard is proposed. Waivers to Section 16.04.020.L.1. (Private Road Servicing a Maximum of Five Units) and Section 16.04.020.L.1. (Units Accessed by a Private Street must provide Two Additional Parking Spaces Per Unit) were approved in the original PUD. The Applicant is requesting that the approval of these waivers remain. Staff agrees with the approved and requested waivers, noted above, as Staff feels a superior design will be achieved.  <i>Finding: Compliance. This standard has been met.</i>
<b>Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.</b>		
A.		<b>Standards of Evaluation</b>
	A.1	<b>1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;</b>
Staff Comment		Phase I of the development is complete. It is possible that Phase II could be completed within one (1) year; however, this schedule depends largely on the proposed PUD Amendment, the Preliminary Plat process, and the economy.  <i>Finding: Compliance. This standard has been met.</i>
	A.2	<b>The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;</b>
Staff Comment		No change to this standard is proposed. A Traffic Impact Study was completed during the review of Phase I. The study concluded that all intersections existing and proposed, will operate at acceptable levels of service during peak hours.  <i>Finding: Compliance. This standard has been met.</i>
	A.3	<b>The PUD will not create excessive additional requirements at public cost for public facilities and services;</b>
Staff Comment		No change to this standard is proposed. The Traffic Impact Study concluded that all intersections, existing and proposed, will operate at acceptable levels of service during peak hours. The Applicant also contributed financially to dedicate water rights and partial contribution of a well site, as outlined in the approved Development Agreement. Additionally, land area for future bus stops have been provided for future transit service in the area.  <i>Finding: Compliance. This standard has been met.</i>
	A.4	<b>The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;</b>
Staff Comment		No change to this standard is proposed. The utility services are adequate for the site.  <i>Finding: Compliance. This standard has been met.</i>
	A.5	<b>The development plan incorporates the site's significant natural features;</b>

Staff Comment	<p>No change to this standard. The parcel was comprised of a large agricultural field bordered by mature planted evergreens. Of these mature conifers, approximately 25% were impacted by the road connections at Gray's Starlight Drive, San Badger Drive, and Doc Bar Drive.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
A.6	<p><b>Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;</b></p>
Staff Comment	<p>Phase I is complete, and Phase II is underway. Both phases are intended to stand on their own. Fire access, pedestrian amenities and pedestrian circulation are adequate to serve the development. Vehicular circulation, as outlined and approved in the original PUD Agreement, and retained in the proposed PUD Amendment, is adequate to serve both phases.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
A.7	<p><b>One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;</b></p>
Staff Comment	<p>See Section 17.10.030.I. for details. No change to this standard is proposed.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
A.8	<p><b>All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and</b></p>
Staff Comment	<p>All exterior lighting will comply with these standards. No change to this standard.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
A.9	<p><b>The proposed PUD Agreement is acceptable to the applicant and the city.</b></p>
Staff Comment	<p>The originally approved PUD Agreement was acceptable to the Applicant and the City; however, the Applicant is proposing to amend the PUD Agreement, which reduces the overall density by 3 units/lots.</p> <p>Council supported the proposed reduction in density as well as the Applicant's request to modify the PUD Agreement to reflect such changes. Reducing the overall density by three units/lots has little to no impact on how the subdivision functions as a whole, as well as within Phase II. Additionally, a mixture of lot sizes and housing types can still be achieved, as the Comprehensive Plan calls for. The Council agreed with the slight reduction in density, as the comprehensive buildout of the Sunbeam Subdivision still provides for a more superior design, a greater number of lots with various lots sizes, widths, and lot configurations, and furthermore, various housing types can still be developed to better meet the needs of Hailey's growing and diverse demographic.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>

**CONCLUSIONS OF LAW**

Based upon the above Findings of Fact, the Council makes the following Conclusions of Law:

- 1) Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
- 2) The project is in general conformance with the Hailey Comprehensive Plan.
- 3) The project does not jeopardize the health, safety, or welfare of the public.
- 4) Upon compliance with the conditions set forth, the project conforms to the applicable standards of the Hailey Municipal Code and City Standards.

## DECISION

The First Amendment to the Planned Unit Development Application by Marathon Partners, LLC, and the City of Hailey, was considered and approved by the Hailey City Council on March 31, 2025, via Ordinance No. 1345. The proposed amendment reduced the total number of lots/sublots within Phase II. The amendment further reduced the overall density in Phase II from 62 lots/sublots (42 lots and 20 sublots) to 59 lots/sublots (42 lots and 17 sublots). The total number of residential units, in both Phase I and Phase II, reduces from 147 units to 144 units. The Council found that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Chapter 17.11, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (b) will be met.

- a) All other requirements, not listed herein, of the original Planned Unit Development Agreement (Findings of Fact signed June 8, 2020), still apply.
- b) The density for Phase II, as proposed herein, shall govern. Phase II of the Sunbeam Subdivision shall develop as follows: 42 single family lots and three (3) cottage townhome lots (17 sublots) for a total of 59 units.
  - i. Modified Waivers with the proposed Density Reduction include:
    - a. Lots/Sublots that are below the minimum lot size of 8,000 square feet in the Limited Residential (LR-1) District: Four (4) lots, 17 cottage sublots (Phase II).
    - b. Lots/Sublots that are below the minimum lot width of 75' in the Limited Residential (LR-1) District: (Seven (7) lots, 17 cottage sublots (Phase II).
    - c. Removal of the waivers associated with Section 16.04.020 of the Hailey Municipal Code whereby private streets can only serve a maximum of five (5) residential dwelling units, and Section 16.04.020(L) whereby two (2) additional parking spaces for each unit shall be provided when served from a private street, as these waivers are no longer needed and/or applicable.
    - d. All other Waivers approved in the original PUD Amendment, dated May 19, 2020 (Findings of Fact signed June 8, 2020, and not specifically mentioned herein, still apply.

**PASSED BY THE HAILEY CITY COUNCIL** and approved by the mayor this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Martha Burke, Mayor, City of Hailey

Attest:

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Mary Cone, City Clerk, City of Hailey

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/14/2025

**DEPARTMENT:** CDD

**DEPT. HEAD SIGNATURE:** RD

**SUBJECT:** Motion to approve the Findings of Fact, Conclusion of Law, and Decision for the Revised Preliminary Plat Subdivision Application of 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 59 lots (42 lots and 17 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres.

This revised Preliminary Plat Subdivision Application was approved in conjunction with the proposed amendment to the Planned Unit Development Agreement.

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**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 16

**APPLICATION & BACKGROUND:** 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:** 67 lots, 18 cottage sublots, 85 lots/sublots/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, 20 cottage sublots, 62 lots/sublots/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.

On March 31, 2025, the Hailey City Council approved the Applicant's request to revise the Preliminary Plat Application, as well as a Draft First Amendment to the Planned Unit Development Agreement, to reduce the density in Phase II - from 62 lots/sublots to 59 lots/sublots, or a reduction to the overall density of the subdivision from the entitled 147 units to a proposed total of 144 units.

As approved at the March 31, 2025 public hearing, the overall totals – unit count, and number of lots and sublots – are as follows:

**Phase II:** 42 lots, 17 sublots, 59 lots/sublots/units in total

- 17 Cottage Sublots (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):** 144 residential units

**Total Number of Lots Proposed (Phases I and II):** 144 lots/sublots

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

Aside from the density reduction, no other modifications were requested by the Applicant, nor desired at this time. The Park/Open Space, as originally entitled, will remain the same in size; however, the Applicant has committed to enhancing Sunbeam Park significantly beyond the original agreement, providing valuable community benefit.

Overall, the Council agreed with and supported the slight reduction in density, as the comprehensive buildout of the Sunbeam Subdivision still provides for a more superior design, hosts a greater number of lots with various lots sizes, widths, and lot configurations, and encourages the construction of various housing types to better meet the needs of Hailey's growing and diverse demographic. As such, the Council considered and approved the associated amendment to the Planned Unit Development Agreement, as well as this revised Preliminary Plat Application of Phase II of the Sunbeam Subdivision.

**Attachments:**

1. Findings of Fact: Revised Preliminary Plat of Sunbeam Subdivision Phase II

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**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 # 208-788-9815 ext. 2015

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**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

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**RECOMMENDATION FROM THE APPLICABLE DEPARTMENT HEAD:** Approve the Findings of Fact, Conclusion of Law, and Decision for the Sunbeam Subdivision Phase II Preliminary Plat Application.

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**ADMINISTRATIVE COMMENTS/APPROVAL:**

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

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**ACTION OF THE CITY COUNCIL:** Motion to approve the Findings of Fact, Conclusion of Law, and Decision for the Preliminary Plat Subdivision Application of 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 59 lots (42 lots and 17 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 (15) will be met.

\_\_\_\_\_  
Date \_\_\_\_\_  
City Clerk \_\_\_\_\_

-----  
**FOLLOW-UP:**

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

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 31, 2025, the Hailey City Council considered and unanimously approved a revised 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 59 lots (42 lots and 17 sublots), as well as the development of Parcel B1, which includes the remaining park dedication of 3.34 acres.

The Hailey City Council enters these Findings of Fact, Conclusions of Law and Decision.

### FINDINGS OF FACT

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on March 5, 2025, and mailed to adjoining property owners on March 5, 2025.

**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:** 67 lots, 18 cottage sublots, 85 lots/sublots/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, 20 cottage sublots, 62 lots/sublots/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 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.

On October 28, 2024, the Hailey City Council considered a Preliminary Plat Application for Phase II, which, if constructed as proposed, would fulfill the PUD 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, 20 cottage sublots, 62 lots/sublots/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, 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 complied with the approved PUD Agreement.

On March 31, 2025, the Applicant presented a final iteration to the Preliminary Plat Applications, as well as a Draft First Amendment to the Planned Unit Development Agreement. Both applications depicted the reduction in density within Phase II - from 62 lots/sublots to 59 lots/sublots, or a reduction to the overall density of the subdivision from the entitled 147 units to a proposed total of 144 units.

Specifically, this modification included three (3) less cottage townhouse sublots. No changes to the single-family residential lots/units were proposed. Another modification, as a direct result of the proposed reduction in density, included an adjustment to the originally “Approved Waivers”, as outlined/highlighted in the table below:

Standard	Approved Waiver	Modified Waivers with Density Reduction
§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	15 lots, 35 cottage sublots Phase I: 11 lots, 18 cottage sublots Phase II: 4 lots, 17 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	19 lots, 35 cottage sublots Phase I: 12 lots, 18 cottage sublots Phase II: 7 lots, 17 cottage sublots
§16.04.060 D 1 Flag Lot Per Subdivision	2 (1 in Phase I, 1 in Phase II)	1 (1 in Phase I, 0 in Phase II)
<del>§16.04.020 L1 Private Road Serves Up to 5 Units</del>	<del>Private streets for ingress to and egress from cottage lot whether or not serving more than 5 residential dwelling units.</del>	<del>Private streets for ingress to and egress from cottage lot whether or not serving more than 5 residential dwelling units.</del>
<del>§16.04.020 L1 Units Accessed by Private Street Must provide 2 additional parking spaces per units.</del>	<del>Two parking spaces per cottage lot accessed from a private street.</del>	<del>Two parking spaces per cottage lot accessed from a private street.</del>
	Allowance of parking in City Streets.	Allowance of parking in City Streets.

To summarize, with three (3) less lots in Phase II, some waivers of the originally approved PUD Agreement are either no longer applicable or the degree of waiver requested is much less. By way of example, the proposed density reduction reduces the total number of lots under 8,000 square feet, from 33 lots/sublots in the original approval to 21 lots/sublots. Additionally, the total number of lots under the minimum lot width of 75’ becomes more compliant, from 37 lots/sublots in the original approval to only 24 lots/sublots. With three (3) less lots within Phase II, a mixture of lot sizes and housing types can still be achieved - as desired by Staff, the Commission, and the Council - and further complements goals and policies within Hailey’s Comprehensive Plan.

The overall totals – unit count, and number of lots and sublots – as approved by the Hailey City Council on March 31, 2025, are as follows:

**Phase II:** 42 lots, 17 sublots, 59 lots/sublots/units in total

- 17 Cottage Sublots (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):** 144 residential units

**Total Number of Lots Proposed (Phases I and II):** 144 lots/sublots

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

Aside from the density reduction, no other modifications are requested by the Applicant. The Park/Open Space, as originally entitled, will remain the same in size; however, the Applicant has committed to enhancing Sunbeam Park significantly beyond the original agreement, providing valuable community benefit, as further described below.

**Park/Open Space:** Marathon Partners, LLC, 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
- 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.
- 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.).

- 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.
- A 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/open 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 24<sup>th</sup> meeting.

**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 March 31, 2025, 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 59 lots (42 lots and 17 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.

On September 3, 2024, the Hailey Planning and Zoning Commission discussed Phase II of the project and recommended the Sunbeam Subdivision Preliminary Plat Application for approval by the Hailey City Council. A Public Hearing with the City Council was held on October 28, 2024, whereby the City Council unanimously approved the Preliminary Play Application for Phase II.

Notice of the current applications – to modify the PUD Amendment, and subsequently, the Preliminary Plat Application, was mailed to the Adjoiners and published in the Idaho Mountain Express on March 12, 2025. An onsite notice was posted on the property on March 24, 2025. A public hearing was held on March 31, 2025, by the Hailey City Council in the Council Chambers and virtually via GoTo Meeting.

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	<p><b>Engineering:</b> 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><b>Life/Safety:</b> Hailey’s Fire Chief supports the proposed density reduction within Phase II. With three (3) less lots/sublots, dwelling units can be constructed farther apart further mitigating potential fire hazards in the future.</p>
				<p><b>Water and Wastewater:</b> 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"> <li>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. Additionally, the water main connection on Carbonate Street shall be hot tapped so as not to disrupt services on Carbonate Street. These items have been made Conditions of Approval.</li> <li>The Water Division requests additional details on the easement for the water main connection that will service Sublots 12-17. This has also been made a Condition of Approval.</li> </ul> <p>The Water and Wastewater Division has provided detailed comments and feedback to the Applicant Team, since their original plan set submission in early 2024. In addition to those comments, the following shall also be met: For convenient access to manholes within Phase II, the following shall be met:</p> <p>A. Manhole in front of Lot 29 shall be relocated.</p>

				<p>B. Adjust the manhole within El Dorado Lane/traveling north to Doc Bar Lane, as discussed with City Staff.</p> <p>C. Adjust manhole in front of Lot 8 to ensure ease of access. A dustpan (I/I shield) shall be provided in this location.</p> <p>D. Adjust manhole in front of Lot 1, as applicable and desired by City Staff.</p> <p><i>These items have been made Conditions of Approval.</i></p>
				<b>Building:</b> No comments
				<p><b>Streets:</b> 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><i>The Streets Division Manager has provided detailed comments and feedback to the Applicant Team, since their original plan set submission in early 2024.</i></p>
				<p><b>Parks and Lands Board:</b> 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"> <li>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.</li> </ul> <p><i>Included within the within the Master Plan and designated for Phase II build-out:</i></p> <ul style="list-style-type: none"> <li>Depiction of and installation sites for shade trees within the native lawn/play lawn interface.</li> <li>Pavilion structure, including specific location, size, capacity, and intended materials/design.</li> </ul> <p><i>The slight reduction in lot/sublot count, along with the Draft Amendment to the PUD Agreement, has no impact on the park/open space requirement, design, and/or amenities proposed to be provided. The Parks and Lands Board recommendation is still relevant, and their recommendation is discussed in further detail throughout this report.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	<p><b>Applicability:</b> 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>
			Staff Comments	<p><i>Please refer to the specific standards as noted herein.</i></p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<b>16.04.020: Streets:</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	<b>Streets:</b> Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>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.</b>
			<b>Staff Comments</b>	<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 (Parcel G and Parcel H), 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><i><u>Finding:</u> Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<b>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-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.</b>
			<b>Staff Comments</b>	<p><i>N/A, as no cul-de-sacs or dead-end streets are proposed. However, Parcel G and Parcel H represent a 26' wide parking access lane to serve Sublots 1-17. 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 west and across from the terminus of Parcel G.</i></p> <p><i><u>Finding:</u> Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<b>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.</b>

			<i>Staff Comments</i>	<p>Phase I required street connections to Quigley Road, San Badger Drive and Gray's Starlight Drive. Phase II, and the approved PUD, contemplate 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><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p><b>Design:</b> 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>
			<i>Staff Comments</i>	<p><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, the 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.</i></p> <p><i>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. The Commission found the Applicant's request appropriate, and that this standard has been met.</i></p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p><b>Centerlines:</b> 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>
			<i>Staff Comments</i>	<p><i>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.</i></p> <p><i>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.</i></p>

				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	<b>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.</b>
			<i>Staff Comments</i>	<i>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.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G.	<b>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.</b>
			<i>Staff Comments</i>	<i>The proposed roadway widths are in accordance with the adopted City Standards for road construction.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	<b>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.</b>
			<i>Staff Comments</i>	<i>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%.</i>
				<i>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.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<b>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.</b>
			<i>Staff Comments</i>	<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.</i>

				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	<b>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</b>
			<i>Staff Comments</i>	<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.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	<b>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.</b>
			<i>Staff Comments</i>	<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.</i>
				<i>Finding: Compliance. This standard has been met.</i>
			L.	<b>Private Streets:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. No private streets are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	<b>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</b>
			<i>Staff Comments</i>	<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.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	<b>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.</b>
			<i>Staff Comments</i>	<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.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	<b>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.</b>
			<i>Staff Comments</i>	<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.</i>
				<i>Finding: Compliance. This standard has been met.</i>

<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>	<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.</i>  <i>Finding: Compliance. This standard has been met.</i>
<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>	<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.</i>  <i>Finding: Compliance. This standard has been met.</i>
			M.	<b>Driveways:</b>
<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>  <i>Finding: Compliance. This standard has been met.</i>
<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>  <i>Finding: Compliance. This standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	<b>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.</b>
			<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>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	<b>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</b>
			<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 lanes (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>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	<b>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.</b>
			<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 1-17. 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>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	<b>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.</b>
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and appear compatible with existing and planned residential units.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N.	<b>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.</b>
			<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>

				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>O.</b>	<b>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.</b>
			<i>Staff Comments</i>	<p>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.</p> <p>No fire access lanes are proposed. The proposed streets and parking access lane comply with IFC Requirements for fire access to interior lots.</p> <p>In addition to the proposed streets and parking access lanes compliant with IFC Requirements, Hailey's Fire Chief supports the proposed density reduction within Phase II. With three (3) less lots/sublots, dwelling units can be constructed farther apart further mitigating potential fire hazards in the future.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<b>16.04.030: Sidewalks and Drainage Improvements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>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.</b>
			<i>Staff Comments</i>	<p>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.</p> <p>Details of the proposed pathway/sidewalks, as well as drainage shall be addressed via the following Conditions of Approval:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Details for the new pathway/existing Old Cutters sidewalks for the tie in at Doc Bar Drive shall be provided.</li> <li>3. Drywell details and other construction related details shall be provided at final design.</li> </ol> <p>The above comments have been made Conditions of Approval.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<b>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.</b>
			<i>Staff Comments</i>	Please refer to Section 16.04.030(A) for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<b>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</b>

			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<b>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.</b>
			<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> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<b>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</b>
			<i>Staff Comments</i>	N/A
<b>16.04.040: Alleys and Easements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<b>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</b>
			<i>Staff Comments</i>	<i>N/A, as this development is not located in the Business or Limited Business District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<b>The minimum width of an alley shall be twenty-six (26') feet.</b>
			<i>Staff Comments</i>	<p><i>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.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<b>All alleys shall be dedicated to the public or provide for public access.</b>
			<i>Staff Comments</i>	<i>N/A, as no public alleys are proposed for this development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 4.	<b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>
			<i>Staff Comments</i>	<p><i>Where possible, infrastructure will be installed underground and within the platted parking access lane.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	<b>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</b>

				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.
			<i>Staff Comments</i>	<i>N/A, as no alleys in commercial areas are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			<i>Staff Comments</i>	<i>N/A, as no dead-end alleys are proposed.</i>
<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.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed.</i>
<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>	<i>Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the plat for Phase I:</i> <ul style="list-style-type: none"> <li>• <i>Snow storage and public utility easements along all frontages.</i></li> <li>• <i>A 20' private irrigation easement along the north and east boundaries to continue to provide irrigation to existing conifers until all lots are purchased.</i></li> <li>• <i>A 15' wide sewer easement (located in Block 2, within El Dorado Lane, Phase II), shown graphically and noted in the plat notes.</i></li> <li>• <i>The 20' wide Hiawatha Canal easement along the west property boundary. This has been modified to encompass all of the canal.</i></li> </ul> <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	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.

				<b>The riparian setback easement shall be fenced off during any construction on the property.</b>
			<i>Staff Comments</i>	<i>N/A, as no natural resource, riparian area, hazardous area, or other limitation requires an easement for the proposed subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 3.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Snow storage easements are proposed along all lot frontages.</i>  <i>Finding: Compliance. This standard has been met.</i>
<b>16.04.050: Blocks</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.050</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>All proposed blocks are shown on the Preliminary Plat.</i>  <i>Finding: Compliance. This standard has been met.</i>
<b>16.04.060: Lots</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.060</b>	<b>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.</b>  <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>  <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>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>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</b>

				<p><b>future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</b></p> <p><i>Staff Comments</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, City Staff are amenable to the entirety of Phase II’s lot arrangement.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><b>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).</b></p> <p><i>Staff Comments</i>  N/A, as no double frontage lots are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p><b>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.</b></p> <p><i>Staff Comments</i>  Park and open space are delineated; no unbuildable lots are proposed.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p><b>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.</b></p> <p><i>Staff Comments</i>  At this time, the Applicant is not proposing any flag lots in Phase II, and while the original Sunbeam PUD Agreement grants the Developer one (1) flag lot in Phase II, the Developer is proposing to eliminate this waiver altogether in the Draft Amendment of the PUD Agreement.</p> <p>Please refer to Section 16.04.060(A) regarding lots that are more than twice the minimum lot size.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<b>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.</b>
			<i>Staff Comments</i>	<i>All lots will have frontage on either a public street, or on the parking access lane serving sublots 1-17. This was negotiated and permitted via the recorded PUD Agreement prior to the recordation of Phase I and is not anticipated to change in the Draft Amendment of the PUD Agreement.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A, as this project is not located within the Townsite Overlay (TO) Zone District.</i>
<b>16.04.070: Orderly Development</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.</b>
			<i>Staff Comments</i>	<i>The proposed project will consist of two (2) phases of development:</i>  <i><b>Phase I:</b> 67 Lots, 18 cottage sublots, 85 units in total 11 single family lots and 18 cottage sublots less than 8,000 sq. ft. 56 single family lots greater than 8,000 sq. ft.</i>  <i><b>Phase II:</b> 42 Lots, 17 cottage sublots, 59 units in total 4 single lots and 17 cottage sublots less than 8,000 sq. ft. 38 single family lots greater than 8,000 sq. ft.</i>  <i><b>Total Number of Units Proposed:</b> 144 units <b>Total Number of Lots Proposed:</b> 144 Lots</i>  <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>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<b>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.</b>
			<i>Staff Comments</i>	<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.</i>

				<p>The Applicant is proposing to reduce the overall density by three (3) lots/sublots/units. The Applicant is proposing to construct a 3.34-acre park, forty-two (42) single family lots, and seventeen (17) cottage sublots. The completed and proposed phasing activities are amenable to City Staff.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p><b>Mitigation of Negative Effects:</b> 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> <ol style="list-style-type: none"> <li>a) Provision of on-site or off-site street or intersection improvements.</li> <li>b) Provision of other off-site improvements.</li> <li>c) Dedications and/or public improvements on property frontages.</li> <li>d) Dedication or provision of parks or green space.</li> <li>e) Provision of public service facilities.</li> <li>f) Construction of flood control canals or devices.</li> <li>g) Provisions for ongoing maintenance.</li> </ol>
			<i>Staff Comments</i>	<p><b>a) Provision of on-site or off-site street or intersection improvements.</b>  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.</p> <p>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.</p> <p>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.</p> <p>The following intersections were studied:</p> <ul style="list-style-type: none"> <li>· Main Street (SH-75) / Myrtle Street</li> <li>· 2nd Avenue / Myrtle Street</li> <li>· 5th Avenue / Myrtle Street</li> <li>· Buttercup Road / Myrtle Street</li> <li>· Project Access (Doc Bar Drive) / Myrtle Street</li> <li>· Project Access (San Badger Drive) / Myrtle Street</li> <li>· El Dorado Lane / Mother Lode Loop</li> <li>· Carbonate Street / 6th Avenue</li> </ul>

				<ul style="list-style-type: none"> <li>· Main Street (SH-75) / Bullion Street</li> <li>· 5th Avenue / Bullion Street</li> <li>· 2nd Avenue / Croy Street</li> <li>· 4th Avenue / Croy Street</li> <li>· 8th Avenue / Croy Street</li> <li>· Eastridge Drive / Quigley Road</li> <li>· Project Access (Carbonate Street) / Quigley Road</li> <li>· Buckhorn Drive / Quigley Road</li> </ul> <p>The report projects the following total traffic volumes:</p> <p>Phase 1 (Per ITE Trip Gen)  Daily Trips: 944  Morning Peak Hour Trips: 71  Evening Peak Hour Trips: 92</p> <p>Phase I and Partial Phase II (Per ITE Trip Gen) Daily Trips: 1,230 Morning Peak Hour Trips: 91 Evening Peak Hour Trips: 122  Buildout, Phases I and II (Per ITE Trip Gen)  Daily Trips: 1,464  Morning Peak Hour Trips: 108  Evening Peak Hour Trips: 146</p> <p>Enter/Exiting Distribution (Per ITE Trip Gen) Daily Trips: 50/50 Morning Peak Hour Trips: 25/75 Evening Peak Hour Trips: 63/37</p> <p>The report proposes that the trips will be distributed as follows:</p> <p>Directional Trip Distribution: 60% North, 40% South</p> <p>Phase I (See Figure 4 of Traffic Study)  North: Gray's Starlight- 20%  San Badger- 40%  South: Quigley Road- 40%</p> <p>Phase I and Partial Phase II (See Figure 5 of Traffic Study)  North: Gray's Starlight- 15%  San Badger- 20%  Doc Bar- 20%  El Dorado- 5%  South: Quigley - 35%  Carbonate- 5%</p> <p>Buildout, Phases I and II (See Figure 6 of Traffic Study)  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:</p>
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<https://www.haileycityhall.org/meetings/documents/20200212FINALTISSubdivision.pdf>

**Summary of Key Findings and Recommendations:**

1. Myrtle Street and Main Street: 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.*

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.*

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.

2. Main Street and Bullion Street: 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 queuing 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 queuing. 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.

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.

*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.*

Based on review of the Traffic Impact Study and observation of neighborhood traffic patterns, the Commission and City Staff concurred 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

			<p><i>Developer with these improvements. The City will reevaluate this need at a later date.</i></p> <p><b>b) Provision of other off-site improvements.</b>  <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"> <li><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></li> <li><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></li> </ol> <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"> <li><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></li> <li><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 the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.</i></li> <li><i>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.</i></li> <li><i>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.</i></li> <li><i>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.</i></li> <li><i>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.</i></li> </ol> <p><i>The above restrictions have been listed as plat notes on both Phase I and Phase II Plats of the Sunbeam Subdivision.</i></p> <p><b>c) Dedications and/or public improvements on property frontages.</b>  <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</i></p>
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			<p>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.</p> <p>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> <p><b>d) Dedication or provision of parks or green space.</b> See multiple Standards of Review in this report regarding the park space dedication, and the amount of park space in excess of City Standards.</p> <p><b>e) Provision of public service facilities.</b> See previous comments regarding a city well site and bus stops needed both on and off-site.</p> <p><b>f) Construction of flood control canals or devices.</b> 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.</p> <p><b>g) Provisions for ongoing maintenance.</b> Roads within the subdivision will become public roads maintained by the City of Hailey. The park/open space area will eventually be dedicated to Hailey and maintained by the Parks Division once construction of the park is completed, and after a two-year period of being maintained/monitored by the HOA, after said completion date. 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 either an extension of such agreement to apply to Phase II, or a newly recorded agreement to apply to Phase II.</p> <p>The Applicant shall maintain the park/open space area within Phase II for a period of two years after completion of the park/open space. Additionally, 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. These have been made Conditions of Approval.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
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<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"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>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.</li> <li>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> <li>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</li> <li>5. Park land shall be most appropriately located on the Contiguous Parcels.</li> <li>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</li> <li>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</li> </ol> <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.</i></p> <p><i>Now, the Applicant is proposing to amend the Planned Unit Development Agreement, which includes a new Area Development Plan, and if approved by the Hailey City Council, will be recorded. Site criteria have been addressed and met within this Development Agreement.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></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>	<i>N/A, as it appears no perimeter walls, gates or landscape berms are proposed.</i>

**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</p>

				<p><b>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.</b></p> <p><i>Staff Comments</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.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p><b>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.</b></p> <p><i>Staff Comments</i>  At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p><b>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:</b></p> <ul style="list-style-type: none"> <li>a) Proposed contours at a maximum of two (2) foot contour intervals;</li> <li>b) Cut and fill banks in pad elevations;</li> <li>c) Drainage patterns;</li> <li>d) Areas where trees and/or natural vegetation will be preserved;</li> <li>e) Location of all street and utility improvements including driveways to building envelopes; and</li> <li>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</li> </ul> <p><i>Staff Comments</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.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
			B.	<p><b>Design Standards: The proposed subdivision shall conform to the following design standards:</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p><b>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.</b></p> <p><i>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.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p><b>Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology</b></p>

				shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			<i>Staff Comments</i>	<i>N/A, as none exist onsite.</i>
<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.
			<i>Staff Comments</i>	<i>Erosion control and re-vegetation shall be included in the final design.</i>  <i>Finding: Compliance. This standard has been met.</i>
<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: 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. 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.
			<i>Staff Comments</i>	<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.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	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.
			<i>Staff Comments</i>	<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.</i>

				<i>Finding: Compliance. This standard has been met.</i>
<b>16.04.100: Overlay Districts</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			<b>A.</b>	<b>Flood Hazard Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 1.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 2.</b>	<b>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 3.</b>	<b>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<b>Hillside Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 1.</b>	<b>Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 2.</b>	<b>Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 3.</b>	<b>All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<b>16.04.110: Parks, Pathways and Other Green Spaces</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</b>
			<i>Staff Comments</i>	<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).</i>
				<i>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</i>

			<p><i>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.</i></p> <p><i>After numerous meetings, discussions, and plan iterations, the Applicant Team has submitted a park design plan that includes the following features:</i></p> <ul style="list-style-type: none"> <li><i>• 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).</i></li> <li><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></li> <li><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></li> <li><i>• Two (2) new play lawn areas, including at least four (4) dedicated shade trees incorporated throughout the play lawn areas.</i></li> <li><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></li> <li><i>• Additional gravel street parking area, located along Carbonate Street and adjacent to the existing recreational field.</i></li> <li><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></li> </ul> <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>
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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 3.98 acres.



Sunbeam Subdivision Park Space, Phase 1

				 <p><i>Sunbeam Subdivision Park Space, Phase II</i></p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
			A. 1.	<b>Parks:</b>
☒	☐	☐	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><b>P = x multiplied by .0277</b></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>
			<i>Staff Comments</i>	<p><i>Mathematical calculations of this formula for the submitted plat result in the following requirements:</i></p> <p><b>Project Buildout with Number of Units:</b>  <i>Project Buildout: 144 x .0277 = 3.98 acres (173,367 square feet)</i>  <i>Proposed size of Park Parcel –</i>  - Phase I: 4.54 acre (197,807 square feet)</p>

				<p>- Phase II: 3.34 acre (145,408 square feet)</p> <p>Total park space for Sunbeam, including existing Phase I and proposed Phase II: 7.88 acres.</p> <p>The total park/open space proposed is approximately 3.89 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.</p>  <p>Phase I: Greyscale Phase II: Color</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A.1.b</p>	<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>
			<p>Staff Comments</p>	<p>N/A, as the subdivision is located within the Limited Residential (LR-1) Zone District.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	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.
			Staff Comments	N/A, as no paths are located on the property to be subdivided nor on City property adjacent to the proposed project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><b>Multiple Ownership:</b> Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> <li>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</li> <li>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),</li> <li>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.</li> <li>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.</li> </ul>
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	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.
			Staff Comments	<p>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.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
			D.	<b>Minimum Requirements:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	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><b>Staff Comments</b></p>	<p>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 space for signage, Homeowners Association member benefit, or other similar uses is proposed.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>D. 2.</b></p>	<p><b>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.</b></p>
			<p><b>Staff Comments</b></p>	<p>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).</p>  <p>The Applicant is also proposing the following trees to be incorporated within the park during Phase II of the project:</p> <ul style="list-style-type: none"> <li>- Ten (10) Sugar Maple of 3" caliper</li> <li>- Ten (10) Russian Hawthorn of 2" caliper</li> </ul>

			<ul style="list-style-type: none"> <li>- Ten (10) Swamp White Oak of 4" caliper</li> <li>- Ten (10) Black Locust of 2" caliper</li> <li>- Ten (10) Japanese Tree Lilac of 2" caliper</li> </ul> <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"> <li>- Twenty-seven (27) Canadian Serviceberry</li> <li>- Forty (4) Nanking Cherry</li> <li>- Eight (8) Chokecherry</li> <li>- Twenty-seven (27) Skunkbush Sumac</li> <li>- Twenty-four (24) Flame Willow</li> </ul> <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><u>Finding:</u> Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>D. 3.</b></p> <p><b>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.</b></p> <p><i>Staff Comments</i></p> <p>N/A, as no mini park is proposed at this time.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>D. 4.</b></p> <p><b>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.</b></p> <p><i>Staff Comments</i></p> <p>N/A, as no park/cultural space is proposed at this time.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>D. 5.</b></p> <p><b>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</b></p>

				<p><b>Lands Board. Construction of Pathways shall be undertaken at the same 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.</b></p>
			<i>Staff Comments</i>	<i>N/A, as no pathways are proposed in a separate right-of-way. All pathways are proposed to be constructed on either road rights-of-way or within the park/open space parcels.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<b>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):</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	<b>Shall provide safe and convenient access, including ADA standards.</b>
			<i>Staff Comments</i>	<i>This standard shall be met.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	<b>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.</b>
			<i>Staff Comments</i>	<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>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	<b>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.</b>
			<i>Staff Comments</i>	<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>The proposed parcel is not located in drain ways, floodways, or wetland areas. No non-recreational buildings are proposed at this time.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	<p><b>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</b></p> <p><i>Staff Comments</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.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	<p><b>Shall require low maintenance or provide for maintenance or maintenance endowment.</b></p> <p><i>Staff Comments</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.</p> <p>With regard to park/open space maintenance, the Applicant shall maintain the park/open space area within Phase II for a period of two years after completion of the park/open space. This has been made a Condition of Approval.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	<p><b>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):</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	<p><b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b></p> <p><i>Staff Comments</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.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	<p><b>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</b></p> <p><i>Staff Comments</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.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
			G.	<p><b>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):</b></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>Staff Comments</i> Please refer to Section 16.04.110 for further details.</p> <p><i>Finding: Compliance. This standard has been met.</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 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> 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.</p> <p><i>Finding: Compliance. This standard has been met.</i></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> N/A, as no additional private green space is proposed.</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> Draft C.C. &amp; Rs have been submitted. Maintenance shall be managed and funded by the Subdivision's HOA, should any private space be proposed in the future.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
			H.	<b>In-Lieu Contributions:</b>
<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> N/A, as no in-lieu contributions are proposed.</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> Please refer to Section 16.04.110 for further details.</p> <p><i>Finding: Compliance. This standard has been met.</i></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</p>

				(LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 4.	<b>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 practicable, on improvements within walking distance of the residents of the subdivision.</b>
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>  <i>Finding: Compliance. This standard has been met.</i>
<b>16.05: Improvements Required:</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	<b>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.</b>
			<i>Staff Comments</i>	<i>The Applicant intends to construct all necessary infrastructure to City Standards and procedures, if the revised plat/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>  <i>Ultimately, the cost of construction for the asphalt pathways completed in Phase I exceeded the calculated sidewalk in-lieu fees. As discussed by the 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</i>

				<p>fees for any sidewalks/right-of-way infrastructure not constructed by the Applicant Team in Phase II.</p> <p>The Applicant shall supply City Staff with a contractor estimate for all sidewalk/right-of-way improvements required – but not installed - 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.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p><b>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.</b></p> <p><i>Staff Comments</i> This standard will be met.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p><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.</b></p> <p><i>Staff Comments</i> This standard will be met.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p><b>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.</b></p> <p><i>Staff Comments</i> This standard will be met.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	<p><b>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.</b></p> <p><i>Staff Comments</i> 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</p>

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).

Upon their initial review the Commission recommended that the Applicant refine the proposed Phase I plat to consider the following:

- **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.

In Phase II, the Applicant is proposing to construct concrete sidewalks 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:



The Applicant shall supply City Staff with a contractor estimate for all sidewalk/right-of-way improvements required- but not installed - 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

				<p>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.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p><b>Street Cuts:</b> 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>
			<i>Staff Comments</i>	<p>Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction.</p> <p>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.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p><b>Signage:</b> 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>
			<i>Staff Comments</i>	<p>All proposed street names have been reviewed and approved by the City and the Assessor's Office.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p><b>Streetlights:</b> 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>
			<i>Staff Comments</i>	<p>N/A, as no streetlights are required nor shown and/or proposed.</p>
<b>16.05.030: Sewer Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p><b>Sewer Connections:</b> 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>
			<i>Staff Comments</i>	<p>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</p>

				<p>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.</p> <p>Other recommendations and/or comments made by the Wastewater Division include:</p> <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. A minimum 6" sewer service is recommended for future redevelopment parcel 14. This will be required at final design.</li> </ol> <p>For convenient access to manholes within Phase II, the following shall be met:</p> <ol style="list-style-type: none"> <li>3. Manhole in front of Lot 29 shall be relocated.</li> <li>4. Adjust the manhole within El Dorado Lane/traveling north to Doc Bar Lane, as discussed with City Staff.</li> <li>5. Adjust manhole in front of Lot 8 to ensure ease of access. A dustpan (1/1 shield) shall be provided in this location.</li> <li>6. Adjust manhole in front of Lot 1, as applicable and desired by City Staff.</li> </ol> <p>These have been made Conditions of Approval.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
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**16.05.040: Water Connections**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p><b>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.</b></p>
			<b>Staff Comments</b>	<p>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.</p> <p>Please refer to Section 16.04.070(C) regarding municipal potable water use relative to water conservation.</p> <p>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</p>

				<p>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.</p> <p>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.</p> <p>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.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><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.</b></p>
			<i>Staff Comments</i>	N/A, as this project is not within the Townsite Overlay (TO) District.
<b>16.05.050: Drainage</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p><b>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)</b></p>
			<i>Staff Comments</i>	<p>Drainage details have been submitted. A review of drainage calculations will take place during final design. Design appears to be sufficient for anticipated runoff.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<b>16.05.060: Utilities</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p><b>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.</b></p>
			<i>Staff Comments</i>	<p>Utilities will be constructed and installed underground. This has been made a Condition of Approval.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>

16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<b>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.</b>
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further detail.</i>  <i>Finding: Compliance. This standard has been met.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<b>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.</b>
			<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>  <i>Finding: Compliance. This standard has been met.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>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.</b>
			<i>Staff Comments</i>	<i>This standard shall be met.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<b>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)</b>
			<i>Staff Comments</i>	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	<b>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)</b>
			<i>Staff Comments</i>	<i>As built drawings will be required. This standard will be met.</i>  <i>Finding: Compliance. This standard has been met.</i>

## CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Council makes the following Conclusions of Law:

- 1) Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
- 2) The project is in general conformance with the Hailey Comprehensive Plan.
- 3) The project does not jeopardize the health, safety, or welfare of the public.
- 4) Upon compliance with the conditions set forth, the project conforms to the applicable standards of the Hailey Municipal Code and City Standards.

## DECISION

The Revised Preliminary Plat Application by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 59 lots (42 lots and 17 sublots), as well as the development of Parcel B1, is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Chapter 17.11, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (1) through (15) are met.

### 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, and is contingent upon the approval of the First Amendment to the Planned Unit Development Agreement.
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 Final Plat.
8. The Applicant shall obtain a Site Alteration Permit prior to any development occurring.
9. The Applicant shall submit an Erosion Control Plan prior to recordation of Final Plat.
10. The Applicant shall submit a Site Alteration Permit prior to construction.

### Streets and Right-of-Ways:

11. 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 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 area between the pathway and road, or all landscaping, to include but not limited to grasses, trees, irrigation, and other components within the public right-of-way.
- 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:**

- 12. 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. Additional details on the easement for the water main connection that will service Sublots 12-17 shall be provided to the City for additional review prior to construction.
- D. 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 the Applicant's responsibility to replace if damaged due to water main repair or maintenance.
- E. Water mains shall be located a minimum of 5' feet from the property lines or other obstructions (i.e., trees, etc.).
- F. 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.
- G. A minimum 6" sewer service shall be installed for future redevelopment parcels (i.e., Lots 8, 42, 50 and 65).
- H. For convenient access to manholes within Phase II, the following shall be met:
  - i. Manhole in front of Lot 29 shall be relocated.
  - ii. Adjust the manhole within El Dorado Lane/traveling north to Doc Bar Lane, as discussed with City Staff.
  - iii. Adjust manhole in front of Lot 8 to ensure ease of access. A dustpan (I/I shield) shall be provided in this location.
  - iv. Adjust manhole in front of Lot 1, as applicable and desired by City Staff.

**Parks and Open Space:**

- 13. The Applicant shall provide a grading plan for Phase II park space, prior to beginning any park space improvements.
- 14. 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.
- 15. The Applicant shall maintain the park/open space area within Phase II for a period of two complete seasons after full completion of the park and acceptance by the City.

**PASSED BY THE HAILEY CITY COUNCIL** and approved by the Mayor this \_\_\_ day of \_\_\_\_\_, 2025.

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Martha Burke, Mayor, City of Hailey

Attest:

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Mary Cone, City Clerk, City of Hailey

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/14/2025 **DEPARTMENT:** Clerk's Office **DEPT. HEAD SIGNATURE** M. Cone

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**SUBJECT**

Approval of Minutes from the meeting of the Hailey City Council on March 31, 2025 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 MARCH 31, 2025  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:29:49 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:**

[5:29:49 PM](#) Mayor Burke, asks for a motion to accept amended agenda.

[5:30:07 PM](#) **Motion to amend agenda made by Martinez, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Stone, yes. Martinez, yes.**

Thea arrived to meeting.

**Open Session for Public Concerns:**

[5:30:48 PM](#) Steven Daniels 830 Broadford Rd. 5 – 10 year bond potentials, mentioning the BCRD levy coming up. As concerned citizens, what other bonds would be coming up? Transportation plan, stormwater drain regulations, once you hit 10,000 population, waiver goes away. Helpful to let voters know about this. School bond is mentioned next, voucher system may draw money away from our school. Airport, relocation, 95% federal funding, maybe 5% from local bond levy.

