

**AGENDA OF THE  
HAILEY CITY COUNCIL MEETING  
Monday May 12, 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>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/543667133>

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

**CONSENT AGENDA:**

[CA 131](#) Motion to adopt Resolution 2025 -046, authorizing the Mayor’s signature on a grant award agreement with IDEQ in the amount of \$38,675 to conduct a leak detection on the City’s public water system. **ACTION ITEM** .....1

[CA 132](#) Motion to approve Resolution 2025-047, agreement with Idaho Commission for Libraries for Facilities grant award of \$16,995 for a quad pod **ACTION ITEM** .....19

[CA 133](#) Motion to accept bid from Hiddleston Drilling & Pump, in the amount of \$225,636, for construction of the Sunbeam Municipal Well, and motion to adopt Resolution 2025-048, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM** ..... 48

[CA 134](#) Motion to approve Resolution 2025-049, agreement with Fischer Technologies for new printer and maintenance**ACTION ITEM** .....63

[CA 135](#) Motion to approve Resolution 2025-050, authorizing collaboration agreement with the Blaine County Mental Well-Being Initiative **ACTION ITEM** ..... 68

[CA 136](#) Motion to approve the Alcohol Beverage License for Roadbars LLC **ACTION ITEM** ..... 76

[CA 137](#) Motion to approve minutes of April 28, 2025 and to suspend reading of them **ACTION ITEM** ..... 95

[CA 138](#) Motion to approve claims for expenses incurred during the month of April 2025, and claims for expenses due by contract in May 2025 **ACTION ITEM** .....100

**MAYOR’S REMARKS:**

MR 139 Small Business recognition – State Farm Insurance, Patrick Buchanan (no documents)

**PROCLAMATIONS & PRESENTATIONS :**

[PP 140](#) Fair Housing Proclamation – April/May 2025**ACTION ITEM**.....133

[PP 141](#) Mental Health Proclamation - May 2025**ACTION ITEM**.....135

**PUBLIC HEARING:**

[PH 142](#) Consideration of Resolution 2025-\_\_\_\_, amending Hailey’s Comprehensive Plan. The following sections are proposed to be modified: Section 5: Land Use; Section 6: Economic Development; Section 8: Housing; and Section 10: Transportation. A new section is proposed to be added and includes Section 15: Sustainability. A newly revised Land Use Map is also proposed under this amendment. The proposed amendments are pursuant to Title 67, Chapter 65, Local Land Use Planning Act. **ACTION ITEM** .....137

[PH 143](#) Consideration of proposed Ordinance No. \_\_\_\_\_, a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01 Definitions, to modify, refine, remove, and/or add various definitions to the title. **ACTION ITEM** .....358

**NEW BUSINESS:**

[NB 144](#) Discussion and Consideration of Resolution 2025-\_\_, a contract for Services Hailey Fire Department and Blaine County Ambulance District in the amount of \$2.00 for the primary purpose of clear Medical Control licensure as recommended by the Blaine County Ambulance District Medical Director. **ACTION ITEM** .....369

**OLD BUSINESS:**

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

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

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

**Matters & Motions from Executive Session or Workshop**

Next Ordinance Number - 1348 Next Resolution Number- 2025-051

**AGENDA ITEM SUMMARY**

**DATE:** 05/12/2025

**DEPARTMENT:** PW

**DEPT. HEAD SIGNATURE:** BY

**SUBJECT:** Motion to adopt Resolution 2025 - \_\_\_\_, authorizing the Mayor's signature on a grant award agreement with IDEQ in the amount of \$38,675 to conduct a leak detection on the City's public water system. **ACTION ITEM**

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

The City was awarded \$38,675 to perform a leak detection on the City's public water system. This grant award will cover a portion of the project total, which was quoted to be \$91,264. City staff is interested in pursuing this leak detection effort in order to identify possible areas in the water system where the City is losing significant amounts of water. Please refer to attached proposal from Oldcastle Infrastructure which includes a description of the work to be performed.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments:

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library                 | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney      | <input type="checkbox"/> Mayor                   | <input type="checkbox"/> Streets            |
| <input type="checkbox"/> City Clerk         | <input type="checkbox"/> Comm. Dev.              | <input type="checkbox"/> Treasurer          |
| <input type="checkbox"/> Building           | <input type="checkbox"/> Police                  | <input type="checkbox"/> _____              |
| <input type="checkbox"/> Engineer           | <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> _____              |
| <input type="checkbox"/> Fire Dept.         |  |   |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to adopt Resolution 2025 - \_\_\_\_, authorizing the Mayor's signature on a grant award agreement with IDEQ in the amount of \$38,675 to conduct a leak detection on the City's public water system.  
**ACTION ITEM**

**ADMINISTRATIVE COMMENTS/APPROVAL:**

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

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_

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

**FOLLOW-UP:**

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

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

**CITY OF HAILEY  
RESOLUTION NO. 2025**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY  
AUTHORIZING A GRANT SUBAWARD AGREEMENT WITH THE IDAHO  
DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ), IN THE AMOUNT OF  
\$38,675, TO PERFORM A LEAK DETECTION ON THE PUBLIC WATER SYSTEM**

WHEREAS, the City of Hailey desires to perform a leak detection on the City's water system,

WHEREAS, the City of Hailey desires to enter into a grant agreement with IDEQ in the amount of \$38,675, to perform the leak detection,

WHEREAS, the City of Hailey and IDEQ agree to the terms and conditions of the agreement, 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 agreement between the City of Hailey and IDEQ, and that the mayor is authorized to execute the attached agreement.

Passed this 12<sup>th</sup> day of May, 2025.

City of Hailey

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

ATTEST:

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



## Proposal

7000 Central Pkwy, Suite #800  
Atlanta, GA 30328

Phone: (770) 270-5000

Proposal #:

3/25/2025

**Proposal To:** City of Hailey, Idaho  
115 S Main Street  
Hailey, ID 83333

**Oldcastle:** Chris Cummings  
Phone: 760-803-9420

**Reference:** City of Hailey Idaho

**Contact:** Brian Yeager

**Email:** [brian.yeager@haileycityhall.org](mailto:brian.yeager@haileycityhall.org)

Order No	Date	Customer No	Terms	Bid Date	F.O.B.	Proposal Valid for
1	03/25/25		Net 30			30-60 days

**Proposal for:** FIDO AI pilot project for leak identification and mark up on sixty-two (62) miles of piping for the city of Hailey, Idaho

Qty	Unit	Description	Unit Price	Discounted Price	Amount
62		Leak detection services using FIDO AI for up to Sixty- Two (62) miles	1,636.00	1472.00	91,264.00
1		Mobilization - no charge	5,000.00	0.00	0.00
<b>Total:</b>					<b>91,264.00</b>
<i>(Sales Tax <u>Not</u> Incl.)</i>					

### Definition of Services

The Vendor (Oldcastle) has partnered with FIDO AI to provide data as a service to identify leaks in water assets. Oldcastle to provide FIDO Direct overlays a service to this FIDO AI including the deployment of FIDO Sensors, which are acoustic sensors used to capture leak sounds on the network and will identify, and physically markup all identified leaks. Specifically, the Vendor will:

- Provide a detailed SOW (Scope of Work) to the Client prior to commencement of the project.
- Deploy (and subsequently collect) FIDO hardware across the selected sweep area (Network Coverage) as set out below.
- Oldcastle Infrastructure services powered by FIDO AI will deliver leak/no leak results.
- Oldcastle Infrastructure services powered by FIDO AI will also deliver the size of the leak into 3 categories: small, medium and large.
- Oldcastle Infrastructure services powered by FIDO AI will group POIs and deploy leakage engineers to mark the location of the leak and submit work orders to the Customer to schedule the repair.
- Sensors provided by FIDO will remain in-situ at the nearest available asset to the dig location so FIDO AI can validate repair post dig. Once completion of the repair has been communicated by the Customer, FIDO AI will verify that the identified leaks have been successfully repaired.
- Oldcastle Infrastructure will provide all operational staff to undertake the contract (this may be a mixture of internal staff and/or 3rd party leak detection partners). Contact details of the appointed Oldcastle Infrastructure POC (point of contact) or Oldcastle Infrastructure representative will be provided to the customer.
- Oldcastle Infrastructure will provide a report highlighting outstanding repairs to be completed by the Customer, and any support required from the Customer over the subsequent week.
- Provide a post project report confirming the number of leaks marked up and ranked by size.

### Specific Obligations of Customer

- Provide all shapefiles (GIS) for the selected sweep area with clearly marked asset points and details of pipe material and pipe diameters ahead of operational work commencing.
- Provide a copy of a recent AWWA M36 Water Audit or other form of water loss auditing report, if available.
- Areas chosen to be concurrent locations and agreed with Oldcastle Infrastructure in advance.
- Ensure assets are accessible and are free from obstruction (clean all valves prior to mobilization).
- Client to provide onsite operational support for any special access asset points.
- Client to co-ordinate and implement traffic control and signage where necessary.
- If flow meters are present and flow into the sweep area is measurable, it is requested that the previous 3 months of repair and flow data are provided in advance of Oldcastle Infrastructure mobilizing to site. Subsequently the Client will be asked to provide weekly flow data and repair history for the duration of the contract to allow FIDO's Analysts and client to review any evidential drops in flow as repairs are completed.
- Provide guidance on any bespoke or additional PPE to the Oldcastle Infrastructure team ahead of operational work commencing. Oldcastle Infrastructure will provide the standard 5-point PPE for operational staff. Any additional PPE or specialized PPE must be indicated and provided by the client where reasonable.
- Provide read only access to flow and pressure data if available.
- Provide the full contact details of the day to day operational and data business leads;
- Agree the required Point of interest (POI) feedback proforma to enable promotion to workflow (including all data required).
- Agree the post project completion report format.
- Must contact 811 prior to digging.

### Network Coverage

Sixty-two (62) miles of water main piping

### Term

30 - 60 days

**Accepted by:**

*Peter Delgado*

3/25/2025

Peter Delgado  
Oldcastle Infrastructure, Inc.

Date

(Customer Signature)  
Printed name:

Date



April 23, 2024

Electronic Delivery: [martha.burke@haileycityhall.org](mailto:martha.burke@haileycityhall.org)

The Honorable Martha Burke  
City of Hailey  
115 S Main St.  
Hailey, ID 83333

Subject: City of Hailey Drinking Water Planning Grant No.: DWG-277-2023-28CAP

Dear Mayor Burke:

We are pleased to inform you that your requests for a increases to your State drinking water planning grant have been approved. The funds will be issued to offset higher than expected bids for the completion of leak detection work. The funds will be supported by non-ARPA funds and your grant offer for those funds are enclosed. The leak detection work will need to be completed in accordance with Rules for Administration of Planning Grants for Drinking Water and Wastewater Facilities, IDAPA 58.01.22, to evaluate the current drinking water system and identify needed improvements.

Please pay close attention to Section VIII Special Conditions. Please review this document and if you find it satisfactory, sign and return the document on or before 60 days from the date of this grant offer to Hayley Brown at [hayley.brown@deq.idaho.gov](mailto:hayley.brown@deq.idaho.gov).

If you have any questions regarding this grant, please contact Hayley Brown at [hayley.brown@deq.idaho.gov](mailto:hayley.brown@deq.idaho.gov).

Sincerely,

*Charlie Parkins*

Charlie Parkins  
Grants and Loans Supervisor  
Drinking Water Protection and Finance Division

Encl. Drinking Water Grant Agreement  
CAPDEV Required Disclosures

EDMS No.: Transmittal, 2024ALN2463; Grant Offer, 2024ALN2464

ec: Jerri Henry, DEQ State Office  
Tyler Fortunati, DEQ State Office  
Bill Hart, DEQ State Office  
Joe Otero, DEQ Twin Falls Regional Office  
Eric Landsberg, [eric@clearsolns.com](mailto:eric@clearsolns.com)  
Mary Cone, [mary.cone@haileycityhall.org](mailto:mary.cone@haileycityhall.org)  
Emily Williams, [emily.wiliams@haileycityhall.org](mailto:emily.wiliams@haileycityhall.org)

**STATE OF IDAHO  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
PLANNING GRANT ACCEPTANCE AND AGREEMENT  
FOR DRINKING WATER FACILITIES**

**SECTION I. INTRODUCTION**

The Idaho Board of Environmental Quality (Board) is authorized by the Title 39, Chapters 1 and 36 of the Idaho Code (the Act), to make and administer grants in order to provide financial assistance to municipalities to aid in the planning of public drinking water facilities. The Board, through the Department of Environmental Quality (Department), is authorized to administer the Act. The Department has found that the city of Hailey (Applicant/Grantee) has established eligibility for a grant under the terms of the Act and the Rules for Administration of Planning Grants for Drinking Water and Wastewater Facilities, IDAPA 58.01.22 (the Rules).

The Department hereby offers a grant funds to the Applicant according to the conditions contained in the following sections of this grant agreement.

**SECTION II. DESCRIPTION OF PROJECT**

This grant agreement is for facility planning of the following project:

- A. Grant Project Number: DWG-277-2023-28CAP
- B. Name and Address of Applicant: City of Hailey  
115 S Main St.  
Hailey, ID 83333
- C. Project Description: The purpose of the grant is to cover cost overruns related to leak detection services for ARPA project DWG-277-2023-28.
- D. Estimated Project Budget:\*
- |  |          |
|--|----------|
| 1. Administrative Services             | \$0      |
| 2. Engineering and Consulting Services | \$91,264 |
| 3. Environmental Review                | \$0      |
| 4. Total                               | \$91,264 |

<b>Amount to be funded by State Grant</b>	<b>\$38,675</b>
<b>Amount to be funded by the city of Hailey</b>	<b>\$52,589</b>

\*Note: The above costs represent estimated eligible costs for the project. Final payment, per this grant agreement, shall be determined using the actual eligible costs assessed by the Department pursuant to a final project review.

**SECTION III. GENERAL CONDITIONS**

This offer may only be accepted by signature by an authorized representative of the Applicant. Upon acceptance by the Applicant, this offer shall become a grant agreement (Agreement) and the Applicant shall become the Grantee. By accepting this offer, the Grantee agrees to all terms and conditions set forth in this Agreement and the Rules.

The Grantee shall:

- A. Not transfer, assign, or pledge any beneficial interest in this Agreement to any other person or entity without express written consent from the Director of the Department of Environmental Quality (Director). Neither may the Grantee delegate legal responsibility for complying with the Agreement without the Director's express written consent.
- B. Enter into such contractual arrangements with third parties as the Grantee deems advisable to assist in meeting its responsibilities under the Agreement.
- C. Fulfill all declarations, assurances, representations and statements in the application and all other documents, amendments and communications filed with the Department by the Grantee in support of the request for this grant.
- D. Have an active registration with the System for Award Management (“SAM”) ([www.sam.gov](http://www.sam.gov)) pursuant to 2 CFR Part 25.
- E. Comply with applicable State and Federal employment requirements including, but not limited to, Equal Employment Opportunity and Civil Rights requirements.
- F. Comply with all applicable federal, state, and local laws.

**SECTION IV. PROJECT MANAGEMENT**

The Grantee shall:

- A. Efficiently and effectively manage the grant funds in accordance with this Agreement.

- B. Monitor and report performance to the Department pursuant to the planning grant deadline developed jointly between the Department and the Grantee and incorporated into this Agreement by reference.
- C. Retain and utilize the services of an engineer, currently licensed by the State of Idaho, for all project planning, and oversight. The grantee must notify and provide a copy of the executed contracts and scope of work for said engineer supported by this Agreement to the Department. In the event that the Grantee amends the scope of work with the engineer firm, or changes engineering firms, at any time throughout the study, the Department shall be notified and a copy of the new or amended contract provided to the Department.
- D. Require the prime engineering firm(s) and their principals retained for engineering services to carry professional liability insurance to protect the public from the engineer's negligent acts and errors of omission of a professional nature. The total aggregate of the engineer's professional liability insurance shall be at least one hundred thousand dollars (\$100,000) or twice the amount of the engineer's fee, whichever is greater. Professional liability insurance must cover all services rendered for all phases of the project planning, whether or not those services are state funded, until the planning document approved by the Department and the conditions of this grant agreement have been satisfied.
- E. Maintain project accounts in accordance with generally accepted accounting principles.
- F. Submit final facility planning documents to the Department for review and approval by June 30, 2026.
- G. Will select, to the maximum extent practicable, a project or activity that maximizes the potential for efficient water use, reuse, recapture, and conservation, and energy conservation.