**CONSENT AGENDA:**

[5:35:36 PM](#) Thea pulls ca 085 and 089, 080. Stone pulls ca 096

<del><a href="#">CA 080</a></del>	<del>Motion to approve the Hailey Fire Department SAFER Grant Application and the Mayor’s Signature on a letter of support for the application. ACTION ITEM</del> .....	<del>1</del>
<a href="#">CA 081</a>	Motion to ratify the Mayor’s signature on the 2025 Arbor Day Proclamation and 2025 Arbor Day Grant. ACTION ITEM.....	34
<a href="#">CA 082</a>	Motion to approve Resolution 2025-034, authorizing the Mayor’s signature on Amendment Number One to the Subaward Agreement with the Hispanic Access Foundation for the Kiwanis Park Tree Planting Project. ACTION ITEM.....	39
<a href="#">CA 083</a>	Motion to ratify the Mayors signature to the Senate Local Government and Taxation Committee regarding HB 266 and SB 1143 ACTION ITEM.....	106
<a href="#">CA 084</a>	Motion to ratify the Mayors signature regarding the Idaho Travel Council grant support match for the Chamber of the Wood River Valley ACTION ITEM.....	109
<del><a href="#">CA 085</a></del>	<del>Motion to ratify the Mayors signature regarding the Wood River Land Trust Thriving Communities Grant ACTION ITEM</del> .....	<del>112</del>
<a href="#">CA 086</a>	Motion to ratify the Mayors signature letter to the Senate Commerce and Human Resources Committee regarding reduction in funding for state and local highway maintenance ACTION ITEM.....	115

**\*CA 102** Motion to ratify the Mayors signature letter to Representatives Nelson and Pohanka and Senator Taylor regarding House Bill 436 on Urban Renewal Agencies **ACTION ITEM**

[CA 087](#) Motion to authorize bidding of the Sunbeam Municipal Well Construction for drilling. **ACTION ITEM**..... 119

[CA 088](#) Motion to accept bid from American Vac Services in the amount of \$107,450.00, for the River St. Bullion Water Main Replacement project, and motion to adopt Resolution 2025-035, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM**..... 121

~~[CA 089](#) Motion to approve Resolution 2025-036, authorizing the Mayor to sign a Contract for Services with ARCH Community Housing Trust to Cause construction of certain right-of-way improvements adjacent the historic Ellsworth Inn site redevelopment project to primarily include sidewalk and related improvements along 3<sup>rd</sup> and 4<sup>th</sup> Ave. **ACTION ITEM**..... 134~~

[CA 090](#) Motion to approve Resolution 2025-037, authorizing the Mayor’s signature on GovPlanet (Ironplanet, Inc.) addendum, renewal for equipment auction sales of surplus equipment and vehicles. **ACTION ITEM**..... 142

[CA 091](#) Motion to approve Auto Transportation Business License (Taxi) for Sunset Imports **ACTION ITEM**..... 159

[CA 092](#) Motion to approve the Alcohol Beverage License Application for DaVinci’s Restaurant to add liquor to their Resort Restaurant License **ACTION ITEM**..... 165

[CA 093](#) Motion to approve Special Event Monster Truck Insanity Tour to be held June 14, 2025 from 5:30 to 9:15 pm at the Hailey Arena **ACTION ITEM**..... 173

[CA 094](#) Motion to approve minutes of March 10, 2025 meeting and to suspend reading of them **ACTION ITEM**..... 186

[CA 095](#) Motion to approve claims for expenses incurred during the month of February 2025, and claims for expenses due by contract in March, 2025 **ACTION ITEM**..... 193

~~[CA 096](#) Motion to approve unaudited Treasurer’s report for the month of February 2025 **ACTION ITEM**..... 231~~

**5:36:10 PM** Martinez moved to approve all consent agenda items minus CA 080, CA 085, CA 089 and CA 096, seconded by Husbands, motion passed with roll call vote; Husbands yes. Stone, yes. Thea, yes. Martinez, yes.

**5:36:33 PM** CA 080 – Thea, how does this grants fit into consolidation? Baledge and Hoover, Horowitz, corrects the name of the grant.

Jamie Hoover, this is the EMSAVE grant application, explains this item; vehicle being replaced, heavy rescue goes to heavy rescue situations.

**5:39:00 PM** Thea moves to approve CA 080 as discussed, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

CA 085 **5:39:18 PM** Thea, in support wanted more information. Horowitz can bring that information to council under staff reports in next meeting.

**5:40:57 PM** Thea moves to approve CA 085, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

**5:41:12 PM** CA 089, ARCH, in support of this item, not sure why ARCH is taking on this item. Simms will respond, explains this situation.

**5:42:55 PM** Thea moves to approve CA 089, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

**5:44:30 PM** Stone asks about this item...CA 096, Stokes responds.

[5:46:21 PM](#) Stone moves to approve CA 096, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

### **MAYOR'S REMARKS:**

Mayor Burke comments, we made it through the World Cup, life is good.

[5:47:07 PM](#) Steve England, World Cup, seemed to go well. HPD assisted with some events and a few calls. Horowitz, thanks to Jamie Hoover, assisted all weekend.

### **PROCLAMATIONS AND PRESENTATIONS:**

*PP 097 Presentation of the Mayor's 2025 State of the City Report*

[5:49:06 PM](#) state of the city presentation. Horowitz, gives an overview of this report. Pleased to report State of the City, successes city wide, organized by council goals in last year's goal setting meeting. Health safety welfare, first goal discussed. Police and Fire calls for service and 4 wildland fires responded to by HFD. Transportation, we take care of 62 miles of roadway in Hailey. We are now maintaining 28 miles of pathways all season in Hailey. \$648,000 returned in revenue from last year's budget. Housing committee will meet again this week, has been almost a year since their last meeting. Have 646 housing units added in Hailey. 15,000 lbs. of food collected in our compost bins to date. [6:00:47 PM](#) housing for our workforce remains a priority of Hailey.

### **APPOINTMENTS AND AWARDS:**

*AA 098 Motion to approve Resolution 2025-038, appointing Bryan Brennan and Dave Fluetsch to fill vacant seats on the Parks and Lands Board. ACTION ITEM*

[6:06:49 PM](#) Thea moves to approve Resolution 2025-038, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

### **PUBLIC HEARINGS:**

*PH 099 Consideration of Ordinance No. \_\_\_\_\_, an amendment to the Sunbeam Subdivision Planned Unit Development (PUD) Agreement between Marathon Partners, LLC, and the City of Hailey, which was approved by the Hailey City Council on June 8, 2020. The Applicant is requesting an amendment to reduce the total number of lots/sublots within Phase II. The proposed amendment reduces the overall density in Phase II from 62 lots/sublots (42 lots and 20 sublots) to 59 lots/sublots (42 lots and 17 sublots). If approved, the total number of residential units, in both Phase I and Phase II, would reduce from 147 units to 144 units. The proposed amendment is in conjunction with a revised Preliminary Plat Application for Phase II of the Sunbeam Subdivision. ACTION ITEM*

[6:07:54 PM](#) Davis opens this item. In May of 2020, council approved a creative PUD with Marathon Partners, Sunbeam Subdivision, dedication of portion of water rights to use on the

HAILEY CITY COUNCIL MINUTES  
March 31, 2025

Park, public well contribution, 5,000 feet of sidewalk. Sunbeam asked for waivers, including flag lot minimum. Draft proposal to amend the PUD agreement, applicant wants to reduce lots from 62 to 59 lots. Davis asks applicant team to speak to these changes. Samantha Stahlnecker speaks on behalf of applicant. [6:11:48 PM](#) We are here for a simple modification. Reduce cottage lots from 20 to 17 sublots. Stahlnecker reads statement, lots are too small. Developer has added enhanced park amenities.

[6:13:52 PM](#) Thea asks to see map. Proposing to remove 1 subplot from each of the cottage lots. Stahlnecker, responds, smaller lot, does not mean smaller house.

[6:19:13 PM](#) Stone, are their private streets planned? Stahlnecker, no private streets proposed. Condition 3, needs modifying, Davis, can modify this item.

Public Comments:

[6:20:37 PM](#) Mary Ann Ward, 740 Bonanza, comments generally on Sunbeam concerned with increased traffic, proposes a compromise, in traffic calming devices on El Dorado and Carbonate. think about this compromise to the traffic issue?

[6:24:26 PM](#) Nick Maricich 1520 Heroic, complement Dumke on this development. Has a 3 year old, plays in this park a lot.

[6:28:18 PM](#) Burke will discuss concerns mentioned tonight with City Engineer.

[6:28:48 PM](#) Thea, amazing park, subdivision, love how the park connects, would like to see denser subdivisions going forward. Everyone she talks to loves the park, thank you!

[6:30:52 PM](#) Martinez appreciates background on this item. Feels like “patching the software.”

[6:32:44 PM](#) Stone, was on Planning and Zoning when this came through. This is what it looks like to have diverse housing options. We appreciate this diversity. Like to see some smaller lots mixed into larger homes/lots.

[6:34:17 PM](#) Husbands, would like to see more density, agrees with Thea. Would like to see garages set back.

[6:34:50 PM](#) Davis explains a modification to conditions, A, B adds C. lot waiver, word smith in the Findings. New D, will include all other conditions previous PUD.

[6:35:53 PM](#) **Thea moves to approve Ordinance No. first reading of #1345, PUD, conditions a & b, with modified waivers, new C and D. read by title only. Martinez, seconds. Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

[6:37:54 PM](#) **Burke conducts 1<sup>st</sup> Reading of Ordinance No. 1345, by title only.**

PH 100 *Consideration of a revised 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 59 lots (42 lots and 17 sublots), as well as the development of Parcel B1, which includes the remaining park dedication of 3.34 acres. ACTION ITEM*

[6:39:00 PM](#) Davis, need to approve new Preliminary Plat with 3 less lots.

Public comments:

[6:39:32 PM](#) there are none.

[6:39:40 PM](#) **Martinez moves to approve preliminary plat application by Marathon Partners, Phase II, 59 lots, with conditions 1-15 will be met, Thea seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.**

### **OLD BUSINESS:**

OB 101 *2nd Reading of Ord. 1344 by title only, amending Title 17: Definitions ACTION ITEM*

[6:41:12 PM](#) **2<sup>nd</sup> Reading of Ordinance No. 1344, by Mayor Burke, by title only.**

### **STAFF REPORTS:**

[6:42:09 PM](#) Horowitz, 2 meetings in April, Goal setting session date of April 28<sup>th</sup>? Thea can attend at 5 pm, works for other council as well. Earth Day April 26<sup>th</sup>.

[6:42:57 PM](#) Yeager, reminder will have very busy construction season coming up, LHTAC River Street, stage at Hop Porter Park, chip seal project, Headworks project, Water Division building.

[6:44:35 PM](#) Davis, comp plan update will be in front of council first week in May.

[6:44:59 PM](#) Thea, announces a new event on 1<sup>st</sup> Ave, closing off street between businesses, Chamber band/stage, kids area, hoping for a big crowd, Spring Fest 4-7 pm, Friday April 25.

[6:46:09 PM](#) **Martinez moves to adjourn, Thea seconds, motion passed unanimously.**

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE 04/14/2025      DEPARTMENT:** Finance & Records      **DEPT. HEAD SIGNATURE:** MHC

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**SUBJECT**

Council Approval of Claims costs incurred during the month of March 2025 that are set to be paid by contract for April 2025.

**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:**

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## Report Criteria:

Includes all check types

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
04/03/2025	CDPT		0	AFLAC	1	-222.76
04/03/2025	CDPT		0	DELTA DENTAL PLAN OF I	2	-1,079.75
04/03/2025	CDPT		0	REGENCE BLUE SHIELD	3	-5,295.35
04/03/2025	CDPT		0	NCPERS GROUP LIFE INS	6	-144.00
04/03/2025	CDPT	04/07/2025	41109	PERSI	7	-47,029.18
04/03/2025	CDPT	04/07/2025	41107	MOUNTAIN WEST BANK	8	-43,768.26
04/03/2025	CDPT		0	IDAHO STATE TAX COMMI	9	-5,731.00
04/03/2025	CDPT	04/07/2025	41106	A.W. REHN & ASSOCIATE	21	-1,137.91
04/03/2025	CDPT		0	VSP	26	-145.06
04/03/2025	CDPT	04/07/2025	41108	Nationwide 457/Roth	34	-2,798.38
04/03/2025	PC	04/10/2025	41025	CARRILLO-SALAS, DALIA	8209	-1,520.24
04/03/2025	PC	04/10/2025	41026	CONE, MARY M HILL	8009	-1,833.51
04/03/2025	PC	04/10/2025	41027	HOROWITZ, LISA	8049	-2,719.60
04/03/2025	PC	04/10/2025	41028	POMERLEAU, JENNIFER	8207	-1,324.02
04/03/2025	PC	04/10/2025	41029	STOKES, REBECCA R	8013	-2,533.68
04/03/2025	PC	04/10/2025	41030	TRAN, TUYEN	8205	-1,320.61
04/03/2025	PC	04/10/2025	41031	DAVIS, ROBYN K	8060	-2,319.00
04/03/2025	PC	04/10/2025	41032	DYER, ASHLEY MAUREEN	8401	-1,779.42
04/03/2025	PC	04/10/2025	41033	PARKER, JESSICA L	8111	-1,896.15
04/03/2025	PC	04/10/2025	41034	RODRIGUE, EMILY THERE	8115	-1,829.36
04/03/2025	PC	04/10/2025	41035	BALEDGE, MICHAEL S	9054	-2,725.06
04/03/2025	PC	04/10/2025	41036	CHASE, AMANDA LUISE	9036	-1,422.61
04/03/2025	PC	04/10/2025	41037	EMERICK, DANIELLE A	9206	-1,400.01
04/03/2025	PC	04/10/2025	41038	GRANT, DARYL ERNEST	9126	-665.49
04/03/2025	PC	04/10/2025	41039	HAIRSTON, KEITH GUY	8186	-1,675.25
04/03/2025	PC	04/10/2025	41040	HERNANDEZ, ADAN	9027	-248.43
04/03/2025	PC	04/10/2025	41041	HOOVER, JAMES THOMA	9047	-3,666.14
04/03/2025	PC	04/10/2025	41042	MURPHY, JOSHUA Z	9011	-705.68
04/03/2025	PC	04/10/2025	41043	PRUETT, MATHEW DEAN	9040	-420.19
04/03/2025	PC	04/10/2025	41044	SANCHEZ, ANTHONY JAM	9042	-995.05
04/03/2025	PC	04/10/2025	41045	SWENKE, JACKSON JOSE	9199	-345.78
04/03/2025	PC	04/10/2025	41046	YEAGER, KAITLYN R	9117	-903.42
04/03/2025	PC	04/10/2025	41047	BURKE, MARTHA E	8074	-1,925.86
04/03/2025	PC	04/10/2025	41048	HUSBANDS, HEIDI	8302	-242.70
04/03/2025	PC	04/10/2025	41049	MARTINEZ, JUAN F	8301	-812.21
04/03/2025	PC	04/10/2025	41050	STONE, DUSTIN DEWAYN	8303	-812.21
04/03/2025	PC	04/10/2025	41051	THEA, KAREN J	8106	-751.70
04/03/2025	PC	04/10/2025	41052	CROTTY, JOSHUA M	8283	-1,476.81
04/03/2025	PC	04/10/2025	41053	DABNEY, LEE A DONAHUE	1008078	-1,158.18
04/03/2025	PC	04/10/2025	41054	DREWIEN, LYNETTE M	1008271	-312.44
04/03/2025	PC	04/10/2025	41055	FORBIS, MICHAL J	8114	-1,553.11
04/03/2025	PC	04/10/2025	41056	FOUDY, ALISON LEXI	8284	-408.88
04/03/2025	PC	04/10/2025	41057	FOUDY, GRACE ANNA	8128	-90.04
04/03/2025	PC	04/10/2025	41058	MAXWELL, LAHELA HINAN	8124	-1,425.41
04/03/2025	PC	04/10/2025	41059	MOSQUEDA - CAMACHO,	8295	-200.86
04/03/2025	PC	04/10/2025	41060	PRIMROSE, LAURA A	8102	-1,249.49
04/03/2025	PC	04/10/2025	41061	RODGERS, AMBER TELLE	8297	-148.69
04/03/2025	PC	04/10/2025	41062	STROPE, DENON MICHAEL	8101	-1,138.14
04/03/2025	PC	04/10/2025	41063	VAGIAS, BROOKE ELIZAB	8296	-34.63
04/03/2025	PC	04/10/2025	41064	BAIN, AMY SUE	8554	-1,501.17
04/03/2025	PC	04/10/2025	41065	SAVAGE, JAMES L	8204	-1,756.71
04/03/2025	PC	04/10/2025	41066	AGUAYO, KENNETH	8220	-1,458.55
04/03/2025	PC	04/10/2025	41067	ALLEN, THOMAS HAROLD	8219	-2,122.05
04/03/2025	PC	04/10/2025	41068	CARDWELL, JOSEPH THO	1008137	-2,112.13

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
04/03/2025	PC	04/10/2025	41069	CERVANTES, GUSTAVO A	8215	-2,250.81
04/03/2025	PC	04/10/2025	41070	COX, CHARLES F	8161	-2,876.74
04/03/2025	PC	04/10/2025	41071	CROXFORD, ZACHARY DA	8218	-1,798.14
04/03/2025	PC	04/10/2025	41072	ENGLAND, STEVE J	8143	-3,277.77
04/03/2025	PC	04/10/2025	41073	GONZALEZ, ADRIAN MAN	8170	-2,064.81
04/03/2025	PC	04/10/2025	41074	JONES, KYLIE MELETIA	8155	-2,113.57
04/03/2025	PC	04/10/2025	41075	LEOS, CHRISTINA M	8012	-2,055.34
04/03/2025	PC	04/10/2025	41076	LIVINGSTON, CHRISTIAN	8168	-2,045.50
04/03/2025	PC	04/10/2025	41077	ORNELAS, MANUEL G	1008180	-2,210.84
04/03/2025	PC	04/10/2025	41078	OWENS, ERIC ODELL	8119	-1,877.27
04/03/2025	PC	04/10/2025	41079	PECK, TODD D	8167	-3,276.92
04/03/2025	PC	04/10/2025	41080	WELLS, PRESTON DANIE	8150	-2,196.19
04/03/2025	PC	04/10/2025	41081	WRIGLEY, GAVIN	8152	-2,786.84
04/03/2025	PC	04/10/2025	41082	ARELLANO, NANCY	8005	-1,337.65
04/03/2025	PC	04/10/2025	41083	MARES, MARIA C	8251	-1,382.23
04/03/2025	PC	04/10/2025	41084	WILLIAMS, EMILY ANNE	8023	-1,808.66
04/03/2025	PC	04/10/2025	41085	YEAGER, BRIAN D	8107	-2,292.37
04/03/2025	PC	04/10/2025	41086	DOMKE, RODNEY F	8097	-1,862.43
04/03/2025	PC	04/10/2025	41087	HERNANDEZ, ADAN	8509	-1,668.97
04/03/2025	PC	04/10/2025	41088	JOHNSTON, JAIMEY P	8243	-2,271.85
04/03/2025	PC	04/10/2025	41089	MOATS, ZAKARY S	8174	-1,666.83
04/03/2025	PC	04/10/2025	41090	PARKS, ALEXANDER MIC	8180	-1,726.01
04/03/2025	PC	04/10/2025	41091	SCHWARZ, STEPHEN K	8226	-2,660.93
04/03/2025	PC	04/10/2025	41092	WEST III, KINGSTON R	8234	-2,134.34
04/03/2025	PC	04/10/2025	41093	AMBRIZ, JOSE	7023	-2,305.41
04/03/2025	PC	04/10/2025	41094	BOWYER, DANIEL ALAN M	8289	-1,167.85
04/03/2025	PC	04/10/2025	41095	ELLSWORTH, BRYSON D	8285	-2,511.09
04/03/2025	PC	04/10/2025	41096	GARRISON, SHANE	1008048	-1,897.75
04/03/2025	PC	04/10/2025	41097	RACE, MICHAEL DENNIS	8070	-1,516.53
04/03/2025	PC	04/10/2025	41098	SHOTSWELL, DAVE O	7044	-2,282.23
04/03/2025	PC	04/10/2025	41099	WARD, NATHAN DANIEL	8287	-1,490.96
04/03/2025	PC	04/10/2025	41100	BALDWIN, MERRITT JAME	8286	-1,941.21
04/03/2025	PC	04/10/2025	41101	BALIS, MARVIN C	8225	-2,144.88
04/03/2025	PC	04/10/2025	41102	HOLTZEN, KURTIS L	8072	-1,476.71
04/03/2025	PC	04/10/2025	41103	MAJOR, THOMAS JOHN	8288	-1,496.09
04/03/2025	PC	04/10/2025	41104	PETERSON, TRAVIS T	8121	-1,527.48
04/03/2025	PC	04/10/2025	41105	VINCENT, BRIAN A	1008071	-1,856.85
Grand Totals:						<u>-239,550.37</u>
			<u>91</u>			

Includes all check types  
Includes unprinted checks

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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
<b>4409 A.W. REHN &amp; ASSOCIATES</b>											
17355	1	2024 Dependent Care FSA/Health Care FSA	Invoice	04/08/2025	04/14/2025	5.25	5.25	100-15-41215		425	1
17355	2	2024 Dependent Care FSA/Health Care FSA	Invoice	04/08/2025	04/14/2025	5.25	5.25	200-15-41215		425	1
17355	3	2024 Dependent Care FSA/Health Care FSA	Invoice	04/08/2025	04/14/2025	5.25	5.25	210-15-41215		425	1
17355	4	2025 Health Care FSA	Invoice	04/08/2025	04/14/2025	31.50	31.50	100-15-41215		425	1
17355	5	2025 Health Care FSA	Invoice	04/08/2025	04/14/2025	31.50	31.50	200-15-41215		425	1
17355	6	2025 Health Care FSA	Invoice	04/08/2025	04/14/2025	31.50	31.50	210-15-41215		425	1
Total 4409 A.W. REHN & ASSOCIATES:						110.25	110.25				
<b>1115 ADA COMMUNITY LIBRARY</b>											
NYT20	1	NYT2025-Cost Share	Invoice	04/07/2025	04/14/2025	340.00	340.00	100-45-41325		425	1
Total 1115 ADA COMMUNITY LIBRARY:						340.00	340.00				
<b>2284 AERZEN USA CORP</b>											
SEPI-2	1	BIOSOLIDS BLOWER #2 REBUILD WW	Invoice	04/02/2025	04/14/2025	14,976.71	14,976.71	210-70-41401		425	1
Total 2284 AERZEN USA CORP:						14,976.71	14,976.71				
<b>1913 AMAZON CAPITAL SERVICES</b>											
11V3-4	1	OZONE GENERATOR AND GLOVES WW	Invoice	03/29/2025	04/14/2025	550.96	550.96	210-70-41421		425	1
14KK-R	1	LIFTING STRAPS SHOP TOOLS WW	Invoice	04/05/2025	04/14/2025	428.66	428.66	210-70-41423		425	1
16JV-D	1	bREAK ROOM TRASH BAGS	Invoice	04/02/2025	04/14/2025	8.16	8.16	100-42-41413		425	1
16JV-D	2	bREAK ROOM TRASH BAGS	Invoice	04/02/2025	04/14/2025	8.17	8.17	200-42-41413		425	1
16JV-D	3	bREAK ROOM TRASH BAGS	Invoice	04/02/2025	04/14/2025	8.17	8.17	210-42-41413		425	1
16JV-D	4	ARELLANO OFFICE SUPPL	Invoice	04/02/2025	04/14/2025	21.42	21.42	100-42-41215		425	1
16JV-D	5	ARELLANO OFFICE SUPPL	Invoice	04/02/2025	04/14/2025	21.42	21.42	200-42-41215		425	1
16JV-D	6	ARELLANO OFFICE SUPPL	Invoice	04/02/2025	04/14/2025	21.42	21.42	210-42-41215		425	1
17C4-4	1	StoryWalk supp-BiketoSchool	Invoice	04/07/2025	04/14/2025	12.78	12.78	100-45-41326		425	1
17C4-4	2	labelmaker repairs	Invoice	04/07/2025	04/14/2025	39.78	39.78	100-45-41411		425	1
17KP-T	1	MSFT Surface Laptop	Invoice	03/19/2025	04/14/2025	929.43	929.43	100-55-41533		425	1
1CLN-Y	1	Credit memo - splitter	Invoice	03/07/2025	04/14/2025	14.30-	14.30-	100-45-41215		425	1
1CLN-Y	1	CHARGING CABLES AND PLUGS WW	Invoice	03/31/2025	04/14/2025	154.89	154.89	210-70-41411		425	1
Total 1913 AMAZON CAPITAL SERVICES:						2,190.96	2,190.96				
<b>5013 AMERICAN TOWER CORPORATION</b>											
413177	1	DELLA MT TWR RNTL 4/1	Invoice	04/01/2025	04/14/2025	799.75	799.75	200-60-41713		425	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
413177	2	DELLA MT TWR RNTL 4/1	Invoice	04/01/2025	04/14/2025	50.71	50.71	100-42-41713		425	1
413177	3	DELLA MT TWR RNTL 4/1	Invoice	04/01/2025	04/14/2025	50.72	50.72	200-42-41713		425	1
413177	4	DELLA MT TWR RNTL 4/1	Invoice	04/01/2025	04/14/2025	50.72	50.72	210-42-41713		425	1
413177	1	DELLA MT TWR RNTL 4/1 UT REIMB	Invoice	04/01/2025	04/14/2025	12.50	12.50	200-60-41713		425	1
413177	2	DELLA MT TWR RNTL 4/1 UT REIMB	Invoice	04/01/2025	04/14/2025	4.16	4.16	100-42-41713		425	1
413177	3	DELLA MT TWR RNTL 4/1 UT REIMB	Invoice	04/01/2025	04/14/2025	4.17	4.17	200-42-41713		425	1
413177	4	DELLA MT TWR RNTL 4/1 UT REIMB	Invoice	04/01/2025	04/14/2025	4.17	4.17	210-42-41713		425	1
Total 5013 AMERICAN TOWER CORPORATION:						976.90	976.90				
<b>5727 AMERICAN VAC SERVICES LLC</b>											
25.044	1	H. PORTER FOOTINGS & WALLS	Invoice	03/25/2025	04/14/2025	14,216.69	14,216.69	120-50-41539	24.50.0002.1	425	1
25.053	1	RIVER ST WATER MAIN - MAT., MOB.	Invoice	04/01/2025	04/14/2025	65,000.00	65,000.00	220-65-41547	18.40.0001.1	425	1
Total 5727 AMERICAN VAC SERVICES LLC:						79,216.69	79,216.69				
<b>5422 ARBORCARE RES. INC</b>											
17573	1	Plant health care inspection	Invoice	03/31/2025	04/14/2025	4,700.00	4,700.00	120-40-41539		425	1
17574	1	Aphid systemic	Invoice	03/31/2025	04/14/2025	2,600.00	2,600.00	120-40-41539		425	1
17575	1	PRUNING VARIOUS LOCATIONS	Invoice	03/31/2025	04/14/2025	12,700.00	12,700.00	120-40-41539		425	1
18456	1	ARBORIST CONSULTATION	Invoice	04/09/2025	04/14/2025	15,000.00	15,000.00	120-40-41539		425	1
Total 5422 ARBORCARE RES. INC:						35,000.00	35,000.00				
<b>6917 AT&amp;T MOBILITY LLC</b>											
040120	1	287309821298 - WATER	Invoice	04/01/2025	04/14/2025	384.81	384.81	200-60-41713		425	1
040120	1	#287304951565 HPD WIRELESS PHONES	Invoice	04/01/2025	04/14/2025	1,570.38	1,570.38	100-25-41711		425	1
Total 6917 AT&T MOBILITY LLC:						1,955.19	1,955.19				
<b>375 ATKINSON'S MARKET</b>											
058634	1	Cleaning supplies	Invoice	04/01/2025	04/14/2025	3.32	3.32	100-42-41413		425	1
058634	2	Cleaning supplies	Invoice	04/01/2025	04/14/2025	3.33	3.33	200-42-41413		425	1
058634	3	Cleaning supplies	Invoice	04/01/2025	04/14/2025	3.33	3.33	210-42-41413		425	1
Total 375 ATKINSON'S MARKET:						9.98	9.98				
<b>50485 BANCORP BANK</b>											
681087	1	LEASE PMT 23 DODGE DURANGO 8053	Invoice	03/31/2025	04/14/2025	14,433.88	14,433.88	100-25-41529		425	1
681087	2	LEASE PMT 23 DODGE DURANGO 8025	Invoice	03/31/2025	04/14/2025	14,433.89	14,433.89	100-25-41529		425	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 50485 BANCORP BANK:						28,867.77	28,867.77				
<b>308 BLAINE COUNTY CLERK</b>											
202510	1	Reimb BC IP Judgement 2020-2022	Invoice	03/14/2025	04/14/2025	4,109.50	4,109.50	100-00-31001		425	1
Total 308 BLAINE COUNTY CLERK:						4,109.50	4,109.50				
<b>5977 BLAINE COUNTY EMERGENCY COMM</b>											
HPD-F	1	700 MHZ RADIO MOBIL / PORTABLES	Invoice	04/01/2025	04/14/2025	7,200.00	7,200.00	100-25-41515		425	1
Total 5977 BLAINE COUNTY EMERGENCY COMM:						7,200.00	7,200.00				
<b>50380 BOULDER MOUNTAIN HEATING</b>											
16710	1	CITY HALL - CHGE FILT, RESET THERM. TIMERS,	Invoice	03/31/2025	04/14/2025	146.66	146.66	100-42-41413		425	1
16710	2	CITY HALL - CHGE FILT, RESET THERM. TIMERS,	Invoice	03/31/2025	04/14/2025	146.67	146.67	200-42-41413		425	1
16710	3	CITY HALL - CHGE FILT, RESET THERM. TIMERS,	Invoice	03/31/2025	04/14/2025	146.67	146.67	210-42-41413		425	1
Total 50380 BOULDER MOUNTAIN HEATING:						440.00	440.00				
<b>1126 BOYD, DANNY and LINDA</b>											
CR RE	1	CR REF - 380 LITTLE INDIO LN	Invoice	02/27/2025	04/14/2025	27.21	27.21	100-00-15110		425	1
CR RE	1	CR REF - 390 LITTLE INDIO LN	Invoice	02/27/2025	04/14/2025	33.37	33.37	100-00-15110		425	1
Total 1126 BOYD, DANNY and LINDA:						60.58	60.58				
<b>2326 CDW GOVERNMENT</b>											
AA61B	1	KEYBOARD MOUSE, WEBCAM	Invoice	09/18/2024	04/14/2025	69.73	69.73	100-42-41533		425	1
AA61B	2	KEYBOARD MOUSE, WEBCAM	Invoice	09/18/2024	04/14/2025	69.74	69.74	200-42-41533		425	1
AA61B	3	KEYBOARD MOUSE, WEBCAM	Invoice	09/18/2024	04/14/2025	69.74	69.74	210-42-41533		425	1
AA67P	1	LAPTOP USB-C DOCK	Invoice	09/19/2024	04/14/2025	68.38	68.38	100-42-41533		425	1
AA67P	2	LAPTOP USB-C DOCK	Invoice	09/19/2024	04/14/2025	68.38	68.38	200-42-41533		425	1
AA67P	3	LAPTOP USB-C DOCK	Invoice	09/19/2024	04/14/2025	68.38	68.38	210-42-41533		425	1
AA8AW	1	LAPTOP	Invoice	09/27/2024	04/14/2025	981.41	981.41	100-42-41533		425	1
AA8AW	2	LAPTOP	Invoice	09/27/2024	04/14/2025	981.42	981.42	200-42-41533		425	1
AA8AW	3	LAPTOP	Invoice	09/27/2024	04/14/2025	981.42	981.42	210-42-41533		425	1
Total 2326 CDW GOVERNMENT:						3,358.60	3,358.60				

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
<b>4805 CENTRAL SQUARE TECHNOLOGIES, LLC</b>											
Q-2025	1	2025 ANNUAL MAINT. FEE FOR SW.	Invoice	03/16/2025	04/14/2025	3,929.32	3,929.32	100-25-41515		425	1
Total 4805 CENTRAL SQUARE TECHNOLOGIES, LLC:						3,929.32	3,929.32				
<b>6056 CENTURY LINK</b>											
03/22/2	1	9814 260B	Invoice	03/22/2025	04/14/2025	123.33	123.33	100-15-41713		425	1
03/22/2	2	9814 260B	Invoice	03/22/2025	04/14/2025	123.33	123.33	200-15-41713		425	1
03/22/2	3	9814 260B	Invoice	03/22/2025	04/14/2025	123.33	123.33	210-15-41713		425	1
03/22/2	4	9814 260B	Invoice	03/22/2025	04/14/2025	123.33	123.33	100-25-41713		425	1
03/22/2	5	9814 260B	Invoice	03/22/2025	04/14/2025	123.33	123.33	100-20-41713		425	1
03/22/2	6	9814 260B- 33.33%	Invoice	03/22/2025	04/14/2025	41.10	41.10	100-42-41713		425	1
03/22/2	7	9814 260B- 33.33%	Invoice	03/22/2025	04/14/2025	41.10	41.10	200-42-41713		425	1
03/22/2	8	9814 260B- 33.33%	Invoice	03/22/2025	04/14/2025	41.10	41.10	210-42-41713		425	1
03/22/2	9	2211-125b treatment plant	Invoice	03/22/2025	04/14/2025	84.13	84.13	210-70-41713		425	1
03/22/2	10	2211-125B Water Dept	Invoice	03/22/2025	04/14/2025	84.13	84.13	200-60-41713		425	1
03/22/2	11	3147 220B HFD	Invoice	03/22/2025	04/14/2025	99.06	99.06	100-55-41713		425	1
03/22/2	12	6566 569B Police Dept	Invoice	03/22/2025	04/14/2025	106.07	106.07	100-25-41713		425	1
03/22/2	13	5965-737B STREET SHOP	Invoice	03/22/2025	04/14/2025	92.47	92.47	100-40-41713		425	1
Total 6056 CENTURY LINK:						1,205.81	1,205.81				
<b>5702 CINTAS</b>											
422461	1	UNIFORM SERVICES STS	Invoice	03/19/2025	04/14/2025	90.15	90.15	100-40-41703		425	1
422532	1	UNIFORM SERVICES WW	Invoice	03/26/2025	04/14/2025	197.93	197.93	210-70-41703		425	1
422532	1	UNIFORM SERVICES STS	Invoice	03/26/2025	04/14/2025	77.41	77.41	100-40-41703		425	1
422607	1	UNIFORM SERVICES WW	Invoice	04/02/2025	04/14/2025	197.93	197.93	210-70-41703		425	1
422607	1	UNIFORM SERVICES STS	Invoice	04/02/2025	04/14/2025	77.41	77.41	100-40-41703		425	1
526258	1	FIRST AID AND CABINET RESTOCK WW	Invoice	04/03/2025	04/14/2025	36.17	36.17	210-70-41703		425	1
931484	1	AED LEASE FOR WRF WW	Invoice	03/31/2025	04/14/2025	126.00	126.00	210-70-41413		425	1
Total 5702 CINTAS:						803.00	803.00				
<b>644 CITY OF HAILEY PETTY CASH</b>											
951161	1	#POSTAGE TO ISP EVIDENCE LAB	Invoice	04/04/2025	04/14/2025	9.70	9.70	100-25-41213		425	1
951161	2	#POSTAGE TO ISP EVIDENCE LAB	Invoice	04/04/2025	04/14/2025	9.70	9.70	100-25-41213		425	1
Total 644 CITY OF HAILEY PETTY CASH:						19.40	19.40				

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
<b>670 CITY OF HAILEY W&amp;S DEPT</b>											
MARC	1	STREET SHOP	Invoice	03/31/2025	04/14/2025	878.60	878.60	100-40-41717		425	1
MARC	2	INTER CENTER	Invoice	03/31/2025	04/14/2025	97.42	97.42	100-10-41717		425	1
MARC	3	RODEO FROST	Invoice	03/31/2025	04/14/2025	12.93	12.93	100-50-41617		425	1
MARC	4	RODEO PARK	Invoice	03/31/2025	04/14/2025	35.07	35.07	100-50-41617		425	1
MARC	5	TOWN CENTER WEST	Invoice	03/31/2025	04/14/2025	45.74	45.74	100-50-41718		425	1
MARC	6	CITY HALL	Invoice	03/31/2025	04/14/2025	124.57	124.57	100-42-41717		425	1
MARC	7	CITY HALL	Invoice	03/31/2025	04/14/2025	124.57	124.57	200-42-41717		425	1
MARC	8	CITY HALL	Invoice	03/31/2025	04/14/2025	124.56	124.56	210-42-41717		425	1
MARC	9	FIRE DEPARTMENT	Invoice	03/31/2025	04/14/2025	75.74	75.74	100-55-41717		425	1
MARC	10	TREATMENT PL	Invoice	03/31/2025	04/14/2025	110.00	110.00	200-60-41717		425	1
MARC	11	TREATMENT PL	Invoice	03/31/2025	04/14/2025	110.00	110.00	210-70-41717		425	1
MARC	12	POLICE DEPT	Invoice	03/31/2025	04/14/2025	101.09	101.09	100-25-41717		425	1
MARC	13	IRRIGATION	Invoice	03/31/2025	04/14/2025	1,274.94	1,274.94	100-50-41717		425	1
Total 670 CITY OF HAILEY W&S DEPT:						3,115.23	3,115.23				
<b>2954 CLEAR CREEK DISPOSAL -PARKS</b>											
000179	1	PORT RR - SKATEPARK	Invoice	03/25/2025	04/14/2025	176.00	176.00	100-50-41325		425	1
000179	1	CoMP. BIN - KEEFER	Invoice	03/25/2025	04/14/2025	75.17	75.17	100-50-41325		425	1
000179	1	CoMP. BIN - ATKINSONS	Invoice	03/25/2025	04/14/2025	102.55	102.55	100-50-41403		425	1
000179	1	CoMP. BIN - COM CAMP.	Invoice	03/25/2025	04/14/2025	102.55	102.55	100-50-41325		425	1
000179	1	CoMP. BIN - ALBERTSONS	Invoice	03/25/2025	04/14/2025	102.55	102.55	100-50-41325		425	1
Total 2954 CLEAR CREEK DISPOSAL -PARKS:						558.82	558.82				
<b>22457 CLEAR CREEK DISPOSAL, INC.</b>											
MARC	1	FRANCHISE FEE - MARCH 2025	Invoice	04/09/2025	04/14/2025	168,000.00	168,000.00	100-00-20515		425	1
Total 22457 CLEAR CREEK DISPOSAL, INC.:						168,000.00	168,000.00				
<b>50396 COASTLINE EQUIPMENT</b>											
122636	1	STARTER	Invoice	03/26/2025	04/14/2025	440.61	440.61	100-40-41405		425	1
Total 50396 COASTLINE EQUIPMENT:						440.61	440.61				
<b>2808 CORE &amp; MAIN LP</b>											
W3910	1	2" METER REGISTERS	Invoice	03/19/2025	04/14/2025	3,828.40	3,828.40	220-65-41403	20.60.0003.1	425	1
W3910	2	METER GASKETS	Invoice	03/19/2025	04/14/2025	26.00	26.00	200-60-41403		425	1
W3910	3	WATER MAIN REPAIR CLAMPS	Invoice	03/19/2025	04/14/2025	2,234.19	2,234.19	200-60-41403		425	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
W5947	1	1.5" WATER METERS	Invoice	03/26/2025	04/14/2025	1,769.72	1,769.72	220-65-41403	20.60.0003.1	425	1
W5947	2	2" WATER METERS	Invoice	03/26/2025	04/14/2025	5,358.92	5,358.92	220-65-41403	20.60.0003.1	425	1
W5947	3	ANTENNAS	Invoice	03/26/2025	04/14/2025	164.80	164.80	220-65-41403		425	1
W5947	4	METER VAULTS	Invoice	03/26/2025	04/14/2025	6,717.00	6,717.00	220-65-41403		425	1
W6122	1	NEPTUNE SUB AND HW MAINT.	Invoice	04/03/2025	04/14/2025	8,120.29	8,120.29	200-60-41405		425	1
Total 2808 CORE & MAIN LP:						28,219.32	28,219.32				
<b>972 COX COMMUNICATIONS</b>											
04/01/2	1	027815002 Library	Invoice	04/01/2025	04/14/2025	173.99	173.99	100-45-41713		425	1
04/01/2	2	0205236602 STREET	Invoice	04/01/2025	04/14/2025	167.74	167.74	100-40-41713		425	1
04/01/2	3	039605901 HPD	Invoice	04/01/2025	04/14/2025	222.99	222.99	100-25-41713		425	1
Total 972 COX COMMUNICATIONS:						564.72	564.72				
<b>5357 DEEPROOT GREEN INFRASTRUCTURE LLC</b>											
Q-0004	1	SILVA CELLS	Invoice	03/28/2025	04/14/2025	24,999.08	24,999.08	120-40-41539		425	1
Total 5357 DEEPROOT GREEN INFRASTRUCTURE LLC:						24,999.08	24,999.08				
<b>781 DIGLINE</b>											
007632	1	DIG LINE FEES W.	Invoice	03/31/2025	04/14/2025	38.70	38.70	200-60-41325		425	1
007632	2	DIG LINE FEES WW.	Invoice	03/31/2025	04/14/2025	38.70	38.70	210-70-41325		425	1
Total 781 DIGLINE:						77.40	77.40				
<b>4007 DOPL</b>											
02/24/2	1	PAID VIA ECHECK 2025 02 24	Invoice	02/24/2025	04/14/2025	1,272.81	1,272.81	100-20-41315		425	1
02/27/2	1	PAID VIA ECHECK 2025 02 27	Invoice	02/27/2025	04/14/2025	4,938.07	4,938.07	100-20-41315		425	1
03/13/2	1	PAID VIA ECHECK 2025 03 13	Invoice	03/13/2025	04/14/2025	4,195.38	4,195.38	100-20-41315		425	1
03/18/2	1	PAID VIA ECHECK 2025 03 18	Invoice	03/18/2025	04/14/2025	22.15	22.15	100-20-41315		425	1
03/27/2	1	PAID VIA ECHECK 2025 03 27	Invoice	03/27/2025	04/14/2025	13,439.82	13,439.82	100-20-41315		425	1
04/03/2	1	PAID VIA ECHECK 2025 04 03	Invoice	04/03/2025	04/14/2025	11,842.41	11,842.41	100-20-41315		425	1
H00021	1	H000218 - 2025 - ANNUAL CERT - ELEVATOR	Invoice	04/03/2025	04/14/2025	41.66	41.66	100-42-41413		425	1
H00021	2	H000218 - 2025 - ANNUAL CERT - ELEVATOR	Invoice	04/03/2025	04/14/2025	41.67	41.67	200-42-41413		425	1
H00021	3	H000218 - 2025 - ANNUAL CERT - ELEVATOR	Invoice	04/03/2025	04/14/2025	41.67	41.67	210-42-41413		425	1
Total 4007 DOPL:						35,835.64	35,835.64				