## **SECTION V. PAYMENTS**

- A. Requests for payment, pursuant to this Agreement, shall be submitted to the Department on a form provided by the Department. The request for reimbursement shall describe the work completed and set forth the total dollar amount expended for eligible costs. If the costs are determined to be eligible, the Director or her authorized representative shall authorize the disbursement of appropriate grant funds to the Grantee.
- B. Advanced payment will not be made on the project unless a written request from the Grantee for a waiver is approved by the Department.
- C. Grant amendment increase requests as a result of an increase in eligible project costs may be considered, provided funds are available. Documentation and justification supporting the unavoidable need for a grant increase must be submitted to the Department for approval prior to incurring any costs above the approved eligible cost ceiling.

- D. If the actual eligible cost is determined to be lower than the estimated eligible cost the grant amount may be reduced proportionately.
- E. Payment of the final five percent (5%) of the grant will be withheld until the following requirements are met:
  - 1. The final planning document has been submitted to and approved by the Department.
- F. This Agreement is subject to the existence of the offered sums of money at the time of payment. Should the offered sum of money not be available at the time of payment, the Department hereby agrees to pay the above Grantee the offered sum of money on the basis of the Grantee's priority position immediately upon the accrual of said sum in Department accounts.

**SECTION VI. TERMINATION OR SUSPENSION OF GRANT**

- A. The Director may suspend or terminate this Agreement for failure by the Grantee or its agents, including its engineering firm(s), contractor(s) or subcontractor(s) to perform. The Agreement may be suspended or terminated for good cause including, but not limited to, the following:
  - 1. Commission by an employee or agent of the Grantee of fraud, embezzlement, theft, forgery, bribery, misrepresentation, conversion, malpractice, misconduct, malfeasance, misfeasance, falsification or unlawful destruction of records, or receipt of stolen property or any form of tortious conduct; or
  - 2. Commission by an employee or agent of the Grantee of any crime for which the maximum sentence includes the possibility of one (1) or more year's imprisonment or any crime involving or affecting the project; or
  - 3. Violation of any term of agreement of the Agreement; or
  - 4. Any willful or serious failure to perform within the scope of the project, project schedule, terms of architectural/engineering subagreements, or
  - 5. Utilizing an engineering firm, contractor or subcontractor that has been suspended or debarred for good cause by any federal or state agency from working on public work projects funded by that agency.
- B. The Director will notify the Grantee in writing and by certified mail of the intent to suspend or terminate this Agreement. The notice of intent shall state:
  - 1. Specific acts or omissions which form the basis for suspension or termination; and

2. That the Grantee may be entitled to appeal the suspension or termination pursuant to IDAPA 58.01.23, Rules of Administrative Procedure Before the Board of Environmental Quality.
- C. If the Grantee does not initiate a contested case before the Board by filing a petition within the time period specified by the Rules of Administrative Procedures Before the Board of Environmental Quality, IDAPA 58.01.23, the Department may thereafter terminate or suspend the Agreement.
- D. The Grantee shall perform no work under the Agreement after receiving a notice of intent to suspend or terminate until all administrative proceedings and appeals therefrom are final or the Department reinstates the Agreement as provided herein.
- E. Upon written request by the Grantee with evidence that the cause(s) for suspension no longer exists, the Director may, if funds are available, reinstate the Agreement.
- F. No terminated grant shall be reinstated. The Board may unilaterally order the Grantee to reimburse the State for funds previously paid to the Grantee.

#### **SECTION VII. ACCESS AND INDEMNIFICATION**

The Grantee agrees to:

- A. Provide the Director, or his/her authorized agents, access to the files, records, accountings and books relating to the management and accountability of this grant.
- B. Indemnify and hold harmless the State of Idaho, its agents, and its employees from any and all claims, actions, damages, liabilities, and expenses directly or indirectly connected to the Grantee or its agents, employees, contractors, or assignee's actions related to the planning, design, or any part of the project.

#### **SECTION VIII. SPECIAL CONDITIONS**

- A. The planning document shall address all of the management and technological sustainability efforts as indicated in the planning grant letter of interest submitted by the city of Hailey.
- B. The Grantee will provide proof of an assigned Unique Entity Identifier and active registration with SAM (<https://www.sam.gov>) if not already obtained, prior to the first disbursement. Further disbursements will be made contingent on the Grantee providing proof that all requested information to SAM has been submitted.

**SECTION IX. CLOSE OUT**

- A. This grant will be considered closed once the subrecipient has submitted all the invoices, reports, and any other requested documentation to the Department, and they have been paid/approved by the Department. This includes the final invoice, final approved planning document and, if applicable, an environmental determination has been made. A formal closure letter will be sent to the subrecipient verifying closure of the grant.

**SECTION X. OFFER**

The offer set forth herein must be accepted, if at all, on or before 60 days from the date of this offer.



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Linda Brown, Executive Financial Officer  
Department of Environmental Quality

**04/21/2025**

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Date

**SECTION XI. ACCEPTANCE**

The city of Hailey by and through its undersigned representative(s), accepts the foregoing offer and agrees to discharge all obligations and to comply with all terms and conditions contained therein.

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Signature of Representative

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Name and Title of Representative

---

Date

**CONFLICT OF INTEREST CERTIFICATION**

**Sub-Grant#:**  
DWG-277-2023-28CAP

**Subrecipient Name:**  
City of Hailey

A conflict of interest (COI) is defined as an actual or potential situation that undermines, or may undermine, the impartiality of an individual or non-federal entity because their self-interest conflicts or may conflict with their duty and obligations to the public in performing a federally funded financial assistance agreement. COI also includes situations that create, or may create, an unfair competitive advantage, or the appearance of such, for an applicant or contractor in competing for federal financial assistance.

**Situations Requiring Disclosure:** (1) Any COI described at 2 CFR 200.318(c)(1) including consulting fees or other compensation paid to employees, officers, agents of the subrecipient and/or members of their immediate families paid by procurement contractors or other subrecipients receiving federal funding under a subaward. (2) Any organizational COI described at 2 CFR 200.318(c)(2) between the subrecipient and procurement contractors or other subrecipients receiving federal funding under a subaward.

**Timing & Content of Disclosure:** Subrecipients must disclose any COI related to this agreement within 10 calendar days of discovery to DEQ’s Project Manager. All disclosures must be in writing preferably through email communication. In addition to describing the COI, subrecipients must also provide any information regarding measures to eliminate, neutralize, mitigate or otherwise resolve the conflict.

**Subrecipient Point of Contact (POC):** This is the person designated to disclose and resolve any COI that may arise related to this subaward agreement. The Subrecipient POC must be an employee or officer of the Subrecipient or another entity (e.g. consultant or attorney) expressly authorized by the Subrecipient to speak on its behalf.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Title: \_\_\_\_\_

**Please check one of the following:**

- The subrecipient has implemented a written policy of financial COI that is consistent with federal general procurement standards referenced herein. I certify that all individuals responsible for the application, design, implementation, administration, and/or monitoring of this agreement have made the required disclosures to DEQ in accordance with the subrecipient’s policy.
  
- The subrecipient has not implemented a written policy of financial COI. I certify that all individuals responsible for the application, design, implementation, administration, and/or monitoring of this agreement have made the required disclosures to DEQ in accordance with the situations, timing, and content of disclosure requirements listed above.

I certify that the information listed above is true, complete, and accurate to the best of my knowledge, and that I am an Authorized Organizational Official for the subrecipient.