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
<b>8553 ELLSWORTH, BRYSON</b>											
25TRA	1	PER DIEM 2025 IRWA SPRING CONF.	Invoice	04/01/2025	04/14/2025	262.00	262.00	210-70-41723		425	1
25TRA	2	2025 IRWA- MILEAGE REIMB	Invoice	04/01/2025	04/14/2025	220.50	220.50	210-70-41723		425	1
Total 8553 ELLSWORTH, BRYSON:						482.50	482.50				
<b>3094 ENERGY LABORATORIES, INC.</b>											
697132	1	QUARTERLY SURFACE WATER LAB TESTING WW	Invoice	03/26/2025	04/14/2025	171.00	171.00	210-70-41795		425	1
698102	1	QUARTERLY EFFLUENT LAB TESTING WW	Invoice	04/01/2025	04/14/2025	340.00	340.00	210-70-41795		425	1
Total 3094 ENERGY LABORATORIES, INC.:						511.00	511.00				
<b>6632 FELT RIGHT LLC</b>											
D12849	1	soundboards	Invoice	03/20/2025	04/14/2025	5,234.77	5,234.77	100-45-41549	24.45.0002.1	425	1
Total 6632 FELT RIGHT LLC:						5,234.77	5,234.77				
<b>171 FERGUSON WATERWORKS #1701</b>											
091655	1	FIRE HYDRANT REPLACEMENT PARTS	Invoice	04/01/2025	04/14/2025	4,217.18	4,217.18	220-65-41403		425	1
091802	1	RIVER ST SUPPLIES	Invoice	03/25/2025	04/14/2025	176.76	176.76	120-40-41539	18.40.0001.1	425	1
Total 171 FERGUSON WATERWORKS #1701:						4,393.94	4,393.94				
<b>1464 FISHER'S FINANCE INC</b>											
388378	1	copier contract 32025-41925	Invoice	03/24/2025	04/14/2025	336.13	336.13	100-45-41323		425	1
Total 1464 FISHER'S FINANCE INC:						336.13	336.13				
<b>996 FREEDOM MAILING SERVICES</b>											
50132	1	Bill Processing, Folding & Inserting Newsletters	Invoice	04/01/2025	04/14/2025	662.74	662.74	100-15-41323		425	1
50132	2	Bill Processing, Folding & Inserting Newsletters	Invoice	04/01/2025	04/14/2025	662.74	662.74	200-15-41323		425	1
50132	3	Bill Processing, Folding & Inserting Newsletters	Invoice	04/01/2025	04/14/2025	662.74	662.74	210-15-41323		425	1
50182	1	Delinquent Notices & Postage	Invoice	04/04/2025	04/14/2025	40.79	40.79	100-15-41323		425	1
50182	2	Delinquent Notices & Postage	Invoice	04/04/2025	04/14/2025	40.79	40.79	200-15-41323		425	1
50182	3	Delinquent Notices & Postage	Invoice	04/04/2025	04/14/2025	40.78	40.78	210-15-41323		425	1
Total 996 FREEDOM MAILING SERVICES:						2,110.58	2,110.58				
<b>50604 FURLONG, HILARY</b>											
320 DE	1	CR REF - 320 DEERWOOD DR	Invoice	03/31/2025	04/14/2025	10.17	10.17	100-00-15110		425	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 50604 FURLONG, HILARY:						10.17	10.17				
<b>805 G.J. VERTI LINE PUMPS, INC.</b>											
14161	1	REBUILD BOWL ASSEMBLY	Invoice	04/04/2025	04/14/2025	5,040.00	5,040.00	220-65-41401		425	1
14161	2	REPLASMENT PARTS FOR 3RD AVE. PUMP	Invoice	04/04/2025	04/14/2025	6,460.00	6,460.00	220-65-41401		425	1
14161	3	BASIC OVARHAUL OF 3RD ACE MOTOR	Invoice	04/04/2025	04/14/2025	1,670.00	1,670.00	220-65-41401		425	1
14161	4	LABOR	Invoice	04/04/2025	04/14/2025	4,300.00	4,300.00	220-65-41401		425	1
Total 805 G.J. VERTI LINE PUMPS, INC.:						17,470.00	17,470.00				
<b>101 GALENA-BENCHMARK ENGINEERING</b>											
0325-0	1	INDIAN CRK AERIAL	Invoice	04/01/2025	04/14/2025	883.13	883.13	200-60-41313		425	1
Total 101 GALENA-BENCHMARK ENGINEERING:						883.13	883.13				
<b>50378 GARRISON, SHANE</b>											
25TRA	1	PER DIEM 2025 IRWA SPRING CONF.	Invoice	04/01/2025	04/14/2025	262.00	262.00	210-70-41723		425	1
25TRA	2	2025 IRWA SPRING CONF.- MILEAGE REIMB	Invoice	04/01/2025	04/14/2025	220.50	220.50	210-70-41723		425	1
Total 50378 GARRISON, SHANE:						482.50	482.50				
<b>4947 GILLS POINT S - HAILEY</b>											
223266	1	ENGINE OIL CHANGE	Invoice	03/25/2025	04/14/2025	134.20	134.20	100-50-41719		425	1
Total 4947 GILLS POINT S - HAILEY:						134.20	134.20				
<b>6023 GIVENS PURSLEY LLP</b>											
289317	1	GENERAL WATER	Invoice	03/27/2025	04/14/2025	1,755.00	1,755.00	200-60-41313		425	1
289318	1	PROT. SOUTH VALLEY GWD	Invoice	03/27/2025	04/14/2025	90.00	90.00	200-60-41313		425	1
Total 6023 GIVENS PURSLEY LLP:						1,845.00	1,845.00				
<b>336 GO FER IT EXPRESS</b>											
135406	1	LOCAL SHIPPING W.	Invoice	03/31/2025	04/14/2025	109.20	109.20	200-60-41213		425	1
Total 336 GO FER IT EXPRESS:						109.20	109.20				
<b>922 GRAINGER INC., W.W.</b>											
940659	1	PRESSURE GAUGES	Invoice	02/13/2025	04/14/2025	91.02	91.02	200-60-41405		425	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
940659	2	RESPIRATOR ADAPTER FOR CARTRIDGES	Invoice	02/13/2025	04/14/2025	437.63	437.63	200-60-41405		425	1
940659	3	HEAT BLOWER FOR THAWING OUT METER VAUL	Invoice	02/13/2025	04/14/2025	327.29	327.29	200-60-41405		425	1
Total 922 GRAINGER INC., W.W.:						855.94	855.94				
<b>1850 GREAT AMERICA FINANCIAL SERVICES</b>											
388882	1	Invoice# 38888277 5/2025	Invoice	03/31/2025	04/14/2025	124.00	124.00	100-20-41323		425	1
Total 1850 GREAT AMERICA FINANCIAL SERVICES:						124.00	124.00				
<b>1975 GUFFY'S GUN &amp; PAWN</b>											
250205	1	MAG/ MAG PUL /SIDE SADDLE	Invoice	02/05/2025	04/14/2025	155.00	155.00	100-25-41703		425	1
Total 1975 GUFFY'S GUN & PAWN:						155.00	155.00				
<b>658 HAILEY CHAMBER OF COMMERCE</b>											
FEBRU	1	CHAMBER LOT EXPENSES FEBRUARY 2025	Invoice	03/31/2025	04/14/2025	7,132.01	7,132.01	100-10-41707		425	1
Total 658 HAILEY CHAMBER OF COMMERCE:						7,132.01	7,132.01				
<b>763 HAILEY PAINT AND SUPPLY</b>											
14093	1	PAINT SUPPLIES	Invoice	04/07/2025	04/14/2025	26.47	26.47	100-45-41215		425	1
Total 763 HAILEY PAINT AND SUPPLY:						26.47	26.47				
<b>5410 HDR ENGINEERING INC</b>											
120070	1	HEADWORKS IMPR. PROJ. BILLING #13	Invoice	03/11/2025	04/14/2025	13,253.83	13,253.83	235-78-41549	24.70.0001.1	425	1
Total 5410 HDR ENGINEERING INC:						13,253.83	13,253.83				
<b>4008 HIGH COUNTRY HEATING INC</b>											
44802	1	FURNACE SERVICE - STREET SHOP	Invoice	03/27/2025	04/14/2025	183.00	183.00	100-40-41413		425	1
Total 4008 HIGH COUNTRY HEATING INC:						183.00	183.00				
<b>8606 HRA VEBA TRUST</b>											
MAY 20	1	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	530.56	530.56	100-20-41126		425	1
MAY 20	2	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	2,080.56	2,080.56	100-25-41126		425	1
MAY 20	3	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	88.43	88.43	100-15-41126		425	1
MAY 20	4	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	88.43	88.43	200-15-41126		425	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
MAY 20	5	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	88.42	88.42	210-15-41126		425	1
MAY 20	6	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	520.14	520.14	100-45-41126		425	1
MAY 20	7	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	392.71	392.71	100-40-41126		425	1
MAY 20	8	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	44.21	44.21	100-42-41126		425	1
MAY 20	9	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	44.21	44.21	200-42-41126		425	1
MAY 20	10	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	44.22	44.22	210-42-41126		425	1
MAY 20	11	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	260.07	260.07	200-60-41126		425	1
MAY 20	12	MONTHLY VEBA MAY 2025	Invoice	04/09/2025	04/14/2025	265.28	265.28	210-70-41126		425	1
Total 8606 HRA VEBA TRUST:						4,447.24	4,447.24				
<b>6501 IDAHO EQUIPMENT</b>											
107613	1	SKYJACK RENTAL WW	Invoice	04/01/2025	04/14/2025	450.00	450.00	210-70-41775		425	1
Total 6501 IDAHO EQUIPMENT:						450.00	450.00				
<b>671 IDAHO LUMBER &amp; HARDWARE</b>											
13803	1	HOLE SAW BULK	Invoice	03/24/2025	04/14/2025	71.97	71.97	100-40-41405		425	1
23803	1	CAULK	Invoice	03/24/2025	04/14/2025	12.99	12.99	100-40-41405		425	1
24290	1	CITY HALL LOBBY AREA PAINTING	Invoice	03/28/2025	04/14/2025	30.38	30.38	100-42-41413		425	1
24290	2	CITY HALL LOBBY AREA PAINTING	Invoice	03/28/2025	04/14/2025	30.38	30.38	200-42-41413		425	1
24290	3	CITY HALL LOBBY AREA PAINTING	Invoice	03/28/2025	04/14/2025	30.39	30.39	210-42-41413		425	1
24300	1	CITY HALL LOBBY AREA PAINTING	Invoice	03/28/2025	04/14/2025	13.91	13.91	100-42-41413		425	1
24300	2	CITY HALL LOBBY AREA PAINTING	Invoice	03/28/2025	04/14/2025	13.92	13.92	200-42-41413		425	1
24300	3	CITY HALL LOBBY AREA PAINTING	Invoice	03/28/2025	04/14/2025	13.92	13.92	210-42-41413		425	1
24390	1	CITY HALL LOBBY AREA PAINTING	Invoice	03/30/2025	04/14/2025	1.19	1.19	100-42-41413		425	1
24390	2	CITY HALL LOBBY AREA PAINTING	Invoice	03/30/2025	04/14/2025	1.20	1.20	200-42-41413		425	1
24390	3	CITY HALL LOBBY AREA PAINTING	Invoice	03/30/2025	04/14/2025	1.20	1.20	210-42-41413		425	1
24532	1	CABLE TIES	Invoice	04/01/2025	04/14/2025	9.99	9.99	100-40-41405		425	1
24533	1	PLIER 6"	Invoice	04/01/2025	04/14/2025	9.99	9.99	100-40-41405		425	1
24536	1	CABLE TIES	Invoice	04/01/2025	04/14/2025	19.98	19.98	100-40-41405		425	1
24721	1	NIPPLE GALV	Invoice	04/02/2025	04/14/2025	7.18	7.18	100-40-41405		425	1
24906	1	SHOVEL, PLYWOOD #4096	Invoice	04/03/2025	04/14/2025	120.97	120.97	100-40-41405		425	1
25184	1	PLYWOOD	Invoice	04/07/2025	04/14/2025	22.24	22.24	100-40-41405		425	1
25481	1	CITY HALL KEYS	Invoice	04/09/2025	04/14/2025	1.33	1.33	100-42-41413		425	1
25481	2	CITY HALL KEYS	Invoice	04/09/2025	04/14/2025	1.33	1.33	200-42-41413		425	1
25481	3	CITY HALL KEYS	Invoice	04/09/2025	04/14/2025	1.33	1.33	210-42-41413		425	1
25481	4	CITY HALL KEYS	Invoice	04/09/2025	04/14/2025	3.99	3.99	100-55-41415		425	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 671 IDAHO LUMBER & HARDWARE:						419.78	419.78				
<b>400 IDAHO MOUNTAIN EXPRESS</b>											
03/31/2	1	3/31 CC: Sunbeam cons prelim plat sub app	Invoice	03/31/2025	04/14/2025	60.72	60.72	100-20-41319		425	1
03/31/2	2	Open House; River St. Recon. Project	Invoice	03/31/2025	04/14/2025	245.84	245.84	120-40-41549	18.40.0001.1	425	1
03/31/2	3	3/12,3/19,3/21 - Job Opening: ST/W/WW/Parks	Invoice	03/31/2025	04/14/2025	79.93	79.93	100-40-41319		425	1
03/31/2	4	3/12,3/19,3/21 - Job Opening: ST/W/WW/Parks	Invoice	03/31/2025	04/14/2025	79.93	79.93	200-60-41319		425	1
03/31/2	5	3/12,3/19,3/21 - Job Opening: ST/W/WW/Parks	Invoice	03/31/2025	04/14/2025	79.92	79.92	210-70-41319		425	1
03/31/2	6	3/12,3/19,3/21 - Job Opening: ST/W/WW/Parks	Invoice	03/31/2025	04/14/2025	79.92	79.92	100-50-41319		425	1
03/31/2	7	4/7 P&Z: Prelim Plat App; Hailey 31, LLC, Dsgn Rev:	Invoice	03/31/2025	04/14/2025	53.36	53.36	100-20-41319		425	1
03/31/2	8	4/14 CC: Txt amend T.17.04, adden Anex; Quigley Fa	Invoice	03/31/2025	04/14/2025	53.36	53.36	100-20-41319		425	1
MARC	1	March 2025 Comp Plan Workshop OL Ad	Invoice	02/26/2025	04/14/2025	194.00	194.00	100-20-41319	24.20.0002.1	425	1
Total 400 IDAHO MOUNTAIN EXPRESS:						926.98	926.98				
<b>22433 IDAHO POWER</b>											
03/25/2	1	IP 2204837906 - Street	Invoice	03/25/2025	04/14/2025	2,033.66	2,033.66	100-40-41715		425	1
03/25/2	2	IP 2205094259 - Park	Invoice	03/25/2025	04/14/2025	415.51	415.51	100-50-41717		425	1
03/25/2	3	IP 2205094259 - Rodeo Grounds	Invoice	03/25/2025	04/14/2025	831.94	831.94	100-50-41617		425	1
03/25/2	4	IP 2205094259 - 781 Main St. Ice Rink/Skate	Invoice	03/25/2025	04/14/2025	127.34	127.34	100-50-41617		425	1
03/25/2	5	IP 2205094259 - 781 Main St. Interp	Invoice	03/25/2025	04/14/2025	604.85	604.85	100-10-41717		425	1
03/25/2	6	IP 2208523502 - Street Light	Invoice	03/25/2025	04/14/2025	9.15	9.15	100-40-41715		425	1
03/25/2	7	IP 2227814734 - 43 Broadford Rd	Invoice	03/25/2025	04/14/2025	30.60	30.60	100-10-41717		425	1
03/25/2	8	IP 2207926011 - 113 N River St Compact	Invoice	03/25/2025	04/14/2025	26.34	26.34	100-40-41715		425	1
03/25/2	9	IP 22062003362 - Water	Invoice	03/25/2025	04/14/2025	4,779.38	4,779.38	200-60-41717		425	1
03/25/2	10	IP 2206105138 - Street	Invoice	03/25/2025	04/14/2025	58.88	58.88	100-40-41715		425	1
03/25/2	11	IP2220558932 - PARKS LION PARK	Invoice	03/25/2025	04/14/2025	42.93	42.93	100-40-41717		425	1
03/25/2	12	IP 2208020376 Park - 191 San Badger Dr	Invoice	03/25/2025	04/14/2025	27.79	27.79	100-50-41717		425	1
03/25/2	13	IP 2203575119 - ST, Irrigation Control Box	Invoice	03/25/2025	04/14/2025	28.07	28.07	100-40-41715		425	1
03/25/2	14	IP2221408442 Park - 851 Shenandoah - Balmoral	Invoice	03/25/2025	04/14/2025	26.34	26.34	100-50-41717		425	1
03/25/2	15	IP 2204305425 Street - Traffic Lights	Invoice	03/25/2025	04/14/2025	151.28	151.28	100-40-41717		425	1
Total 22433 IDAHO POWER:						9,194.06	9,194.06				
<b>849 IDAHO STATE TAX COMMISSION</b>											
01/01/2	1	1/01/2025- 3/31/2025 STATE SALES & USE TAX RE	Invoice	04/02/2025	04/14/2025	135.39	135.39	100-00-20317		425	1
Total 849 IDAHO STATE TAX COMMISSION:						135.39	135.39				

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
<b>50352 IDAHO TRANSPORTATION DEPT</b>											
VIN#51	1	2014 Ford Taurus VIN#5110 - Exempt Plates	Invoice	04/03/2025	04/14/2025	48.00	48.00	100-25-41415		425	1
VIN#51	1	2014 Ford Taurus VIN#5111 - Exempt Plates	Invoice	04/03/2025	04/14/2025	48.00	48.00	100-25-41415		425	1
VIN#71	1	2008 Ford Escape VIN#7119 - Exempt Plates	Invoice	04/03/2025	04/14/2025	48.00	48.00	100-25-41415		425	1
VIN#91	1	2013 Ford Taurus VIN#9190 - Exempt Plates	Invoice	04/03/2025	04/14/2025	48.00	48.00	100-25-41415		425	1
Total 50352 IDAHO TRANSPORTATION DEPT:						192.00	192.00				
<b>229 INTEGRATED TECHNOLOGIES</b>											
259215	1	Sharp/BP-70M55 Pntr 4/5/25-5/4/25	Invoice	04/04/2025	04/14/2025	16.93	16.93	100-15-41323		425	1
259215	2	Sharp/BP-70M55 Pntr 4/5/25-5/4/25	Invoice	04/04/2025	04/14/2025	16.93	16.93	200-15-41323		425	1
259215	3	Sharp/BP-70M55 Pntr 4/5/25-5/4/25	Invoice	04/04/2025	04/14/2025	16.93	16.93	210-15-41323		425	1
Total 229 INTEGRATED TECHNOLOGIES:						50.79	50.79				
<b>6304 INTEGRITY PUMP SOLUTIONS, INC</b>											
Y25M4-	1	WATER REUSE PUMPING PARTS WW	Invoice	04/01/2025	04/14/2025	21,770.00	21,770.00	210-70-41401		425	1
Total 6304 INTEGRITY PUMP SOLUTIONS, INC:						21,770.00	21,770.00				
<b>384 INTERMOUNTAIN GAS COMPANY</b>											
03/24/2	1	536199 P/W 33.3%	Invoice	03/24/2025	04/14/2025	18.29	18.29	100-42-41717		425	1
03/24/2	2	536199 P/W 33.3%	Invoice	03/24/2025	04/14/2025	18.29	18.29	200-42-41717		425	1
03/24/2	3	536199 P/W 33.3%	Invoice	03/24/2025	04/14/2025	18.30	18.30	210-42-41717		425	1
03/24/2	4	536199 LIBRARY	Invoice	03/24/2025	04/14/2025	54.89	54.89	100-45-41717		425	1
03/24/2	5	520352 PW 1241 WAR EAGLE	Invoice	03/24/2025	04/14/2025	15.45	15.45	100-50-41717		425	1
03/24/2	6	223166 4297 Glenbrook Shop	Invoice	03/24/2025	04/14/2025	156.70	156.70	210-70-41717		425	1
03/24/2	7	629802, HPD 311 E Cedar	Invoice	03/24/2025	04/14/2025	301.78	301.78	100-25-41717		425	1
03/24/2	8	meter 517964 Woodside Treatment Plant	Invoice	03/24/2025	04/14/2025	391.36	391.36	210-70-41717		425	1
03/24/2	9	223157 4297 Glenbrook A	Invoice	03/24/2025	04/14/2025	168.80	168.80	210-70-41717		425	1
03/24/2	10	634547 4297 Glenbrook Bio-Solids	Invoice	03/24/2025	04/14/2025	22.89	22.89	210-70-41717		425	1
03/24/2	11	meter 475252 WW Treatment Plant	Invoice	03/24/2025	04/14/2025	259.47	259.47	210-70-41717		425	1
03/24/2	12	629797 ST. 1811 merlin lp	Invoice	03/24/2025	04/14/2025	430.38	430.38	100-40-41717		425	1
03/24/2	13	518056 AD 116 S. River St	Invoice	03/24/2025	04/14/2025	166.06	166.06	100-50-41718		425	1
03/24/2	14	475481 HFD 617 S 3rd Ave	Invoice	03/24/2025	04/14/2025	150.66	150.66	100-55-41717		425	1
03/24/2	1	523995 43 Broadford Rd	Invoice	03/24/2025	04/14/2025	65.25	65.25	100-10-41717		425	1
03/26/2	1	523995 43 Broadford Rd	Invoice	03/26/2025	04/14/2025	6.18	6.18	100-10-41717		425	1
Total 384 INTERMOUNTAIN GAS COMPANY:						2,244.75	2,244.75				

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
<b>6642 IRPA</b>											
04/27/2	1	Safety Insp. training - A.Bain	Invoice	04/09/2025	04/14/2025	770.00	770.00	100-50-41723		425	1
Total 6642 IRPA:						770.00	770.00				
<b>5883 IWORQ SYSTEMS, INC</b>											
211709	1	ASSET TRACKER AND SUPP FEE - WATER	Invoice	04/01/2025	04/14/2025	1,250.00	1,250.00	200-60-41325		425	1
211709	2	ST LIGHT - ANNUAL MGMT AND SUPP	Invoice	04/01/2025	04/14/2025	500.00	500.00	100-40-41325		425	1
Total 5883 IWORQ SYSTEMS, INC:						1,750.00	1,750.00				
<b>330 JANE'S ARTIFACTS</b>											
064375	1	City Hall supplies	Invoice	04/01/2025	04/14/2025	4.18	4.18	100-15-41211		425	1
064375	2	City Hall supplies	Invoice	04/01/2025	04/14/2025	4.18	4.18	200-15-41211		425	1
064375	3	City Hall supplies	Invoice	04/01/2025	04/14/2025	4.19	4.19	210-15-41211		425	1
064653	1	Youth supplies 0325	Invoice	03/25/2025	04/14/2025	259.11	259.11	100-45-41215		425	1
064658	1	Mallory photo frames replaced	Invoice	03/31/2025	04/14/2025	109.90	109.90	100-45-41411		425	1
Total 330 JANE'S ARTIFACTS:						381.56	381.56				
<b>4542 KETCHUM COMPUTERS</b>											
20989	1	Admin: Mo. Updts, email maint, Thea email setup	Invoice	03/31/2025	04/14/2025	334.76	334.76	100-15-41313		425	1
20989	2	Admin: Mo. Updts, email maint, Thea email setup	Invoice	03/31/2025	04/14/2025	334.76	334.76	200-15-41313		425	1
20989	3	Admin: Mo. Updts, email maint, Thea email setup	Invoice	03/31/2025	04/14/2025	334.77	334.77	210-15-41313		425	1
20989	4	CD: Robyn's PC maint	Invoice	03/31/2025	04/14/2025	650.00	650.00	100-20-41313		425	1
20989	5	PW: MF scanning issues, Server permissions	Invoice	03/31/2025	04/14/2025	100.00	100.00	100-42-41313		425	1
20989	6	PW: MF scanning issues, Server permissions	Invoice	03/31/2025	04/14/2025	100.00	100.00	200-42-41313		425	1
20989	7	PW: MF scanning issues, Server permissions	Invoice	03/31/2025	04/14/2025	100.00	100.00	210-42-41313		425	1
20989	8	HFD: Surface laptop setup/maint	Invoice	03/31/2025	04/14/2025	500.00	500.00	100-55-41313		425	1
20989	9	HPD: Adobe Acrobat for Peck, elmpact for Owens	Invoice	03/31/2025	04/14/2025	250.00	250.00	100-25-41313		425	1
Total 4542 KETCHUM COMPUTERS:						2,704.29	2,704.29				
<b>1728 KUBWATER RESOURCES</b>											
12977	1	ZETAG 8868 FS POLYMER WW	Invoice	03/04/2025	04/14/2025	18,710.88	18,710.88	210-70-41791		425	1
Total 1728 KUBWATER RESOURCES:						18,710.88	18,710.88				
<b>50701 KYZER, BRUCE A. &amp; MARIA</b>											
CR RE	1	CR REF - 530 LITTLE LENA DR	Invoice	03/17/2025	04/14/2025	88.92	88.92	100-00-15110		425	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 50701 KYZER, BRUCE A. & MARIA:						88.92	88.92				
<b>386 L.L. GREENS</b>											
A76469	1	TCW CHRISTMAS LIGHTS STORAGE	Invoice	03/25/2025	04/14/2025	27.98	27.98	100-50-41718	22.50.0001.1	425	1
B46667	1	TUBE SEALANTS	Invoice	03/26/2025	04/14/2025	41.97	41.97	210-70-41413		425	1
Total 386 L.L. GREENS:						69.95	69.95				
<b>1777 LDA SECURITY LLC</b>											
206093	1	COMM LOCK AND SVC CALL / EPLEX LOCK	Invoice	01/27/2025	04/14/2025	3,511.44	3,511.44	100-25-41413		425	1
206304	1	COMM. LOCK LABOR - FRONT DOOR ISSUE	Invoice	02/21/2025	04/14/2025	737.99	737.99	100-25-41413		425	1
206342	1	SVS CALL FRONT DOOR LOCK / COMM LABOR	Invoice	03/04/2025	04/14/2025	495.00	495.00	100-25-41413		425	1
Total 1777 LDA SECURITY LLC:						4,744.43	4,744.43				
<b>6647 LEGACY SEEDS ACQUISITION COMPANY LLC</b>											
45050	1	grass seed	Invoice	03/24/2025	04/14/2025	780.00	780.00	100-50-41405		425	1
Total 6647 LEGACY SEEDS ACQUISITION COMPANY LLC:						780.00	780.00				
<b>6376 LEONARDO PADILLA SACHA</b>											
MARC	1	Honorarium Adult classes-Mar	Invoice	04/02/2025	04/14/2025	562.50	562.50	100-45-41549	23.45.0006.1	425	1
Total 6376 LEONARDO PADILLA SACHA:						562.50	562.50				
<b>366 LES SCHWAB TIRE CENTER</b>											
117009	1	TIRES FOR 2023 F-250 TK#6038	Invoice	03/13/2025	04/14/2025	1,295.36	1,295.36	200-60-41415		425	1
117009	2	AIR SPRING KIT INSTALL TK#6038	Invoice	03/13/2025	04/14/2025	1,231.94	1,231.94	200-60-41415		425	1
Total 366 LES SCHWAB TIRE CENTER:						2,527.30	2,527.30				
<b>547 LES SCHWAB TIRE CENTER - STREETS</b>											
117003	1	FLAT TIRE REPAIR	Invoice	03/26/2025	04/14/2025	30.99	30.99	100-40-41405		425	1
Total 547 LES SCHWAB TIRE CENTER - STREETS:						30.99	30.99				
<b>928 MAGIC VALLEY LABS, INC.</b>											
34471	1	DRINKING WATER SAMPLES	Invoice	03/27/2025	04/14/2025	270.00	270.00	200-60-41795		425	1
34471	2	INDIAN CREEK SPRING SAMPLES	Invoice	03/27/2025	04/14/2025	272.00	272.00	200-60-41795		425	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
34472	1	INFLUENT AND EFFLUENT SAMPLES WW	Invoice	03/27/2025	04/14/2025	614.00	614.00	210-70-41795		425	1
Total 928 MAGIC VALLEY LABS, INC.:						1,156.00	1,156.00				
<b>50644 ME HOMES LLC</b>											
1111 C	1	CR REF - 1111 CD OLENA DR	Invoice	03/31/2025	04/14/2025	118.14	118.14	100-00-15110		425	1
Total 50644 ME HOMES LLC:						118.14	118.14				
<b>8594 MED-TECH RESOURCES, INC.</b>											
152892	1	Forcepts	Invoice	03/25/2025	04/14/2025	49.53	49.53	100-55-41219		425	1
Total 8594 MED-TECH RESOURCES, INC.:						49.53	49.53				
<b>4495 MIDWEST TAPE LLC</b>											
506944	1	Media dvds 0327	Invoice	03/27/2025	04/14/2025	90.46	90.46	100-45-41535		425	1
Total 4495 MIDWEST TAPE LLC:						90.46	90.46				
<b>2367 MSC INDUSTRIAL SUPPLY CO.</b>											
843298	1	WRF TOOLS/EQUIPMENT WW	Invoice	03/20/2025	04/14/2025	367.28	367.28	210-70-41423		425	1
861119	1	4 GAS DETECTOR	Invoice	03/26/2025	04/14/2025	977.61	977.61	210-70-41423		425	1
Total 2367 MSC INDUSTRIAL SUPPLY CO.:						1,344.89	1,344.89				
<b>251 NAPA AUTO PARTS</b>											
218604	1	BATTERY SWITCH FOR HPD VEHICLE	Invoice	03/25/2025	04/14/2025	11.99	11.99	100-25-41415		425	1
218972	1	WASHING BRUSH	Invoice	03/28/2025	04/14/2025	12.99	12.99	200-60-41415		425	1
219867	1	OIL AND AIR FILTERS	Invoice	04/07/2025	04/14/2025	29.48	29.48	200-60-41415		425	1
219867	2	OIL	Invoice	04/07/2025	04/14/2025	24.88	24.88	200-60-41415		425	1
219867	3	GEAR OIL	Invoice	04/07/2025	04/14/2025	25.98	25.98	200-60-41415		425	1
Total 251 NAPA AUTO PARTS:						105.32	105.32				
<b>1255 NAPA AUTO PARTS - STREETS #1228</b>											
218625	1	rear wheel seal	Invoice	03/25/2025	04/14/2025	7.43	7.43	100-40-41405		425	1
218835	1	TRL HARNESS TESTER	Invoice	03/27/2025	04/14/2025	43.99	43.99	100-40-41405		425	1
219131	1	#4099 pump	Invoice	03/31/2025	04/14/2025	37.99	37.99	100-40-41405		425	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 1255 NAPA AUTO PARTS - STREETS #1228:						89.41	89.41				
<b>6650 NATIONAL COMMAND COURSE ASSOCIATION</b>											
2025	1	FBI-NCCA MEMBERSHIP DUES	Invoice	04/08/2025	04/14/2025	50.00	50.00	100-25-41711		425	1
Total 6650 NATIONAL COMMAND COURSE ASSOCIATION:						50.00	50.00				
<b>307 NORTH CENTRAL LABORATORIES</b>											
517759	1	QA/QC STANDARD WW	Invoice	03/28/2025	04/14/2025	57.78	57.78	210-70-41795		425	1
Total 307 NORTH CENTRAL LABORATORIES:						57.78	57.78				
<b>50298 O'REILLY AUTO PARTS</b>											
4635-1	1	WIPER BLADES WW	Invoice	03/26/2025	04/14/2025	54.92	54.92	210-70-41415		425	1
4635-4	1	TOOLBOX DOOR LIFTS	Invoice	03/11/2025	04/14/2025	50.10	50.10	200-60-41415		425	1
4635-4	2	DIESEL ADDITIVE	Invoice	03/11/2025	04/14/2025	21.99	21.99	200-60-41415		425	1
4635-4	1	WRF PARTS/TOOLS WW	Invoice	03/14/2025	04/14/2025	16.48	16.48	210-70-41415		425	1
Total 50298 O'REILLY AUTO PARTS:						143.49	143.49				
<b>130 OXARC</b>											
003229	1	GEMMIX9330A	Invoice	03/21/2025	04/24/2025	101.32	101.32	100-40-41719		425	1
003230	1	S/C WW	Invoice	03/31/2025	04/14/2025	2.00	2.00	210-70-41775		425	1
003230	1	S/C	Invoice	03/31/2025	04/14/2025	2.82	2.82	100-40-41719		425	1
006199	1	TANK RENTALS WW	Invoice	03/31/2025	04/14/2025	94.41	94.41	210-70-41775		425	1
006200	1	TANK RENTAL FEES W.	Invoice	03/31/2025	04/14/2025	9.61	9.61	200-60-41791		425	1
006200	1	GEMOXY	Invoice	03/31/2025	04/14/2025	38.44	38.44	100-40-41719		425	1
Total 130 OXARC:						248.60	248.60				
<b>5929 PERSONNEL EVALUATION INC</b>											
53840	1	Eval FOR ZACHARY CROXFORD	Invoice	01/31/2025	04/14/2025	25.00	25.00	100-25-41733		425	1
Total 5929 PERSONNEL EVALUATION INC:						25.00	25.00				
<b>6496 PLASTICARDS, INC</b>											
001621	1	library cards	Invoice	04/07/2025	04/14/2025	858.00	858.00	100-45-41323		425	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 6496 PLASTICARDS, INC:						858.00	858.00				
<b>438 PLATT</b>											
6D3054	1	ELECTRICAL SUPPL	Invoice	03/25/2025	04/14/2025	246.83	246.83	120-40-41549	18.40.0001.1	425	1
6D3475	1	ELECTRICAL SUPPL	Invoice	03/25/2025	04/14/2025	1,519.23	1,519.23	120-40-41549	18.40.0001.1	425	1
6D6254	1	ELECTRICAL SUPPL	Invoice	03/28/2025	04/14/2025	769.40	769.40	120-40-41549	18.40.0001.1	425	1
6D6262	1	ELECTRICAL SUPPL	Invoice	03/28/2025	04/14/2025	2,014.60	2,014.60	120-40-41549	18.40.0001.1	425	1
6D8715	1	ELECTRICAL SUPPL	Invoice	04/03/2025	04/14/2025	10,559.25	10,559.25	120-40-41549	18.40.0001.1	425	1
Total 438 PLATT:						15,109.31	15,109.31				
<b>6964 PRECISE MRM LLC</b>											
IN200-	1	FEB 2025 SUBSCRIPTION	Invoice	03/27/2025	04/14/2025	60.00	60.00	100-40-41771		425	1
Total 6964 PRECISE MRM LLC:						60.00	60.00				
<b>4665 PREMIER TRUCK GROUP</b>											
786171	1	HOWES DIES	Invoice	03/05/2025	04/14/2025	86.34	86.34	100-40-41405		425	1
Total 4665 PREMIER TRUCK GROUP:						86.34	86.34				
<b>8576 PRIORITY ONE HOME CLEANING SERVICES</b>											
017 20	1	March 2025 CLEANING - CH, HPD, wc	Invoice	04/04/2025	04/14/2025	437.33	437.33	100-42-41413		425	1
017 20	2	March 2025 CLEANING - CH, HPD, wc	Invoice	04/04/2025	04/14/2025	437.33	437.33	200-42-41413		425	1
017 20	3	March 2025 CLEANING - CH, HPD, wc	Invoice	04/04/2025	04/14/2025	437.34	437.34	210-42-41413		425	1
017 20	4	March 2025 CLEANING - WW SPL	Invoice	04/04/2025	04/14/2025	122.50	122.50	210-70-41413		425	1
017 20	5	March 2025 CLEANING - W SPL	Invoice	04/04/2025	04/14/2025	122.50	122.50	200-60-41413		425	1
017 20	6	March 2025 CLEANING - ST	Invoice	04/04/2025	04/14/2025	175.00	175.00	100-40-41413		425	1
017 20	7	March 2025 CLEANING - TCW	Invoice	04/04/2025	04/14/2025	350.00	350.00	100-50-41718		425	1
Total 8576 PRIORITY ONE HOME CLEANING SERVICES:						2,082.00	2,082.00				
<b>5436 RACE, MICHAEL D.</b>											
25TRA	1	PER DIEM 2025 SPRING CONFERENCE	Invoice	04/01/2025	04/14/2025	262.00	262.00	210-70-41723		425	1
Total 5436 RACE, MICHAEL D.:						262.00	262.00				
<b>5302 RAU, DAVID JOHN</b>											
0030	1	0030 CH REPAIRS, PAINTING	Invoice	04/01/2025	04/14/2025	1,685.00	1,685.00	100-42-41413		425	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
0030	2	0030 CH REPAIRS, PAINTING	Invoice	04/01/2025	04/14/2025	1,685.00	1,685.00	200-42-41413		425	1
0030	3	0030 CH REPAIRS, PAINTING	Invoice	04/01/2025	04/14/2025	1,685.00	1,685.00	210-42-41413		425	1
Total 5302 RAU, DAVID JOHN:						5,055.00	5,055.00				
<b>5433 RIVERSIDE, INC.</b>											
PRI647	1	SBR MOTIVE PUMP REBUILD WW	Invoice	03/27/2025	04/14/2025	33,185.41	33,185.41	210-70-41401		425	1
Total 5433 RIVERSIDE, INC.:						33,185.41	33,185.41				
<b>1608 SAFETY SUPPLY &amp; SIGN</b>											
193259	1	Street signs	Invoice	03/20/2025	04/14/2025	130.70	130.70	100-40-41403		425	1
Total 1608 SAFETY SUPPLY & SIGN:						130.70	130.70				
<b>4663 SALT LAKE WHOLESALE SPORTS</b>											
17950	1	BEAN BAG CARTRIDGES/55	Invoice	02/05/2025	04/14/2025	464.45	464.45	100-25-41215		425	1
Total 4663 SALT LAKE WHOLESALE SPORTS:						464.45	464.45				
<b>2124 SAWTOOTH PAINT &amp; AIRLESS, INC.</b>											
M2R7L	1	paint supplies	Invoice	03/31/2025	04/14/2025	7.98	7.98	100-45-41215		425	1
Total 2124 SAWTOOTH PAINT & AIRLESS, INC.:						7.98	7.98				
<b>1456 SAWTOOTH PLUMBING &amp; HEATING, INC.</b>											
47147	1	CH LADIES S STALL REPAIR	Invoice	03/31/2025	04/14/2025	100.23	100.23	100-42-41413		425	1
47147	2	CH LADIES S STALL REPAIR	Invoice	03/31/2025	04/14/2025	100.23	100.23	200-42-41413		425	1
47147	3	CH LADIES S STALL REPAIR	Invoice	03/31/2025	04/14/2025	100.24	100.24	210-42-41413		425	1
Total 1456 SAWTOOTH PLUMBING & HEATING, INC.:						300.70	300.70				
<b>1098 SENTINEL FIRE &amp; SECURITY</b>											
110448	1	QUARTERLY MONITORING - CITY HALL	Invoice	04/01/2025	04/14/2025	29.87	29.87	100-42-41325		425	1
110448	2	QUARTERLY MONITORING - CITY HALL	Invoice	04/01/2025	04/14/2025	29.87	29.87	200-42-41325		425	1
110448	3	QUARTERLY MONITORING - CITY HALL	Invoice	04/01/2025	04/14/2025	29.87	29.87	210-42-41325		425	1
110448	4	QUARTERLY MONITORING - fire dept.	Invoice	04/01/2025	04/14/2025	89.61	89.61	100-55-41325		425	1
Total 1098 SENTINEL FIRE & SECURITY:						179.22	179.22				

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
<b>6639 SERVIN PROPERTY SERVICES</b>											
1038	1	Library cleaning Feb 2025	Invoice	04/02/2025	04/14/2025	3,240.00	3,240.00	100-45-41413		425	1
Total 6639 SERVIN PROPERTY SERVICES:						3,240.00	3,240.00				
<b>1239 SIMMS LAW PLLC</b>											
MARC	1	professional services - March 2025	Invoice	04/01/2025	04/14/2025	2,158.33	2,158.33	100-15-41313		425	1
MARC	2	professional services - March 2025	Invoice	04/01/2025	04/14/2025	2,158.33	2,158.33	200-15-41313		425	1
MARC	3	professional services - March 2025	Invoice	04/01/2025	04/14/2025	2,158.34	2,158.34	210-15-41313		425	1
Total 1239 SIMMS LAW PLLC:						6,475.00	6,475.00				
<b>1506 STANDARD PLUMBING SUPPLY</b>											
YHGX9	1	1/2" PARTS WW	Invoice	03/25/2025	04/14/2025	19.09	19.09	210-70-41423		425	1
Total 1506 STANDARD PLUMBING SUPPLY:						19.09	19.09				
<b>8559 SUN VALLEY AIR SERVICES BOARD</b>											
FEBRU	1	LOT FOR AIR 0.5% February 2025	Invoice	04/09/2025	04/14/2025	7,970.55	7,970.55	100-10-41707		425	1
Total 8559 SUN VALLEY AIR SERVICES BOARD:						7,970.55	7,970.55				
<b>6414 SWS EQUIPMENT, INC.</b>											
048030	1	GUTTER BROOM #4098	Invoice	03/27/2025	04/14/2025	406.00	406.00	100-40-41405		425	1
Total 6414 SWS EQUIPMENT, INC.:						406.00	406.00				
<b>4671 SYRINGA NETWORKS LLC</b>											
25APR	1	25APR0338 Admin 33.33%	Invoice	04/01/2025	04/14/2025	58.33	58.33	100-15-41713		425	1
25APR	2	25APR0338 Admin 33.33%	Invoice	04/01/2025	04/14/2025	58.33	58.33	200-15-41713		425	1
25APR	3	25APR0338 Admin 33.33%	Invoice	04/01/2025	04/14/2025	58.34	58.34	210-15-41713		425	1
25APR	4	25APR0338 CD	Invoice	04/01/2025	04/14/2025	175.00	175.00	100-20-41713		425	1
25APR	5	25APR0338 P.W 33.33%	Invoice	04/01/2025	04/14/2025	58.33	58.33	100-42-41713		425	1
25APR	6	25APR0338 P.W 33.33%	Invoice	04/01/2025	04/14/2025	58.33	58.33	200-42-41713		425	1
25APR	7	25APR0338 P.W 33.33%	Invoice	04/01/2025	04/14/2025	58.34	58.34	210-42-41713		425	1
25APR	8	25APR0338 Library	Invoice	04/01/2025	04/14/2025	175.00	175.00	100-45-41713		425	1
25APR	9	25APR0338 HPD	Invoice	04/01/2025	04/14/2025	700.00	700.00	100-25-41713		425	1
Total 4671 SYRINGA NETWORKS LLC:						1,400.00	1,400.00				

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
<b>50520 THE HOUSING COMPANY</b>											
110	1	Housing Stipend Evaluation/ Re-eval: Allen	Invoice	04/03/2025	04/14/2025	133.33	133.33	100-10-41547		425	1
110	2	Housing Stipend Evaluation/ Re-eval: Allen	Invoice	04/03/2025	04/14/2025	133.33	133.33	200-10-41547		425	1
110	3	Housing Stipend Evaluation/ Re-eval: Allen	Invoice	04/03/2025	04/14/2025	133.34	133.34	210-10-41547		425	1
Total 50520 THE HOUSING COMPANY:						400.00	400.00				
<b>50703 TIMOTHY PRICE</b>											
CR RE	1	CR REF - 206 W BULLION ST	Invoice	03/31/2025	04/14/2025	14.93	14.93	100-00-15110		425	1
Total 50703 TIMOTHY PRICE:						14.93	14.93				
<b>2817 UNITED OIL</b>											
069157	1	BULK FUEL WW	Invoice	04/01/2025	04/14/2025	1,670.53	1,670.53	210-70-41719		425	1
CL8165	1	HFD FUEL	Invoice	03/15/2025	04/14/2025	323.18	323.18	100-55-41719		425	1
CL8291	1	PUMPED FUEL WW	Invoice	03/31/2025	04/14/2025	82.93	82.93	210-70-41719		425	1
CL8292	1	PUMPED VEHICLE FUEL W.	Invoice	03/31/2025	04/14/2025	278.21	278.21	200-60-41719		425	1
CL8292	1	FUEL CHARGES PARKS	Invoice	03/31/2025	04/14/2025	123.03	123.03	100-50-41719		425	1
CL8292	1	FUEL CHARGES STS	Invoice	03/31/2025	04/14/2025	702.74	702.74	100-40-41719		425	1
CL8292	1	HPD FUEL	Invoice	03/31/2025	04/14/2025	1,271.88	1,271.88	100-25-41719		425	1
Total 2817 UNITED OIL:						4,452.50	4,452.50				
<b>1216 UPPER CASE PRINTING, INK</b>											
2938	1	1420 11x17 Newsletter 4/4	Invoice	04/02/2025	04/14/2025	422.68	422.68	100-15-41323		425	1
2938	2	1420 11x17 Newsletter 4/4	Invoice	04/02/2025	04/14/2025	422.68	422.68	200-15-41323		425	1
2938	3	1420 11x17 Newsletter 4/4	Invoice	04/02/2025	04/14/2025	422.67	422.67	210-15-41323		425	1
Total 1216 UPPER CASE PRINTING, INK:						1,268.03	1,268.03				
<b>22444 USA BLUE BOOK</b>											
INV006	1	PH TEST KIT	Invoice	03/19/2025	04/14/2025	64.85	64.85	200-60-41795		425	1
INV006	1	HYDRANT SWIVEL ADAPTER	Invoice	04/01/2025	04/14/2025	149.08	149.08	200-60-41403		425	1
Total 22444 USA BLUE BOOK:						213.93	213.93				
<b>3093 VALLEY MAINT &amp; RESTORATION</b>											
5108-1	1	water heater leak - 43 Broadford Rd	Invoice	03/31/2025	04/14/2025	1,072.10	1,072.10	120-10-41549	25.10.0002.1	425	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 3093 VALLEY MAINT & RESTORATION:						1,072.10	1,072.10				
<b>762 VERIZON WIRELESS</b>											
610997	1	MONTHLY CELL PHONE BILL Parks only	Invoice	04/01/2025	04/14/2025	72.08	72.08	100-50-41713		425	1
Total 762 VERIZON WIRELESS:						72.08	72.08				
<b>367 WALKER SAND AND GRAVEL</b>											
147305	1	IMPORTED clean CONCRETE, COMM. RDBASE	Invoice	04/03/2025	04/14/2025	397.91	397.91	100-40-41403		425	1
Total 367 WALKER SAND AND GRAVEL:						397.91	397.91				
<b>4004 WAXIE SANITARY SUPPLY</b>											
828091	1	library restroom soap	Invoice	10/21/2024	01/27/2025	119.12	119.12	100-45-41215		125	1
828091	1	Ref-restroom soap	Invoice	01/16/2025	01/27/2025	119.12-	119.12-	100-45-41215		125	1
Total 4004 WAXIE SANITARY SUPPLY:						.00	.00				
<b>368 WESTERN STATES CAT</b>											
IN0031	1	FUEL FILTER, SEPARATOR, AIR FILTER	Invoice	03/31/2025	04/14/2025	117.26	117.26	100-40-41405		425	1
Total 368 WESTERN STATES CAT:						117.26	117.26				
<b>6943 WINCAN LLC</b>											
9446	1	TWO DAY ON-SITE TRAINING	Invoice	02/26/2025	04/14/2025	4,500.00	4,500.00	210-70-41313		425	1
9581	1	ANNUAL LICENSE RENEWAL	Invoice	04/08/2025	04/14/2025	15,800.00	15,800.00	210-70-41325		425	1
Total 6943 WINCAN LLC:						20,300.00	20,300.00				
Total :						684,345.77	684,345.77				
Grand Totals:						684,345.77	684,345.77				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	292.74	.00	292.74
100-00-20317	135.39	.00	135.39
100-00-20515	168,000.00	.00	168,000.00
100-00-31001	4,109.50	.00	4,109.50
100-10-41547	133.33	.00	133.33
100-10-41707	15,102.56	.00	15,102.56
100-10-41717	804.30	.00	804.30
100-15-41126	88.43	.00	88.43
100-15-41211	4.18	.00	4.18
100-15-41215	36.75	.00	36.75
100-15-41313	2,493.09	.00	2,493.09
100-15-41323	1,143.14	.00	1,143.14
100-15-41713	181.66	.00	181.66
100-20-41126	530.56	.00	530.56
100-20-41313	650.00	.00	650.00
100-20-41315	35,710.64	.00	35,710.64
100-20-41319	361.44	.00	361.44
100-20-41323	124.00	.00	124.00
100-20-41713	298.33	.00	298.33
100-25-41126	2,080.56	.00	2,080.56
100-25-41213	19.40	.00	19.40
100-25-41215	464.45	.00	464.45
100-25-41313	250.00	.00	250.00
100-25-41413	4,744.43	.00	4,744.43
100-25-41415	203.99	.00	203.99
100-25-41515	11,129.32	.00	11,129.32
100-25-41529	28,867.77	.00	28,867.77
100-25-41703	155.00	.00	155.00
100-25-41711	1,620.38	.00	1,620.38
100-25-41713	1,152.39	.00	1,152.39
100-25-41717	402.87	.00	402.87
100-25-41719	1,271.88	.00	1,271.88
100-25-41733	25.00	.00	25.00
100-40-41126	392.71	.00	392.71
100-40-41319	79.93	.00	79.93
100-40-41325	500.00	.00	500.00
100-40-41403	528.61	.00	528.61
100-40-41405	1,445.92	.00	1,445.92
100-40-41413	358.00	.00	358.00
100-40-41703	244.97	.00	244.97
100-40-41713	260.21	.00	260.21

## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-40-41715	2,156.10	.00	2,156.10
100-40-41717	1,503.19	.00	1,503.19
100-40-41719	845.32	.00	845.32
100-40-41771	60.00	.00	60.00
100-42-41126	44.21	.00	44.21
100-42-41215	21.42	.00	21.42
100-42-41313	100.00	.00	100.00
100-42-41325	29.87	.00	29.87
100-42-41413	2,469.17	.00	2,469.17
100-42-41533	1,119.52	.00	1,119.52
100-42-41713	154.30	.00	154.30
100-42-41717	142.86	.00	142.86
100-45-41126	520.14	.00	520.14
100-45-41215	412.68	133.42-	279.26
100-45-41323	1,194.13	.00	1,194.13
100-45-41325	340.00	.00	340.00
100-45-41326	12.78	.00	12.78
100-45-41411	149.68	.00	149.68
100-45-41413	3,240.00	.00	3,240.00
100-45-41535	90.46	.00	90.46
100-45-41549	5,797.27	.00	5,797.27
100-45-41713	348.99	.00	348.99
100-45-41717	54.89	.00	54.89
100-50-41319	79.92	.00	79.92
100-50-41325	456.27	.00	456.27
100-50-41403	102.55	.00	102.55
100-50-41405	780.00	.00	780.00
100-50-41617	1,007.28	.00	1,007.28
100-50-41713	72.08	.00	72.08
100-50-41717	1,760.03	.00	1,760.03
100-50-41718	589.78	.00	589.78
100-50-41719	257.23	.00	257.23
100-50-41723	770.00	.00	770.00
100-55-41219	49.53	.00	49.53
100-55-41313	500.00	.00	500.00
100-55-41325	89.61	.00	89.61
100-55-41415	3.99	.00	3.99
100-55-41533	929.43	.00	929.43

## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-55-41713	99.06	.00	99.06
100-55-41717	226.40	.00	226.40
100-55-41719	323.18	.00	323.18
120-10-41549	1,072.10	.00	1,072.10
120-40-41539	60,175.84	.00	60,175.84
120-40-41549	15,355.15	.00	15,355.15
120-50-41539	14,216.69	.00	14,216.69
200-10-41547	133.33	.00	133.33
200-15-41126	88.43	.00	88.43
200-15-41211	4.18	.00	4.18
200-15-41215	36.75	.00	36.75
200-15-41313	2,493.09	.00	2,493.09
200-15-41323	1,143.14	.00	1,143.14
200-15-41713	181.66	.00	181.66
200-42-41126	44.21	.00	44.21
200-42-41215	21.42	.00	21.42
200-42-41313	100.00	.00	100.00
200-42-41325	29.87	.00	29.87
200-42-41413	2,469.23	.00	2,469.23
200-42-41533	1,119.54	.00	1,119.54
200-42-41713	154.32	.00	154.32
200-42-41717	142.86	.00	142.86
200-60-41126	260.07	.00	260.07
200-60-41213	109.20	.00	109.20
200-60-41313	2,728.13	.00	2,728.13
200-60-41319	79.93	.00	79.93
200-60-41325	1,288.70	.00	1,288.70
200-60-41403	2,409.27	.00	2,409.27
200-60-41405	8,976.23	.00	8,976.23
200-60-41413	122.50	.00	122.50
200-60-41415	2,692.72	.00	2,692.72
200-60-41713	1,281.19	.00	1,281.19
200-60-41717	4,889.38	.00	4,889.38
200-60-41719	278.21	.00	278.21
200-60-41791	9.61	.00	9.61
200-60-41795	606.85	.00	606.85
210-10-41547	133.34	.00	133.34
210-15-41126	88.42	.00	88.42

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
210-15-41211	4.19	.00	4.19
210-15-41215	36.75	.00	36.75
210-15-41313	2,493.11	.00	2,493.11
210-15-41323	1,143.12	.00	1,143.12
210-15-41713	181.67	.00	181.67
210-42-41126	44.22	.00	44.22
210-42-41215	21.42	.00	21.42
210-42-41313	100.00	.00	100.00
210-42-41325	29.87	.00	29.87
210-42-41413	2,469.26	.00	2,469.26
210-42-41533	1,119.54	.00	1,119.54
210-42-41713	154.33	.00	154.33
210-42-41717	142.86	.00	142.86
210-70-41126	265.28	.00	265.28
210-70-41313	4,500.00	.00	4,500.00
210-70-41319	79.92	.00	79.92
210-70-41325	15,838.70	.00	15,838.70
210-70-41401	69,932.12	.00	69,932.12
210-70-41411	154.89	.00	154.89
210-70-41413	290.47	.00	290.47
210-70-41415	71.40	.00	71.40
210-70-41421	550.96	.00	550.96
210-70-41423	1,792.64	.00	1,792.64
210-70-41703	432.03	.00	432.03
210-70-41713	84.13	.00	84.13
210-70-41717	1,109.22	.00	1,109.22
210-70-41719	1,753.46	.00	1,753.46
210-70-41723	1,227.00	.00	1,227.00
210-70-41775	546.41	.00	546.41
210-70-41791	18,710.88	.00	18,710.88
210-70-41795	1,182.78	.00	1,182.78
220-65-41401	17,470.00	.00	17,470.00
220-65-41403	22,056.02	.00	22,056.02
220-65-41547	65,000.00	.00	65,000.00
235-78-41549	13,253.83	.00	13,253.83
Grand Totals:	<u>684,479.19</u>	<u>133.42-</u>	<u>684,345.77</u>

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
01/25	119.12	119.12-	.00
04/25	684,360.07	14.30-	684,345.77
Grand Totals:	<u>684,479.19</u>	<u>133.42-</u>	<u>684,345.77</u>

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 4/14/2025    **DEPARTMENT:** Treasurer    **DEPT. HEAD SIGNATURE:** BS \_\_\_\_\_

**SUBJECT:**

Treasurer’s Reports –Unaudited Treasurer’s Reports for the month of March 2025.

**AUTHORITY:**  ID Code 50-1011     IAR \_\_\_\_\_     City Ordinance/Code \_\_\_\_\_  
(IFAPPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

**Financial Statements** for the month of March 2025 in “Snapshot” format follow.

**Cash Flow Analysis** for the past four years as of March of each year.

**Year to Date LOT** receipts for the YTD (October through March sales and rentals) are up 10.56% from last year, up 1.77% from FY23, up 10.33% from FY22, up 66.39% compared with FYE21, up 49.94% from FY20, 58.44% from FYE 19, up 68.14% from FY18, up 69.69% from FYE17, increased 91.29% from FYE16, up 116.81% from FYE 15. The reports submitted to Sun Valley Air Services are included as is the category report. The Chamber’s reports for February is included but March has not yet been received.

**Development Impact Fees Cash Flow** report is attached.

**Investment Report** is included. LGIP interest for March is 4.397%.

**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:** (IFAPPLICABLE)

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

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Feel free to contact me if you have any questions; please approve as consent agenda item.

**FOLLOW-UP REMARKS:\***

**CITY OF HAILEY SNAPSHOT OF REVENUE, EXPENSES, FUND BALANCE AND LIQUID ASSETS**

3/31/2025

	General Fund		Water Fund		Waste Water		Water Replacement		Waste Water Repl		Headworks Repl Bond Fund	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Revenue*	4,178,215	9,262,539	685,985	2,262,223	1,751,412	3,063,425	147,485	500,000	49,815	205,000	438,648	800,000
Legislative	142,805	655,456										
Finance	289,546	523,487										
Comm Dev	270,554	786,215										
Police	1,070,888	2,252,464										
Streets	894,900	2,297,163										
Public Works	80,580	203,361										
Library	403,511	895,889										
Parks	157,721	797,883										
Fire	421,516	850,622										
Departmental Expenses	3,732,020	9,262,539	951,280	4,869,600	1,033,901	3,576,961	11,800	1,097,000	0	655,937	153994.39	4,400,000
Net Revenue over Expenses	446,194	(0)	(265,295)	(2,607,377)	717,511	(513,536)	135,684	(597,000)	49,815	(450,937)	284,654	(3,600,000)
<b>Fund Balance**</b>	8,567,685	8,567,685	4,045,023	4,045,023	3,807,010	3,807,010	4,057,507	4,057,507	2,134,569	2,134,569		
Change in Fund Balance	446,194	(0)	(265,295)	(2,607,377)	717,511	(513,536)	135,684	(597,000)	49,815	(450,937)	284,654	(3,600,000)
Fund Balance YTD	9,013,879	8,567,685	3,779,728	1,437,646	4,524,521	3,293,474	4,193,191	3,460,507	2,184,384	1,683,632	284,654	(3,600,000)
CASH IN BANKS												
Cash in Combined Checking	(1,987,279)		347,090		447,466		414,930		415,064		506,407	
LGIP	5,832,184		3,612,472		3,280,556		4,161,514		1,824,993		5,915,531	
LGIP	1,481,312		221,751		901,825						35,563	
LGIP	36,095											
LGIP CCD rate stabilization	384,719											
PIPER SANDLER investments	-		-	-	-	-	-	-	-	-	-	-

\* For Revenue detail, please see **General Fund Cash Flow Comparison** .

\*\* Cash Fund Balance, does not include depreciable assets in proprietary funds. Unaudited.

**CASH FLOW ANALYSIS FOR FIRST SIX MONTHS OF FISCAL YEAR**

GENERAL FUND REVENUE	FYE 25		FYE 24		FYE 23		FYE 22		FYE 21	
	CURRENT YEAR		PREVIOUS YEAR		PREVIOUS YEAR		PREVIOUS YEAR		PREVIOUS YEAR	
	at 3/31/25	Budget	at 3/31/2024	Budget	at 3/31/2023	at 3/31/2022	at 3/31/2022	at 3/31/2022	at 3/31/2021	Budget
Acct No Account Description										
100-00-31001 Property Taxes from County	2,052,548	3,258,432	1,988,941	3,163,526	1,883,518	3,027,298	1,835,199	2,896,936	1,701,320	2,785,514
100-00-31910 Penalties & Interest On Taxes	4,332	14,500	6,458	14,500	3,838	14,500	3,538	14,500	3,171	14,500
100-00-31911 Motor Vehicle Fines through Co	39,190	75,000	39,034	65,000	33,857	65,000	34,020	65,000	25,371	85,000
100-00-32205 Alcohol Catering Licenses	66	700	640	500	40	1,000	20	1,000	-	1,000
100-00-32209 CSO Revenue	5,410	500	2,547	500		500			-	500
100-00-32210 Building Permits	238,840	690,000	187,683	706,063	209,796	706,063	266,942	384,000	117,184	225,000
100-00-32211 Business Licenses	22,562	46,350	21,807	46,350	12,646	45,000	12,407	30,000	12,295	30,000
100-00-32212 Muni Code Violations								500	315	
100-00-32213 Business Licenses - LOT (Incl 1% Air)	467,528	1,409,715	427,063	1,403,715	463,000	1,630,752	426,805	696,300	275,792	390,745
100-00-32215 Donations-Fireworks		18,000		18,000		18,000		15,000	2,425	7,500
100-00-32216 Donations- Misc/Dept Grants (HFD,HPL,HPD)	2,192		89,846		56,942		3,806	8,000	3,082	10,000
100-00-32220 Encroachment Permits	973	22,240	2,612	20,085	18,584	19,500	3,150	15,000	3,075	8,000
100-00-32225 Clean Energy Building Fees		12,500		12,500						
100-00-32230 Franchises-Cable T.V.	18,817	90,000	38,358	90,000	40,509	90,000	41,587	80,000	42,321	80,000
100-00-32234 Banner Fees	4,247	4,000	3,130	3,000	1,600	4,000	1,500	4,000	603	4,000
100-00-32235 Franchise Fees-Idaho Power	111,654	225,000	102,408	225,000	101,510	195,000	88,170	188,000	84,475	188,000
100-00-32236 Franchises-Intermountain Gas	27,923	90,000	32,177	90,000	35,908	70,000	25,564	66,700	25,004	66,700
100-00-32237 Rubbish Company Franchise Fees	66,860	130,000	64,323	124,124	60,446	112,840	54,928	86,800	40,881	78,800
100-00-32257 Library Fines & Memberships	3,310	6,180	2,104	6,180	3,271	5,000	3,305	4,000	2,426	10,000
100-00-32265 Park Rental Fees	2,764	25,000	10,081	25,000	4,430	25,000	5,975	10,000	9,353	10,000
100-00-32266 Hailey Rodeo Park Rental Fees		4,000		4,000		4,000		4,000		4,000
100-00-32273 Property Sales	47,094	5,000	1,200	5,000				2,000		
100-00-32280 R. V. Dump Fees	315	1,500	355	1,500	418	1,500	329	1,500	477	1,200
100-00-32286 Sign and Fence Permits	654	1,545	250	1,545	130	2,600	247	2,000	665	2,000
100-00-32290 Fire Dept Permits	19,633	50,000	2,843	50,000	20,081	39,900	19,517	23,000	8,490	19,000
100-00-32294 Subdivision Inspection Permits		20,600	5,848	20,600	3,956	20,000	2,349	5,000	12,302	1,000
100-00-32296 Zoning Applications	16,405	45,392	27,450	45,392	17,351	44,070	46,887	33,990	24,820	25,000
100-00-32298 Maps, Copies & Postage	4,384	5,000	2,000	5,000	2,330	5,000	6,655	5,000	4,761	5,000
100-00-32413 Interest Earned	245,018	350,000	226,494	175,000	141,346	20,000	3,501	15,000	6,965	40,000
100-00-32415 Refunds	21,612	15,000	15,710	15,000	10,635	15,000	14,326	15,000	50,500	15,000
100-00-32417 Mutual Aid Reimbursements		45,000	33,055		60,067		113,250		26,001	
100-00-33510 State Shared Liquor Apport.	60,446	333,695	68,531	333,695	66,739	322,010	64,402	279,496	53,391	223,285
100-00-33550 State Shared Sales Tax	284,462	1,100,000	281,645	1,162,461	282,401	1,162,461	242,997	871,554	189,198	648,158
100-00-33560 State Shared Highway Users Fund	131,357	765,389	188,083	732,461	117,476	516,852	420,652		104,825	331,268
100-00-33570 State Shared Grant	9,175	51,600					2,000		46,395	
100-00-34000 Recycling Outreach CCD Contract	11,143	25,957	10,720	25,201	10,074	19,240	9,155	14,800	6,814	13,330
100-00-34003 Rubbish Bookkeeping Contract	66,860	130,000	64,323	124,124	60,446	112,840	54,928	86,800	40,881	78,800
100-00-34004 Police Security Contracts		10,000		10,000		10,000		2,087	10,000	10,000
100-00-34006 Police Security Contracts-School	169,744	169,744	82,400	164,800	160,000	212,662	98,455	196,910	95,669	185,764
100-00-34008 Room Lease Rentals	20,695	15,000	12,299		420	12,000		30,000	10,528	20,000
<b>GENERAL FUND REVENUE</b>	<b>4,178,215</b>	<b>9,262,539</b>	<b>4,042,417</b>	<b>8,889,822</b>	<b>3,883,764</b>	<b>9,149,588</b>	<b>3,488,001</b>	<b>6,582,438</b>	<b>3,044,185</b>	<b>5,618,064</b>
<b>Rev. Dif from previous year</b>	<b>135,798</b>		<b>158,653</b>		<b>395,763</b>		<b>443,816</b>		<b>109,827</b>	<b>241,625</b>
<b>GENERAL FUND EXPENSES</b>										
LEGISLATIVE	142,805	655,456	160,559	681,046	159,391	662,807	147,715	355,631	100,660	241,625
FINANCE	289,546	523,487	242,583	502,938	212,920	423,238	183,722	394,090	179,333	336,035
COMMUNITY DEVELOPMENT	270,554	786,215	266,362	760,702	248,799	716,992	236,833	518,306	181,412	393,057
POLICE	1,070,888	2,252,464	1,018,066	2,071,822	896,401	1,935,407	761,545	1,671,773	762,084	1,546,782
STREET	894,900	2,297,163	690,611	2,297,021	716,214	2,169,193	621,767	1,618,130	529,012	1,422,874
ENGINEER/PUBLIC WORKS	80,580	203,361	77,628	188,448	78,196	190,349	55,288	149,832	44,789	106,449
LIBRARY	403,511	895,889	377,221	826,402	392,886	812,525	297,623	668,275	272,748	558,007
PARKS	157,721	797,883	180,143	776,329	101,234	811,385	100,311	494,722	127,337	421,937
FIRE	421,516	850,622	387,371	785,114	366,928	1,427,692	327,506	711,679	230,317	591,298
<b>TOTAL EXPENSES</b>	<b>3,732,020</b>	<b>9,262,539</b>	<b>3,400,544</b>	<b>8,889,822</b>	<b>3,172,969</b>	<b>9,149,588</b>	<b>2,732,310</b>	<b>6,582,438</b>	<b>2,427,692</b>	<b>5,618,064</b>
General Fund Balance	446,195	(0)	641,873	0	710,795	0	755,691	0	616,493	0
<b>PROPRIETARY FUNDS</b>										
<b>WATER FUND REVENUE</b>	<b>265,872</b>	<b>2,262,223</b>	<b>649,548</b>	<b>2,117,162</b>	<b>558,397</b>	<b>2,057,162</b>	<b>523,687</b>	<b>1,772,551</b>	<b>473,961</b>	<b>1,706,473</b>
<b>WATER FUND EXPENSES</b>	<b>951,250</b>	<b>4,869,600</b>	<b>977,875</b>	<b>3,717,492</b>	<b>921,571</b>	<b>3,248,938</b>	<b>664,556</b>	<b>2,388,547</b>	<b>729,717</b>	<b>2,149,310</b>
<b>WATER FUND BALANCE</b>	<b>(685,378)</b>	<b>(2,607,377)</b>	<b>(328,327)</b>	<b>(1,600,330)</b>	<b>(363,174)</b>	<b>(1,191,776)</b>	<b>(140,869)</b>	<b>(615,996)</b>	<b>(255,756)</b>	<b>(442,837)</b>
<b>WASTE WATER FUND REVENUE</b>	<b>1,751,525</b>	<b>3,063,425</b>	<b>1,675,671</b>	<b>2,892,925</b>	<b>1,457,888</b>	<b>2,296,249</b>	<b>1,235,852</b>	<b>2,296,249</b>	<b>1,111,191</b>	<b>2,050,000</b>
<b>WASTE WATER FUND EXPENSES</b>	<b>1,033,901</b>	<b>3,576,961</b>	<b>1,311,463</b>	<b>3,614,192</b>	<b>1,211,443</b>	<b>4,709,096</b>	<b>797,358</b>	<b>3,160,297</b>	<b>796,988</b>	<b>2,802,139</b>
<b>WASTE WATER FUND BALANCE</b>	<b>717,624</b>	<b>(513,536)</b>	<b>364,208</b>	<b>(721,267)</b>	<b>246,445</b>	<b>(2,412,847)</b>	<b>438,494</b>	<b>(864,048)</b>	<b>314,203</b>	<b>(752,139)</b>
<b>WATER replacement FUND REVENUE</b>	<b>147,485</b>	<b>500,000</b>	<b>210,064</b>	<b>126,450</b>	<b>146,038</b>	<b>423,120</b>	<b>242,197</b>	<b>128,650</b>	<b>268,853</b>	<b>141,720</b>
<b>WATER replacement FUND EXPENSES</b>	<b>11,800</b>	<b>1,097,000</b>	<b>133,862</b>	<b>342,500</b>	<b>28,497</b>	<b>423,120</b>	<b>50,401</b>	<b>252,000</b>	<b>34,511</b>	<b>252,000</b>
<b>WATER replacement FUND BALANCE</b>	<b>135,684</b>	<b>(597,000)</b>	<b>76,202</b>	<b>(216,050)</b>	<b>117,541</b>	<b>-</b>	<b>191,796</b>	<b>(123,350)</b>	<b>234,342</b>	<b>(110,280)</b>
<b>WASTE WATER replacement FUND REVENUE</b>	<b>49,815</b>	<b>205,000</b>	<b>98,285</b>	<b>6,600,000</b>	<b>67,610</b>	<b>1,584,560</b>	<b>164,526</b>	<b>86,450</b>	<b>170,654</b>	<b>82,160</b>
<b>WASTE WATER replacement FUND EXPENSES</b>	<b>-</b>	<b>655,937</b>	<b>123,657</b>	<b>1,500,000</b>	<b>76,150</b>	<b>1,584,560</b>	<b>24,373</b>	<b>900,000</b>	<b>0</b>	<b>523,000</b>
<b>WASTE WATER replacement FUND BALANCE</b>	<b>49,815</b>	<b>(450,937)</b>	<b>(25,372)</b>	<b>5,100,000</b>	<b>(8,540)</b>	<b>-</b>	<b>140,153</b>	<b>(813,550)</b>	<b>170,654</b>	<b>(440,840)</b>
HEADWORKS WW REPL REV	438,648	800,000	276,040	6,600,000						
HEADWORKS WW REPL EXP	153,994	4,400,000	99,025	1,500,000						
HEADWORKS WW REPL FUND BALANCE	284,654	(3,600,000)	177,015	5,100,000						

**CASH FLOW ANALYSIS FOR FIRST SIX MONTHS OF FISCAL YEAR**

GENERAL FUND REVENUE	FYE 25		FYE 24		FYE 23		FYE 22		FYE 21	
	CURRENT YEAR at 3/31/25	Budget	PREVIOUS YEAR at 3/31/2024	Budget	PREVIOUS YEAR at 3/31/2023	PREVIOUS YEAR	PREVIOUS YEAR at 3/31/2022	PREVIOUS YEAR	PREVIOUS YEAR at 3/31/2021	Budget
Acct No Account Description										
100-00-31001 Property Taxes from County	2,052,548	3,258,432	1,988,941	3,163,526	1,883,518	3,027,298	1,835,199	2,896,936	1,701,320	2,785,514
100-00-31910 Penalties & Interest On Taxes	4,332	14,500	6,458	14,500	3,838	14,500	3,538	14,500	3,171	14,500
100-00-31911 Motor Vehicle Fines through Co	39,190	75,000	39,034	65,000	33,857	65,000	34,020	65,000	25,371	85,000
100-00-32205 Alcohol Catering Licenses	66	700	640	500	40	1,000	20	1,000	-	1,000
100-00-32209 CSO Revenue	5,410	500	2,547	500		500			-	500
100-00-32210 Building Permits	238,840	690,000	187,683	706,063	209,796	706,063	266,942	384,000	117,184	225,000
100-00-32211 Business Licenses	22,562	46,350	21,807	46,350	12,646	45,000	12,407	30,000	12,295	30,000
100-00-32212 Muni Code Violations								500	315	
100-00-32213 Business Licenses - LOT (Incl 1% Air)	467,528	1,409,715	427,063	1,403,715	463,000	1,630,752	426,805	696,300	275,792	390,745
100-00-32215 Donations-Fireworks		18,000		18,000		18,000		15,000	2,425	7,500
100-00-32216 Donations- Misc/Dept Grants (HFD,HPL,HPD)	2,192		89,846		56,942		3,806	8,000	3,082	10,000
100-00-32220 Encroachment Permits	973	22,240	2,612	20,085	18,584	19,500	3,150	15,000	3,075	8,000
100-00-32225 Clean Energy Building Fees		12,500		12,500						
100-00-32230 Franchises-Cable T.V.	18,817	90,000	38,358	90,000	40,509	90,000	41,587	80,000	42,321	80,000
100-00-32234 Banner Fees	4,247	4,000	3,130	3,000	1,600	4,000	1,500	4,000	603	4,000
100-00-32235 Franchise Fees-Idaho Power	111,654	225,000	102,408	225,000	101,510	195,000	88,170	188,000	84,475	188,000
100-00-32236 Franchises-Intermountain Gas	27,923	90,000	32,177	90,000	35,908	70,000	25,564	66,700	25,004	66,700
100-00-32237 Rubbish Company Franchise Fees	66,860	130,000	64,323	124,124	60,446	112,840	54,928	86,800	40,881	78,800
100-00-32257 Library Fines & Memberships	3,310	6,180	2,104	6,180	3,271	5,000	3,305	4,000	2,426	10,000
100-00-32265 Park Rental Fees	2,764	25,000	10,081	25,000	4,430	25,000	5,975	10,000	9,353	10,000
100-00-32266 Hailey Rodeo Park Rental Fees		4,000		4,000		4,000		4,000		4,000
100-00-32273 Property Sales	47,094	5,000	1,200	5,000				2,000		
100-00-32280 R. V. Dump Fees	315	1,500	355	1,500	418	1,500	329	1,500	477	1,200
100-00-32286 Sign and Fence Permits	654	1,545	250	1,545	130	2,600	247	2,000	665	2,000
100-00-32290 Fire Dept Permits	19,633	50,000	2,843	50,000	20,081	39,900	19,517	23,000	8,490	19,000
100-00-32294 Subdivision Inspection Permits		20,600	5,848	20,600	3,956	20,000	2,349	5,000	12,302	1,000
100-00-32296 Zoning Applications	16,405	45,392	27,450	45,392	17,351	44,070	46,887	33,990	24,820	25,000
100-00-32298 Maps, Copies & Postage	4,384	5,000	2,000	5,000	2,330	5,000	6,655	5,000	4,761	5,000
100-00-32413 Interest Earned	245,018	350,000	226,494	175,000	141,346	20,000	3,501	15,000	6,965	40,000
100-00-32415 Refunds	21,612	15,000	15,710	15,000	10,635	15,000	14,326	15,000	50,500	15,000
100-00-32417 Mutual Aid Reimbursements		45,000	33,055		60,067		113,250		26,001	
100-00-33510 State Shared Liquor Apport.	60,446	333,695	68,531	333,695	66,739	322,010	64,402	279,496	53,391	223,285
100-00-33550 State Shared Sales Tax	284,462	1,100,000	281,645	1,162,461	282,401	1,162,461	242,997	871,554	189,198	648,158
100-00-33560 State Shared Highway Users Fund	131,357	765,389	188,083	732,461	117,476	516,852	420,652		104,825	331,268
100-00-33570 State Shared Grant	9,175	51,600					2,000		46,395	
100-00-34000 Recycling Outreach CCD Contract	11,143	25,957	10,720	25,201	10,074	19,240	9,155	14,800	6,814	13,330
100-00-34003 Rubbish Bookkeeping Contract	66,860	130,000	64,323	124,124	60,446	112,840	54,928	86,800	40,881	78,800
100-00-34004 Police Security Contracts		10,000		10,000		10,000		2,087	10,000	10,000
100-00-34006 Police Security Contracts-School	169,744	169,744	82,400	164,800	160,000	212,662	98,455	196,910	95,669	185,764
100-00-34008 Room Lease Rentals	20,695	15,000	12,299		420	12,000		30,000	10,528	20,000
<b>GENERAL FUND REVENUE</b>	<b>4,178,215</b>	<b>9,262,539</b>	<b>4,042,417</b>	<b>8,889,822</b>	<b>3,883,764</b>	<b>9,149,588</b>	<b>3,488,001</b>	<b>6,582,438</b>	<b>3,044,185</b>	<b>5,618,064</b>
<b>Rev. Dif from previous year</b>	<b>135,798</b>		<b>158,653</b>		<b>395,763</b>		<b>443,816</b>		<b>109,827</b>	<b>241,625</b>
<b>GENERAL FUND EXPENSES</b>										
LEGISLATIVE	142,805	655,456	160,559	681,046	159,391	662,807	147,715	355,631	100,660	241,625
FINANCE	289,546	523,487	242,583	502,938	212,920	423,238	183,722	394,090	179,333	336,035
COMMUNITY DEVELOPMENT	270,554	786,215	266,362	760,702	248,799	716,992	236,833	518,306	181,412	393,057
POLICE	1,070,888	2,252,464	1,018,066	2,071,822	896,401	1,935,407	761,545	1,671,773	762,084	1,546,782
STREET	894,900	2,297,163	690,611	2,297,021	716,214	2,169,193	621,767	1,618,130	529,012	1,422,874
ENGINEER/PUBLIC WORKS	80,580	203,361	77,628	188,448	78,196	190,349	55,288	149,832	44,789	106,449
LIBRARY	403,511	895,889	377,221	826,402	392,886	812,525	297,623	668,275	272,748	558,007
PARKS	157,721	797,883	180,143	776,329	101,234	811,385	100,311	494,722	127,337	421,937
FIRE	421,516	850,622	387,371	785,114	366,928	1,427,692	327,506	711,679	230,317	591,298
<b>TOTAL EXPENSES</b>	<b>3,732,020</b>	<b>9,262,539</b>	<b>3,400,544</b>	<b>8,889,822</b>	<b>3,172,969</b>	<b>9,149,588</b>	<b>2,732,310</b>	<b>6,582,438</b>	<b>2,427,692</b>	<b>5,618,064</b>
General Fund Balance	446,195	(0)	641,873	0	710,795	0	755,691	0	616,493	0
<b>PROPRIETARY FUNDS</b>										
<b>WATER FUND REVENUE</b>	<b>265,872</b>	<b>2,262,223</b>	<b>649,548</b>	<b>2,117,162</b>	<b>558,397</b>	<b>2,057,162</b>	<b>523,687</b>	<b>1,772,551</b>	<b>473,961</b>	<b>1,706,473</b>
<b>WATER FUND EXPENSES</b>	<b>951,250</b>	<b>4,869,600</b>	<b>977,875</b>	<b>3,717,492</b>	<b>921,571</b>	<b>3,248,938</b>	<b>664,556</b>	<b>2,388,547</b>	<b>729,717</b>	<b>2,149,310</b>
<b>WATER FUND BALANCE</b>	<b>(685,378)</b>	<b>(2,607,377)</b>	<b>(328,327)</b>	<b>(1,600,330)</b>	<b>(363,174)</b>	<b>(1,191,776)</b>	<b>(140,869)</b>	<b>(615,996)</b>	<b>(255,756)</b>	<b>(442,837)</b>
<b>WASTE WATER FUND REVENUE</b>	<b>1,751,525</b>	<b>3,063,425</b>	<b>1,675,671</b>	<b>2,892,925</b>	<b>1,457,888</b>	<b>2,296,249</b>	<b>1,235,852</b>	<b>2,296,249</b>	<b>1,111,191</b>	<b>2,050,000</b>
<b>WASTE WATER FUND EXPENSES</b>	<b>1,033,901</b>	<b>3,576,961</b>	<b>1,311,463</b>	<b>3,614,192</b>	<b>1,211,443</b>	<b>4,709,096</b>	<b>797,358</b>	<b>3,160,297</b>	<b>796,988</b>	<b>2,802,139</b>
<b>WASTE WATER FUND BALANCE</b>	<b>717,624</b>	<b>(513,536)</b>	<b>364,208</b>	<b>(721,267)</b>	<b>246,445</b>	<b>(2,412,847)</b>	<b>438,494</b>	<b>(864,048)</b>	<b>314,203</b>	<b>(752,139)</b>
<b>WATER replacement FUND REVENUE</b>	<b>147,485</b>	<b>500,000</b>	<b>210,064</b>	<b>126,450</b>	<b>146,038</b>	<b>423,120</b>	<b>242,197</b>	<b>128,650</b>	<b>268,853</b>	<b>141,720</b>
<b>WATER replacement FUND EXPENSES</b>	<b>11,800</b>	<b>1,097,000</b>	<b>133,862</b>	<b>342,500</b>	<b>28,497</b>	<b>423,120</b>	<b>50,401</b>	<b>252,000</b>	<b>34,511</b>	<b>252,000</b>
<b>WATER replacement FUND BALANCE</b>	<b>135,684</b>	<b>(597,000)</b>	<b>76,202</b>	<b>(216,050)</b>	<b>117,541</b>	<b>-</b>	<b>191,796</b>	<b>(123,350)</b>	<b>234,342</b>	<b>(110,280)</b>
<b>WASTE WATER replacement FUND REVENUE</b>	<b>49,815</b>	<b>205,000</b>	<b>98,285</b>	<b>6,600,000</b>	<b>67,610</b>	<b>1,584,560</b>	<b>164,526</b>	<b>86,450</b>	<b>170,654</b>	<b>82,160</b>
<b>WASTE WATER replacement FUND EXPENSES</b>	<b>-</b>	<b>655,937</b>	<b>123,657</b>	<b>1,500,000</b>	<b>76,150</b>	<b>1,584,560</b>	<b>24,373</b>	<b>900,000</b>	<b>0</b>	<b>523,000</b>
<b>WASTE WATER replacement FUND BALANCE</b>	<b>49,815</b>	<b>(450,937)</b>	<b>(25,372)</b>	<b>5,100,000</b>	<b>(8,540)</b>	<b>-</b>	<b>140,153</b>	<b>(813,550)</b>	<b>170,654</b>	<b>(440,840)</b>
HEADWORKS WW REPL REV	438,648	800,000	276,040	6,600,000						
HEADWORKS WW REPL EXP	153,994	4,400,000	99,025	1,500,000						
HEADWORKS WW REPL FUND BALANCE	284,654	(3,600,000)	177,015	5,100,000						

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	TOTAL	Budgeted	90,000
<b>Visitor Inquiries:</b>															
Total Number of Members	375	375	375	380	380								1,885		
E-mails answered	300	426	300	257	246								1,529		
Visitor Count	155	650	135	106	137								1,183		
Phone Inquiries	27	37	27	29	34								154		
Relocation Packets/Information	45	27	30	45	58								205		
Referrals to Local Businesses	237	400	276	217	347								1,477		
Press Releases/Articles	15	22	12	8	5								62		
Website Unique Visitors	3,163	3,964	2,302	2,403	2,020								13,852		
Website Total Visits	5,867	5,896	2,591	4,203	5,938								24,495		
Website Pages	19,003	18,886	10,313	14,363	14,429								76,994		
Facebook Posts	24	17	17	11	16								85		
Facebook Followers	9,961	10	9,932	10,037	10,064								40,004		
Facebook Engagements	508	102	287	1,098	814								2,809		
Facebook Total Reach	13,778	15,131	4,541	151,073	48,395								232,918		
Instagram Followers	1,429	1,442	1,453	1,464	1,480								7,268		
<b>Special Events/ Business Promotion</b>															90,000 Budget
Blaine County History Museum			1,000.00										1,000.00		
Hailey Home and Garden													-		
Suns					545.00								545.00		
Chili Cookoff (October)	229.22	118.82											348.04		
Halloween Hoopla (October)		385.00											385.00		
Holiday Hoopla (December)			841.54										841.54		
July 4th Days of the Old West (July)													-		
Memorial Day (May)													-		
Rodeos (July, Aug, Sept)													-		
Trailing of the Sheep (October)													-		
Turkey Trot	6,389.81	382.00	722.56										7,494.37		
Promote Hailey/business													-		
Event Insurance													-		
Copies													-		
Website Updates													-		
Misc./Event supplies					56.66								56.66		
Event Administration	2,887.61	3,688.11	2,738.12	2,515.72	2,913.68								14,743.24		
Visitor Center Staffing	4,645.27	3,692.75	3,461.44	3,378.97	3,510.68								18,689.11		
Meeting Travel Expense													-		
Telephone/Internet	94.00			282.00	94.00								470.00		
Computer Exp/Dropbox	11.99	11.99	11.99	11.99	11.99								59.95		
Brochures and Mailhouse													-		
<b>TOTAL</b>	<b>14,257.90</b>	<b>8,278.67</b>	<b>8,775.65</b>	<b>6,188.68</b>	<b>7,132.01</b>	-	-	-	-	-	-	-	<b>44,632.91</b>	<b>90,000.00</b> Budget	
													44,632.91		45,367.09 Bal Remaining

## The Chamber- Hailey, Wood River Valley

03/29/25

## LOT Transaction Detail

Accrual Basis

February 2025

Type	Date	Num	Name	Memo	Amount
<b>50050 · Payroll &amp; Benefit Expenses</b>					
<b>50057 · Salary Expense</b>					
<b>50052 · Visitor Services</b>					
Paycheck	02/28/20	1820	Enderud, Shelle...		64.00
Paycheck	02/28/20	1821	Lowe, Virginia A		84.00
Bill	02/28/20	78	Kim Bryson		337.50
Total 50052 · Visitor Services					485.50
<b>50053 · Office Manager</b>					
Paycheck	02/14/20	1813	Watson, Kelsey N		1,575.00
Paycheck	02/28/20	1823	Watson, Kelsey N		1,510.71
Total 50053 · Office Manager					3,085.71
<b>50056 · Executive Director</b>					
Paycheck	02/14/20	1814	McKenna, Mich...		480.95
Paycheck	02/14/20	1814	McKenna, Mich...		585.51
Paycheck	02/28/20	1822	McKenna, Mich...		287.40
Paycheck	02/28/20	1822	McKenna, Mich...		1,026.42
Total 50056 · Executive Director					2,380.28
<b>50057 · Salary Expense - Other</b>					
Paycheck	02/28/20	1821	Lowe, Virginia A		0.00
Total 50057 · Salary Expense - Other					0.00
Total 50057 · Salary Expense					5,951.49
<b>50060 · Payroll Taxes</b>					
Paycheck	02/14/20	1814	McKenna, Mich...		29.82
Paycheck	02/14/20	1814	McKenna, Mich...		36.30
Paycheck	02/14/20	1814	McKenna, Mich...		6.97
Paycheck	02/14/20	1814	McKenna, Mich...		8.49
Paycheck	02/14/20	1814	McKenna, Mich...		0.23
Paycheck	02/14/20	1814	McKenna, Mich...		0.28
Paycheck	02/14/20	1814	McKenna, Mich...		2.70
Paycheck	02/14/20	1814	McKenna, Mich...		3.29
Paycheck	02/14/20	1813	Watson, Kelsey N		97.65
Paycheck	02/14/20	1813	Watson, Kelsey N		22.84
Paycheck	02/14/20	1813	Watson, Kelsey N		9.45
Paycheck	02/14/20	1813	Watson, Kelsey N		8.85
Paycheck	02/28/20	1820	Enderud, Shelle...		3.97
Paycheck	02/28/20	1820	Enderud, Shelle...		0.93
Paycheck	02/28/20	1820	Enderud, Shelle...		0.38
Paycheck	02/28/20	1820	Enderud, Shelle...		0.36
Paycheck	02/28/20	1821	Lowe, Virginia A		0.00
Paycheck	02/28/20	1821	Lowe, Virginia A		5.21
Paycheck	02/28/20	1821	Lowe, Virginia A		1.22
Paycheck	02/28/20	1821	Lowe, Virginia A		0.50
Paycheck	02/28/20	1821	Lowe, Virginia A		0.47
Paycheck	02/28/20	1822	McKenna, Mich...		17.82
Paycheck	02/28/20	1822	McKenna, Mich...		63.64
Paycheck	02/28/20	1822	McKenna, Mich...		4.17
Paycheck	02/28/20	1822	McKenna, Mich...		14.88
Paycheck	02/28/20	1822	McKenna, Mich...		0.00
Paycheck	02/28/20	1822	McKenna, Mich...		0.00
Paycheck	02/28/20	1822	McKenna, Mich...		1.62
Paycheck	02/28/20	1822	McKenna, Mich...		5.77
Paycheck	02/28/20	1823	Watson, Kelsey N		93.66
Paycheck	02/28/20	1823	Watson, Kelsey N		21.90
Paycheck	02/28/20	1823	Watson, Kelsey N		1.01
Paycheck	02/28/20	1823	Watson, Kelsey N		8.49
Total 50060 · Payroll Taxes					472.87
Total 50050 · Payroll & Benefit Expenses					6,424.36
<b>50200 · Office Supply Exp.</b>					

The Chamber- Hailey, Wood River Valley

LOT Transaction Detail

February 2025

03/29/25

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Check	02/28/20	Debit	Jane's Artifacts		24.89
Total 50200 · Office Supply Exp.					24.89
<b>50203 · Event Supplies</b>					
Check	02/18/20	Debit	Albertsons		31.77
Total 50203 · Event Supplies					31.77
<b>50220 · Telephone &amp; Communications Exp.</b>					
Check	02/10/20	Debit	Cox Communica...		94.00
Total 50220 · Telephone & Communications Exp.					94.00
<b>50230 · Computer &amp; Internet Exp.</b>					
Check	02/09/20	Debit	DropBox		11.99
Total 50230 · Computer & Internet Exp.					11.99
<b>60300 · License &amp; Permit Exp.</b>					
Check	02/11/20	1812	City of Hailey		218.00
Check	02/13/20	1794	City of Hailey Se...		218.00
Check	02/28/20	1829	City of Hailey Se...		109.00
Total 60300 · License & Permit Exp.					545.00
<b>TOTAL</b>					<b>7,132.01</b>