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

Email: \_\_\_\_\_

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

Title: \_\_\_\_\_

## **CERTIFICATION REGARDING LOBBYING**

### Certification for Contracts, Grants, Loans, and Cooperative Agreements

The applicant certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the applicant shall complete and submit Standard Form- LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.
- (3) The applicant shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under loans, and cooperative agreements) and that all subrecipients shall certify and disclosure accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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Signature

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Title/Institution

## **Acknowledgement of Federal Audit Requirements for Federal Subrecipients**

Subaward grant funds disbursed per this Agreement are considered federal financial assistance per the Single Audit Act (SAA) of 1984, as amended by the Single Audit Act Amendments of 1996 (SAA), 31 U.S.C. §§7501-7507 (2000) and moved and incorporated in 2014 into the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at 2 CFR Part 200, Subpart F – Audit Requirements. If a Subrecipient expends more than \$750,000 of federal funds (including, but not limited to those received as part of this agreement) in their fiscal year 2016 or later; then, the Subrecipient must have a single or program-specific audit conducted for that year in accordance with Subpart F of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (§200.500-200.500.521). In such case, the Subrecipient must:

- Procure or otherwise arrange for the required audit in accordance with 200.509 Auditor selection, and ensure it is properly performed and submitted when due;
- Prepare appropriate financial statements, including the schedule of expenditures of Federal awards in accordance with §200.510 Financial statements;
- Properly submit audit report in a timely fashion (§200.512):
  - The audit must be submitted within **thirty (30) calendar days** after the receipt of the auditor’s report **OR nine (9) months** after the end of the audit period, which is generally the Subrecipient’s fiscal year end.
  - The auditee must ensure timely submission of the data collection form and reporting package to the Federal Audit Clearinghouse (FAC) as described in §200.512 paragraphs (b) and (c) respectively.
  - Subrecipient must keep one copy of the data collection form and one copy of the reporting package on file for **three (3) years** from the date of submission to the FAC.
- Promptly follow up and take corrective action on audit findings, including preparation of a summary schedule of prior audit findings and a corrective action plan in accordance with §200.511, Audit findings follow-up, paragraph (c), respectively (as appropriate);
- Provide the auditor with access to personnel, accounts, books, records, supporting documentation, and other information as needed for the auditor to perform the audit required by Subpart F.

The Subrecipient recognizes that it is responsible for determining if the **\$750,000** threshold is reached, as appropriate, and if a SAA audit is required. Additionally, the Subrecipient must inform the Department, in writing, of any findings or recommendations pertaining to this agreement contained in any audits conducted by the Subrecipient. In such cases, the Subrecipient must also provide the Department with a copy of the audit.

Signature of Authorized Representative: \_\_\_\_\_ Date: \_\_\_\_\_

**CONFLICT OF INTEREST CERTIFICATION**

**Sub-Grant#:**  
DWG-277-2023-28CAP

**Subrecipient Name:**  
City of Hailey

A conflict of interest (COI) is defined as an actual or potential situation that undermines, or may undermine, the impartiality of an individual or non-federal entity because their self-interest conflicts or may conflict with their duty and obligations to the public in performing a federally funded financial assistance agreement. COI also includes situations that create, or may create, an unfair competitive advantage, or the appearance of such, for an applicant or contractor in competing for federal financial assistance.

**Situations Requiring Disclosure:** (1) Any COI described at 2 CFR 200.318(c)(1) including consulting fees or other compensation paid to employees, officers, agents of the subrecipient and/or members of their immediate families paid by procurement contractors or other subrecipients receiving federal funding under a subaward. (2) Any organizational COI described at 2 CFR 200.318(c)(2) between the subrecipient and procurement contractors or other subrecipients receiving federal funding under a subaward.

**Timing & Content of Disclosure:** Subrecipients must disclose any COI related to this agreement within 10 calendar days of discovery to DEQ’s Project Manager. All disclosures must be in writing preferably through email communication. In addition to describing the COI, subrecipients must also provide any information regarding measures to eliminate, neutralize, mitigate or otherwise resolve the conflict.

**Subrecipient Point of Contact (POC):** This is the person designated to disclose and resolve any COI that may arise related to this subaward agreement. The Subrecipient POC must be an employee or officer of the Subrecipient or another entity (e.g. consultant or attorney) expressly authorized by the Subrecipient to speak on its behalf.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Title: \_\_\_\_\_

**Please check one of the following:**

- The subrecipient has implemented a written policy of financial COI that is consistent with federal general procurement standards referenced herein. I certify that all individuals responsible for the application, design, implementation, administration, and/or monitoring of this agreement have made the required disclosures to DEQ in accordance with the subrecipient’s policy.
  
- The subrecipient has not implemented a written policy of financial COI. I certify that all individuals responsible for the application, design, implementation, administration, and/or monitoring of this agreement have made the required disclosures to DEQ in accordance with the situations, timing, and content of disclosure requirements listed above.

I certify that the information listed above is true, complete, and accurate to the best of my knowledge, and that I am an Authorized Organizational Official for the subrecipient.

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

Email: \_\_\_\_\_

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

Title: \_\_\_\_\_

## **CERTIFICATION REGARDING LOBBYING**

### Certification for Contracts, Grants, Loans, and Cooperative Agreements

The applicant certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the applicant shall complete and submit Standard Form- LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.
- (3) The applicant shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under loans, and cooperative agreements) and that all subrecipients shall certify and disclosure accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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Signature

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Title/Institution

## **Acknowledgement of Federal Audit Requirements for Federal Subrecipients**

Subaward grant funds disbursed per this Agreement are considered federal financial assistance per the Single Audit Act (SAA) of 1984, as amended by the Single Audit Act Amendments of 1996 (SAA), 31 U.S.C. §§7501-7507 (2000) and moved and incorporated in 2014 into the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at 2 CFR Part 200, Subpart F – Audit Requirements. If a Subrecipient expends more than \$750,000 of federal funds (including, but not limited to those received as part of this agreement) in their fiscal year 2016 or later; then, the Subrecipient must have a single or program-specific audit conducted for that year in accordance with Subpart F of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (§200.500-200.500.521). In such case, the Subrecipient must:

- Procure or otherwise arrange for the required audit in accordance with 200.509 Auditor selection, and ensure it is properly performed and submitted when due;
- Prepare appropriate financial statements, including the schedule of expenditures of Federal awards in accordance with §200.510 Financial statements;
- Properly submit audit report in a timely fashion (§200.512):
  - The audit must be submitted within **thirty (30) calendar days** after the receipt of the auditor’s report **OR nine (9) months** after the end of the audit period, which is generally the Subrecipient’s fiscal year end.
  - The auditee must ensure timely submission of the data collection form and reporting package to the Federal Audit Clearinghouse (FAC) as described in §200.512 paragraphs (b) and (c) respectively.
  - Subrecipient must keep one copy of the data collection form and one copy of the reporting package on file for **three (3) years** from the date of submission to the FAC.
- Promptly follow up and take corrective action on audit findings, including preparation of a summary schedule of prior audit findings and a corrective action plan in accordance with §200.511, Audit findings follow-up, paragraph (c), respectively (as appropriate);
- Provide the auditor with access to personnel, accounts, books, records, supporting documentation, and other information as needed for the auditor to perform the audit required by Subpart F.

The Subrecipient recognizes that it is responsible for determining if the **\$750,000** threshold is reached, as appropriate, and if a SAA audit is required. Additionally, the Subrecipient must inform the Department, in writing, of any findings or recommendations pertaining to this agreement contained in any audits conducted by the Subrecipient. In such cases, the Subrecipient must also provide the Department with a copy of the audit.

Signature of Authorized Representative: \_\_\_\_\_ Date: \_\_\_\_\_

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** May 12, 2025      **DEPARTMENT:** Library      **DEPT. HEAD SIGNATURE:** Lyn Drewien

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**SUBJECT**

Motion to approve Resolution 2025-\_\_\_\_, authorizing signature on Library grant award from the Idaho Commission for Libraries Facilities Grant – Round Two for the Pod Project in the amount of \$16,995 to purchase one quad pod.

**AUTHORITY:**  I.D. Code       I.A.R. \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_

**BACKGROUND:**

The Idaho Commission for Libraries (ICfL) awarded approximately \$175,000 in funding to recipients of the 2023 Facilities Improvement Grant. ICfL awarded Hailey Public Library \$16,995 for one quad pod. The grant period is April 15, 2025, through August 15, 2026.

This funding was approved at the federal level in 2021 and was distributed to ICfL in 2023 to fund two rounds of the Facilities Improvement Grant. Funds must be used to jointly and directly enable work, education, and health monitoring in communities with critical needs for the project.

HPL initially requested funding to purchase two four-person pods to complement the newly expanded computer space and provide a quiet workspace for individuals or for our reference librarians to assist patrons in a private, confidential setting. The grant was approved up to \$16,995 for the purchase of one quad pod and furniture.

**Funding Source & Citation: *Capital Projects Fund CFDA # 21.029 (CPF) — Public Law 117-2.***

Title III Section 604 of the ARP Act (ARPA) established the Capital Projects Fund and provides \$10 billion for Treasury to make payments to States, Tribes, Territories, and Freely Associated States to carry out critical capital projects that directly enable work, education, and health monitoring including remote options in response to the public health emergency regarding COVID-19.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:**

\_\_\_\_ City Attorney      XX Clerk / Finance Director      \_\_\_\_\_, Engineer      XX, Mayor  
\_\_\_\_ P & Z Commission      \_\_\_\_\_ Parks & Lands Board      \_\_\_\_\_ Public Works      XX Administrator

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Approve the library's grant contract for the Idaho Commission for Libraries Facilities Grant – Round Two for \$16,995 to purchase one quad office/meeting pod.

**FOLLOW UP NOTES:**

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

A RESOLUTION OF THE HAILEY CITY COUNCIL AUTHORIZING THE 2025 FACILITIES IMPROVEMENT GRANT AGREEMENT BETWEEN THE CITY OF HAILEY AND THE IDAHO COMMISSION FOR LIBRARIES (ICFL).

WHEREAS, Hailey Public Library has been awarded partial funding of \$16,995 from the 2025 Facilities Improvement Grant Program to purchase one Quad Pod for up to four people for work, study, or meetings in the library;

WHEREAS, this program is open to grantees who received an award in 2023 to support additional projects that complement, add to, or enhance the original projects;

WHEREAS, the purpose of the Facilities Improvement Grant is to build the institutional capacity of libraries to best serve their communities by updating, renovating, or constructing new facilities for public use;

WHEREAS, Hailey Public Library will purchase a quad pod to accommodate up to four persons for work, study, or meetings in the library;

WHEREAS, the term of this Agreement begins April 15, 2025, and concludes on August 15, 2026, or 60 days following the final expenditure.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hailey, Idaho, that the Facilities Improvement Grant Agreement between the City of Hailey and the Idaho Commission for Libraries be approved.

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

# Grant Award Notification

Idaho Commission for Libraries

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**Grant Award Number:** FACI 25-04

**Award Recipient (Grantee):** Hailey Public Library

**Award Amount:** \$16,995

**Project Title:** Pod Project

**Grant Program:** Facilities Improvement

**Grant Period:** April 15, 2025 - August 15, 2026, or 60 days following final expenditure, whichever occurs first.

**Grant Status:** Approved for Partial Funding (See Partially Approved Applications section for approved and unapproved elements)

**Contact Information:**

<b>Idaho Commission for Libraries (ICfL)</b>	
Development Services Program Supervisor Talela Florko <a href="mailto:talela.florko@libraries.idaho.gov">talela.florko@libraries.idaho.gov</a> (208) 639-4164 325 W. State St. Boise, ID 83702	Grants/Contracts Officer Jamie Thill <a href="mailto:jamie.thill@libraries.idaho.gov">jamie.thill@libraries.idaho.gov</a> (208) 639-4153 325 W. State St. Boise, ID 83702
Authorizing Official: Stephanie Bailey-White, State Librarian <a href="mailto:stephanie.bailey-white@libraries.idaho.gov">stephanie.bailey-white@libraries.idaho.gov</a> (208) 639-4145 325 W. State St. Boise, ID 83702	
<b>Grantee</b>	
Hailey Public Library Hailey Public Library Street Address: 7 W Croy St City: Hailey State / Province: ID Postal / Zip Code: 83333	Contact Name: Lyn Drewien, Library Director <a href="mailto:lyn.drewien@haileypubliclibrary.org">lyn.drewien@haileypubliclibrary.org</a> (208) 7882036 Authorizing Official/Library Director (if different): ,

**ICfL Authorizing Official Signature:**

**Grantee Authorizing Official Signature:**

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Stephanie Bailey-White, State Librarian

## Partially Approved Applications

If the project plan in the Grantee's application was approved for partial funding, instead of full funding, the allowable and non-allowable project elements will be listed below. If the Grantee's application was approved for full funding, the areas below will remain blank.

### **Approved Project Elements. The following project elements are approved for funding under this grant Agreement.**

- a. Grant funds of up to \$16,995.00 may be used for the following project elements:
  - i. One Quad Pod for up to four people for work/study/meetings

### **Unapproved Project Elements. The following project elements are NOT approved under this grant Agreement.**

- i. A second Quad Pod for up to four people for work/study/meetings

# Idaho Library Facilities Grant Application 2025

## I. Program Overview

The 2025 Facilities Improvement Grant will offer public libraries awards ranging from \$5,000 to \$50,000 to construct, improve, and repair library buildings to meet a critical community need and to jointly and directly enable work, education, and health monitoring. This program is open to grantees that received an award during the 2023 Facilities Improvement Grant application cycle. The program is intended to support projects that complement, add to, or enhance the original projects undertaken by grant recipients. Grant funds are not intended to solely cover cost overages from the original grant project.

This program is administered by the Idaho Commission for Libraries (ICfL) and is made possible with funds from the U.S. Department of the Treasury through the Coronavirus Capital Projects Fund (CPF). The CPF was authorized by section 9901 of the American Rescue Plan Act of 2021, Public Law 117-2, enacted on March 11, 2021. The CPF aims to carry out critical capital projects directly enabling work, education, and health monitoring, including remote options, in response to the public health emergency with respect to the Coronavirus Disease (COVID-19). Within the CPF program, funds provided to libraries are considered to be part of the Multi-Purpose Community Facility Project tier of awards. The assigned federal Assistance Listing Number (ALN) for the CPF is 21.029. The Federal Award Identification Number (FAIN) for the award to the State of Idaho is CPFFN0170.

## II. Program Goals

- A. Build the institutional capacity of libraries to best serve their communities by updating, renovating, or constructing new facilities for public use.
- B. Strengthen the role of libraries and library staff as community educators and community connectors by improving access to work, education, and health monitoring spaces and services.
- C. Address demonstrated critical needs within Idaho communities by improving access to work, education, and health monitoring.

## III. Definitions

**Work:** Activities to help community members engage in employment, search for employment, and/or develop the requisite skills and knowledge to become employed (e.g., participate in career counseling programs, workforce training programs, as well as gain access to internet websites to search for and apply to jobs).

**Education:** Activities to acquire knowledge and/or skills, undertaken as part of a person's participation in school, an academic program, extracurricular program, social-emotional development program for students or youths, internship, or professional development program, or in another educational environment.

**Health Monitoring:** Services to monitor an individual's health, including with respect to either physical or behavioral health.

## IV. Eligibility

This grant is open to tax-funded public libraries in Idaho, as defined in Idaho Code Title 33 Chapters 26 (city libraries) and Chapter 27 (district libraries). Libraries must be open to and serve the general public. Libraries, or their parent entity (city/county), must also obtain a 12-character Unique Entity

Identifier (UEI) number from the federal SAM website (<https://sam.gov>) to receive federal grant funds. This UEI number must remain active for the duration of the grant award.

**Libraries must have received a Facilities Improvement Grant award in 2023 from the Idaho Commission for Libraries to apply for the 2025 grant.**

## V. Key Dates

**Grant Period:** April 15, 2025 - August 15, 2026, or 60 days following final expenditure, whichever occurs first.

**Interim Reports Due:** Quarterly (September 30, December 31, March 31, June 30)

Reports are due on the final day of the quarter and should reflect activity occurring during that quarter. For example, activity occurring between October 1 and December 31, should be reflected in the quarterly report submitted by December 31. The first quarterly report will be due June 30, 2025.

**Final Report Due:** 90 days following the final expenditure, or November 15, 2026, whichever occurs first.

## VI. Program Requirements

A. **Award Summary.** Libraries will be awarded grants ranging from \$5,000 to \$50,000. No project costs in excess of the total amount awarded shall be reimbursed by the ICfL.

B. **Required Activities.** The library agrees to:

1. Improve, repair, expand, or construct library facilities to jointly and directly enable work, education, and health monitoring. The project should compliment, add to, or somehow enhance the work completed with the first Facilities Improvement Grant awarded to the library in 2023.
2. Ensure the facility project is substantially complete by August 15, 2026, which means the project can fulfill the primary operations it was designed to perform; delivering services to end-users. At substantial completion, service operations and management systems infrastructure must be operational.
3. Retain ownership of the facility for at least five years following completion of the project and ensure it is available for public access and use during that time.
4. Budget and plan for the ongoing maintenance and operation costs of the facility to ensure that the facility is sustained and operational using Grantee funds following the grant period.