CITY OF HAILEY LOCAL OPTION TAX RECEIPT AND EXPENDITURE ANALYSIS AND CASH FLOW

Y o Y **3.31.25**

EXPENDITURE DESCRIPTION	MONTH	PAYMENTS	Split Housing/ Air Services	HAILEY ICE & CHAMBER	SR CONNECTION & MT RIDES	EMERGENCY SERVICES	TOTAL EXPENSES	1% Air + Housing eff July sales .5% Air	RECEIPTS	% Chg	LOT BALANCE
			Board	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
<b>ACCUMULATIVE TOTALS THROUGH 9/30/06</b>		\$0.00		\$0.00		\$0.00			\$92,718.67		
FISCAL YEAR ENDING 9/30/07		\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$368,300.45		
<b>ACCUMULATIVE TOTALS THROUGH 9/30/07</b>		\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$461,019.12		
FISCAL YEAR ENDING 9/30/08		\$294,289.32		\$49,343.95	\$0.00	\$120,000.00	\$463,633.27		\$376,920.49	2%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/08</b>		\$528,485.32		\$59,343.95	\$38,000.00	\$220,000.00	\$845,829.27		\$837,939.61		
FISCAL YEAR ENDING 9/30/09		\$146,490.24		\$74,138.00	\$70,000.00	\$13,900.00	\$304,528.24		\$311,640.20	-17.32%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/09</b>		\$674,975.56		\$133,481.95	\$108,000.00	\$233,900.00	\$1,150,357.51		\$1,149,579.81		
FISCAL YEAR ENDING 9/30/10		\$167,474.64		\$69,000.00	\$75,000.00	\$0.00	\$311,474.64		\$312,734.63	0.35%	\$482.29
<b>ACCUMULATIVE TOTALS THROUGH 9/30/10</b>		\$842,450.20		\$202,481.95	\$183,000.00	\$233,900.00	\$1,461,832.15		\$1,462,314.44		
FISCAL YEAR ENDING 9/30/11		\$59,700.00		\$68,000.00	\$75,000.00	\$97,300.00	\$300,000.00		\$324,478.37	3.76%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/11</b>		\$902,150.20		\$270,481.95	\$258,000.00	\$331,200.00	\$1,761,832.15		\$1,786,792.81		
FISCAL YEAR ENDING 9/30/12		\$153,130.03		\$61,000.00	\$65,000.00	\$82,200.00	\$361,330.03		\$333,327.35	2.73%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/12</b>		\$1,055,280.23		\$331,481.95	\$323,000.00	\$413,400.00	\$2,123,162.18		\$2,120,120.16		
FISCAL YEAR ENDING 9/30/13		\$151,890.15		\$61,000.00	\$65,000.00	\$68,000.00	\$345,890.15		\$348,890.15	4.67%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/13</b>		\$1,207,170.38		\$392,481.95	\$388,000.00	\$481,400.00	\$2,469,052.33		\$2,469,010.31		
FISCAL YEAR ENDING 9/30/14		\$124,009.66	\$47,409.27	\$61,000.00	\$68,000.00	\$100,000.00	\$400,418.93	\$48,774.97	\$366,634.59	5.09%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/14</b>		\$1,331,180.04	\$47,409.27	\$453,481.95	\$456,000.00	\$581,400.00	\$2,869,471.26	\$48,774.97	\$2,835,644.90		\$14,948.61
FISCAL YEAR ENDING 9/30/15		\$186,664.65	\$70,087.79	\$61,000.00	\$68,000.00	\$96,787.24	\$482,539.68	\$72,106.78	\$401,126.16	9.41%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/15</b>		\$1,517,844.69	\$117,497.06	\$514,481.95	\$524,000.00	\$678,187.24	\$3,352,010.94	\$120,881.75	\$3,236,771.06		\$5,641.87
FISCAL YEAR ENDING 9/30/16		\$202,168.97	\$83,129.35	\$61,000.00	\$68,000.00	\$107,000.00	\$521,298.32	\$85,524.02	\$450,912.25	12.41%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/16</b>		\$1,720,013.66	\$200,626.41	\$575,481.95	\$592,000.00	\$785,187.24	\$3,873,309.26	\$206,405.77	\$3,687,683.31		\$20,779.82
FISCAL YEAR ENDING 9/30/17		\$239,500.00	\$93,456.19	\$65,000.00	\$72,500.00	\$138,000.00	\$608,456.20	\$96,148.34	\$498,284.09	10.51%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/17</b>		\$1,959,513.66	\$294,082.60	\$640,481.95	\$664,500.00	\$923,187.24	\$4,481,765.46	\$302,554.11	\$4,185,967.40		\$6,756.06
FISCAL YEAR ENDING 9/30/18		\$295,500.00	\$92,015.49	\$65,000.00	\$75,000.00	\$89,800.00	\$617,315.49	\$94,666.14	\$494,288.47	-0.80%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/18</b>		\$2,255,013.66	\$386,098.09	\$705,481.95	\$739,500.00	\$1,012,987.24	\$5,099,080.95	\$397,220.25	\$4,680,255.87		(\$21,604.82)
FISCAL YEAR ENDING 9/30/19		\$278,050.00	\$108,972.87	\$77,487.50	\$78,750.00	\$91,000.00	\$634,260.37	\$115,432.81	\$586,132.66	18.58%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/19</b>		\$2,533,063.66	\$495,070.95	\$782,969.45	\$818,250.00	\$1,103,987.24	\$5,733,341.32	\$512,653.06	\$5,266,388.53		
FISCAL YEAR ENDING 9/30/20		\$285,050.00	\$79,596.56	\$67,168.07	\$86,000.00	\$94,000.00	\$611,814.63	\$83,697.75	\$451,869.38	-22.91%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/20</b>		\$2,818,113.66	\$574,667.51	\$850,137.52	\$904,250.00	\$1,197,987.24	\$6,345,155.94	\$596,350.81	\$5,718,257.91		
FISCAL YEAR ENDING 9/30/21		\$545,045.00	\$129,087.10	\$70,492.64	\$62,500.00	\$51,700.00	\$858,824.74	\$137,052.68	\$667,219.67	47.66%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/21</b>		\$3,363,158.66	\$703,754.61	\$920,630.16	\$966,750.00	\$1,249,687.24	\$7,203,980.68	\$733,403.49	\$6,385,477.58		
FISCAL YEAR ENDING 9/30/22		\$286,000.00	\$156,916.21	\$80,250.00	\$86,000.00	\$206,000.00	\$815,166.21	\$165,001.27	\$773,368.39	15.91%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/22</b>		\$3,649,158.66	\$860,670.82	\$1,000,880.16	\$1,052,750.00	\$1,455,687.24	\$8,019,146.89	\$898,404.77	\$7,158,845.97		
FISCAL YEAR ENDING 9/30/23		\$359,450.00	\$140,669.57	\$90,770.13	\$97,000.00	\$107,030.00	\$794,919.70	\$171,954.15	\$818,168.54	5.79%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/23</b>		\$4,008,608.66	\$1,001,340.39	\$1,091,650.29	\$1,149,750.00	\$1,562,717.24	\$8,814,066.59	\$1,070,358.92	\$7,977,014.50		
Fire Dept	Oct-23	\$0.00	\$6,381.06	\$0.00		\$119,898.17	\$132,660.29	\$13,419.69	\$66,309.40	-1.6%	\$11,816.52
Downtown Beautification, Streets Maint	Nov-23	\$50,491.67	\$4,879.89	\$8,600.06	\$24,000.00	\$25,419.17	\$118,270.67	\$10,262.65	\$52,991.57	-2.4%	\$56,800.07
SVED	Dec-23	\$3,090.00	\$2,836.16	\$23,788.70		\$7,419.17	\$39,970.19	\$5,964.59	\$37,121.09	-2.3%	\$59,915.56
Downtown Beautification, Streets Maint	Jan-24	\$50,491.67	\$5,465.68	\$7,499.97	\$5,150.00	\$7,419.17	\$81,492.17	\$11,494.60	\$60,689.09	1.7%	\$50,607.08
	Feb-24		\$7,397.61	\$5,527.29		\$7,419.17	\$27,741.68	\$15,557.55	\$70,402.31	-19.4%	\$108,825.25
Downtown Beautification, Streets Maint	Mar-24	\$50,491.67	\$5,990.71	\$0.00	\$24,000.00	\$7,419.17	\$93,892.25	\$12,598.76	\$64,018.18	-14.9%	\$85,559.22
	Apr-24		\$8,207.39	\$14,369.54		\$7,419.17	\$38,203.48	\$17,260.54	\$74,944.70	0.6%	\$131,353.59
Downtown Beautification, Parks & Streets Maint	May-24	\$50,491.67	\$3,549.24	\$6,508.02		\$7,419.17	\$71,517.33	\$7,464.22	\$44,709.49	-2.1%	\$108,460.74
	Jun-24		\$3,586.57	\$0.00	\$25,000.00	\$7,419.17	\$39,592.31	\$7,542.74	\$45,501.75	3.3%	\$118,326.34
Downtown Beautification, Parks & Streets Maint	Jul-24	\$50,491.67	\$7,539.40	\$20,266.59	\$24,000.00	\$7,419.17	\$117,256.23	\$15,855.74	\$79,776.24	11.1%	\$89,162.68
Hailey Arts Commission	Aug-24	\$8,240.00	\$13,005.43	\$11,330.00		\$7,419.17	\$53,000.03	\$27,351.06	\$121,111.37	8.6%	\$171,619.66
Downtown Beaut, Parks & Streets. Lib RR, SnowEquipmt	Sep-24	\$95,991.67	\$11,196.44	\$15,154.02		\$7,419.17	\$140,957.73	\$23,546.67	\$99,413.65	12.1%	\$142,425.80
<b>FISCAL YEAR ENDING 9/30/24</b>		\$359,780.00	\$80,035.59	\$113,044.19	\$102,150.00	\$219,509.00	\$954,554.36	\$168,318.80	\$816,988.83	-0.14%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/24</b>		\$4,368,388.66	\$1,081,375.97	\$1,204,694.48	\$1,251,900.00	\$1,782,226.24	\$9,768,620.95	\$1,238,677.71	\$8,794,003.33		
Fire Dept	Oct-24	\$0.00	\$6,918.66	\$0.00		\$119,898.17	\$133,735.48	\$14,550.28	\$64,755.80	-2.3%	\$87,996.40
Downtown Beautification, Streets Maint	Nov-24	\$50,491.67	\$5,340.88		\$24,000.00	\$25,419.17	\$110,592.60	\$11,232.14	\$57,398.50	8.3%	\$46,034.44
SVED	Dec-24	\$3,090.00	\$3,019.51	\$22,536.57		\$7,419.17	\$39,084.76	\$6,350.18	\$43,424.99	17.0%	\$56,724.85
Downtown Beautification, Streets Maint	Jan-25	\$50,491.67	\$5,532.52		\$5,150.00	\$7,419.17	\$74,125.87	\$11,635.16	\$56,779.79	-6.4%	\$51,013.93
	Feb-25		\$9,118.77	\$8,775.65	\$24,000.00	\$7,419.17	\$58,432.36	\$19,177.23	\$81,981.82	16.4%	\$93,740.62
Downtown Beautification, Streets Maint	Mar-25	\$50,491.67	\$7,970.55	\$6,188.68		\$7,419.17	\$80,040.62	\$16,762.47	\$84,326.67	31.7%	\$106,818.58
	Apr-25		\$0.00			\$7,419.17	\$7,419.17	\$0.00	\$74,944.70	0.0%	\$174,344.11
Downtown Beautification, Parks & Streets Maint	May-25	\$50,491.67	\$0.00			\$7,419.17	\$57,910.83	\$0.00	\$44,709.49	0.0%	\$161,142.77
	Jun-25		\$0.00		\$24,000.00	\$7,419.17	\$31,419.17	\$0.00	\$45,501.75	0.0%	\$175,225.35
Downtown Beautification, Parks & Streets Maint	Jul-25	\$50,491.67	\$0.00		\$24,000.00	\$7,419.17	\$81,910.83	\$0.00	\$79,776.24	0.0%	\$173,090.75
Hailey Arts Commission	Aug-25	\$8,240.00	\$0.00			\$7,419.17	\$15,659.17	\$0.00	\$121,111.37	0.0%	\$278,542.95
Downtown Beaut, Parks & Streets. Lib RR, SnowEquipmt	Sep-25	\$95,991.67	\$0.00			\$7,419.17	\$103,410.83	\$0.00	\$99,413.65	0.0%	\$274,545.77
<b>FISCAL YEAR ENDING 9/30/25</b>		\$359,780.00	\$37,900.90	\$37,500.90	\$101,150.00	\$219,509.00	\$793,417.70	\$79,707.46	\$854,124.76	4.55%	
<b>ACCUMULATIVE TOTALS THROUGH 9/30/25</b>		\$4,728,168.66	\$1,119,276.87	\$1,242,195.38	\$1,353,050.00	\$2,001,735.24	\$10,562,362.65	\$1,318,385.18	\$9,648,128.09		

Year-to-date change (Oct-Jan only) up10.56% over FY24, up 1.77% over FY23, up10.33% from FY22, up 66.39% from FY21, up 49.96% from FY20, up 58.44% from FY19, up 68.14% compared with FY 18, up 69.69% compared with FY17, up 91.29% compared with FY16, up 116.81% when compared with FY15, up 149.36% compared with FY 14

**CASH FLOW of 0.5% LOT for FYE 24 (October - September revenues and receipt of funds)**

	FY23 Actual	FY24 Budget	FY24 Budget	FY24 Budget	FY24 Actual	FY24 Actual	FY25 Budget	FY25 Budget	FY25 Budget	FY25 Actual	FY25 Actual	4.9%	AMOUNT	
HAILEY	BED/CAR1%	BED/CAR3%	BED/CAR.5%	Bud net	BED/CAR3%	BED/CAR.5%	BED/CAR3%	BED/CAR.5%	Bud net	BED/CAR3%	BED/CAR.5%	MINUS COST	NET	PAID ASB
OCT	10,519.42	77,000.00	12,833.33	12,204.50	30,787.94	5,131.32	77,000.00	12,833.33	12,204.50	33,498.06	5,583.01	(273.57)	5,309.44	
NOV	5,814.28	77,000.00	12,833.33	12,204.50	17,893.76	2,982.29	77,000.00	12,833.33	12,204.50	19,050.55	3,175.09	(155.58)	3,019.51	
DEC	12,794.53	77,000.00	12,833.33	12,204.50	34,483.81	5,747.30	77,000.00	12,833.33	12,204.50	34,905.49	5,817.58	(285.06)	5,532.52	
JAN	20,252.25	77,000.00	12,833.33	12,204.50	46,672.63	7,778.77	77,000.00	12,833.33	12,204.50	57,531.68	9,588.61	(469.84)	9,118.77	
FEB	17,469.82	77,000.00	12,833.33	12,204.50	37,796.28	6,299.38	77,000.00	12,833.33	12,204.50	50,287.41	8,381.24	(410.68)	7,970.55	
MAR	15,013.64	77,000.00	12,833.33	12,204.50	51,781.63	8,630.27	77,000.00	12,833.33	12,204.50		-	0.00	0.00	
APR	6,779.56	77,000.00	12,833.33	12,204.50	22,392.67	3,732.11	77,000.00	12,833.33	12,204.50		-	0.00	0.00	
MAY	5,900.06	77,000.00	12,833.33	12,204.50	22,628.21	3,771.37	77,000.00	12,833.33	12,204.50		-	0.00	0.00	
JUNE	17,687.52	77,000.00	12,833.33	12,204.50	47,567.21	7,927.87	77,000.00	12,833.33	12,204.50		-	0.00	0.00	
JULY	15,496.21	77,000.00	12,833.33	12,204.50	82,053.19	13,675.53	77,000.00	12,833.33	12,204.50		-	0.00	0.00	
AUG	12,116.46	77,000.00	12,833.33	12,204.50	70,640.01	11,773.34	77,000.00	12,833.33	12,204.50		-	0.00	0.00	
SEPT	7,909.53	77,000.00	12,833.33	12,142.50	43,650.83	7,275.14	77,000.00	12,833.33	12,142.50		-	0.00	0.00	
												0.00	0.00	
												0.00	0.00	
												0.00	0.00	
<b>Total</b>	<b>147,753.28</b>	<b>924,000.00</b>	<b>154,000.00</b>	<b>146,392.00</b>	<b>508,348.17</b>	<b>84,724.70</b>	<b>924,000.00</b>	<b>154,000.00</b>	<b>146,392.00</b>	<b>195,273.19</b>	<b>32,545.53</b>	<b>(1,594.73)</b>	<b>30,950.80</b>	<b>0.00</b>

SUN VALLEY AIR SERVICES BOARD  
100-10-41707

SUN VALLEY AIR SERVICES BOARD  
100-10-41707

[bdavis@ketchumidaho.org](mailto:bdavis@ketchumidaho.org)

[bdavis@ketchumidaho.org](mailto:bdavis@ketchumidaho.org)

3/31/2025



# CITY OF HAILEY INVESTMENT REPORT

FUND	MAR interest 4.397%	STATE INV POOL PIPER SANDLER		TOTAL
			Maturity	
GENERAL (includes Fireworks)		5,668,357.92		5,668,357.92
GENERAL -35% OPERTING RESERVE		1,086,329.45	-	1,086,329.45
CLEAR CREEK RATE STABILIZATION		384,720.11		384,720.11
<b>CAPITAL PROJECTS</b>		<b>1,773,002.25</b>		<b>1,773,002.25</b>
CAPITAL PROJECTS ---in lieu fees		314,446.98		314,446.98
CAPITAL PROJECTS DIF Reserve		44,349.72		44,349.72
CAPITAL PROJECTS Public Art		35,326.15		35,326.15
CAPITAL PROJECTS Pathways 4 P		263,257.14		263,257.14
HOUSING LOT 0.5%		138,088.23		
<b>CAPITAL PROJECTS Total</b>		<b>2,568,470.47</b>		<b>2,568,470.47</b>
ARPA FUNDS		792,077.78		792,077.78
RODEO PARK PROPEY TAX RCPTS		87,341.35		87,341.35
WATER REVENUE		3,612,472.20	-	3,612,472.20
WATER RATE STABILIZATION		221,750.96		221,750.96
WASTE WATER REV		3,280,556.45		3,280,556.45
WASTE WATER BOND DSRF 2014&2023		901,824.97		901,824.97
WATER REPLACEMENT		4,161,514.37	-	4,161,514.37
WASTE WATER REPLACEMENT		1,824,992.91		1,824,992.91
WASTEWATER HEADWORKS REPL		35,562.76		35,562.76
WASTE WATER BOND Arbitrage RESEF		5,915,530.56		5,915,530.56
<b>TOTAL</b>		<b>30,541,502.26</b>	<b>-</b>	<b>30,403,414.03</b>

**Return to Agenda**

**CITY OF HAILEY  
EARTH FEST PROCLAMATION**

WHEREAS, April 2025 marks the 55th anniversary of the first Earth Day; and

WHEREAS, Earth is a closed loop system which we all share and leave to those who survive us; and

WHEREAS, Environmental health affects life, social structures, food production, disease, and economies around the world; and

WHEREAS, We can do our parts individually, and effect significant differences collectively, by making conscious and responsible purchasing decisions, reducing waste, using less water, protecting water quality, improving building efficiency, employing renewable energy, favoring compact development, using public transit or nonmotorized modes of transportation, planting trees and native vegetation, educating ourselves and others about the environment, cleaning up litter, saying “no” to plastic bags, and more; and

WHEREAS, Hailey’s popular Earth Fest has expanded every year, and this year will include over 14 non-profits, fix-it clinic, trunk sale, and a 5K fun run, planned by citizens of the Climate Action Coalition of the Wood River Valley;

NOW, THEREFORE, I, Martha Burke, Mayor of City of Hailey, do hereby proclaim April 26, 2025 to be

**EARTH FEST**

In the City of Hailey, Blaine County, State of Idaho.

\_\_\_\_\_  
Martha Burke  
Mayor

\_\_\_\_\_  
Date:

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/14/2025

**DEPARTMENT:** Legal/CDD

**DEPT. HEAD SIGNATURE:** CPS/RD

-----  
**SUBJECT:** Motion to approve Ordinance No. \_\_\_\_\_, an ordinance authorizing the approval of the Addendum to the Annexation, Services, and Development Agreement of the Quigley Farm Subdivision, by and between the City of Hailey and Quigley Farm and Conservation Community, LLC, recognizing the agreement reached to reallocate community housing units from Block 2 to Block 9 within the Quigley Farm Subdivision.  
-----

**AUTHORITY:**  ID Code 50-301     IAR \_\_\_\_\_     City Ordinance/Code    HMC  
(IFAPPLICABLE)  
-----

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** The City of Hailey, in 2017, entered into an Annexation, Services, and Development Agreement Quigley Farm with Quigley Farm and Conservation Community, LLC, and related entities. Thereafter, in compliance with said agreement, certain preliminary and final plats, and other applications, have been approved in an effort toward subdivision completion.

As part of the buildout of the subdivision, the Developer submitted an application for the reallocation of Community Housing Units within the subdivision, specifically within Block 2 of the subdivision. The Addendum to the Annexation, Services, and Development Agreement is intended to formally recognize and memorialize the reallocation of Community Housing Units from Block 2 to Block 9. No other modifications are proposed currently, and the draft Addendum is attached.

-----  
**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:** (IFAPPLICABLE)

<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> Clerk	<input type="checkbox"/> Engineer	<input type="checkbox"/> Building
<input type="checkbox"/> Administrator	<input type="checkbox"/> Library	<input type="checkbox"/> Planning	<input type="checkbox"/> Fire Dept.
<input type="checkbox"/> Safety Committee	<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> Police	_____
<input type="checkbox"/> Streets	<input type="checkbox"/> Public Works, Parks	<input type="checkbox"/> Mayor	_____

-----

**RECOMMENDATION FROM THE APPLICABLE DEPARTMENT HEAD:** Motion to approve Ordinance No. \_\_\_\_\_, an ordinance authorizing the approval of the Addendum to the Annexation, Services, and Development Agreement of the Quigley Farm Subdivision, by and between the City of Hailey and Quigley Farm and Conservation Community, LLC recognizing the agreement reached to reallocate community housing units from Block 2 to Block 9 within the Quigley Farm Subdivision, and read by title only.  
-----

**FOLLOW-UP REMARKS:**

**HAILEY ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE ANNEXATION, SERVICES, AND DEVELOPMENT AGREEMENT OF THE QUIGLEY FARM SUBDIVISION, BY ADDENDUM; PROVIDING FOR AN AMENDMENT TO THE BLOCK DENSITY SUMMARY TABLE AND SUBDIVISION SUMMARY TABLE INCLUDED IN THE NOTES OF THE QUIGLEY FARM LARGE BLOCK PLAT REALLOCATING TWO (2) REQUIRED COMMUNITY HOUSING UNITS FROM BLOCK 2 TO BLOCK 9; PROVIDING FOR SEVERALABILITY CLAUSE, A REPEALER CLAUSE AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, included the power to amend agreements associated with subdivision layout and design to better meet the needs of its citizenry.

WHEREAS, Quigley Farm and Conservation Community, LLC, an Idaho limited liability company (“Quigley”) received approval of annexation into the City of Hailey, by Ordinance No. 2017-083 and associated land use entitlements as reflected in an Annexation, Services and Development Agreement Quigley Farm (the “Annexation Agreement”) on August 9, 2017, and recorded as Instrument No. 645779 on August 16, 2017, in the records of Blaine County, Idaho, and

WHEREAS, Quigley is seeking approval to amend the BLOCK DENSITY SUMMARY TABLE included in the Preliminary Large Block Plat attached as Exhibit B2 to the Annexation Agreement and thereafter included as the SUBDIVISION SUMMARY TABLE in the Notes of the Quigley Farm Large Block Plat (the “Plat”) to reallocate two (2) required Community Housing Units from Block 2 to Block 9, and

WHEREAS, the City is willing to accommodate the request so long as the total number of required Community Housing Units within the Subdivision remains the same, and

WHEREAS, pursuant to Section 16.B. of the Annexation Agreement, the Agreement may be amended by means of a written instrument executed by both parties thereto, which Addendum to Annexation, Services and Development Agreement Quigley Farm is attached hereto as Exhibit A, and made a part hereof, and

WHEREAS, Idaho Code Section 67-6511A mandates that each governing board may, by ordinance adopted or amended in accordance with the notice and hearing provisions provided by Idaho Code section 67-6509, adopt or amend such Development Agreement.

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

SECTION 1. The Annexation, Services and Development Agreement Quigley Farm is amended by Addendum pursuant to the Exhibit A attached hereto and made a part hereof whereby (1) The Number of Community Housing Units required in Block 2 of the Subdivision shall be reduced from 2 to 0; (2) The number of Community Housing Units required in Block 9 of the Subdivision shall be increased from 7 to 9; and (3) The changes in the allocation of required community housing units among Blocks within the Quigley Farm Subdivision shall be reflected in the plats and development plans for the impacted Blocks.

SECTION 2. 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 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

ATTEST:

\_\_\_\_\_  
Mary Cone  
Hailey City Clerk

Publish: Idaho Mountain Express \_\_\_\_\_, 2025

**Exhibit "A"**

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:  City of Hailey Attn: Mary Cone, City Clerk 115 South Main Street Hailey, ID 83333	
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(Space Above Line for Recorder's Use)

**ADDENDUM TO ANNEXATION, SERVICES AND DEVELOPMENT AGREEMENT  
QUIGLEY FARM  
(Amending Instrument #645779)  
Reallocation of Location of Community Housing Units**

This Addendum to the Annexation, Services and Development Agreement of Quigley Farm, is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Hailey, Idaho, a municipal corporation (the "City") and Quigley Farm and Conservation Community, LLC, an Idaho limited liability company ("Quigley"), and together with the City, the "Parties".

**Recitals**

- A. The City is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, included the power to amend agreements associated with subdivision layout and design to better meet the needs of its citizenry.
- B. Quigley received approval of annexation into the City of Hailey and associated land use entitlements as reflected in an Annexation, Services and Development Agreement (the "Annexation Agreement") on August 9, 2017, and recorded as Instrument No. 645779 on August 16, 2017, in the records of Blaine County, Idaho.
- C. Quigley is seeking approval to amend the BLOCK DENSITY SUMMARY TABLE included in the Preliminary Large Block Plat attached as Exhibit B2 to the Annexation Agreement and thereafter included as the SUBDIVISION SUMMARY TABLE in the Notes of the Quigley Farm Large Block Plat (the "Plat") to reallocate two (2) required Community Housing Units from Block 2 to Block 9.
- D. The City is willing to accommodate the request so long as the total number of required Community Housing Units within the Subdivision remains the same.

E. Pursuant to Section 16.B. of the Annexation Agreement, the Annexation Agreement may be amended by means of a written instrument executed by both parties thereto.

NOW, THEREFORE, Quigley and the City agree that the Annexation Agreement and Exhibits are amended as follows:

1. The Number of Community Housing Units required in Block 2 of the Subdivision shall be reduced from 2 to 0.
2. The number of Community Housing Units required in Block 9 of the Subdivision shall be increased from 7 to 9.
3. The changes in the allocation of required community housing units among Blocks within the Quigley Farm Subdivision shall be reflected in the plats and development plans for the impacted Blocks.

Except as amended herein, the Annexation Agreement is hereby ratified and affirmed.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year written herein.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF HAILEY

By \_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone  
Hailey City Clerk

QUIGLEY FARM AND CONSERVATION  
COMMUNITY, LLC, an Idaho limited liability  
company,

By: \_\_\_\_\_  
David Hennessy, its Managing Member

STATE OF IDAHO )

)ss.

County of Blaine )

Subscribed and sworn before me on this \_\_\_\_ day of \_\_\_\_\_, 2025, before me a Notary Public in and for said State, personally appeared MARTHA BURKE, known to me to be the Mayor of the CITY OF HAILEY, IDAHO and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the City Of Hailey, Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

\_\_\_\_\_  
Notary Public  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

STATE OF IDAHO)

)ss.

County of Blaine )

Subscribed and sworn before me on this \_\_\_\_ day of \_\_\_\_\_, 2025, before me a Notary Public in and for said State, personally appeared DAVID HENNESSY, known or identified to me to be the Managing Member of QUIGLEY FARM AND CONSERVATION COMMUNITY, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

\_\_\_\_\_  
Notary Public  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:**

Lawson Laski Clark, PLLC  
P.O. Box 3310  
Ketchum, Idaho  
83340

(Space Above This Line for Recorder's Use)

---

**AFFIDAVIT OF OWNERS OF LAND  
RE QUIGLEY FARM BLOCK 2, LOTS 1-8 (Instrument No. 677228)**

This Affidavit is made for the purpose of correcting Note 6 located on that certain PLAT for QUIGLEY FARM BLOCK 2, LOTS 1-8 recorded December 18, 2020, as Instrument # 677228 in the records of Blaine County, Idaho (the "PLAT") as it relates to community housing units. The PLAT is incorporated herein by this reference thereto. This Affidavit is authorized by Idaho Code 55-816.

Note 6 is amended to read:

6. LOT 8 MAY INCLUDE UP TO TEN (10) RESIDENTIAL UNITS, ~~TO INCLUDE TWO (2) COMMUNITY HOUSING UNITS.~~

The PLAT, as hereby corrected, is ratified in all respects.

**OWNERS:**

In Witness hereof, I have hereunto set my hand.

QUIGLEY FARM AND CONSERVATION COMMUNITY LLC

By: \_\_\_\_\_  
David Hennessy, Managing Member

Signed this \_\_\_\_ day of \_\_\_\_\_, 2025

ACKNOWLEDGEMENT:

STATE OF IDAHO     )  
                                  ) ss.  
County of Blaine    )

On this \_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared David Hennessy, known to me to be the managing member of QUIGLEY FARM AND CONSERVATION COMMUNITY LLC, an Idaho limited liability company and acknowledged to me that said limited liability company executed the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

DRAFT

**Owner Lot 1**

By: \_\_\_\_\_

**Lucas Poster**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_

**Aline Poster**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

**ACKNOWLEDGEMENT:**

STATE OF IDAHO     )  
  ) ss.  
County of Blaine     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Lucas Poster**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF IDAHO     )  
  ) ss.  
County of Blaine     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Aline Poster**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**Owner Lot 2**

By: \_\_\_\_\_  
**Elliott R. Aten**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_  
**Elissa M. Aten**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

**ACKNOWLEDGEMENT:**

STATE OF IDAHO        )  
  ) ss.  
County of Blaine        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Elliott R. Aten**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF IDAHO        )  
  ) ss.  
County of Blaine        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Elissa M. Aten**, known to me to be owner of Quigley Farm 2 Lot 1.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**Owner Lot 3**

By: \_\_\_\_\_  
**David Winston Lipman**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_  
**Teresa Beahen Lipman**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

**ACKNOWLEDGEMENT:**

STATE OF IDAHO        )  
                                  ) ss.  
County of Blaine        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **David Winston Lipman**, known to me to be owner of Quigley Farm 2 Lot 1.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF IDAHO        )  
                                  ) ss.  
County of Blaine        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Teresa Beahen Lipman**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**Owner Lot 4**

By: \_\_\_\_\_  
**Julie Rachlin**

Signed this \_\_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_  
**Richard S. Rachlin**

Signed this \_\_\_\_ day of \_\_\_\_\_, 2025

**ACKNOWLEDGEMENT:**

STATE OF IDAHO        )  
                                  ) ss.  
County of Blaine        )

On this \_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Julie Rachlin**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF IDAHO        )  
                                  ) ss.  
County of Blaine        )

On this \_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Richard S. Rachlin**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**Owner Lot 5**

By: \_\_\_\_\_  
**Irwin F. Sentes IV**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_  
**Rebecca L. Hornbach**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

**ACKNOWLEDGEMENT:**

STATE OF IDAHO     )  
  ) ss.  
County of Blaine     )

On this \_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Irwin F. Sentes IV**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF IDAHO     )  
  ) ss.  
County of Blaine     )

On this \_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Rebecca L. Hornbach**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**Owner Lot 6**

By: \_\_\_\_\_  
**Calixta Gorman**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_  
**Paul Gorman**

Signed this \_\_\_ day of \_\_\_\_\_, 2025

**ACKNOWLEDGEMENT:**

STATE OF IDAHO     )  
  ) ss.  
County of Blaine     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Calixta Gorman**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF IDAHO     )  
  ) ss.  
County of Blaine     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Paul Gorman**, known to me to be owner of Quigley Farm 2 Lot 1

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**Owner Lot 7**

**43 North Inc.**

By: \_\_\_\_\_  
Tifny Lago, President

Signed this \_\_\_ day of \_\_\_\_\_, 2025

**ACKNOWLEDGEMENT:**

STATE OF IDAHO        )  
                                  ) ss.  
County of Blaine        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared Tifny Lago, known to me to be the President of **43 North Inc.**, an Idaho non-profit corporation and acknowledged to me that said non-profit corporation executed the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

DRAFT

**CITY OF HAILEY APPROVAL:**

The foregoing affidavit correcting the Note 6 of the Plat is approved this \_\_\_\_ day of \_\_\_\_\_, 2025 the Hailey City Council, Hailey, Idaho.

By: \_\_\_\_\_

/seal/

DRAFT

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/14/2025 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

**SUBJECT:** Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph “J”, items J.1., J.2., and J.3; which establishes provisions and/or flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure.

-----  
**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 17  
(IF APPLICABLE)

**BACKGROUND:** By allowing flexibility for specific bulk requirements within Hailey’s most historic Overlay District (Townsite Overlay District), there will be greater incentive and opportunity for historic residential and commercial buildings to be retained and expanded upon, versus demolished and rebuilt. Expansions through this historic preservation process may result in additional bedrooms, ADUs, and/or office and home occupation spaces, all of which are examples of infill development. This type of development not only deepens neighborhood connections and residents’ access to the core of Hailey, but it also carries secondary benefits of greater community walkability, efficient land use, and less potential impact from development sprawl into wildlife migration zones, intact ecosystems, and the wildland-urban fire interface (“WUI”). Simultaneously, the Hailey community has also expressed a fervent desire to retain local character and a “small town-feel”, as demonstrated through extensive community engagement in 2024 (Hailey Comprehensive Plan Update, 2024).

Historic buildings in the Townsite Overlay directly contribute to the unique local character of Hailey, offering expressions of the community from past times and the evolution of the community into the present. Incentivizing historic preservation through bulk requirement flexibility supports the protection of Hailey’s unique culture and character, while also employing best practices for resilient and sustainable community development.

The specific objective of the proposed amendment is to establish provisions for bulk requirement flexibility that incentivize the preservation and adaptive reuse of historic buildings in the Townsite Overlay District. A draft Ordinance, noting the proposed amendments and/or modifications, is attached hereto.

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**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

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**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	_____

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**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, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph “J”, items J.1., J.2., And J.3, finding that essential public facilities and services are available to support the full range of proposed uses without creating





**STAFF REPORT**  
**Hailey City Council**  
**Regular Meeting of April 14, 2025**

**To:** Hailey Planning and Zoning Commission  
**From:** Emily Rodrigue, Community Development City Planner/Resilience Planner  
Robyn Davis, Community Development Director

**Overview:** Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph “J”, items J.1., J.2., and J.3; which establishes provisions and/or flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure.

**Hearing:** April 14, 2025

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**Applicant:** City Staff  
**Location:** Townsite Overlay Zoning District

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express as a Display Ad on March 26, 2025 and mailed to public agencies on March 26, 2025.

**Background:** In December 2024, City Staff received a Design Review Application for a residential addition to a historic home in the Townsite Overlay (TO) District, built in 1942. The Applicant and their architectural representative made good-faith efforts to preserve the entirety of the existing residence, avoiding any unnecessary building material removal or augmentation (structural or exterior). They followed Code-specific guidelines for TO designs, stepping the addition back from the primary street frontage and matching form and material type with both the existing residence and surrounding neighborhood. Through this Applicant’s design, the addition would provide much-needed living and sleeping area expansion for their growing family, all occurring on a traditionally-sized Hailey Townsite lot of approximately fifty feet (50’) wide by one hundred and twenty feet (120’) long.

These narrow lots and the cottage-style homes and buildings upon them are some of the last standing monuments to Hailey’s humble beginnings as a City and as a community. Platted lots from the original Hailey Townsite host modest structures built with local materials. Many buildings were placed very close – and sometimes unknowingly, on top of – property lines, and it is not uncommon to see buildings on adjoining properties within a few yards of one another. These details may present themselves today as troublesome for placing fence lines, managing snow from roofs, or performing tree care. However, taken in the context of the era in which these narrow lots were platted and the buildings raised, we can see a time in Hailey’s history of close-knit neighborhoods made up of working families and individuals, unshy to their neighbors and creatively building the town they were proud to call home. Through the Townsite Overlay Design Review process at the City of Hailey, we continue to witness this type of community development today.

The Applicant's design was ultimately found to fall short of the lot coverage maximum bulk requirement for their Limited Residential (LR-1)/TO-zoned property, based on discrepancies in interpretation of the building footprint and lot coverage. Outside of the TO District, LR-1 lots carry a 40% lot coverage maximum. Within the TO District, however, LR-1, General Residential (GR), and Limited Business (LB)-zoned properties may have a much lower lot coverage maximum – up to 15% of reduced allowable lot coverage, depending on the structure type and presence of a garage. The Applicant exceeded the stated lot coverage maximum for their property/structure type by 2.67% (30% maximum, 32.67% proposed). If not located within the TO District, the Applicant would have had the opportunity to build up to 40% lot coverage, although their proposed design would have remained far below the lot coverage maximum. All other bulk requirements were proposed to be met.

The Applicant could have also approached the Planning and Zoning Commission with a proposal to demolish all existing structures on their property and construct a new residence altogether. While each bulk requirement may have been precisely met through this approach, it would have resulted in a loss of significant historical character within the TO District. Ever-rising costs of construction and the loss of historic architectural design features and institutional knowledge render the replication of the historic structure as exceptionally difficult, if not impossible. This outcome contradicts the stated purpose of the Townsite Overlay District.

The stated purpose of the Townsite Overlay District, per Hailey Municipal Code, is as follows:

**“17.04M.010: PURPOSE:**

**The purpose of the townsite overlay district is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)”.**

As is the case when creating any new district and/or zoning requirement, certain tradeoffs are considered in the context of fulfilling the new district and/or requirement's intended purpose. Additionally, some tradeoffs, environmental factors, and unintended consequences may not present distinguishable impacts until the Code change has had sufficient opportunity to be applied and function in real-time. In the period since the Townsite Overlay District was established and adopted into Code (2002), Staff have been able to study its impact and assess the effectiveness and relevance of its parameters and stated purpose. With the help of oversight and guidance from City Staff and the Commission, the City continues to see development that complements Hailey's historical past - be it through building size, vernacular, or orientation - as well as through building type, with traditional single-family homes on small lots. Staff have also seen the repurposing of materials from existing structures (historic or otherwise) to new structures and/or additions on the same site. Residents and/or business owners that own property in the TO have a general understanding that the District represents Hailey's original townsite, and that the preservation of buildings, architectural character, and neighborhood “feel” of the original townsite era are important to maintain. There are several present-day examples from the TO district where, whether a historic structure was retained, the new building or portion thereof, tries to carry the same historic theme.

In the year 2025, Hailey is faced with a multi-faceted collection of changes and demands. Our resident population continues to gradually increase, the conversion of long-term rentals into short-term accommodations is rising with few regulatory tools available to local municipalities, and the cost of building new homes has risen to over \$400/sq ft in Hailey (for reference, cost was \$120/sq ft in 2015). Simultaneously, the Hailey community has also expressed a fervent desire to retain local character and a “small town-feel”, as demonstrated through extensive community engagement in 2024 (Hailey Comprehensive Plan Update, 2024).

Each of these factors place certain pressures on our community’s ecosystem – natural, cultural, constructed, and otherwise. The intent of the proposed Text Amendment is to respond to the full scope of these factors, finding a mutually beneficial solution for promoting infill and housing diversity, responding to the economic pressures faced by many Hailey residents as they contemplate construction within the TO District (new or remodeled), and stewarding a collective desire to maintain Hailey’s unique character and sense of place.

The proposed Text Amendment would only apply to those properties within the Townsite Overlay District, which also contain historic commercial and/or residential structures. For the purposes of this Text Amendment, a structure is deemed “historic” if it was built at least fifty (50) years ago. As stated in the draft Ordinance language, historic outbuildings and/or accessory structures do not apply to the proposed Text Amendment. Based on Staff research of peer-community’s historic preservation guidelines, guidance from the Department of the Interior and the National Register of Historic Places, and communication with representatives from the Idaho State Historical Preservation Office (SHPO) and local architects, a fifty (50) year “rule of thumb” exists across the field of historic preservation. The 50-year timeline represents a guideline, generally stating that any structure 50 years of age or older may be designated as historic. However, most historic preservation guidelines and/or protocols reference flexibility in this 50-year minimum, noting that specific factors – unique to each neighborhood, community, or jurisdictional scale in question – may support the historic designation of a property that is less than 50 years old.

Applications seeking bulk requirement flexibility for historic structures within the TO District are proposed to be reviewed by the Hailey Planning and Zoning Administrator and the Planning and Zoning Commission on a case-by-case basis. Operating as such, Staff wish to limit additional case-by-case considerations for the historic designation of properties in it of themselves (those less than 50 years old), although other guidance from SHPO or the National Register of Historic Places may provide for this type of subjective review. Staff would like to provide our community with the opportunity to apply the proposed Text Amendment, followed by deliberate review of its uptake and impact on respective neighborhoods and the TO District as a whole. Further refinement of the proposed Text Amendment may be pursued in the future as well.

As of February, 2025, the following parcel counts contain residential and/or commercial structures built in or before 1975, which may qualify them for application of the proposed Text Amendment:

**(next page)**

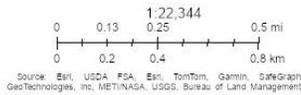
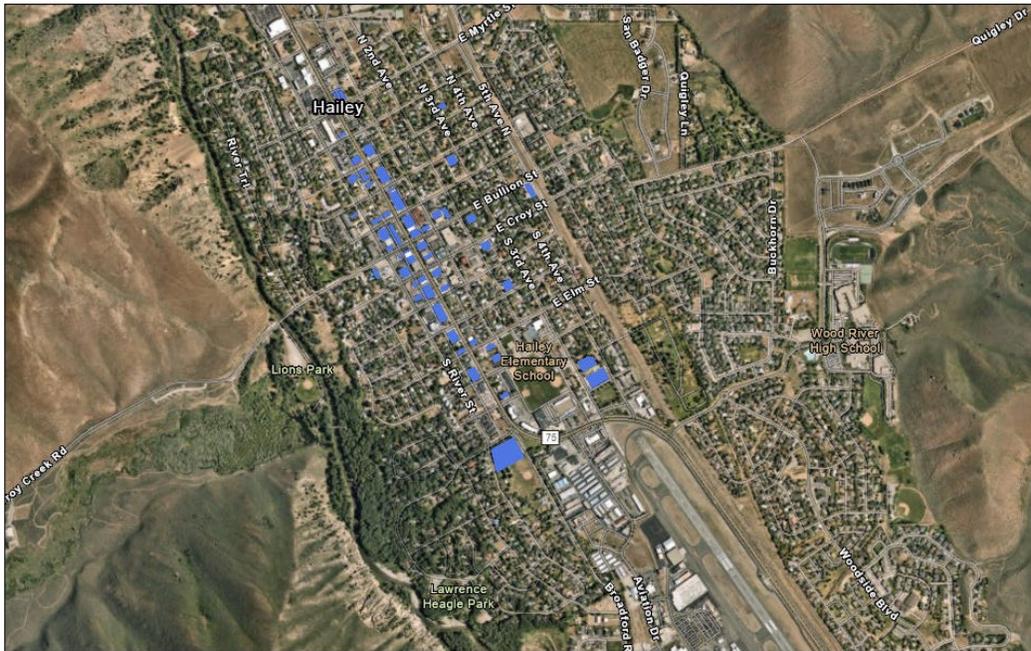
## **291 Residential Parcels**

### Historic Residential Candidates



### 79 Commercial Parcels

### Historic Commercial Candidates



If adopted, the underlined text below would be added within Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements:

Section 17.04M.060: Bulk Requirements:

**17.04M.060.J.: Preservation of Historic Structures:**

1. Bulk Requirement Flexibility

The City aims to promote the historic, architectural, archaeological and cultural heritage, features and qualities of Hailey through the identification, evaluation, designation, and protection of historic structures. Where historic commercial and residential structures are preserved, flexibility in the bulk requirements of the Townsite Overlay (TO) Zoning District may be approved by the Administrator and/or the Planning and Zoning Commission on a case-by-case basis, as follows:

a. Maximum Building Height: When any building permit application includes the retention of a historic commercial or residential structure, the maximum building height shall be subject to the maximum building height allowed by the underlying zoning designation of the parcel(s).

b. Maximum Lot Coverage: When any building permit application includes the retention and preservation of a historic residential structure, the maximum lot coverage may be forty percent (40%), regardless of the number of stories above grade or the existence of a garage. Where a historic residential or commercial structure is retained and preserved and located within a zoning district that allows for lot coverage greater than forty percent (40%), the underlying zoning district and/or zoning overlay shall govern.

2. Specific Standards

I. Purpose

The Hailey historic preservation and bulk requirement flexibility standards provide the required design elements for the granting of bulk requirement flexibility that may accompany the preservation of a historic residential or commercial building. Bulk requirement flexibility shall only be granted to qualifying residential or commercial structures in the Townsite Overlay Zoning District.

In general, the City of Hailey considers structures that are fifty (50) years old or older to be considered "historic". There is both inherent and instrumental value in the preservation of historic buildings in Hailey. However, all applications seeking to apply bulk requirement flexibility shall be reviewed on a case-by-case basis. Additionally, there may be instances where a structure is not at least fifty (50) years old, yet said structure possesses unique, significant, and/or context-specific value to the overall historic culture of Hailey

The specific standards contained herein ensure that all bulk requirement flexibility projects – which are reviewed on a case-by-case basis by the Planning and Zoning Commission – retain a shared set of characteristics that uphold the integrity of Hailey's historic building stock.

For bulk requirement flexibility to be granted, each of the following standards must be met:

a. The residential or commercial building is approximately fifty (50) years old or older. Qualifying structures that are less than fifty (50) years old must demonstrate an exceptional response to each of the standards listed herein.

- b. Any addition to a qualifying historic structure shall not obscure, shield, or otherwise prohibit viewership of the primary frontage of the existing historic structure, as seen from public street. Additions are strongly preferred at the rear of the existing historic structure. If site conditions and/or project circumstances do not allow for rear location, the addition shall match or complement the existing historic structure with each of the following: material type, material arrangement, material color, fenestration scale and design, roof material, and roofline shape.
- c. If a project seeks to apply flexibility in maximum building height, the addition shall only be permitted behind the front wall plane, so as not to obscure viewership of existing historic structure from the primary street frontage.
- d. Material types for new additions shall be limited to either the matching material type of the existing historic structure, or material types that are natural, rustic, and/or reflective of the period in which the existing historic structure was built. This may include wood (painted or natural stain), corrugated metal, stone, and brick.
- e. Any Applicant seeking to apply bulk requirement flexibility, in exchange for the preservation of a historic structure, shall provide a written narrative statement with their Application, to be retained in the City of Hailey Public Record. Such a narrative statement shall include:
  - i. Date of original construction of all historic structures proposed for retention.
  - ii. Date and type of any renovations for all historic structures proposed for retention, to include building square footage expansions, additions of windows and/or doors, and any other construction that substantially altered the character and scope of the structure in question. Re-roof renovations are exempt.
  - iii. Statement and timeline of preserved historic structure uses (residence, office, small business, etc.), from earliest known and leading to the present.
  - iv. Identification and description of at least two (2) distinct architectural and/or design elements from the existing historical structure that will be matched, expanded upon, and/or reflected in the proposed addition. Description should include specific element names and a brief explanation of how each element is reflective of a specific historical period (i.e. mid-century modern, post-World War II, settlement/territorial, etc.)

### 3. Other Requirements

The following requirements shall also govern and apply to all Design Review Applications seeking to preserve historic structures and qualify for bulk requirement flexibility:

- a. Existing Nonconforming Buildings: Where an existing building is nonconforming with respect to the bulk requirements of the Townsite Overlay (TO) Zoning District, provisions outlined in Section 17.04M.070: Nonconforming Buildings shall be met.
- b. Flexibility in the bulk requirements apply to historic commercial or residential structures only. Historic outbuildings and/or other accessory structures do not qualify. Historic outbuildings and/or other accessory structures shall meet the bulk requirements of the underlying zoning district and/or zoning overlay, whichever designation controls.
- c. For purposes of this section, historic shall mean any commercial or residential structure built approximately fifty (50) years ago or earlier.
- d. All other bulk requirements not expressly written herein shall be met.
- e. Applicants may only seek consideration of one (1) bulk requirement flexibility per Application, and only one (1) bulk requirement flexibility per Application may be granted. Additional waivers

and/or flexibilities may be addressed through established City processes, including Planned Unit Developments (Section 17.10) and/or Variances (Section 17.12).

The first Public Hearing for the proposed Text Amendment was held with the Hailey Planning and Zoning Commission on February 18, 2025. At this Hearing, the Hailey Planning and Zoning Commission was fully supportive of the stated intent and overall scope of the proposed Text Amendment. However, the Commissioners raised questions for Staff regarding Application tracking across multiple ownerships of the same parcel, if the proposed Text Amendment had been reviewed by the Hailey Arts and Historic Preservation Commission, and if and how multiple “flexibilities” (i.e. both maximum building height and lot coverage) could be pursued, and in what fashion. Additionally, the Commission offered some minor language adjustment recommendations as well. The item was continued to the March 17, 2025 Planning and Zoning Commission meeting for a follow-up Public Hearing.

In the time between February 18 and March 17, 2025, Staff amended the proposed Text Amendment language in accordance with Planning and Zoning Commission feedback, as well as brought forth the item to the March 11, 2025 Arts and Historic Preservation Commission meeting. The proposed Text Amendment received full support by the Commission at this meeting. The final Text Amendment language, as proposed, allows for Applicants to seek consideration of one (1) bulk requirement flexibility per Application. Text Amendment language currently does not prohibit multiple owners of the same parcel from pursuing multiple bulk requirement flexibilities over time, so long as the stated bulk requirement maximums of the underlying zoning district are met (in addition to all other standards and requirements as outlined in the proposed Text Amendment).

Staff recommend that the Council discuss the proposed Text Amendment as presented and offer any feedback as they see fit.

**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;**

The currently adopted Comprehensive Plan (2020) articulates the merits of protecting the residential character and scale of the original Townsite, in addition to responding to growth through infill development:

**Goal 3.2:** “Protect the residential character and scale of the original Townsite”.

**Goal 5.6:** “Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases”.

Both Staff and the Commission found that by allowing flexibility for specific bulk requirements within Hailey’s most historic Overlay District (TO District), there will be greater incentive and opportunity for historic residential and commercial buildings to be retained and expanded upon, versus demolished and rebuilt. Expansions through this historic preservation process may result in additional bedrooms, ADUs, and/or office and home occupation spaces, all of which are examples of infill development. This type of development not only deepens neighborhood connections and residents’ access to the core of Hailey, but it also carries secondary benefits of greater community walkability, efficient land use, and less potential impact from development sprawl into wildlife migration zones, intact ecosystems, and the wildland-urban fire interface (“WUI”). Each of these secondary benefits further supports the existing and drafted Comprehensive Plan Update (2024), which offers a more directed focus on sustainability and community resiliency.

**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 amendment will not create excessive additional requirements at public cost for services. The amendment is intended to support flexibility for specific bulk requirements in a historic district of Hailey, incentivizing the preservation of existing historic structures.

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

The proposed uses impacted by the proposed Text Amendment will not change; rather, the proposed Text Amendment will incentivize the retention of existing uses, architectural forms, and community character. The impacts will be limited specifically to the TO District, the purpose of which is partially stated as “increase the compatibility and less the degree of nonconformity of existing structures”. Any development that seeks to apply the bulk requirement flexibility within the proposed Text Amendment will still need to comply with bulk requirements that are not included in the Text Amendment, which includes, namely, setback requirements. Any development that occurs as a result of this proposed Text Amendment will increase the degree of existing structural conformity overall on site.

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

The amendment recommended is consistent with the Hailey Comprehensive Plan, and will encourage infill and preservation of existing historic structures within the City of Hailey.

**Motion Language:**

**Approval:** Motion to approve Ordinance No.\_\_\_\_\_, an ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph “J”, items J.1., J.2., And J.3.; providing for flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure, 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 Ordinance No.\_\_\_\_\_, and ordinance proposing to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph “J”, items J.1.,

J.2., and J.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 17.04: ESTABLISHMENT, PURPOSES AND USES WITHIN ZONING DISTRICTS, ARTICLE M: TOWNSITE OVERLAY (TO) ZONING DISTRICT, SECTION 17.04M.060, OF THE HAILEY MUNICIPAL CODE BY ADDING PARAGRAPH “J”, ITEMS J.1., J.2., AND J.3.; PROVIDING FOR FLEXIBILITY OF MAXIMUM BUILDING HEIGHT, MAXIMUM LOT COVERAGE, AND THE CONSIDERATION OF OTHER EXCEPTIONS TO THE BULK REQUIREMENTS FOR ALL DEVELOPMENT PROJECTS PRESERVING A HISTORIC COMMERCIAL OR RESIDENTIAL STRUCTURE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Mayor and the City Council of the City of Hailey have adopted Chapter 17.04M, of the Hailey City Code creating the Townsite Overlay District, declaring a purpose, general application, use restrictions and bulk requirements therein; and

WHEREAS, the purposes of the Townsite Overlay District include encouraging infill while retaining neighborhood character, increasing the compatibility and lessening the degree of nonconformity of existing structures; to create sufficient flexibility to allow desirable development; to conserve building resources and to enhance neighborhoods with increased pedestrian orientation, and

WHEREAS, the Townsite Overlay Districts contains commercial and residential structures constructed from the founding of the City of Hailey through the decades representing an array of American architectural styles that reflect a diversity of historic structures that together, with other attributes, contribute to the fabric of the neighborhood character in old Hailey, and

WHEREAS, the City of Hailey, through its comprehensive plan and adoption of Chapter 2.24, expressed its policy and intention to preserve its historic commercial and residential structures, and

WHEREAS, the demolition of historic commercial or residential structures is antithesis to the character of the Townsite Overlay, and it is concluded that bulk requirement limitations should be more flexible as an incentive to preserve historic commercial and residential structures in Hailey, and

WHEREAS, the Mayor and City Council wish to clarify and amend the provisions of Chapters 17.04M.060 and

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

**Section 1.** Section 17.04M.060 of the Hailey Municipal Code is hereby amended by the addition of the underlined language as follows:

Section 17.04M.060: Bulk Requirements:

**17.04M.060.J.: Preservation of Historic Structures:**

1. Bulk Requirement Flexibility

The City aims to promote the historic, architectural, archaeological and cultural heritage, features and qualities of Hailey through the identification, evaluation, designation, and protection of historic structures. Where historic commercial and residential structures are preserved, flexibility in the bulk requirements of the Townsite Overlay (TO) Zoning District may be approved by the Administrator and/or the Planning and Zoning Commission on a case-by-case basis, as follows:

- a. Maximum Building Height: When any building permit application includes the retention of a historic commercial or residential structure, the maximum building height shall be subject to the maximum building height allowed by the underlying zoning designation of the parcel(s).
- b. Maximum Lot Coverage: When any building permit application includes the retention and preservation of a historic residential structure, the maximum lot coverage may be forty percent (40%), regardless of the number of stories above grade or the existence of a garage. Where a historic residential or commercial structure is retained and preserved and located within a zoning district that allows for lot coverage greater than forty percent (40%), the underlying zoning district and/or zoning overlay shall govern.

2. Specific Standards

I. Purpose

The Hailey historic preservation and bulk requirement flexibility standards provide the required design elements for the granting of bulk requirement flexibility that may accompany the preservation of a historic residential or commercial building. Bulk requirement flexibility shall only be granted to qualifying residential or commercial structures in the Townsite Overlay Zoning District.

In general, the City of Hailey considers structures that are fifty (50) years old or older to be considered “historic”. There is both inherent and instrumental value in the preservation of historic buildings in Hailey. However, all applications seeking to apply bulk requirement flexibility shall be reviewed on a case-by-case basis. Additionally, there may be instances where a structure is not at least fifty (50) years old, yet said structure possesses unique, significant, and/or context-specific value to the overall historic culture of Hailey

The specific standards contained herein ensure that all bulk requirement flexibility projects – which are reviewed on a case-by-case basis by the Planning and Zoning Commission – retain a shared set of characteristics that uphold the integrity of Hailey’s historic building stock. For bulk requirement flexibility to be granted, each of the following standards must be met:

- a. The residential or commercial building is approximately fifty (50) years old or older. Qualifying structures that are less than fifty (50) years old must demonstrate an exceptional response to each of the standards listed herein.

- b. Any addition to a qualifying historic structure shall not obscure, shield, or otherwise prohibit viewership of the primary frontage of the existing historic structure, as seen from public street. Additions are strongly preferred at the rear of the existing historic structure. If site conditions and/or project circumstances do not allow for rear location, the addition shall match or complement the existing historic structure with each of the following: material type, material arrangement, material color, fenestration scale and design, roof material, and roofline shape.
- c. If a project seeks to apply flexibility in maximum building height, the addition shall only be permitted behind the front wall plane, so as not to obscure viewership of existing historic structure from the primary street frontage.
- d. Material types for new additions shall be limited to either the matching material type of the existing historic structure, or material types that are natural, rustic, and/or reflective of the period in which the existing historic structure was built. This may include wood (painted or natural stain), corrugated metal, stone, and brick.
- e. Any Applicant seeking to apply bulk requirement flexibility, in exchange for the preservation of a historic structure, shall provide a written narrative statement with their Application, to be retained in the City of Hailey Public Record. Such a narrative statement shall include:
  - i. Date of original construction of all historic structures proposed for retention.
  - ii. Date and type of any renovations for all historic structures proposed for retention, to include building square footage expansions, additions of windows and/or doors, and any other construction that substantially altered the character and scope of the structure in question. Re-roof renovations are exempt.
  - iii. Statement and timeline of preserved historic structure uses (residence, office, small business, etc.), from earliest known and leading to the present.
  - iv. Identification and description of at least two (2) distinct architectural and/or design elements from the existing historical structure that will be matched, expanded upon, and/or reflected in the proposed addition. Description should include specific element names and a brief explanation of how each element is reflective of a specific historical period (i.e. mid-century modern, post-World War II, settlement/territorial, etc.)

### 3. Other Requirements

The following requirements shall also govern and apply to all Design Review Applications seeking to preserve historic structures and qualify for bulk requirement flexibility:

- a. Existing Nonconforming Buildings: Where an existing building is nonconforming with respect to the bulk requirements of the Townsite Overlay (TO) Zoning District, provisions outlined in Section 17.04M.070: Nonconforming Buildings shall be met.
- b. Flexibility in the bulk requirements apply to historic commercial or residential structures only. Historic outbuildings and/or other accessory structures do not qualify. Historic outbuildings and/or other accessory structures shall meet the bulk requirements of the underlying zoning district and/or zoning overlay, whichever designation controls.
- c. For purposes of this section, historic shall mean any commercial or residential structure

built approximately fifty (50) years ago or earlier.

- d. All other bulk requirements not expressly written herein shall be met.
- e. Applicants may only seek consideration of one (1) bulk requirement flexibility per Application, and only one (1) bulk requirement flexibility per Application may be granted. Additional waivers and/or flexibilities may be addressed through established City processes, including Planned Unit Developments (Section 17.10) and/or Variances (Section 17.12).

**Section 2.** If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

**Section 3.** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** 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

Attest:

\_\_\_\_\_  
Mary Cone, City Clerk

Publish: Idaho Mountain Express \_\_\_\_\_, 2025

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 4/14/25      **DEPARTMENT:** Admin./PW/CDD/Police      **DEPT. HEAD SIGNATURE:** LH/BY/RD/SE

**SUBJECT:** Further discussion of neighborhood parking options

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**AUTHORITY:** o ID Code \_\_\_\_\_ o IAR \_\_\_\_\_ o City Ordinance/Code \_\_\_\_\_ (IF APPLICABLE)  
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**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** The topic of neighborhood parking was raised by neighbors surrounding a new multifamily development project in mid-Woodside. A consultant was retained to facilitate a conversation about parking and the use of City rights-of-way at the issue citywide. This workshop was held in February. The presentation and the survey results are attached to this report. Staff would note that citywide, we have not had highly controversial issues regarding use of city rights-of-way. Issues seem to be concentrated to certain neighborhoods; particularly where single-family neighborhoods about multifamily development projects.

Attachments to this Report:

- 1) [Matrix outlining a wide variety of ideas to address neighborhood parking and use of the public rights-of-way.](#)
- 2) [Photos of various neighborhoods: All images taken the morning of Wednesday, 04/09/25](#)
- 3) [Map of signage locations in neighborhoods with high on-street parking use.](#)
- 4) [Summary of Workshop Survey and suggestions from small-group breakouts.](#)
- 5) [February Workshop Presentation materials](#)

**Purpose of the Public Right-of-Way.**

Idaho Code defines the term right-of-way as:

“...any land dedicated and open to the public and grants exclusive supervision and control thereover to city council of such right-of-way within their jurisdiction. [IC 50-1301(14), 50-313 & 50-314]”. The uniform theme in Idaho law directs that public rights of way are to be managed by the public, and open to the public.

Hailey City Code defines Right of Way as follows:

**10.08.020 and 12.16.010, RIGHT OF WAY: Any property owned by, or dedicated to, the city of Hailey for the purposes of providing city services and general circulation to the public. Such rights-of-way include, but are not limited to, the following: public streets, alleys and sidewalks. (Ord. 1118, 2012; Ord. 1040 § 1, 2009)**

The Zoning Code also includes the following:

**17.040.040: Parking Requirements**

**2. No parking area within any city right of way shall be held or used for exclusive parking for any property owner. The right-of-way shall be open to use by the public. At the direction of the council, the right of way improved may be posted for short term parking only.**

The following Rights-of-Way Management Purpose statement is suggested:

**Sustainably manage City rights-of-way to maximize public benefit with an emphasis on safe and efficient transportation, mobility, utility services, snow storage, and maintenance**

**operations while safeguarding against exclusive uses or prioritization of a select few.**

Staff have organized the discussion of rights-of-way and parking into the following categories:

- 1. Management of Public Rights-of-Way**
  - 2. Organization of Public Rights-of-Way**
  - 3. Education**
  - 4. Enforcement**
  - 5. Policy Initiatives for Long-term Sustainability (both in rights-of-way and on private property)**
- 

### **1. Management of Public Rights-of-Way**

Public Rights-of-Way are managed by City Staff in accordance with the adopted code and available resources. The guiding principle found in City Code Section 17.04.040 is as follows: **“No parking area within any city right of way shall be held or used for exclusive parking for any property owner. The right of way shall be open to use by the public.”**

There are no public rights-of-way that are currently allowed for exclusive use of any private property owner or group. City staff have implemented this and other rights-of-way regulations through the years based on the following purpose statement:

**Sustainably manage City rights-of-way to maximize public benefit with an emphasis on safe and efficient transportation, mobility, utility services, snow storage, and maintenance operations while safeguarding against exclusive uses or prioritization of a select few.**

The attached matrix discusses an array of options that respect the above purpose statement. Limited city resources will affect some of those options.

Generally speaking, the City has encountered relatively few conflicts with the use of public rights-of-way. However, higher density infill projects adjacent to existing neighborhoods have recently caused conflicts. As such, perhaps code or a toolbox of response measures could be surgically targeted at that issue during the development review process versus citywide code changes. Some of the “Options” discussed in the matrix may result in additional funding and resource demands if applied citywide.

### **2. Organization of Public Rights-of-Way**

Organization of City rights-of-way means improvements that organize vehicles, parking and non-motorized activities. For example, downtown Hailey, as it redevelops, has curbs, gutters, sidewalks, pathways, drainage and street trees. By contrast, older residential neighborhoods may have little to no organization of the gravel rights-of-way adjacent to paved roadway travel lanes. Note that rights-of-way improvements undertaken by the City are often limited by budgetary constraints.

Encroachment permits ensure that adjacent landowners understand that the rights-of-way are public, and that encroaching uses may be terminated by the City if determined that the rights-of-way are needed for other transportation/mobility purposes.

Options in this category shown on the attached matrix include signage, curb and gutter, physical barriers, etc.

### **3. Education**

Education includes how the City communicates use of the public rights-of-way to the public, adjacent property owners, developers and other stakeholders. This communication happens daily via:

- Phone calls (where is my property line, what are the rules for my mailbox, can I add lawn in front of my yard up to the street, etc.) City Staff maintain a “Snow Log” each year where every snow-plowing complaint is logged and followed up on;
- Field work: City crews communicating rights-of-way regulations;
- Field enforcement: Community service officer or police officer educating, warning, and/or ticketing;
- Development review process: Meetings with City Staff and/or Planning and Zoning/City Council as development occurs where use of adjacent rights-of-way are refined and organized; and
- City newsletter and social media: Seasonal education and awareness.

#### **4. Enforcement**

Enforcement occurs if City rights-of-way activities are hindered (such as snow plowing) or if violations are egregious (no permit on file, safe use of rights-of-way are impacted). Enforcement can take the form of warnings and/or tickets placed on vehicles, towing and/or written correspondence. With 62 miles of roadway (rights-of-way) to enforce, City Staff cannot have eyes on every street at all times of day. Areas of known violation are patrolled regularly. Enforcement also occurs at a prioritized level; for example, a police active call for service takes priority over code enforcement.

#### **5. Policy Initiatives for Long-term Sustainability (both in rights-of-way and on private property)**

This category blends the topic of use of the public rights-of-way with parking requirements on private property. It includes items such as shared parking agreements for underutilized parking lots, creative tools such as the initiation of parking pilot programs before full implementation, leveraging public transit opportunities where possible, and other options such as amending zoning code regulations.

##### **Smart Growth Discussion**

Many of the Policy Initiatives in Category 5 prescribe to and/or complement various “smart growth” measures. Smart growth, in essence, is the term used to describe any policies or approaches that help communities develop in ways that are positive and enhance quality of life with a focus on efficient land use and diverse transportation options. Smart growth further aims to reduce urban sprawl and encourage infill development. These measures can apply to all facets of a community, from business development to land use development, and even at a more visible level – around on-street and off-street parking.

Balancing the need for on-street and off-street parking with other community dynamics, such as development, growth, and/or sustainability, is a core tenet of smart growth; a balance the City has been striving for over the last twenty years of land use planning. By way of example, while the City of Hailey has seen increased infill development because of progressive parking requirements that correlate with smart growth measures, an alternative viewpoint would argue that progressive parking regulations impact the residential character of their neighborhood by increasing vehicular congestion and parking demand for on-street spaces. Parking measures – whether practiced or proposed – should happen surgically with a focus on the **management of parking** instead of the quantity provided.

The ongoing community dialogue about neighborhood parking is an opportunity to consider and discuss how we, as a City, currently practice the management of our public rights-of-way, and make decisions based on the options available to us. This report and attached documentation highlight currently practiced and/or proposed ideas, along with the pros and cons of each, that can be a central benefit in managing parking in our public rights-of-way, off-street, and citywide. More information can be found here:

- <https://smartgrowthamerica.org/what-is-smart-growth/>

-----  
**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	___ Finance	___ Licensing	<input checked="" type="checkbox"/> Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	___ Public Works	___ Mayor

-----  
**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** General discussion with no specific action at this time. Councilmembers should indicate preferences as to future direction.  
-----

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_ City Clerk \_\_\_\_\_  
-----

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record \*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (all info.): \_\_\_\_\_ Copies (AIS only) \_\_\_\_\_  
Instrument # \_\_\_\_\_

<b>Purpose of Public Rights-of-Way</b>	<b>Sustainably manage City rights-of-way to maximize public benefit with an emphasis on safe and efficient transportation, mobility, utility services, snow storage, and maintenance operations while safeguarding against exclusive uses or prioritization of a select few</b>
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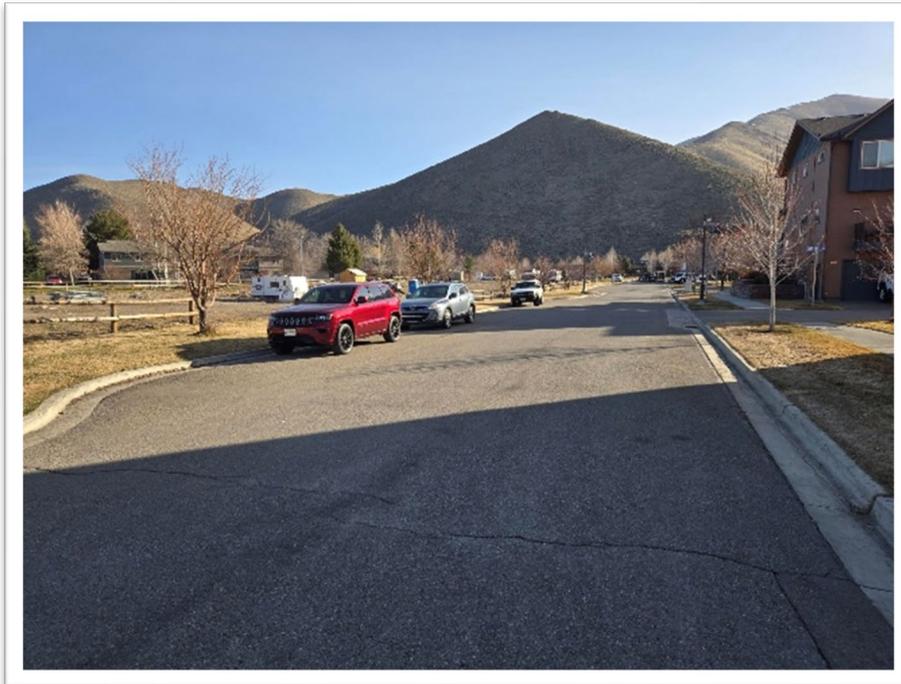
Rights-of-Way Parking	Public Rights-of-Way Options	Current Practices	Pros	Cons
<b>#1 - Management of Public ROW</b>	Usage Limitations: Limit ROW use for commercial vehicle parking, recreational vehicle storage, and long-term parking without proper permitting.	Usage limitations are minimal and occur along Main Street and/or other commercial areas where vehicle congestion is high.	* Commercial vehicles are more problematic due to size * Many residents park work vehicles along their frontage in addition to residential parking	* Many residents use ROW for campers, etc. * Many residents park work vehicles along their frontage in addition to residential parking
	Seasonal Adjustments: Allow on-street parking one side of the street only during winter snow removal periods.	Not currently practiced	Increases night time public parking in ROW	* Impactful to businesses, can create potential issues for drivers and pedestrians. * May increase or double the time, cost, and effort for snow removal * Requires planning, management, advance notice
	Permit-Based Parking: Issue ROW parking permits for designated areas to prioritize residents and businesses in high-demand areas.	Not currently practiced		* Difficult for City to manage and enforce * Problematic for winter maintenance during night work
	Regulate On-Street Parking: Implement a 12-hour limit to parking in ROW supported by parking meters or digital permits to prevent vehicle abandonment.	Not currently practiced		* Increases need for patrol/enforcement * Restricted by winter maintenance needs
	Short-Term Parking Exceptions: Allow for and issue temporary permits for moving trucks and deliveries in restricted ROW areas.	Not currently practiced		May not be needed at this time
	Prohibit Long-Term Storage: Prohibit the storage of commercial vehicles, RVs, trailers, and boats in ROW.	Not currently practiced	* Declutters ROW * Could be focused for specific zoning areas	Many residents use ROW for campers, etc.
	Limit Parking in ROW near High-Density Residential Areas: Reduce ROW parking near larger residential developments to avoid congestion.	Not currently practiced	Could increase sight distance in areas like corners or sidewalks	does not allow for equitable use of ROW
<b>#2 - Organization of Public ROW</b>	Improved Signage and Markings: Enhance ROW organization through striped lanes, multilingual signage, and clearly designated parking and non-parking zones.	Ongoing effort: The City is continually improving signage and markings citywide.	Improved signage and markings offer safety and efficiency benefits: enhanced visibility, clearer traffic flow, etc.	* Increased costs, potential for clutter, could be confusing * Requires ongoing maintenance and funding
	Residential On-Street Parking Planning: Install curbs, gutters, sidewalks, street trees, and widen roads to accommodate parking where feasible.	Ongoing effort: The City has implemented ROW improvements along River Street, and within commercial areas.	Provides organized, efficient, and attractive streetscape, parking areas, and public spaces.	Expensive, need for ongoing maintenance and increases funding needs
	Physical Barriers: Allow for controlled obstructions such as boulders, delineators, signage, and parking markers to manage ROW usage while ensuring pedestrian safety.		Improved traffic flow and safety	* Increased costs and potential for negative impacts on pedestrian mobility * May complicate winter maintenance
	Accessibility Compliance: Ensure all obstructions or physical barriers maintain accessibility for all users and pedestrians.		Benefits users	
	Hydrant Relocations Feasibility Study: Assess the impact and cost-effectiveness of relocating fire hydrants when and/or where necessary.		Eliminates setback conflicts	Initial cost

<b>Purpose of Public Rights-of-Way</b>	<b>Sustainably manage City rights-of-way to maximize public benefit with an emphasis on safe and efficient transportation, mobility, utility services, snow storage, and maintenance operations while safeguarding against exclusive uses or prioritization of a select few</b>
--	---

Rights-of-Way Parking	Public Rights-of-Way Options	Current Practices	Pros	Cons	
<b>#3 - Education</b>	Community Engagement: Continue to educate the community on parking regulations via workshops, newsletters, brochures, and other public outreach measures. Add URL to signage for links to documentation in different language		Provides many operational benefits  Ensures understanding	* Requires increased outreach efforts * May result in limited improvement	
<b>#4 - Enforcement</b>	Ticket and Towing: Vehicles that violate on-street parking provisions will be warned, ticketed, and/or may be subject to towing after repeated violations.	Ongoing effort: The City practices this daily.		* Demands existing on program are increasing over time * Requires significant staffing effort * Frequently conflicts with higher HPD priorities	
	Tiered Violation Structure: Establish and implement a fine system that begins with warnings, followed by escalating fines, before resorting to the towing of vehicles.	Not currently practiced		* Adds demands on program that already has limited resources	
	Public Reporting System: Implement a digital tool for residents to report parking violations.	Not currently practiced		* Could be used improperly by public * HPD may have higher priorities or limited resources	
	Dedicate Enforcement Personnel: Assign designated City Staff or coordinate with local police officers to oversee ROW compliance.			* Needs significantly increased funding and training * Could be challenging due to employee turnover	
<b>#5 - Policy Initiatives for Long-Term Sustainability (both in ROW and on private property)</b>	Encourage Shared Parking Agreements: Establish agreements with nearby businesses, schools, parks, and churches to provide additional parking.		* An opportunity to strengthen partnerships * More efficient land utilization * Reduced parking costs * Potential revenue generation * Contribution to more compact and walkable environments	* Potential conflicts may arise where clear agreements are not in place * Administrative complexity	
	Public Transit Opportunities: Increase public transit and ridership through strategic business partnerships, and continue to support and coordinate long-range planning efforts with Mountain Rides Transportation Authority.			* Requires individual values and desire	
	Parking Plans: Conduct a Parking Strategic Plan to better identify the parking needs in Hailey.	Not currently practiced		* Identify true problem areas rather than speculation * Likely not a problem in most areas of town	
	Amend Municipal Code: Increase onsite parking for multifamily housing developments based on bedroom count rather than unit count, such as: 2 or more bedrooms require 2 spaces	Practiced on a case-by-case basis; as directed by City Council, or initiated by Staff/others.			* May be in conflict with Smart Growth transportation principles * May be in response to concerns of specific neighborhood and not applicable City wide
	Pilot Programs and Review of Processes: Initiate a six-month trial period for key policies and conduct community feedback assessments before full implementation.	Not currently practiced		* Results in carefully planned and strategic approach	* Extends timeline for implementation
	Land Acquisition: Consider purchasing additional vacant land to utilize as offsite parking sites near high-density residential areas.			Increases off-street parking options	Expensive, not always realistic depending on land price, availability of vacant land, and zoning.
	Technology Integration: Explore real-time parking availability apps and smart parking meters to optimize space usage.	Not currently practiced			

## Parking in the vicinity of Sweetwater Development (Woodside)

South of Countryside across from Sweetwater. This area is unmaintained in the winter. No active access on the property to the south, development fronts the entire northern right of way.



Sweetwater HOA maintains on-street parallel parking areas on the north side of the Sweetwater development. The City does not plow these areas, only the roadway travel lanes. The snow is cast into the parking areas and removed by Sweetwater. No adjoining property on the north side with conflicting access. Although the parking is maintained by Sweetwater, the City will still tow overnight vehicles and the area is available to the public.

## Balmoral Apartments, Woodside



Southside of Balmoral on northside of Shenandoah. Non-maintained parallel parking, multi-family development on the south with no parallel parking along its frontage. City plows snow into this parking area in the winter.

North side of Balmoral Apartments on Laurelwood. Non-maintained parallel parking on both sides. City plows snow towards parking in the winter and may occasionally go through and widen roadway after accumulations.



## LIDO Apartments, Woodside



Winterhaven near Lido Apartments. Unmaintained parallel parking on south, intermittent unmaintained parallel parking on north.

Signage on Winterhaven near Lido Apartments



## Old Hailey Neighborhood Parking

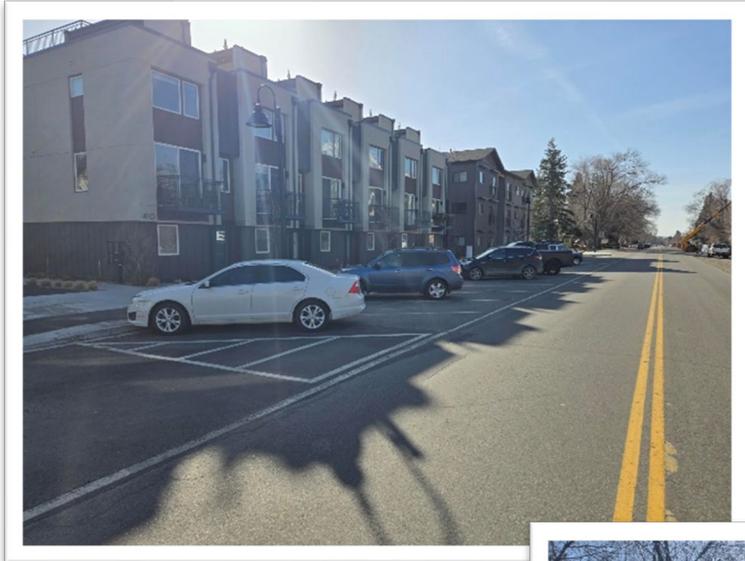


Third Avenue south of Bullion Street, unmaintained residential parking in public right of way

First Avenue north of Galena Street, unmaintained residential parking



**River Street Parking**

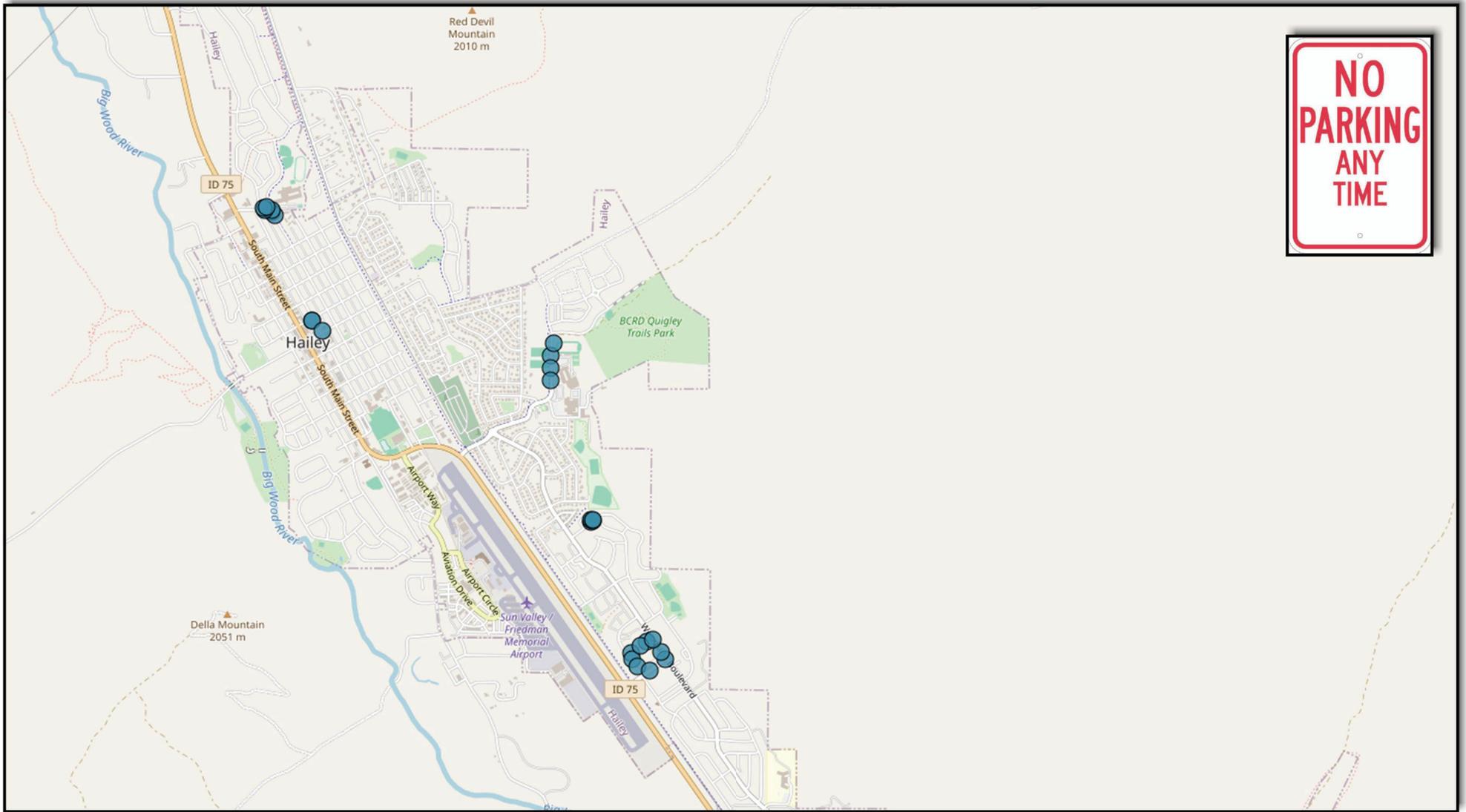


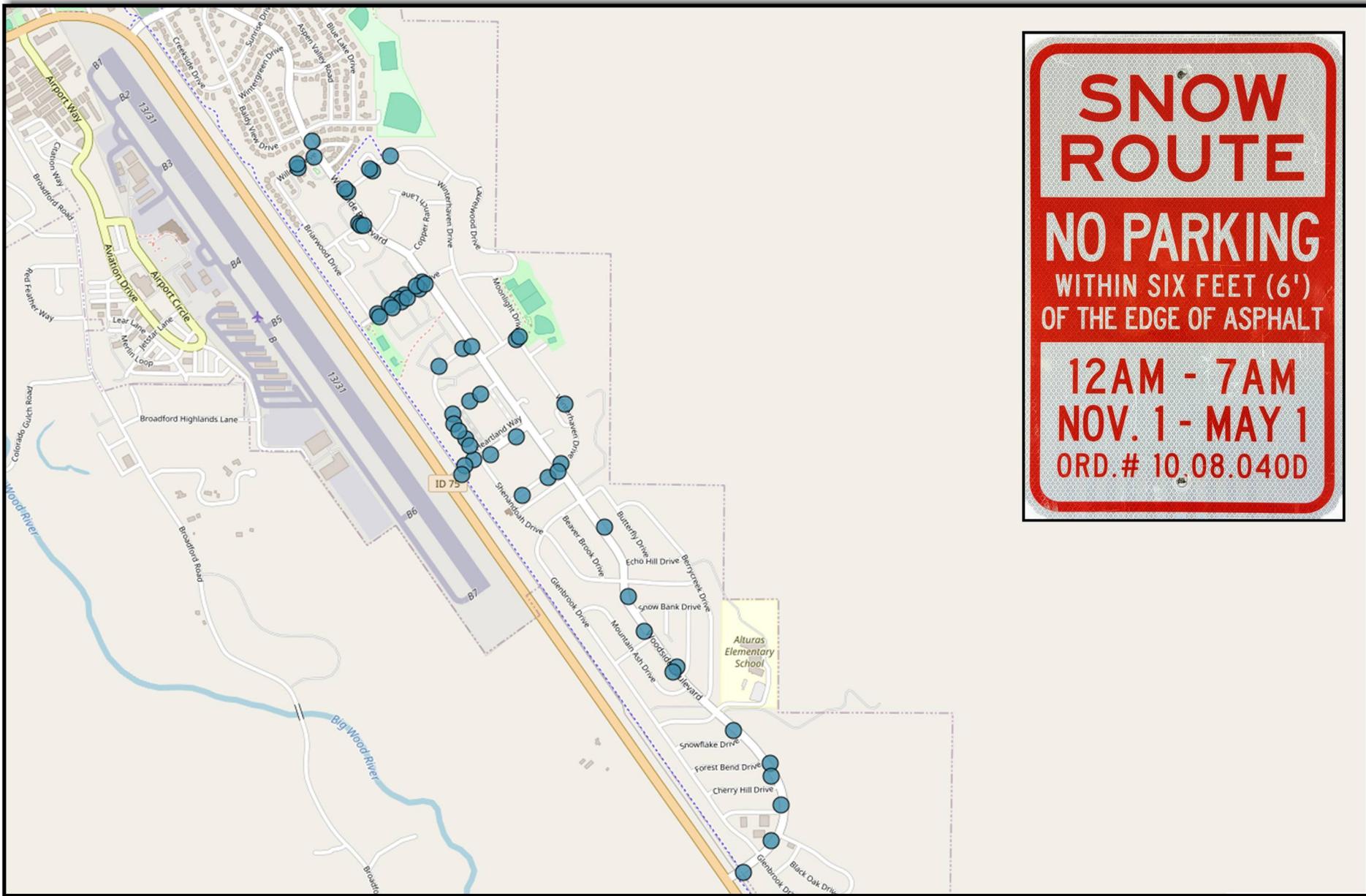
River Street improved right-of-way parking by 410 N river townhomes

River Street unimproved parking by Black Owl Coffee



Unimproved parking, River Street

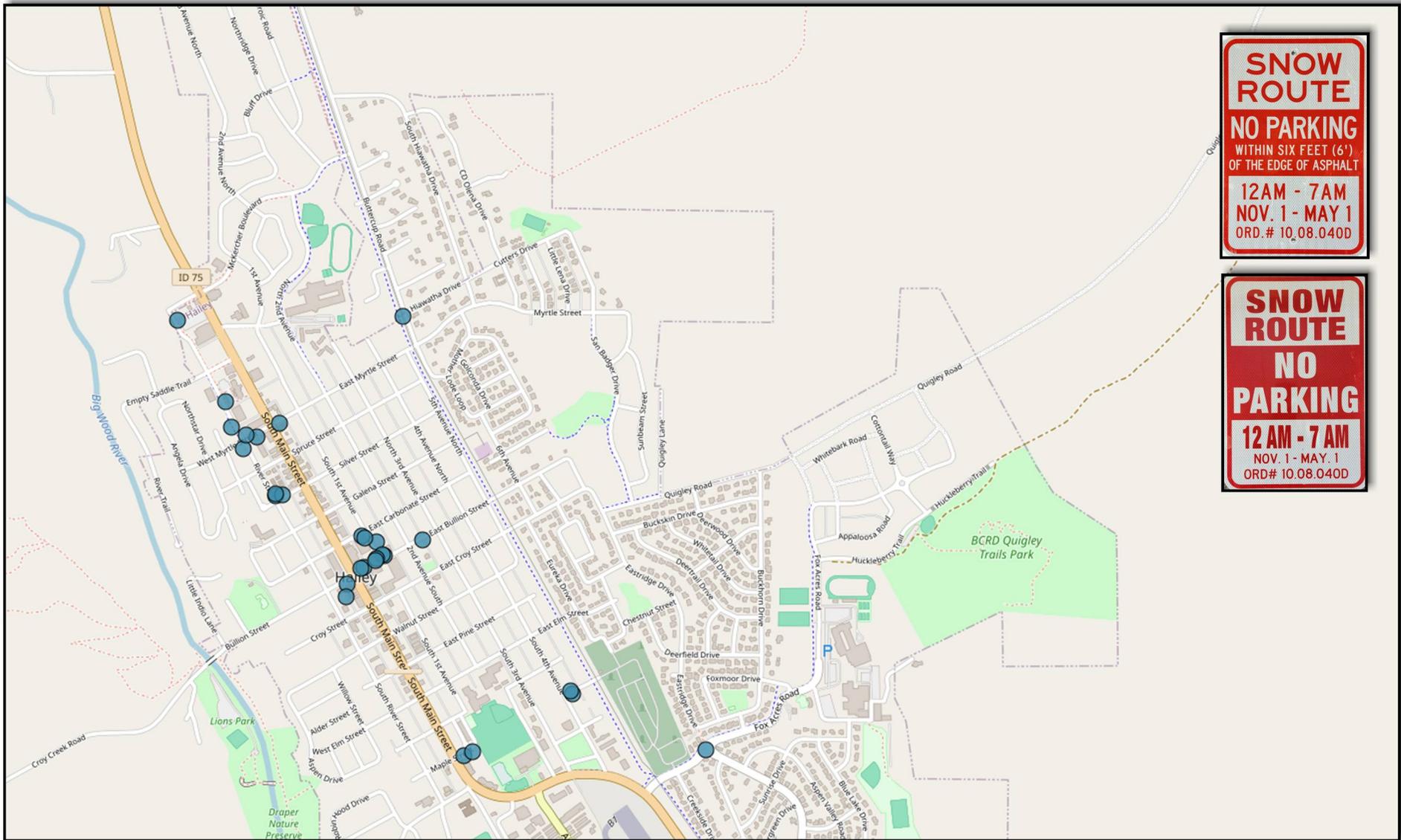




**SNOW  
ROUTE**

**NO PARKING**  
WITHIN SIX FEET (6')  
OF THE EDGE OF ASPHALT

**12AM - 7AM**  
**NOV. 1 - MAY 1**  
**ORD.# 10.08.040D**



**SNOW ROUTE**  
**NO PARKING**  
 WITHIN SIX FEET (6')  
 OF THE EDGE OF ASPHALT  
 12 AM - 7 AM  
 NOV. 1 - MAY 1  
 ORD.# 10.08.040D

**SNOW ROUTE**  
**NO PARKING**  
 12 AM - 7 AM  
 NOV. 1 - MAY 1  
 ORD.# 10.08.040D

CONCERN	SOLUTION	SOLUTION2	SOLUTION3	SOLUTION4
Lack of parking in high density areas	require more spaces in developments	angled parking - curb/gutter	less landscaping-more parking at apartments	shared parking agreements with neighboring businesses
Bad visibility by Lido Apartments	more signage	better parking enforcement	more education to tenants	
Walking and biking path placement - path is not visible to parked cars.	move lane to edge of road - inside parking areas			
No structure in Public Right of Way	curb/gutter, marked spaces	no parking in right of way	add more crosswalks	add more stop signs
Parking on both sides of the road	only allow on one side during winter	better signage		
Too many people per apartment	limit occupancy - usage of units	rent credit for non-vehicle tenants		
Inconsistent enforcement	always enforce rules/codes	more education for public		
Snow piles take up available parking	prioritize snow removal in high density areas			
boats, trailers, work vans, non-operational vehicles parked on streets taking excess space and affecting visibility	designated parking areas	limit time they can park on street		
Lack of signage	more signs	signs in spanish		



WHISKEY ROCK  
PLANNING + CONSULTING  
RURAL MARKET SPECIALISTS

CONSIDERATIONS:  
PUBLIC RIGHT OF WAY  
ZONING & PARKING STANDARDS



DEMOGRAPHICS



ZONING



EMPLOYMENT



ECONOMIC

February 10, 2025  
Jeremy Grimm  
Whiskey Rock Planning + Consulting

# Who, What, Where, Why

5 Parking: Right Size - Localized Solution

6 Observations of Code: How is Hailey Doing?

7 Recent Public Concerns

8 Tradeoffs: Public Benefits and Private & Other Cost

9 Observations: From Other Locations

0 Exercise: Identify Conflicts AND Solutions

1 Summarize (A deliberative process: Digesting, Learning, Discussing Solutions)

2 Council Questions

The goal of this discussion is to identify solutions that improve on-street parking management to ensure safety, accessibility, and fairness for all Hailey residents.