C. **Allowable Expenses.** A grantee may only use program funds for allowable costs, as defined in the federal grant funds Uniform Guidance (2 C.F.R. Part 200, Subpart E), which includes the requirement that costs be reasonable and necessary for the accomplishment of program objectives.

The following is an abbreviated list of allowable grant expenses. It is not intended to be exhaustive or exclusive. Applicants should contact the ICfL if they are unsure if their proposed idea/expenditure is allowable. Eligible costs must be incurred after the award notification and during the grant period.

1. Repair, rehabilitation, construction, and facility improvement costs to jointly and directly enable work, education, and health monitoring. Additions, improvements, modifications, replacements, rearrangements, reinstallations, renovations, or alterations to capital assets that materially increase their value or useful life.
2. Acquisition of real property (purchasing or acquiring land or buildings). The acquisition or purchase of land and buildings (facilities). Real property means land, including land

improvements, and structures, but excludes moveable machinery and equipment.

3. Permitting, planning, architectural design, engineering design, and work related to environmental, historical, and cultural reviews. Projects must comply with applicable federal environmental laws. Generally, projects eligible for this funding source will not need to undergo environmental compliance review.

4. Acquisition of equipment or supplies. Office equipment or materials/supplies to make the space operational. Equipment is defined as tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost of at least \$10,000. Supplies are tangible personal property other than equipment, with a per-unit cost less than \$10,000.

5. Preproject development occurring after the grant award notification. Data gathering, feasibility studies, community engagement and public feedback processes, equity assessments and planning, and needs assessments.

6. Ancillary costs necessary to operationalize and put assets to full use. Expenses necessary to make the space fully functional for work/education/health monitoring, including programming expenses.

7. Compensation. Compensation for personal services including wages and salaries paid for services of employees rendered during the period of performance under the award. Costs of compensation are allowable to the extent that they satisfy the specific requirements of this award. The total compensation for individual employees must be reasonable for the services rendered and comparable to rates paid for similar work in the local labor market. Grant funds may only be used for hours worked to carry out the project in excess of the number of hours included in the Grantee's operating budget for the position.

8. Fringe Benefits. Fringe benefits are provided to employees as compensation in addition to regular salaries and wages. Fringe benefits include, but are not limited to, the costs of leave (vacation, family-related, sick, or military), employee insurance, pensions, and unemployment benefit plans. Fringe benefits are allowable if they are reasonable and are required by the employment agreement, or an established policy of the organization. The costs must be equitably allocated to the award based on the number of personnel hours charged to the grant. The costs of employer contributions for social security, employee life, health, unemployment, and worker's compensation insurance; pension plan costs; and other similar benefits are allowable as long as they are allocated according to time spent on the project.

9. Professional Services. Costs of professional and consultant services rendered by persons who are members of a particular profession or possess a special skill, and who are not employees of the entity. Contracted professionals and consultants are 1099 contractors who are not employees on the organization's payroll.

10. Costs associated with monitoring of and reporting on projects in compliance with US Dept. of the Treasury requirements, including award closeout costs.

**D. Non-Allowable Expenses.** The following is an abbreviated list of non-allowable grant expenses. It is not intended to be exhaustive or exclusive. Applicants should contact the ICfL if they are unsure if a cost is allowable. The following items are not allowable grant expenses:

1. Pre-award costs incurred prior to the grant period (i.e., prior to April 15, 2025). Costs incurred before the grant period begins are not allowable even if the invoice is received during the grant performance period. The grant may only be used for costs incurred during the grant performance period.

2. Capital expenditures related to the purchase of a vehicle.

3. Grantee general operating expenses, other than grant administration costs.
4. Short-term operating leases.
5. Debt. Payment of interest or principal on outstanding debt instruments, or other debt service costs. Fees or issuance costs associated with the issuance of new debt.
6. Satisfaction of any obligation arising under or pursuant to a settlement agreement, judgment, consent decree, or judicially confirmed debt restructuring plan in a judicial, administrative, or regulatory proceeding.
7. Costs to support or oppose collective bargaining.
8. Advertising or publicity not related directly to the grant project and its implementation.
9. Promotional items and memorabilia, including models, gifts, and souvenirs.
10. Food and beverages.
11. Entertainment.

**E. Payment Schedule and Funding Availability.**

1. The ICfL will disburse funds to grantees as they incur costs. To draw funds, the grantee must submit a draw request form, signed by the organization's authorizing official or library director, to the ICfL in order to receive payment. Draw request forms may include the expenses anticipated for a two month period. To allow time for the ICfL to draw funds from our federal funding partner, we recommend submitting draw request forms about one month before funds will be needed.
2. Any unspent funds, or funds spent on unallowable costs, must be returned to the ICfL at the end of the grant period.
3. Disbursement of awards is conditional upon ICfL's receipt of CPF funds from the U.S. Department of the Treasury. If CPF funds become unavailable to the ICfL for any reason, the ICfL reserves the right to delay or withhold further payments from awarded libraries. The ICfL will notify awarded libraries in writing if funding becomes unavailable for any reason.

**F. Reporting Requirements.** The grantee agrees to:

1. Document grant expenditures through receipts, payroll reports, accounting system reports, and/or paid invoices. Spending documentation must be submitted with the final report. Any grant funds not accounted for through documented spending must be returned to the ICfL. The ICfL reserves the right to audit or review grant expenditure records at any time during the grant period.
2. Collect program data required by the ICfL or our funding partner, the U.S. Department of the Treasury. Submit information with quarterly and final reports.
3. Submit quarterly reports by the last day of the quarter (September 30, December 31, March 31, June 30). Quarterly reports will include a brief progress report/project update and financial report. Reports are due on the final day of the quarter and should reflect activity occurring during that quarter. For example, activity occurring between October 1 and December 31, should be reflected in the quarterly report submitted by December 31. The first quarterly report will be due June 30, 2025.
4. Submit final report within 90 days following the final grant expenditure, or by November 15, 2026, whichever occurs first. The final report will include narrative questions, relevant program data collection, and a financial report including spending documentation.

**G. Records Retention and Access.** The grantee must retain grant records for a period of five (5) years following the end of the award period. Records include the grant application/agreement, award letter, correspondence, reports, financial records, and receipts. The grantee agrees to provide access to grant records at any time during the grant period for an audit, inspection, or other investigation by the ICfL, its representative, the US. Department of the Treasury Inspector General, or Government Accountability Office, for the purpose of audit, inspection, or any other investigation. This includes providing timely access to personnel for the purpose of interview and discussion related to grant documents.

**H. False Statements.** Making false statements or claims in connection with this award (such as falsifying financial or progress reports) is a violation that may result in criminal, civil, or administrative sanctions, including fines, imprisonment, civil damages and penalties, debarment from participating in federal awards or contracts, and/or any other remedy available by law.

**I. Acknowledgement.** This grant is administered by the Idaho Commission for Libraries and was made possible by the U.S. Department of the Treasury Capital Projects Fund. Please acknowledge these funding sources in signage, brochures, websites, press releases, public events, etc., funded by this grant. The assigned federal Assistance Listing Number (ALN) for the CPF is 21.029. The Federal Award Identification Number (FAIN) for the award to the State of Idaho is CPFFN0170. Any publication produced with funds from this award must display the following language: "This project is being supported, in whole or in part, by federal award number CPFFN0170 awarded to the State of Idaho by the U.S. Department of the Treasury."

**J. Transparency.** Grant recipients are subject to Idaho Code §§ 74-101 through 74-126 (Public Records Act), Idaho Code §§ 74-201 through 74-208 (Open Meetings Law), Idaho Code §§ 74-401 through 74-406 (Ethics in Government Act), and any other laws applicable to grantees as Idaho public entities.