# Comp Plan: Aspirational Guidance

Goal 5.1 Ensure that Hailey is a vibrant, dynamic, attractive, and affordable place to live, recreate, and operate businesses.

Objective: Objective – Achieve high-quality architecture and site design for all new development and redevelopment within the city.

✓ *Develop parking standards that encourage and prioritize shared parking arrangements to **ensure that high-value commercial lands are not developed with excessive surface parking.***

Goal 3.6.5 Pursue public-private partnerships to **ensure sufficient parking to enable redevelopment of underutilized properties.**

Goal 3.8.1 Preserve and produce a diverse housing inventory that promotes a variety of housing options and affordability ranges.

✓ *Explore **reduced parking requirement** minimums and **alternative ways to provide parking** for new development when the proposed development provides housing units that meet the expressed and projected demand for community housing.*

# Zoning: Law of the Land

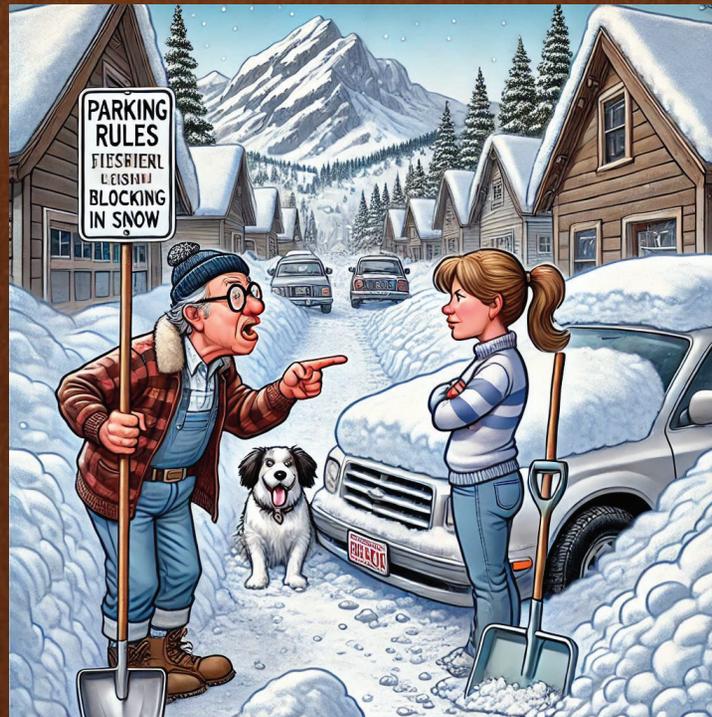
## CHAPTER 17.09

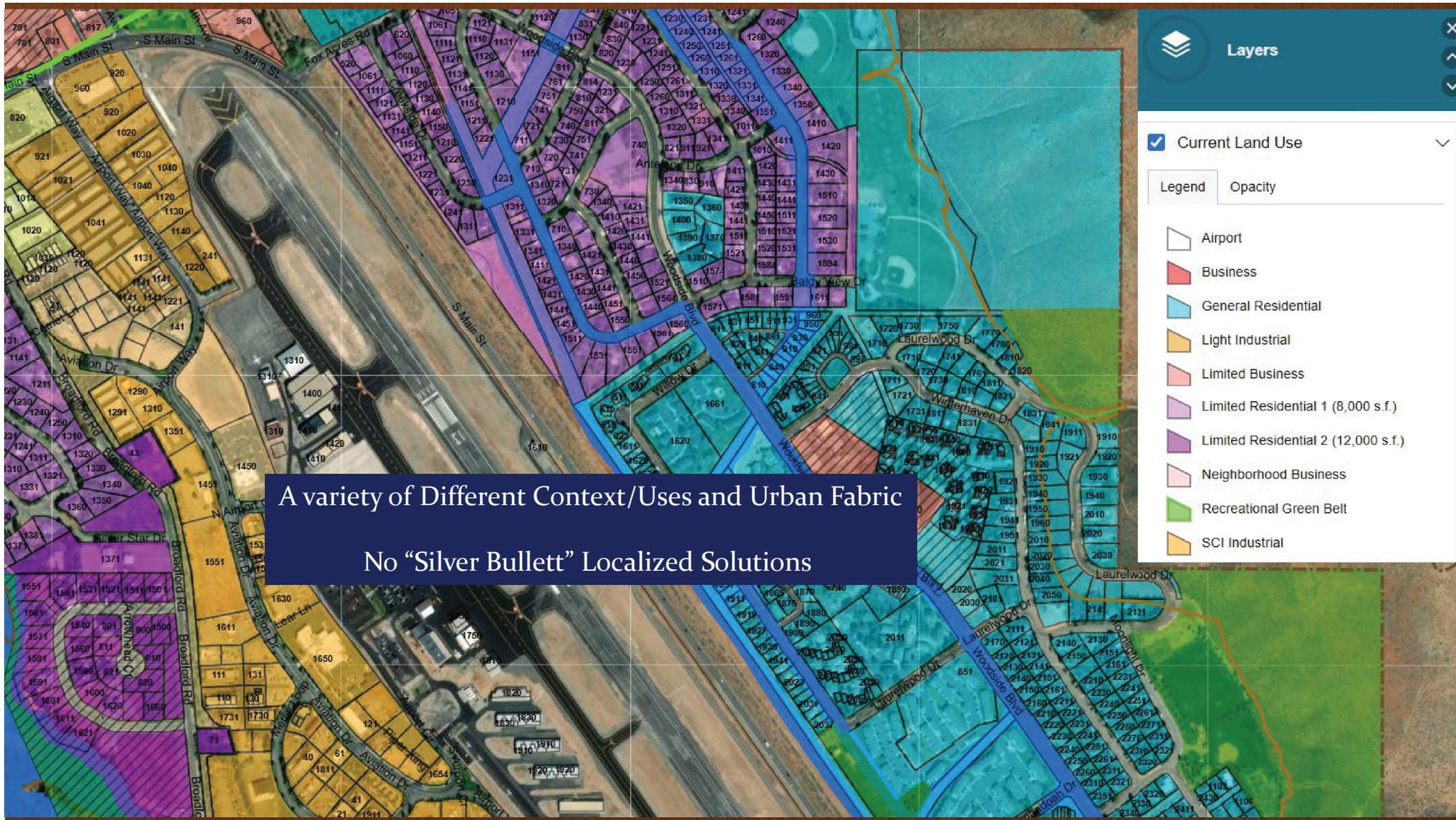
### 17.09.010: GENERAL REQUIREMENTS:

Spaces Required: No building or structure shall be erected unless permanently maintained parking and loading spaces have been provided in accordance with the provisions of this chapter.

- ✓ Provisions for Change of Use (no new parking required)
- ✓ Off-site parking (MF 300' Commercial/Industrial 800')
- ✓ Location/Orientation (rear of the building)
- ✓ Nonresidential Credit for ROW /qualifying improvements
- ✓ Surface material flexibility (SF, DPX, ADU's)
- ✓ Address surface water/impervious surface flows.
- ✓ Lighting standards for Parking Lots
- ✓ Access/Visibility standards
- ✓ Flexibility for stacking (efficient use of land area)
- ✓ Landscaping
- ✓ Quantity (Dynamic based n unit size) Range 1, 1.5, 2 per DU
- ✓ Maximum's (SFDU 6/per DU)
- ✓ Use of ROW: 100' ROW eligible, Original townsite only.
- ✓ Maximums: No greater than 200% w/o approval meeting criteria
- ✓ Shared/Mixed Use – On or off-site.
- ✓ Reduction allowance.
- ✓ In Lieu-with approval

# Community Concerns





A variety of Different Context/Uses and Urban Fabric  
 No “Silver Bullet” Localized Solutions

**Layers**

Current Land Use

Legend Opacity

- Airport
- Business
- General Residential
- Light Industrial
- Limited Business
- Limited Residential 1 (8,000 s.f.)
- Limited Residential 2 (12,000 s.f.)
- Neighborhood Business
- Recreational Green Belt
- SCI Industrial

Example

Snow Clearing/Berm

Vehicle Alignment

Sight Triangle/Intersection Sightline

Lack of Signage  
(Hydrant/Hours/Policy)

Consider simplifying code. No Odd Side Parking Dec 1-March 1, Sandpoint, ID



## ENFORCEMENT

# Hailey Towing Policy

December 22, 2023



### Don't be towed when it snows!

This winter, the City will be strictly enforcing ticketing and towing related to snow removal. You cannot short-term park or store any personal property within 6' of the pavement, or you will be ticketed and your vehicle may be ticketed and towed. In downtown Hailey, or in ANY area where there is a curb line, you CANNOT park on the street overnight between

Midnight and 7:00AM or you will be ticketed and towed.

If you are parked overnight on city streets or in the wrong location in a designated overnight parking area, **you will be fined \$40**. If your vehicle needs to be relocated due to snow operations, **you will be fined an additional \$125**.

Towed cars will be located at one of two locations:

**Temporary Tow Lot: River Street Park and Ride (Corner of River St and Bullion)**

TITLE 49  
MOTOR VEHICLES  
CHAPTER 6  
RULES OF THE ROAD

49-661. ADDITIONAL PARKING REGULATIONS. (1) Except as otherwise provided in this section, every vehicle stopped or parked upon a two-way highway shall be stopped or parked with the right-hand wheels parallel to and within eighteen (18) inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder.

(2) Except when otherwise provided by local ordinances, every vehicle stopped or parked upon a one-way highway shall be stopped or parked parallel to the curb or edge of the highway, in the direction of authorized traffic movement, with its right-hand wheels within eighteen (18) inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder, or with its left-hand wheels within eighteen (18) inches of the left-hand curb or as close as practicable to the left edge of the left-hand shoulder.

(3) Local authorities may permit angle parking on any highway, except that angle parking shall not be permitted on any federal-aid or state highway unless the transportation department has determined that the roadway is of sufficient width to permit angle parking without interfering with the free movement of traffic.

**49-603. Starting parked vehicle. No person shall start movement of a vehicle which is stopped, standing or parked unless movement can be made with reasonable safety.**

## Town Has Changed 1992-2023



Adaptation is an opportunity!

## From The Public: Areas of Concern

Safety

Aesthetics

Cost

Other

# Safety

## *Onsite Parking has issues*

**Crime:** “Eyes On The Street” –Limited due to lighting, viewsheds. No one is watching.

### **Parking Lot Accidents:**

One in five (20%) of vehicle accidents occur in parking lots despite low VMT.  
About 9% of pedestrian deaths in parking lots result from backup accidents.

- Program GPS systems (63%)
- Text (56%)
- Use social media (52%)
- Send or receive emails (50%)
- Take photos or watch videos (49%)

NSC found teens (59%) were more likely to engage in personal grooming than adults (53%) while driving in parking lots.

**Street / Crossing Conflicts:** Clear and direct travel ways. Access, signage, wayfinding.

National Safety Council <https://www.nsc.org/road/safety-topics/distracted-driving/parking-lot-safety?>

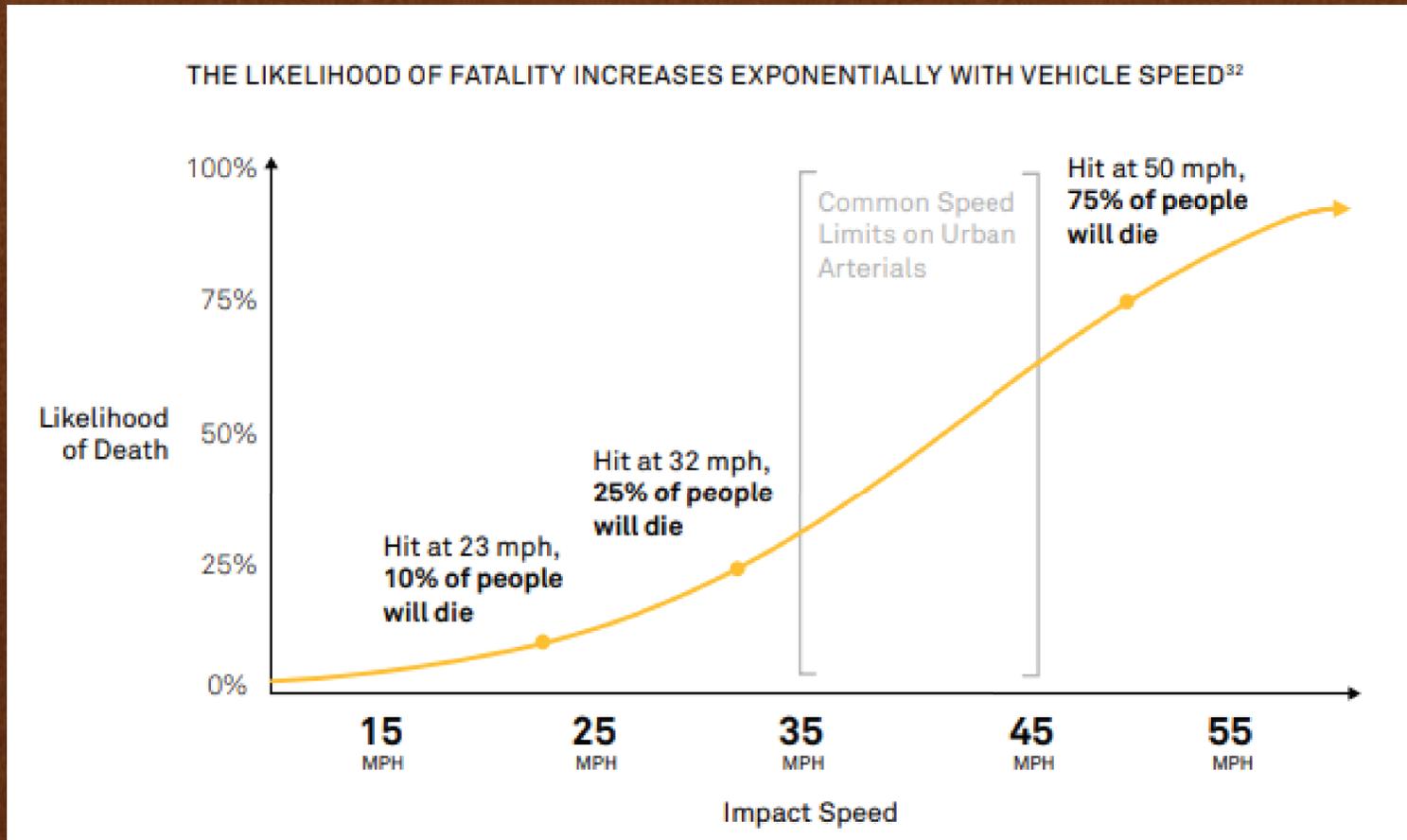
## Vehicle & Pedestrian Conflict Points

### Impact of Speed on Injury Severity:

- At 20 MPH, most pedestrian injuries are non-life-threatening.
- At 30 MPH, severe head trauma and broken bones are common.
- At 40 MPH and above, pedestrian accidents result in **high fatality rates and critical injuries**, often with no chance of survival.

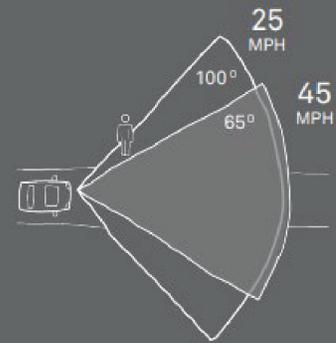
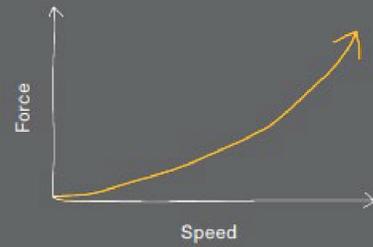
Winterhaven Drive appears to be a low risk for life-threatening pedestrian/Vehicular accidents due to low-speed limits.

## Concerns regarding pedestrian/vehicle conflict



<https://nacto.org/publication/city-limits/>

Reducing speeds can dramatically improve safety.



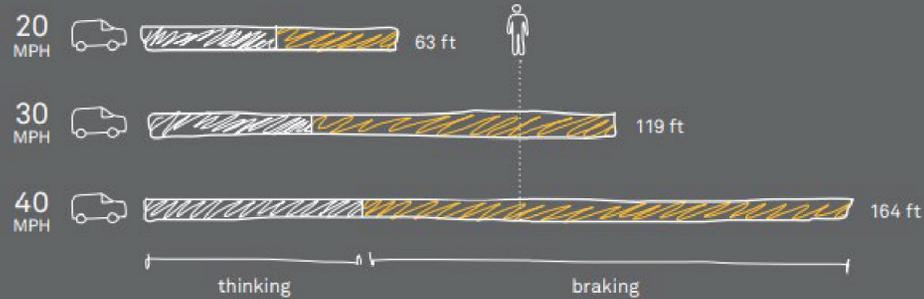
### 3

Drivers traveling at higher speeds **travel further** before they can react



### 4

Vehicles traveling at higher speeds have **longer braking distances**

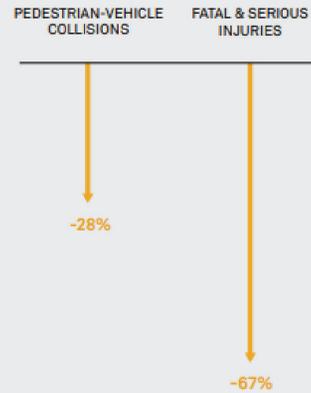


<https://nacto.org/publication/city-limits>

CASE STUDY

TORONTO

In Toronto, Researchers at The Hospital for Sick Children found that on streets where speed limits were lowered from 40 kph to 30 kph, there was a 28% decrease in the number of collisions between pedestrians and motor vehicles and a 67% decline in the number of fatal and serious injuries on streets with speed limit reductions.



CASE STUDY

SEATTLE

Seattle DOT replaced existing 30 mph signs spaced 1 mile apart with 25 mph signs placed ¼ mile apart on a 1.3 mile stretch of Greenwood Ave. North / Phinney Ave. North, and saw reductions in 85th and 50th percentile speeds, as well as all crashes and injury crashes. During this time, the city did not increase marketing or enforcement, nor did they make any engineering changes.



With no changes other than signage dramatic safety improvements can be achieved.

<https://nacto.org/publication/city-limits/>

# How on-street parking can improve safety

*Both the law and a subconscious response, when potential hazards exist, people slow down and must pay attention.*

TITLE 49  
MOTOR VEHICLES  
CHAPTER 6  
RULES OF THE ROAD

49-615. Drivers to exercise due care. Notwithstanding other provisions of this title or the provisions of any local ordinance, every driver of a vehicle shall exercise due care to avoid colliding with any pedestrian or any person propelling a human-powered vehicle and shall give an audible signal when necessary. **Every driver shall exercise proper precaution upon observing** any child or any obviously confused, incapacitated or intoxicated person.

Additional Research

Fitzpatrick K., Carlson P., Brewer M. Design Factors that Affect Driver Speed on Suburban Streets. Transportation Research Board; Washington, DC, USA: 2001. pp. 18–25. Transportation Research Record 1751. [[Google Scholar](#)]

Ma Y., Yang X., Zeng Y. Association analysis of urban road free-flow speed and lane width. J. Tongji Univ. (Natl. Sci.) 2009;37:1621–1626. [[Google Scholar](#)]

## Improving Safety

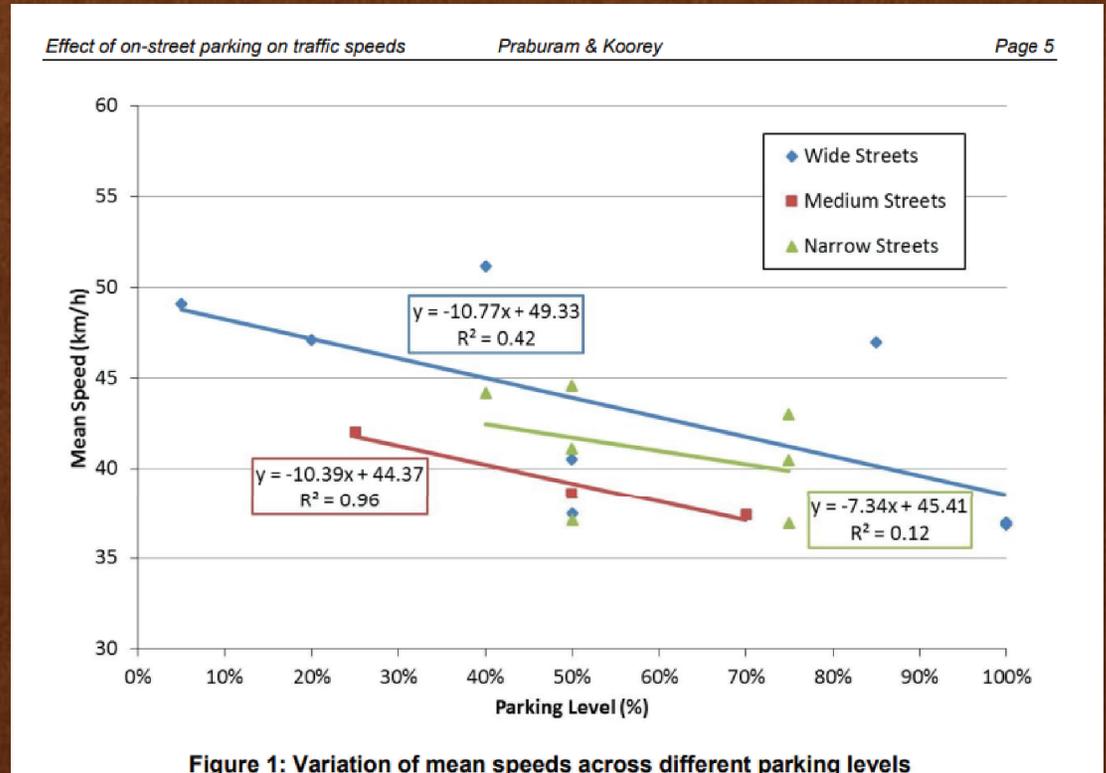
### PARKING & TRAFFIC SPEED

Many communities still prohibit on-street parking. Unfortunately, wider roads encourage speeding. On-street parking, in effect, reduces the width of the street, leading to slower driving. Parking also separates traveling cars from the sidewalk, helping to improve pedestrian safety. Creating on-street parking is inexpensive — as simple as painting in the spaces.

Angle parking is even better than parallel, as it consumes more space, and motorists must slow to watch for cars pulling out of their space. During the 1930s and '40s most Main Streets across

R 26 / SPRING 1997

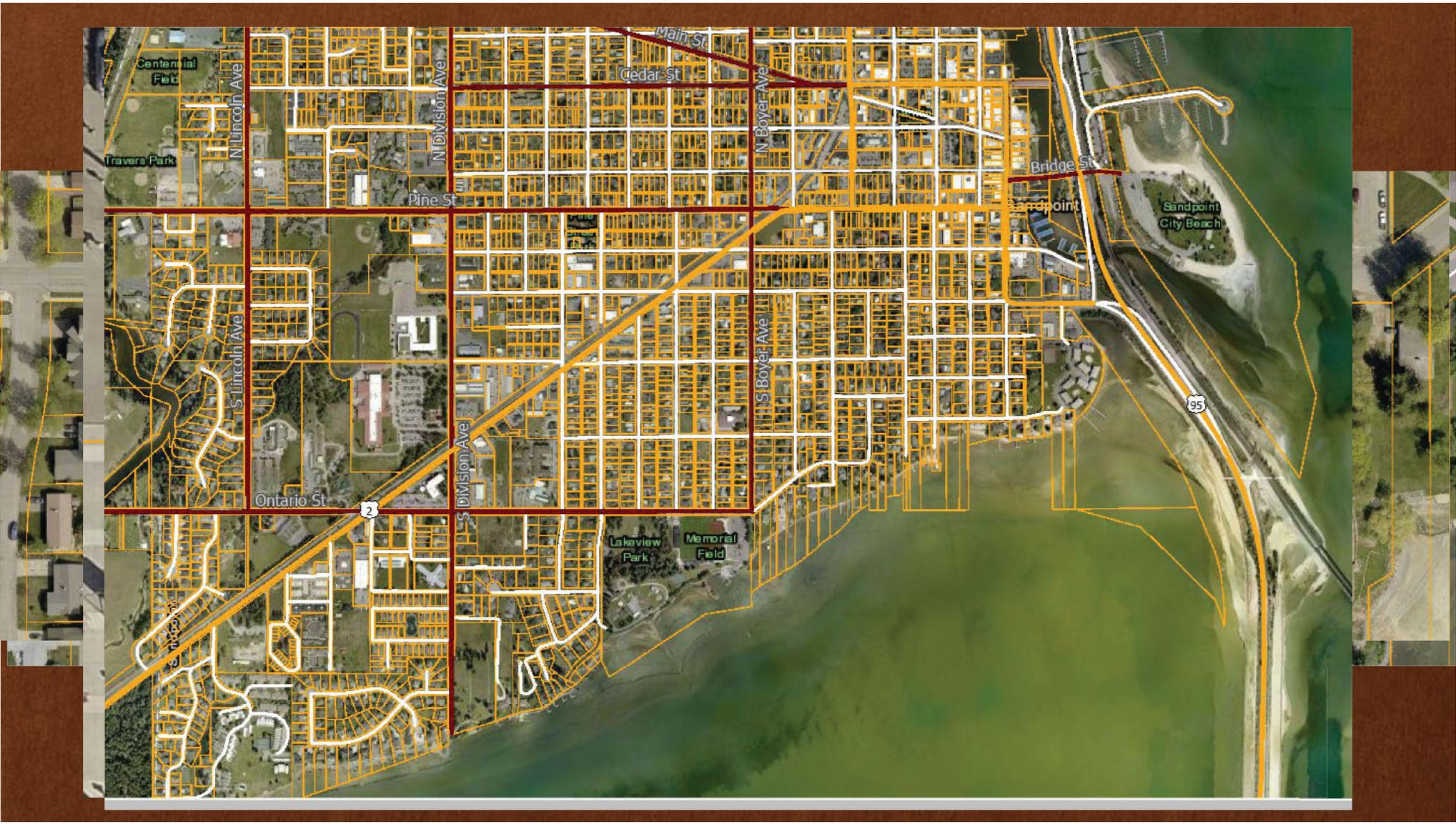
Richard Untermann, Planning Commissioners Journal #26 Spring 1997



An Example From Sandpoint

Ontario Street

On-street parking results in slower speeds





- Dedicated Curb
- Signage
- Enforcement
- ROW treatment
- RRFB's

Woodside BLV Looking South



# Designing Roadways for the Aging Population



Highway-  
Rail Grade  
Crossings



Intersections



Roadway  
Segments

Interchanges



Construction/  
Work Zones



U.S. Department of Transportation  
Federal Highway Administration

National Association of City Transportation Officials (NACTO) recommends restricting parking within 20 feet of an intersection to enhance sight lines.

## CITY LIMITS

Setting Safe Speed Limits on Urban Streets



Summer 2020

## Urban



## Street



## Design



## Guide



National Association of City Transportation Officials



# Aesthetics

## Property values

The visual appeal of on-street parking plays a role in shaping property values in residential neighborhoods. Thoughtfully designed parking arrangements that enhance the streetscape can lead to increased property values. For example, integrating a uniform approach to street tree planting along streets helps establish an attractive urban canopy, which in turn can positively impact home values.

## Solutions:

### Enforcement

There is little evidence that legal on-street parking negatively impacts property values.

### Design Elements

A well-managed ROW can actually, desirability by improving accessibility and convenience.

### Signage

Properly managed on-street parking does not inherently cause congestion and, in some cases, actually improves traffic safety.

On-street parking helps slow down traffic, making streets safer for pedestrians and cyclists.

Studies have shown that the presence of parked cars visually narrows the roadway, encouraging drivers to reduce their speed.

# Cost

Development Cost: Onsite surface or structured parking is VERY expensive to develop.

Ongoing: Annual maintenance. Chipseal, crack seal, sweeping.

Replacement: Est Cost for 20-year resurfacing.

*All contribute to increased operation and construction costs which are passed along to residents along with the externalized cost such as impacts on water quality.*

# Other

**Tax Value:** Highest and best use

**Urban/Community Fabric:** Large parking areas disrupt the traditional residential fabric

**Environmental:** Heat Island, Runoff –volume and quality

Winterhaven Dr. Looking South

6/20/2023



Private Property Rights

Entitlement

Consistent Application of Zoning

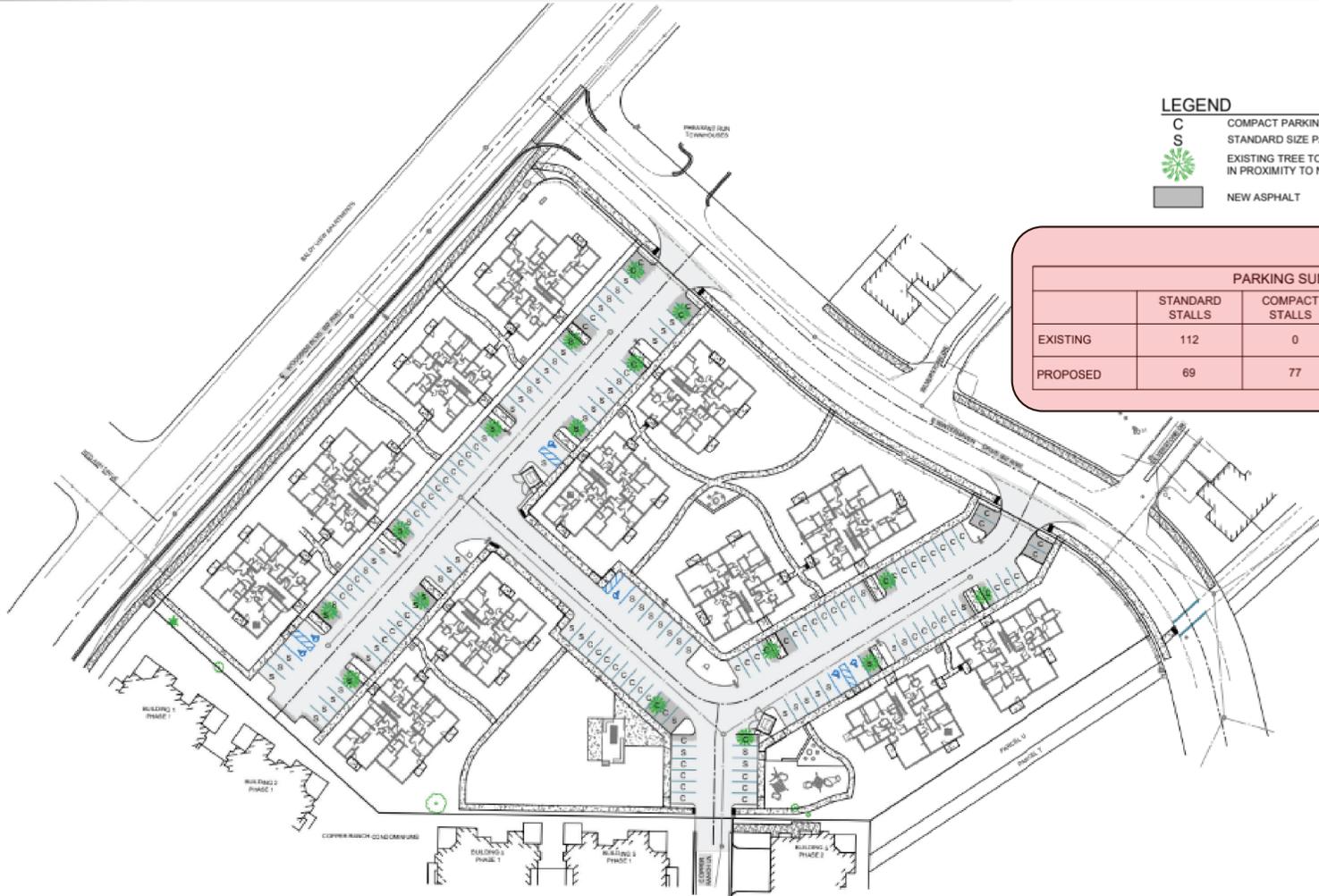
Arbitrary and Capricious Actions or Decisions

Winterhaven Dr. Looking South



This property was for sale. Standards & zoning regulations were followed.

# Design Per Code



**LEGEND**

- C COMPACT PARKING SPACE (8'x16')
- S STANDARD SIZE PARKING SPACE (9'x18')
- EXISTING TREE TO BE RELOCATED ON SITE IN PROXIMITY TO NEW PARKING STALL
- NEW ASPHALT

PARKING SUMMARY				
	STANDARD STALLS	COMPACT STALLS	ACCESSIBLE STALLS	TOTAL
EXISTING	112	0	6	118
PROPOSED	69	77	6	152

**opal**

OPAL ENGINEERING, PLLC  
PO BOX 333333  
HAILEY, ID 83422  
WWW.OPAL-ENGINEERING.COM

N (7/8/2024)

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**PARKING PLAN STUDY**  
LIDO APARTMENT HOMES AT HAILEY

22059  
C0.01

Developers actually exceeded parking requirements of Code

## Public ROW is Public Property

The public right-of-way is a shared community resource owned and maintained by the municipality, not private individuals.

No single homeowner has exclusive rights to control or restrict its use, just as they cannot claim ownership over the sidewalk or roadway in front of their home.

The city manages the ROW for the benefit of all residents and visitors, ensuring accessibility, mobility, and proper land use.

Streets are designed not only for vehicle movement but also for parking, deliveries, and emergency access.

On-street parking maximizes available space in developed areas, reducing the need for larger off-street lots or garages.

In many communities, on-street parking helps accommodate guests, customers, and service providers without requiring excess private parking spaces.

**Supports Local Businesses:** Many towns rely on street parking to provide convenient access to retail shops, restaurants, and services, boosting local economies.

**Encourages Higher Density & Walkability:** Restricting ROW parking could force businesses and housing developments to create large, inefficient parking lots, reducing walkability and increasing urban sprawl.

**Housing Feasibility:** In multifamily and mixed-use areas, on-street parking allows developments to function efficiently without requiring costly additional off-street spaces.

Example From Rathdrum, Idaho



Block End Overflow Parking



Design prevents back out conflict

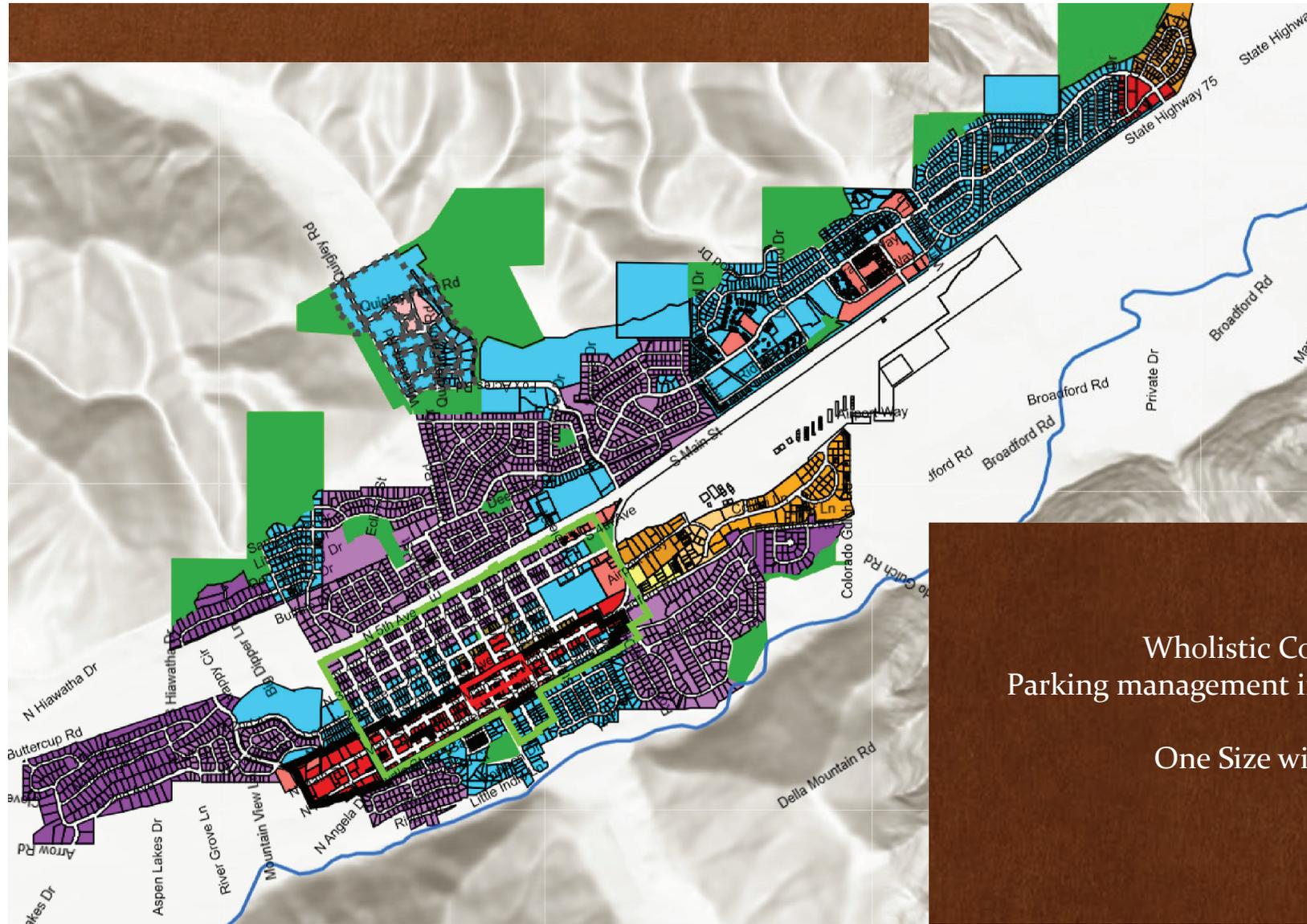
Example From Hailey, Idaho



Example From Hailey, Idaho

200 Galena Dr  
Hailey, Idaho





Wholistic Consideration  
Parking management in other areas of Hailey  
One Size will not fit all

# Parking Management

## Sandpoint, Idaho

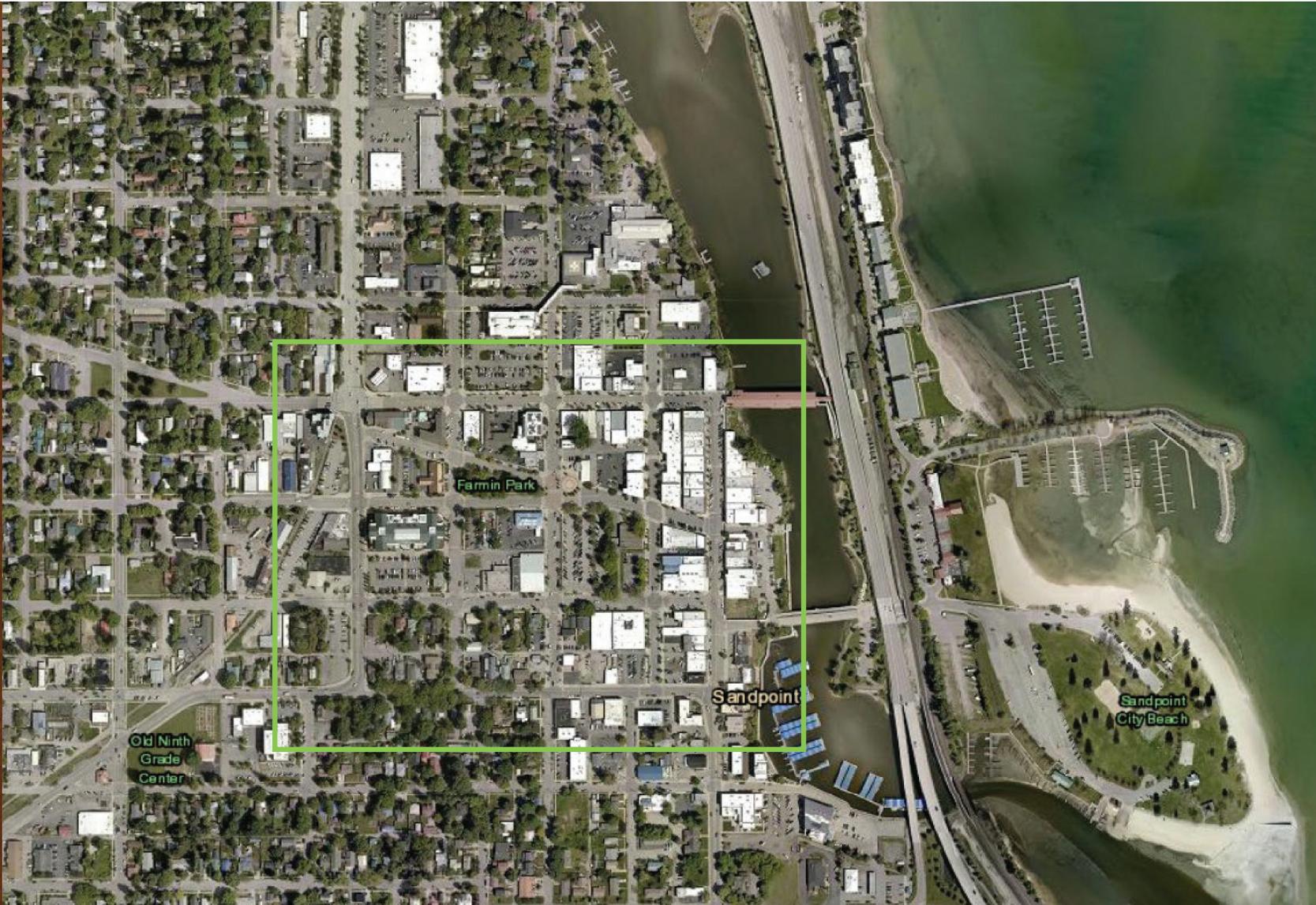
**“One Line of Your Zoning Code Can Make a World of Difference”**



<https://www.strongtowns.org/journal/2019/1/30/one-line-of-your-zoning-code-can-make-a-world-of-difference>

No Parking  
Required

Change Use  
New  
Construction



Prior: 40+ %  
Ground Floor  
Vacancy



This expansion supported the changes to our code.