**K. Idaho Procurement Laws.** Grant recipients agree to follow applicable State of Idaho procurement laws for obtaining goods and services, including but not limited to:

1. Idaho Code Title 67, Chapter 28; Purchasing by Political Subdivisions  
(<https://legislature.idaho.gov/statutesrules/idstat/title67/t67ch28/>)
2. Idaho Code Title 54, Chapter 19; Public Works Contractors  
(<https://legislature.idaho.gov/statutesrules/idstat/title54/t54ch19/>)
3. Idaho Code 67-2320; Professional Service Contracts with Design Professionals, Construction Managers and Professional Land Surveyors  
(<https://legislature.idaho.gov/statutesrules/idstat/Title67/T67CH23/SECT67-2320/>)
4. Idaho Code Title 67, Chapter 92 – The State Procurement Act (if applicable)  
(<https://legislature.idaho.gov/statutesrules/idstat/Title67/T67CH92/>)

**L. Strong Labor Practices in Construction.** The following is guidance from the US Department of the Treasury. It is important that investments in capital projects be carried out in ways that produce high-quality infrastructure, avert disruptive and costly delays, and promote efficiency. Projects funded by the Capital Projects Fund must comply with all applicable federal laws and regulations, and with all requirements for state, local, and Tribal laws and ordinances to the extent that such requirements do not conflict with federal laws.

While the federal Davis-Bacon Act prevailing wage rate requirements do not apply to projects funded solely by the Capital Projects Fund program, except for Capital Projects Fund-funded construction projects undertaken by the District of Columbia, the U.S. Department of the Treasury encourages recipients to ensure that capital projects incorporate strong labor standards, including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions, not only to promote effective and efficient delivery of high-quality infrastructure projects but also to support the economic recovery through strong employment opportunities for workers. Using these practices in construction projects may help to ensure a reliable supply of skilled labor that would minimize disruptions, such as those associated with labor disputes

or workplace injuries. Treasury further encourages recipients to prioritize employers (including contractors and subcontractors) without recent violations of federal and state labor and employment laws as a further measure that may minimize project disruptions and delays.

Among other requirements contained in 2 C.F.R. 200, Appendix II, all contracts made by a subrecipient in excess of \$100,000 that involve employment of mechanics or laborers must include a provision for compliance with certain provisions of the Contract Work Hours and Safety Standards Act, 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. Part 5).

Further, the U.S. Department of the Treasury encourages recipients to prioritize in their procurement decisions employers who can demonstrate:

- Their workforce meets high safety and training standards, including professional certification, licensure and/or robust in-house training;
- Prioritization in hiring of local workers and/or workers from historically disadvantaged communities;
- Direct employment of their workforce, or policies and practices in place to ensure contractors and subcontractors meet high labor standards; and
- No recent violations of federal and state labor and employment laws.

**As an authorized representative, I agree that the applicant will adhere to the program requirements if approved for this program.**

I agree

## VII. Federal Certifications and Assurances

This program is administered by the Idaho Commission for Libraries (ICfL) and was made possible with funds from the U.S. Department of the Treasury. Grantees receiving this award must agree to comply with the following federal regulations.

### **Nondiscrimination**

The Grantee will ensure that it does not deny benefits or services, or otherwise discriminate on the basis of race, color, national origin (including limited English proficiency), disability, age, or sex (including sexual orientation and gender identity), in accordance with the following authorities:

A. Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and the Department of the Treasury's implementing regulations, 31 C.F.R. part 22, which prohibits discrimination on the basis of race, color, or national origin;

B. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of disability;

C. Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1861 et seq.), and the Department of the Treasury's implementing regulations, 31 C.F.R. part 28, which prohibits discrimination on the basis of sex in education programs;

D. The Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et seq.), and the Department of the Treasury's implementing regulations at 31 C.F.R. part 23, which prohibits discrimination on the basis of age for programs or activities receiving federal financial assistance.

### **Uniform Administrative Requirements**

Use of federal grant funds are subject to the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), 2 C.F.R. 200. Grantees agree to use funds for allowable expenses identified by the Uniform Guidance, in accordance with the allowable expenses identified for this specific grant program.

### **UEI Number in SAM**

The Grantee is required to obtain and maintain a Unique Entity Identifier number as a universal identifier for federal awards in the System of Award Management (SAM.gov), 2 C.F.R. 25, for the duration of the award period.

### **Reporting Subaward Information**

The ICfL is required to report federal sub-awards totaling \$30,000 or more as part of the Reporting Subaward and Executive Compensation Information regulation, 2 C.F.R. 170., as required by the Federal Funding Accountability and Transparency Act of 2006. The ICfL will report sub-awards by the end of the month following the month in which the sub-award was made at the Federal Funding Accountability and Transparency Act Subaward Reporting System (FSRS) <https://www.fsrs.gov/> website.

### **Debarment and Suspension**

The Grantee shall comply with C.F.R. part 180, and the U.S. Department of the Treasury's implementing regulation, 31 C.F.R. 19. The Grantee agrees that neither it, nor any of its principals:

- A. Are presently excluded or disqualified;
- B. Have been convicted within the preceding three years of any of the offenses listed in 2 C.F.R. §180.800(a) or had a civil judgment rendered against it or them for one of those offenses within that time period;
- C. Are presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses listed in 2 C.F.R. §180.800(a); or
- D. Have had one or more public transactions (Federal, State, or local) terminated within the preceding three years for cause or default.

Where the Grantee is unable to agree to the statements in this certification, the authorized representative shall attach an explanation.

The Grantee is required to include a term or condition in all lower tier covered transactions (contracts and subcontracts described in 2 C.F.R. 180, subpart B) that the award is subject to 2 C.F.R. Part 180 and Treasury's implementing regulation at 31 C.F.R. 19.

### **Contract Work Hours and Safety Standards**

All contracts made by a subrecipient in excess of \$100,000 that involve employment of mechanics or laborers must include a provision for compliance with certain provisions of the Contract Work Hours and Safety Standards Act, 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. 5). See 2 C.F.R. 200, Appendix II for further information.

### **Prohibition Against Lobbying, Publicity, and Propaganda**

In accordance with Federal appropriations law, no funds provided through this grant or contract may be

used for publicity or propaganda purposes for the preparation, distribution, or use of any kit, pamphlet, booklet, publication, electronic communication, radio, television, or video presentation designed to support or defeat the enactment of legislation before the Congress or any State or local legislature or legislative body or designed to support or defeat any proposed or pending regulation, administrative action, or order issued by the executive branch of any State or local government. No funds may be used to pay the salary or expenses of any grant or contract recipient, or agent acting for such recipient, related to any activity designed to influence the enactment of legislation, appropriations, regulation, administrative action or Executive order proposed or pending before the Congress or any State government, State legislature or local legislature or legislative body.

#### New Restrictions on Lobbying / Certification Regarding Lobbying Activities

For Grantees entering into a grant or cooperative agreement in excess of \$100,000 (as required by 31 U.S.C. § 1352 and 31 C.F.R. 21), the Grantee agrees that:

A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the authorized representative, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

B. If any funds other than Federal appropriated funds have been paid or will be paid to any person (other than a regularly employed officer or employee of the applicant, as provided in 31 U.S.C. § 1352) for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the authorized representative shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

C. The authorized representative shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance is placed when the transaction is made or entered into. Submission of this certification is a prerequisite for making or entering into the transaction imposed by 31 U.S.C. § 1352.

#### **Contract Provisions**

All contracts made by the Grantee under this federal award, as applicable, must contain the contract provisions required under 2 C.F.R. 200, Appendix II to Part 200 Contract Provisions for Non-Federal Entity Contracts Under Federal Awards. Specifically, the Grantee must ensure that all contracts in excess of \$10,000 address termination for cause and for convenience, including the manner by which it will be effected and the basis for settlement.

#### **Conflicts of Interest in Procurement**

In addition to following documented procurement procedures, consistent with state and local law, conflicts of interest involving procurement selections should be avoided, pursuant to the procurement standards set forth in the federal grant Uniform Guidance (2 C.F.R 200.318c). The Grantee shall disclose potential conflicts of interest to the ICfL in writing in accordance with 2 C.F.R. 200.112. The Grantee acknowledges 2 C.F.R 200.318c :

A. The non-Federal entity [Grantee] must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts. No employee, officer, or agent may participate in the selection, award,

or administration of a contract supported by a federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of the non-Federal entity may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, non-Federal entities may set standards for situations in which the financial interest is not substantial or the gift is an unsolicited item of nominal value. The standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the non-Federal entity.