“Outdoor dining” = No Parking required.

No windows until the code changed.

Joel's Mexican in Sandpoint, ID



# The State of Sandpoint's Parking Infrastructure

505 off-street parking stalls in five city-owned lots.

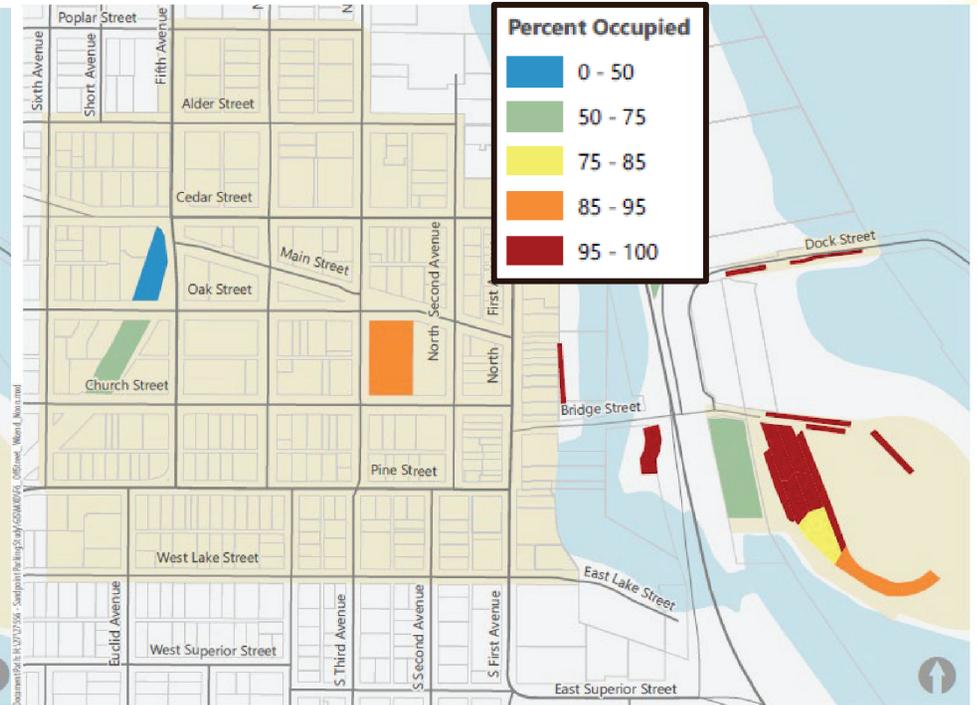
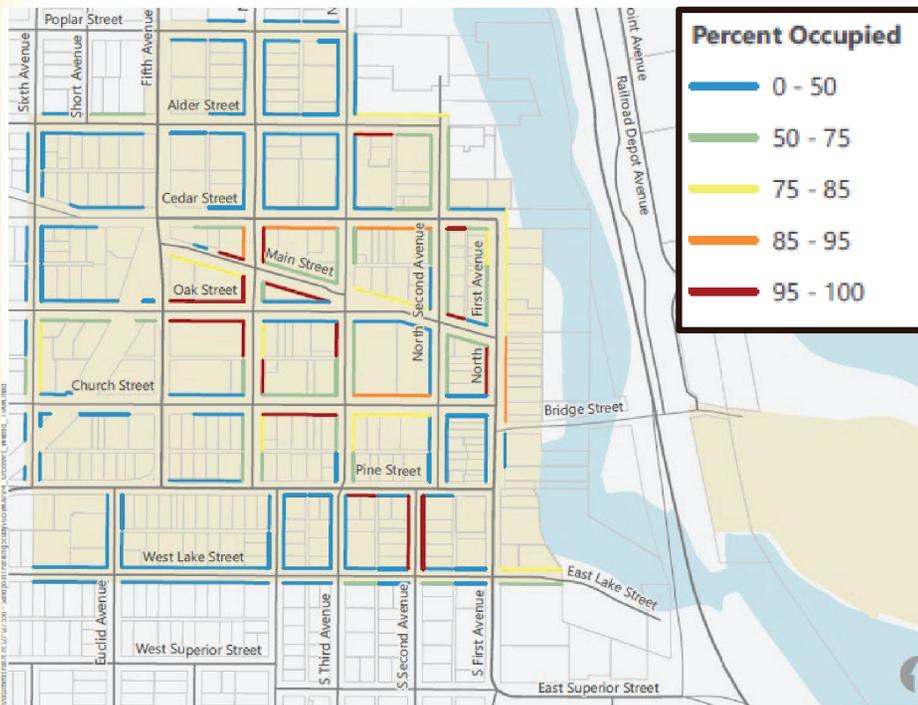
1,097 on-street parking stalls downtown, including timed and unlimited spaces.

**Deferred maintenance:** Pavement, striping, lighting, and landscaping need urgent investment.

Without funding, facilities will continue to deteriorate, negatively impacting residents

# 85% target occupancy

“A parking system is generally considered to be at its *effective capacity* when occupancy reaches or exceeds 85% in the peak hour. When more than 85% of stalls are occupied, **patrons or other users may be discouraged from visiting local land uses** or may **add to area congestion** by circling the area in search of available spaces.” – *City of Sandpoint Parking Study, November 2022*



Summer Weekend Occupancy, on-street – 11am

Summer Weekend Occupancy in City Lots – 12pm



## Key findings from 2022 Parking Study

# 14

# of off-street parking stalls available at City Lot, City Beach lot, Sand Creek lot, Dock Street lot, and Pend Oreille Bay Trails lot at weekend peak hour, out of 505. **97% occupancy**

# 525

# of on-street parking stalls available in downtown Sandpoint at weekend peak hour, out of 1,078 total. **51% occupancy**

# Goal of an Effective Parking Management Plan

14 ↑

Increase # of stalls in off-street parking facilities available to local and area resident passholders by incentivizing tourists and visitors to use abundantly available on-street stalls.

Chart 4: Off-Street Parking Occupancy – Waterfront Area

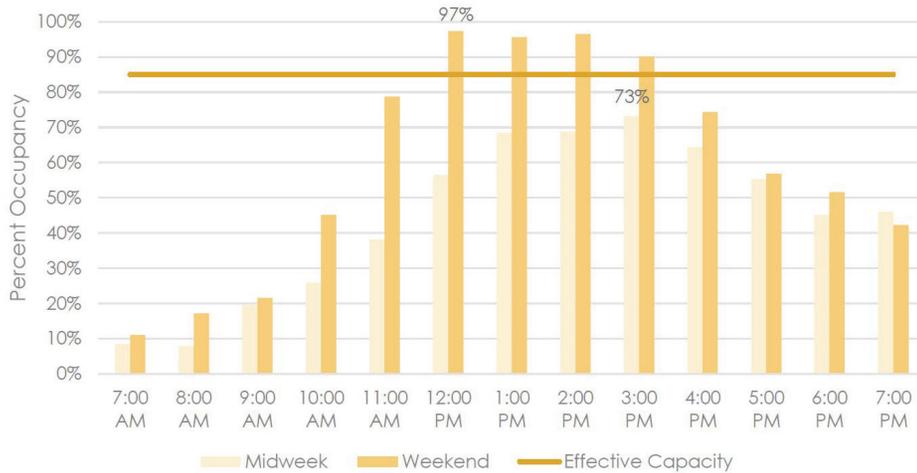
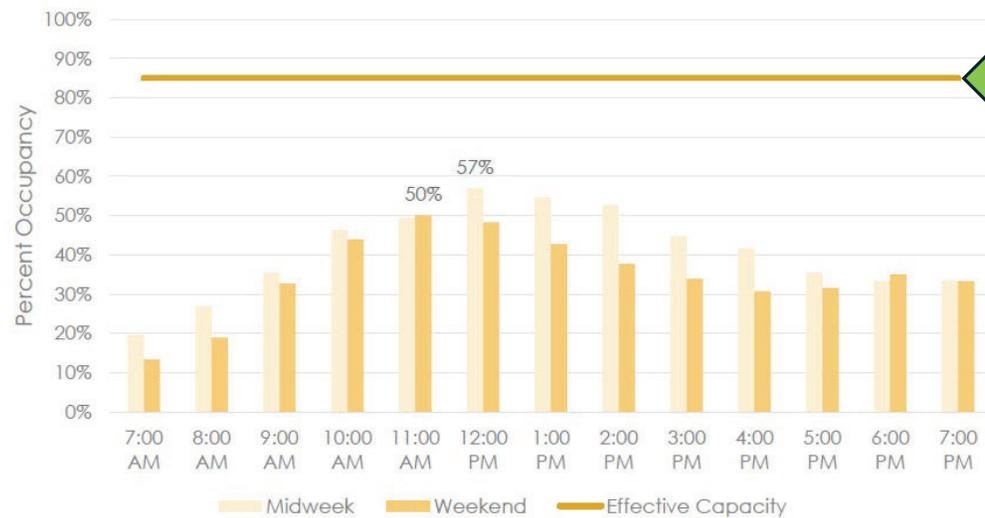


Chart 1: On-Street Parking Occupancy – Downtown Sandpoint



# Key Findings from the 2022 Parking Study

- High occupancy rates in **off-street lots at peak times (97%)**.
- Excess capacity in **on-street parking (max occupancy only 51%)**
- **No turnover enforcement** in off-street lots means spaces are occupied for long periods, limiting availability.
- Recommendation: Implement a paid parking system for off-street parking to **better allocate spaces**.

We don't need more parking spaces, we need improved management of the plentiful parking we have.

# Highest and Best Use

Sandpoint, Idaho



Private  
Off-Street Parking

\*Note Demand/Occupancy

2025  
Appraised  
Taxable  
value



# Highest and Best Use

Sandpoint, Idaho



## Parking management in other areas of Hailey

- What are the unique needs of your zones?
- Is the GF willing to cover the cost of parking enforcement?
- Is there a parking structure in your future?
- What market forces can be applied to support your efforts?
- What constraints do you face?
- Are onsite parking standards currently limiting investment in town?
- How will emerging technology impact the way you manage parking?
- Is it time to consider a Citywide On-street Parking Pass program?

## BREAKOUT EXERCISE

Review your assigned number. Proceed to the appropriate table.

### **Round 1:** Groups will spend 25 minutes

1. Read and respond to the questionnaire (individual exercise). 10 Min
2. Go around and share/discuss responses. 10 Min
3. The facilitator will summarize and collect responses. 5 Min

### **Round 2:** **Switch Tables.** Groups will spend 25 minutes

1. Read and respond to the questionnaire (individual exercise). 10 Min
2. Go around and share/discuss responses. 10 Min
3. The facilitator will summarize and collect responses. 5 Min

**Conclusion:** Facilitator Table Presentation (10 minutes) Table facilitators will report highlights.

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 4/14/25 **DEPARTMENT:** Administration **DEPT. HEAD SIGNATURE:** LH

**SUBJECT:** Update on FY 2023/24 Housing Capital Fund and 0.5% for Housing Local Option Tax fund.

**AUTHORITY:** o ID Code \_\_\_\_\_ o IAR \_\_\_\_\_ o City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

At the March 13, 2025, Council meeting, the Council indicated a preference to move forward with land uses at 43 Broadford Road that are 100% community housing. This decision affects the Housing Capital fund, as the Water Fund would no longer be paying 50% of the purchase and upgrade costs on the property.

Council has asked for an accounting of the Housing Capital Fund to help inform that decision.

Following is a list of housing revenues and planned expenditures to date:

**Budget allowed and Revenue**

FY23 Budget	\$500,000	
FY24 Budget	\$500,000	
FY25 Budget	\$500,000	
Rent Rec'd	\$12,299	
Rent Rec'd	\$20,695	
LOT '23	\$29,240	
LOT '24	\$80,573	
LOT '25 <sup>1</sup>	\$83,175	
LGIP interest EST	\$8,000	
	<hr/>	
		<i>Includes estimate of</i>
		\$1,733,982 <i>balance of FY25 LOT</i>

**COSTS:**

Cat L	(\$218,860)	
River St TH	(\$376,929)	
THOW	(\$190,903)	
ADU	(\$30,600)	
43 Broadford	(\$865,722)	
42 Broadford adl	(\$16,349)	
Staff L&B	(\$19,790)	
BC Charitable Assist	(\$2,054)	
River ST HOA	(\$5,342)	
	<hr/>	
		(\$1,726,549)
43 Broadford Remodel	(\$65,000)	
*Broadford Road Exterior	(\$60,000)	
*Ellsworth Sidewalk	(\$108,745)	
	<hr/>	
		(\$233,745)
Estimate Rent 2025 (*not yet paid)	\$22,000	
	<hr/>	
		\$22,000
Total:		(\$204,312)

If the Water Enterprise Fund no longer participates in the purchase of 43 Broadford Road, the General Fund will have committed \$144,312 in expenses over revenues. This is largely due to the purchase of 43 Broadford. At the time of the purchase, it was contemplated that the purchase and improvement costs would be split between the Housing Capital Fund and the Water Utility Fund. The purchase price was \$865,722, plus improvements, for a total investment-to-date of \$947,071. This would have resulted in \$473,536 of the costs above being paid for out of the Water Utility Fund, and the Housing Capital Fund would have a net positive of \$329,223.

**Options:**

- 1) Use all or part of the Net Revenue over expenditures from the 2024 audit: \$648,538. When revenues exceed expenditures, our policy allows us to roll these funds into the citywide Capital Improvement Plan. Council could choose to earmark some portion of the \$648,538 rollover dollars specifically towards the Housing Capital Fund.
- 2) Move the Ellsworth sidewalk out of the Housing Capital Fund and fund it from the sidewalk In Lieu Fund. Approximately \$82,098 is available in that fund (Broadford Road pathway and 8<sup>th</sup> Street pedestrian improvements).
- 3) Pull funding from the Operating Reserve funds, which were raised several years ago from 25% to 35%.
- 4) Reprioritize other capital projects.

*Footnote:*

<sup>1</sup> The Hailey Housing Committee met last week and is compiling their amended recommendations as to the use of the 0.5% for Air LOT Revenues.

**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      \_\_\_ Finance      \_\_\_ Licensing       Administrator  
 \_\_\_ Library            \_\_\_ Community Development    \_\_\_ P&Z Commission    \_\_\_ Building  
 \_\_\_ Police             \_\_\_ Fire Department      \_\_\_ Engineer            \_\_\_ W/WW  
 \_\_\_ Streets            \_\_\_ Parks                    \_\_\_ Public Works        \_\_\_ Mayor

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Direction to staff as to options for the Housing Capital Fund and 0.5% for Housing LOT Fund

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_  
 City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record      \*Additional/Exceptional Originals to: \_\_\_\_\_  
 Copies (all info.): \_\_\_\_\_ Copies (AIS only) \_\_\_\_\_  
 Instrument # \_\_\_\_\_

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/14/2025 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

**SUBJECT:** Conduct a Third Reading of Ordinance No. 1344, an Ordinance amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words, to add new definitions to Title 17, as well as to modify and clarify existing definitions, and approval of the associated summary.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 17  
(IFAPPLICABLE)

**BACKGROUND:** On March 10, 2025, the Hailey City Council approved and conducted a first reading of Ordinance No. 1344, an ordinance amending Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words, to add new definitions to Title 17, as well as to modify and clarify existing definitions. The Hailey City Council conducted a second reading of Ordinance No. 1344 on March 31, 2025.

The content of a municipal code should be evolving and community-affirming. A code, allowed to become stagnant, cannot serve its purpose effectively. Citizens, business owners, developers, and municipal officials need a code that is accurate, easy to understand, and enforceable. In an effort to continue to retain clarity, accurateness, and timelessness, City Staff proposed amendments to existing definitions, or the addition of terms, to Title 17: Zoning Regulations, Chapter 17.02: Definitions, of Hailey’s Municipal Code.

The specific objective of the proposed amendment was to modify, clarify, and further define existing and new definitions to Title 17: Zoning Regulations. The final Ordinance, as amended by the Council, noting the proposed amendments and/or modifications, 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:** Conduct a Third Reading of Ordinance No. 1344, an Ordinance amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words, to add new definitions to Title 17, as well as to modify and clarify existing definitions, and approval of the associated summary.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

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

**ACTION OF THE CITY COUNCIL:** Conduct a Third Reading of Ordinance No. 1344, an Ordinance amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words, to add new definitions to Title 17, as well as to modify and clarify existing definitions, and approval of the associated summary.

Date \_\_\_\_\_ City Clerk \_\_\_\_\_

**FOLLOW-UP:**

## HAILEY ORDINANCE NO. 1344

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, TITLE 17: ZONING REGULATIONS, CHAPTER 17.02: DEFINITIONS; TO ADD NEW DEFINITIONS, AS WELL AS TO MODIFY AND CLARIFY EXISTING DEFINITIONS; 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 changes proposed will address supplemental design and quality of life with the intent of reinforcing the following statements and goals contained within the Comprehensive Plan:

### **Section 3: Special Areas or Sites and Features**

- 3.1 Assure the protection and preservation of Special Sites, area features to maintain a strong community identity for future generations.
- 3.3 Protect the traditional Character and scale of the historic downtown and Main Street corridor.

### **Section 4: Recreation, Parks and Lands**

- 4.1 Create and maintain interconnected systems of parks, recreation facilities, trails, green spaces and natural lands in order to provide diverse recreation opportunities for Hailey residents.

### **Section 5: Land Use, Population and Growth**

- 5.1 Retain a compact City comprised a central downtown and surrounding diverse neighborhoods, areas of characteristics as depicted in the Land Use Map.
- 5.7 Encourage development at the densities allowed in the Zoning Code.

### **Section 6: Economic Development**

- 6.1 Encourage a diversity of economic development opportunities within Hailey.

### **Section 7: Demographics, cultural Vitality and Social Diversity and Well-Being**

- 7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged, that educate, elevate and empower those at risk.
- 7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

### **Section 8: Housing**

- 8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

### **Section 9: Public Services, Facilities and Utilities**

- 9.1 Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

### **Section 10: Transportation**

- 10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a

safe, convenient and efficient multi-modal transportation system for all Hailey residents.

WHEREAS, the changes proposed will provide citizens, business owners, developers, and municipal officials with a code that is accurate, easy to understand, and enforceable.

WHEREAS, the modification of certain zoning definitions will better align with the Idaho State Code;

WHEREAS the text 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.** Chapter 17.02.20, Meaning of Terms or Words of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

**17.02.010: INTERPRETATION OF TERMS OR WORDS:**

~~Words and phrases used in this title shall have the meanings set forth in this chapter.~~ Words and phrases used in this title, or referenced in this title, but defined in Titles 16 and/or 18, shall have the meanings set forth in this and/or those sections. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. The present tense includes the future tense, the singular includes the plural, and the plural number includes the singular, unless the context clearly indicates otherwise. For the purpose of this title, certain terms or words used herein shall be interpreted as follows:

~~**ALLEY:** A minor way which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.~~ Refer to Section 16.01, Definitions, for a detailed definition.

~~**APARTMENT:** A residential unit that is part of one (or several) residential buildings, with its own entrance, living area, bathroom, and kitchen. Apartments are typically one-story units within a multi-family building or development. multiple family dwelling containing three (3) two (2) or more dwelling units in which all.~~ Regardless of a unit type, the unit which may be occupied by the owner, are or may be rented or leased.

~~**BUILDING FOOTPRINT:** The area of the lot or parcel which is within the perimeter created by a vertical extension to the ground of the exterior walls of all enclosed portions of a building, also including attached garages, carports and porte cocheres, enclosed decks, enclosed porches, solariums and similar enclosed extensions, attachments and accessory annexes. Not included in the footprint are unenclosed portions or extensions of buildings, including, but not limited to, unenclosed decks, porches, eaves and roof overhangs.~~ The area of the lot which is within the perimeter created by a vertical extension to the ground of the exterior walls of all enclosed portions of a building, including all attached structures, enclosed decks and porches, and accessory structures. Enclosed projections and other like features, located/constructed on upper levels, shall also be included within the building footprint.

~~**CLEAN ENERGY:** A form of stationary energy that is derived from sources that produce little to no greenhouse gas emissions or other harmful pollutants and particulates when generating power. Clean energy includes solar, wind, hydroelectric, and geothermal.~~

**COMMISSION:** The governing body of the City of Hailey, Idaho, maintaining the power to make decisions or recommendations. Commissions for the City of Hailey, Idaho include the Hailey Arts and Historic Preservation Commission and the Hailey Planning and Zoning Commission.

**COVERED PARKING:** Covered parking refers to any parking space that has a roof or structure shielding it from the elements.

**DEED RESTRICTION:** A method by which occupancy and resale of real property is controlled in a deed to create community housing units. A permanent restriction on the use, occupancy, and transfer of real property that runs with the land and is recorded against the property in the Blaine County Clerk and Recorder's office.

**DENSITY:** A unit of measurement; the number of dwelling units per acre of land area.

**DROUGHT TOLERANT:** Plants' ability to survive and grow during periods of limited water availability and can maintain their biomass production during periods of low water availability or drought conditions. Drought-tolerant plants can withstand long periods of dryness without deterioration, and can go several weeks, or even an entire season, between deep waterings.

**ENCLOSED:** An enclosed area is defined as any space between a floor and ceiling that is bound on all sides by walls, doorways, or windows. This includes, but not limited to, retractable dividers, garage doors, or other physical barriers to light or air.

**GROSS FLOOR AREA:** The gross area included within the surrounding exterior walls of a building or portion thereof, including all floor levels, exclusive of vent shafts, outdoor courts, attics or garages, or other enclosed automobile parking areas subject to the following restrictions:

A. The basement of a single or multiple family dwelling is not included as floor area; and  
B. The basement of any other building is included as floor area. The floor area within the inside perimeter of the exterior walls of the building, exclusive of vent shafts and open courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

**KITCHEN:** A room or area for storage, preparation and cooking food. A room or other portion of a structure intended for cooking food, which at a minimum, contains a functioning sink, refrigerator, and cooking facilities to include a range or built in cooktop.

**LIVE/WORK UNITS:** A dwelling unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant. Live/work units are held jointly in common ownership and the live and workspaces cannot be sold or platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property.

**LOT:** Plot, parcel or tract of land with fixed boundaries of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot may consist of:

A. A single lot of record;

B. A combination of complete lots of record or portions of lots of record. Refer to Section 16.01, Definitions, for a detailed definition.

**LOT COVERAGE:** The percent of the total lot area included within the footprint of all buildings. The area of a lot occupied by the primary building(s) and any accessory building(s).

**LOT DIMENSIONS:** ~~Lot dimensions are the measurements of a piece of land, including its area, depth, width, and frontage. Refer to Section 16.01, Definitions, for a detailed definition.~~

**NET FLOOR AREA:** ~~The actual occupied area of a building, not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.~~

**OFFICE:** ~~A room or part of a building in which people conduct business and service operations, generally at desks with computers and phones. Officers, as a secondary use may be paired with medical services, personal services, skilled construction and industrial trades, and more.~~

~~A room or group of rooms used for conducting a business, profession, service, industry or government.~~

**OUTDOOR STORAGE:** ~~An area designated on a property for the storage of items owned by the occupants of the property and screened from view of the public street by an acceptably designed landscape buffer or fence.~~

**PARAPET:** ~~A low wall that extends above the roofline, often decorated with architectural details such as cornices.~~

**PARK:** ~~A parcel of land dedicated to the city or privately owned and clearly accessible to the public free of charge for nonexclusive recreation and/or cultural use. A park is maintained for the primary purposes of diverse recreational and social opportunities. A park may include one of the following: Refer to Section 16.01, Definitions, for a detailed definition.~~

**PARK, MINI:** ~~A parcel of land, between one fourth ( $\frac{1}{4}$ ) acre and one acre in size, that is privately owned and maintained, unless otherwise allowed by the council, but that is used for nonexclusive public recreation and/or cultural purposes. Refer to Section 16.01, Definitions, for a detailed definition.~~

**PARK, NEIGHBORHOOD:** ~~A parcel of land generally one or more acres in size dedicated to the city for nonexclusive public recreation and/or cultural use. Refer to Section 16.01, Definitions, for a detailed definition.~~

**PARK, CULTURAL SPACE:** ~~A parcel of land less than one fourth ( $\frac{1}{4}$ ) acre in size and located in the business (B), limited business (LB) and transitional (TN) zoning districts, that is privately owned and maintained but that is used for nonexclusive public recreation and/or cultural purposes. A park/cultural space may include courtyards, plazas, gardens, expanded sidewalks and covered areas, provided access to the park/cultural space is available from a public street or property and is normally open to the exterior (e.g., not enclosed in a building). Refer to Section 16.01, Definitions, for a detailed definition.~~

**PARKING AREA:** ~~An area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and ingress and egress lanes, but shall not include any part of a public street, alley, public right-of-way, or fire access lane.~~

**PARKING, ONSITE:** ~~The area not located on any public or private street, access easement or alley to be used for the transient storage of private passenger vehicles, and of appropriate dimension according to this title for parking stall, access drives and aisles.~~

**PARKING, SHARED:** ~~The provision that two or more uses which are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap or conflict.~~

**PARKING, STREET:** ~~The designated area for parking a vehicle on the side of a public road or street.~~

**PARKING STRUCTURE:** A building, or portions of a building used to store or park motor vehicles and can be either above or below ground.

**PERIMETER, BUILDING:** The total length of the exterior walls of a building, measured at ground level. It's a horizontal line that includes all the constructed parts of a building's floor, as well as any areas covered by a roof or floor above. The total length of its boundary from the outer edge of the exterior foundation or surface of the stud, whichever is larger.

**PERIMETER, LOT:** The outer edge of an area of land or the border around it.

**PHASED DEVELOPMENT:** Development of a parcel of land in stages, either as a series of subdivisions or as a single parcel, with construction of buildings and/or improvements over a series of years.

**PRINTING SERVICES:** Those activities relating to the work of the printing, publishing or graphic arts industries.

**RECORD GRADE:** ~~The natural grade existing prior to any site preparation, grading or filling, unless a new record grade is approved at the time of subdivision approval and noted on the filed preliminary or final plat. Refer to Section 16.01, Definitions, for a detailed definition.~~

**RECYCLING CENTER:** A facility designed to be a collection point where only recyclable materials are sorted and/or temporarily stored prior to delivery to a permanent disposal site, or shipment to others for reuse, and/or processing into new products. This shall not include junkyards or wrecking yards.

**SIDEWALK:** ~~A pathway for nonmotorized vehicles, normally designated for pedestrians and which is usually separated from streets by curb and/or landscaping. Refer to Section 16.01, Definitions, for a detailed definition.~~

**STREET:** ~~A strip of land which provides access to abutting property. Refer to Section 16.01, Definitions, for a detailed definition.~~

**STREET, PRIVATE:** ~~A street which provides public and emergency vehicular and public pedestrian access but is not accepted for a dedication or maintenance by the City and will be owned and maintained by a private entity, owners' association or person(s). Refer to Section 16.01, Definitions, for a detailed definition.~~

**STREET, PUBLIC:** ~~Land, property or interest therein, usually in a strip, acquired for or devoted to public vehicular and public pedestrian access. Refer to Section 16.01, Definitions, for a detailed definition.~~

**SWIMMING POOLS:** A permanent structure, whether above or below grade level, designed to hold water more than 30 inches deep and to be used for recreational purposes, the placement shall comply with the underlying zoning requirements.

**TECHNOLOGICAL DEVELOPMENT:** The process of creating new technologies or improving existing ones through research and innovation. It can also refer to the systematic use of scientific, technical, economic, and commercial knowledge to meet specific business objectives.

**TRANSPORTATION SERVICES:** A service that transports a rider from one place to another through the use of a provider's vehicle and driver.

**UNDERGROUND PARKING:** A parking area that is located entirely below ground level, typically beneath a building, offering complete protection from weather and often providing a more discreet parking option

**UNENCLOSED:** Refers to an area or space that is not completely surrounded by walls and is open to the surrounding environment. Examples of unenclosed features include balconies, porches, open walkways or open courts that may have a roof but lack walls on all sides.

**WAREHOUSE:** A facility for the use of dry/cold storage, wholesale, and the distribution of manufactured products, supplies, and equipment, excluding storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive. A warehouse is defined by building codes as a separate building or part of a building that is used for warehousing operations.

**Section 2. 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 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 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

**SUMMARY OF HAILEY ORDINANCE NO. 1344**

The Following is a summary of the principal provisions of Ordinance No. 1344 of the City of Hailey, Idaho, duly passed and adopted \_\_\_\_\_, 2025, by the City Council and Mayor of the City of Hailey:

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, TITLE 17: ZONING REGULATIONS, CHAPTER 17.02: DEFINITIONS; TO ADD NEW DEFINITIONS, AS WELL AS TO MODIFY AND CLARIFY EXISTING DEFINITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE

Hailey Ordinance No. 1344 Amends Hailey Municipal Code as follows:

**Sections 1** Amends Hailey Code Title 17, Zoning Regulations, Chapter 17.02 by adding and amending definitions, section 17.02.010, INTERPRETATION OF TERMS OR WORDS, the terms, ALLEY; APARTMENT; BUILDING FOOTPRINT; CLEAN ENERGY; COMMISSION; COVERED PARKING; DEED RESTRICTION; DENSITY; DROUGHT TOLERANT; ENCLOSED; GROSS FLOOR AREA; KITCHEN; LIVE/WORK UNITS; LOT; LOT COVERAGE; LOT DIMENSIONS; NET FLOOR AREA; OFFICE; OUTDOOR STORAGE; PARAPET; PARK; PARK, MINI; PARK, NEIGHBORHOOD; PARK, CULTURAL SPACE; PARKING AREA; PARKING, ONSITE; PARKING, SHARED; PARKING STREET; PARKING STRUCTURE’ PERIMETER, LOT; PRINTING SERVICES; RECORD GRADE; RECYCLING CENTER; SIDEWALK; STREET; STREET, PRIVATE; STREET, PUBLIC; SWIMMING POOLS; TECHNOLOGICAL DEVELOPMENT; TRANSPORTATION SERVICES, UNDERGROUND PARKING; UNENCLOSED; WAREHOUSE.

**Section 2** provides a savings and severability clause.

**Section 3** provides a repealer clause.

**Section 4** provides an effective date.

The full text of Ordinance No. 1344 is available at Hailey City Hall at 115 South Main Street, Suite H, Hailey, Idaho 83333 and will be provided to any citizen upon request during regular business hours.

**CERTIFICATION OF CITY ATTORNEY**

I, the undersigned Attorney at Law, as attorney for the City of Hailey, Idaho, hereby certify that I have read the foregoing summary of Ordinance No. 1344 of the City of Hailey, that I have compared it to the full text of Ordinance No. 1344, and that in my opinion, the above summary is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Christopher P. Simms, Hailey City Attorney

Publish: Idaho Mountain Express, \_\_\_\_\_, 2025.

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/14/2025    **DEPARTMENT:** Community Development    **DEPT. HEAD SIGNATURE:** RD

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**SUBJECT:** Motion to conduct a Second Reading of Ordinance No. 1345, an Ordinance approving the First Amendment to the Sunbeam Subdivision Planned Unit Development (PUD) Agreement between Marathon Partners, LLC, and the City of Hailey, which was approved by the Hailey City Council on June 8, 2020. The Applicant is requesting an amendment to reduce the total number of lots/sublots within Phase II. The proposed amendment reduces the overall density in Phase II from 62 lots/sublots (42 lots and 20 sublots) to 59 lots/sublots (42 lots and 17 sublots). If approved, the total number of residential units, in both Phase I and Phase II, would reduce from 147 units to 144 units.

This amendment was approved in conjunction with the revised Preliminary Plat Application.

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**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  Hailey Municipal Code Title 17, PUD (IFAPPLICABLE)

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**BACKGROUND:** Marathon Partners, LLC, received approval by the Hailey City Council for the Planned Unit Development (PUD) Application for Sunbeam Subdivision on May 19, 2020 (Findings of Fact signed June 8, 2020). The PUD approval was for a two-phased development, consisting of the following:

**Phase I:** 67 lots, 18 cottage sublots, 85 lots/sublots/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, 20 cottage sublots, 62 lots/sublots/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.

The approved Development Agreement further outlines the **Amenities** provided by the Applicant:

- First subdivision to receive a 4-star rating from the National Green Building Standards (NGBS)
- A 7.88-acre park
- 3,200 lineal feet of pathway
- 5,000 lineal feet of sidewalk
- A new municipal well site, and
- Precedent setting water conservation and solar-ready measures

The Applicant applied and received approval for a PUD, which allows for greater flexibility in land use regulations, thereby allowing the Applicant to utilize a more creative and thoughtful approach in developing the land. Under a PUD, typical zoning requirements and restrictions, such as density requirements, setbacks and other land use regulations may vary or be augmented to allow for a more desirable living environment. Varied regulations may further allow the Applicant to retain, preserve and enhance more of the unique features of the site.

The approved PUD has allowed the Applicant the ability to group varied and compatible land uses, such as housing – both small-clustered housing (cottage units) and single-family residences, and recreation

and park all within one subdivision. This PUD further supported waivers of certain city standards in exchange for one or more benefits, as outlined in the attached Staff Report.

**APPLICATION:** Marathon Partners, LLC, is preparing to proceed with the construction of Sunbeam Phase II. Prior to pursuing a revised Preliminary Plat approval, the Applicant is requested modifications to the approved PUD Agreement. The Applicant proposed to modify the overall density of Phase II, which includes a reduction of three (3) lots/sublots within Phase II, and an overall unit reduction of three (3) units (from 147 units to 144 units), as shown in the table below:

<b>Sunbeam Subdivision Density Analysis</b>				
		<b>Single Family Lots</b>	<b>Cottage Townhome Lots</b>	<b>Total Units</b>
<b>Currently Entitled Unit Count</b>	<b>Phase I</b>	67	3 (18 sublots)	85
	<b>Phase II</b>	42	3 (20 sublots)	62
	<b>Total</b>	<b>109</b>	<b>6 (38 sublots)</b>	<b>147</b>
<b>Requested Unit Count</b>	<b>Phase I</b>	67	3 (18 sublots)	85
	<b>Phase II</b>	42	3 (17 sublots)	59
	<b>Total</b>	<b>109</b>	<b>3 (35 sublots)</b>	<b>144</b>

To summarize, the Applicant proposed to reduce the overall density from the entitled 147 units to a new total of 144 units. This modification included three (3) less cottage townhouse sublots. No changes to the single-family residential lots/units were proposed.

With a better understanding of why the Applicant requested a reduction in density and therefore, an amendment to the PUD Agreement, Staff and the Council supported the Applicant’s proposed iteration of the PUD Agreement, and the revised Preliminary Plat for Phase II. Not only does the request align with Hailey’s Comprehensive Plan, but it also further maintained the compact, cohesive, and functional layout of Phase I, and complements the site design of the surrounding neighborhoods.

Based on the information presented and provided herein, the Council approved the First Amendment to the Planned Unit Development Application on March 31, 2025. The Findings of Fact, Conclusions of Law, and Decision are 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 THE APPLICABLE DEPARTMENT HEAD:**  
 \_\_\_\_\_

**ADMINISTRATIVE COMMENTS/APPROVAL:**  
 City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes      No

**ACTION OF THE CITY COUNCIL:** Motion to conduct a Second Reading of Ordinance No. 1345, an Ordinance approving the First Amendment to the Sunbeam Subdivision Planned Unit Development (PUD) Agreement between Marathon Partners, LLC, and the City of Hailey, which was approved by the Hailey City Council on June 8, 2020. The Applicant is requesting an amendment to reduce the total number of lots/sublots within Phase II. The proposed amendment reduces the overall density in Phase II from 62 lots/sublots



**HAILEY ORDINANCE NO. 1345**

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT WITH MARATHON PARTNERS, LLC, REGARDING THE DEVELOPMENT OF THE SUNBEAM SUBDIVISION (PHASE I AND PHASE II); PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City of Hailey desires to modify the Planned Development Agreement with Marathon Partners, LLC, regarding the development of the Sunbeam Subdivision.

WHEREAS, the City of Hailey agrees to the terms and conditions of the First Amendment to the Planned Unit Development Agreement, a copy of which is attached hereto.

WHEREAS, the parameters set forth in the First Amendment to the PUD Agreement, and 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. 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 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Martha Burke, Mayor, City of Hailey

Attest:

\_\_\_\_\_  
Mary Cone, City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:  City of Hailey Attn: Mary Cone, City Clerk 115 South Main Street Hailey, ID 83333	
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(Space Above Line For Recorder's Use)

**FIRST AMENDMENT TO THE SUNBEAM SUBDIVISION PLANNED UNIT  
DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO THE SUNBEAM SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT (hereinafter "**First Amendment**") is entered into this \_\_\_ day of \_\_\_\_\_ 2025, by and between the City of Hailey ("**City**"), a municipal corporation of Idaho, and Marathon Partners, LLC, an Idaho limited liability company ("**Owner**"). The City and Owner may be referred to in this First Amendment individually as a "**Party**", or collectively as the "**Parties**", as warranted under the circumstances.

**RECITALS**

- A. The City and Owner previously entered into a Planned Unit Development Agreement (the "**PUD Agreement**") dated June 18, 2020, recorded as Instrument No. 670234, records of Blaine County, Idaho, which relates to the development and improvements of certain real property (the "**Project**") in the City as described in the Agreement, and known as the Sunbeam Subdivision.
- B. The PUD Agreement details the allowable uses for the Project, zoning designation, waivers and community benefits, density, and estimated start and completion dates for construction within the Project.
- C. Findings of Fact and Conclusions of Law for the Preliminary Plat of Phase 2 were approved by the City Council on November 12, 2024.
- D. The City and Owner desire and intend to further amend the approved Preliminary Plat for Phase 2 referenced hereinbelow by adding, removing and/or amending certain provisions as herein described to reduce residential density in Phase 2.

## AGREEMENT

NOW, THEREFORE, IN CONSIDERATION of the above recitals, and the mutual covenants and agreements herein, the Parties hereto agree to the following amendments to the PUD Agreement to incorporate the underlined terms and remove the ~~striketrough~~ terms as follows:

**3. Right to Develop.** Subject to the requirements of this PUD Agreement, the Owner and all future owners of some or all the Property shall have the right to develop, construct, improve and use the Property for single family residential purposes as depicted and described in the PUD Development Plan, including the following modification of waivers of zoning or subdivision requirements:

- (i) ~~24-15~~ lots and ~~38 35~~ cottage units ~~sublots~~ of less than 8,000 square foot required in the LR-1 zone;
- (ii) ~~29 19~~ lots and ~~38 35~~ cottage sublots of less than 75 feet wide.
- (iii) One flag lot in Phase 1 and no flag lot in Phase 2.
- (iv) ~~Private streets for ingress to and egress from the cottage lots whether or not serving more than five residential dwelling units;~~
- (v) ~~A requirement of only two parking spaces per cottage unit accessed from a private street; and~~

The remainder of Paragraph 3 is unchanged.

**4. Phased Development.** The Property may be developed in one or two phases at the discretion of the Owner as set forth in the PUD Development Plan consisting of ~~147~~ 144 residential units comprised of 109 single family lots and 6 cottage townhouse lots for ~~38~~ 35 residential units. The first Phase (“**Phase 1**”) shall consist of the following:

- (i) a 4.54-acre park integrated into the existing Curtis Park depicted on the PUD Development Plan as Parcel A, and a six (6) foot wide pedestrian trail across the northeast corner of Lot 32 where shown on the PUD Development Plan.
- (ii) 67 single family lots
- (iii) 3 cottage townhouse lots containing 18 cottage units and
- (iv) the well site described in paragraph 6, below.

All cottage lots depicted in the PUD Development Plan must be developed with cottage units by the Owner or its successors or assigns. Owner shall use commercially reasonable efforts to expedite the development of said cottage units. The Second Phase (“**Phase 2**”) shall consist of

all improvements not included in Phase 1, including a 3.34-acre park depicted on the PUD Development Plan as Parcel B, 42 single family lots and 3 cottage lots containing ~~20~~ 17 cottage sublots/units.

The remainder of Paragraph 4 is unchanged.

**5. Water Rights and Water Conservation.** Potable water and water for irrigation of the residential lots shall be provided by municipal water. Owner shall dedicate and convey to the City 0.20 cubic feet per second of Owner's surface irrigation Water Right No, 37-21112 for irrigation of 7.4 acres within park parcels A and B (the "**Park Dedicated Water Right**") to be dedicated to and maintained by the City of Hailey. A supplemental municipal connection shall be provided for these areas in the event the Dedicated Water Right is shut off or otherwise becomes completely or partially unavailable prior to the end of the irrigation season. All other irrigable areas within the Property shall be irrigated by municipal water services. ~~Owner shall construct improvements necessary to deliver Dedicated Water Right from the Hiawatha Canal through the existing diversion serving Curtis Park to the subdivision parks. The improvements shall be conveyed to the City which shall operate the irrigation system. City acknowledges receipt from Owner of the amount of money needed for a pump station to be used in conjunction with a future municipal well.~~

The remainder of Paragraph 5 is unchanged and all other provisions of the PUD Agreement not referenced above remain unchanged.

#### **General Provisions.**

- a. Construction. This First Amendment and the PUD Agreement constitute one (1) Agreement between the City and Owner. In the event of any inconsistencies between this First Amendment and the PUD Agreement, the terms of the PUD Agreement shall govern unless explicitly noted herein.
- b. Definitions. All terms used in this First Amendment which are defined in the PUD Agreement shall have the meaning set forth in the PUD Agreement.
- c. Ratification. The PUD Agreement, as amended by this First Amendment, is hereby ratified and affirmed.
- d. Counterparts. This First Amendment may be executed in counterparts.

IN WITNESS WHEREOF, the Parties have executed this First Amendment on the day and year first above written.

**Marathon Partners, LLC, an Idaho  
limited liability company**

**City of Hailey, Idaho, a municipal  
corporation**

By: \_\_\_\_\_  
Ed Dumke, Managing Member

By: \_\_\_\_\_  
Martha Burke, Mayor



**Return to Agenda**

Wood River Pickleball, a nonprofit recreational organization, is spearheading an effort for partial repair of the aging pickleball/tennis courts at Heagle Park. Through fundraising, Wood River Pickleball, along with a few donors, are willing to fund a repair, patch and paint effort for this season for two of the four courts at Heagle. Currently, two of the four courts are jointly striped for tennis and pickleball. The two courts that are not refurbished will remain striped for tennis, and the refurbished courts will be jointly striped.

The work is scheduled to be done in June, and includes the following:

- Clear and clean (1) court (1 tennis court 60'x120' – west half of the 2 existing tennis courts)
- Patch cracks with Laykold Deep Patch Solution
- Touchup / repaint the surface where court is patched
- Touchup / repaint the surface where lines are on court (color matching will be done to the best of our ability)

Note: this is not a full court resurface; the full resurface cost came in close to \$30K. The cost for this partial restoration process is \$5630.00.

Staff have directed Wood River Pickleball to proceed.

**Return to Agenda**