B. If the non-Federal entity [Grantee] has a parent, affiliate, or subsidiary organization that is not a State, local government, or Indian tribe, the non-Federal entity must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflicts of interest means that because of relationships with a parent company, affiliate, or subsidiary organization, the non-Federal entity is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization.

#### **Prohibition on Certain Telecommunications and Video Surveillance Services and Equipment.**

Award funds may not be used to procure or obtain any covered telecommunication and video surveillance services or equipment as described in 2 C.F.R. 200.216, including covered telecommunication and video surveillance services or equipment provided or produced by entities owned or controlled by the People's Republic of China and telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

#### **Domestic Preferences in Procurement**

To the extent practicable and consistent with applicable law under the award, the grantee will provide a preference for procurement or use of goods, products, or materials produced in the United States as described in 2 C.F.R. 200.322 and Executive Order 14005 Ensuring the Future is Made in All of America by All of America's Workers.

#### **Federal Property Standards**

The grantee agrees that any equipment, supplies, or real property purchased, or in the case of real property, improved, using award funds will be used for the purpose and in the manner described in the approved project plan, and is subject to the federal grant Uniform Guidance, including the requirements described in 2 C.F.R. 200.311 Real Property; 2 C.F.R. 200.313 Equipment; 2 C.F.R. 200.314 Supplies; and 2 C.F.R. 200.315 Intangible Property, as applicable.

#### **Whistleblower Protection**

In accordance with 41 U.S.C. 4712, the Grantee may not discharge, demote, or otherwise discriminate against an employee as a reprisal for disclosing information to any of the list of persons or entities provided below that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant.

The list of persons and entities referenced in the paragraph above includes the following:

- A member of Congress or a representative of a committee of Congress;
- B. An Inspector General;
- C. The Government Accountability Office;
- D. A U.S. Department of the Treasury employee responsible for contract or grant oversight or management;
- E. An authorized official of the Department of Justice or other law enforcement agency;
- F. A court of grant jury; and/or
- G. A management official or other employee or the Grantee, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.

The Grantee shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce.

### **Preventing Fraud, Waste, Abuse, and Mismanagement of Funds**

Grantees should develop and implement preventative measures and process to decrease the risk of fraud, waste, abuse, and mismanagement of grant funds. Examples of ways to reduce the misuse of funds include:

- o Examine existing operations and internal controls to identify if they are vulnerable to fraud. Examples of vulnerabilities include:

- Lack of separation of duties.
- Unclear authorization for transactions.
- Outdated or ineffective accounting systems.
- Improperly collected and stored documentation.
- Incomplete, unclear, or not implemented conflict of interest policies.

- o Implement fraud prevention measures and have regular trainings to educate staff and volunteers on risks.
- o Review and test internal control systems regularly for vulnerabilities and areas of improvement.
- o Verify that all financial and progress reports are sufficiently supported with the required documentation.
- o Develop and implement procurement processes that are reasonable, fair, and transparent.
- o Conduct monthly bank reconciliations to identify errors or irregularities in bank statements and detect fraud.

Grantees shall notify the ICfL if they identify illegal activities, irregularities, or potential fraudulent actions relating to this grant. Examples of activities that should be reported are conflict of interest situations, records that have been falsified, fabricated reports, or other misuse of assets and funds. Grantees or individuals may also report suspected fraud, waste, abuse, and mismanagement of federal funds to the Government Accounting Office (GAO) at <https://www.gao.gov/about/what-gao-does/fraud>, (800) 424-5454, or by mail at 441 G Street N.W., Mail Stop 4T21, Washington, DC 20548

### **Increasing Seat Belt Use**

Pursuant to Executive Order 13043, 62 FR 19217, the Grantee should and should encourage its contractors to adopt and enforce on-the-job seat belt policies and programs for their employees when operating company-owned, rented, or personally owned vehicles.

### **Reducing Text Messaging While Driving**

Pursuant to Executive Order 13513, 74 FR 51225, the Grantee should encourage its employees and contractors to adopt and enforce policies that ban text messaging while driving and establish workplace safety policies to decrease accidents caused by distracted drivers.

**As the authorized representative, I hereby certify to the best of my knowledge and belief, that the applicant is in compliance with the above federal assurances and certifications.**

I agree

## I. Application Instructions

### Application Instructions:

The online application must be completed in one sitting and cannot be saved for completion at a later time. We suggest drafting responses in a separate document prior to completing the online form. The application must be signed and submitted with an electronic signature on or before March 15, 2025 at 11:59 p.m. MT.

For more information about this program please see the grant webpage at <https://libraries.idaho.gov/facilities-capital-improvements/>. If you have questions about the grant program, application, or review process please contact the Idaho Commission for Libraries:

- Talela Florko, Development Services Program Supervisor, [talela.florko@libraries.idaho.gov](mailto:talela.florko@libraries.idaho.gov), (208) 639-4164
- Jamie Thill, Grants/Contracts Officer, [jamie.thill@libraries.idaho.gov](mailto:jamie.thill@libraries.idaho.gov), (208) 639-4153

## II. Selection Process

Applicant responses will be scored using a rubric that assesses demonstrated need, project quality, risk, community accessibility, future operational sustainability, and population characteristics attained through the digital divide index score. A total of 100 points will be available based on the questions in the application. Regardless of an applicant's overall score, the review committee retains the right to reject a project proposal due to extenuating concerns, especially with regard to project eligibility or risk.

The following are the general rating areas and the pertinent application questions where the scoring information can be found:

**A. Demonstrated Need** (30 Points) (Questions 3, 4, 5). Score will be assigned based on the extent to which the proposed project is in response to both community and library needs.

The community being served by the project has a critical need for the project with regard to:

- needs brought about by, exacerbated by, or made apparent by the COVID pandemic;
- availability (or lack) of resources in community related to work, education, health, or related services, and;
- specific needs of underserved, historically disadvantaged, or vulnerable populations.

AND

The library cannot adequately meet these needs due to facilities that are limited in size, scope, and/or functionality.

**B. Project Quality** (30 Points) (Questions 1, 2, 6, Budget). Score will be assigned based on the extent to which the proposed project is appropriate and well-conceived:

- The project is appropriate to meet the critical community AND library needs described by the applicant.
- The project will jointly and directly enable all three areas of work, education, and health monitoring.
- The expenses outlined for the project and paid for with grant funds are applicable, reasonable, and necessary.

**C. Project Risk** (30 Points) (Questions 7, 8, 9, 10, Budget). Score will be assigned based on the extent to which the project is likely to succeed, meaning it can be carried out and completed within budget and on time:

- The library has the capacity to carry out the project, including the appropriate staff and systems to oversee and manage the grant and the project.
- The applicant understands the scope and nature of the project and has done their due diligence in ensuring it can be substantially completed by August 2026.
- The applicant has secured, or is very likely to secure, any additional funds necessary to substantially complete the project by August 2026.

**D. Project Access & Sustainability** (10 Points) (Questions 11, 12, 13, Assurances). Score will be assigned based on the extent to which (1) the project can be accessed by the community and (2) the library has the means to sustain a reasonable level of services related to the project in the future.

### III. Agreement Instrument

Official award notifications will be signed by the ICfL authorizing official, the State Librarian, or alternate assigned official. The completed application signed by the applicant, along with the official award notification signed by the ICfL authorizing official, will serve as the agreement/contract for this grant.

The grantee's responses submitted through this application will be used as their proposed project plan for the grant agreement. After the grant agreement has been signed by both parties, changes to the grantee's project plan must be approved in writing by the ICfL.

### IV. Applicant Information

**Library Name:** Hailey Public Library

**Branch Name (if applicable):** Hailey Public Library

**Mailing Address:** 7 W Croy St  
Hailey, ID, 83333

**UEI Number from SAM - 12  
Characters:**

VQGYGULKZM44

**Person submitting this application:**

**Preparer's Name:** Lyn Drewien  
**Preparer's Title:** Library Director  
**Preparer's Email Address:** lyn.drewien@haileypubliclibrary.org  
**Preparer's Phone Number:** (208) 788-2036

## V. Application Questions

### Executive Summary

**Proposed Project Title:** Pod Project

**1. Provide a high-level overview of your project. Please include a summary of the project you propose to carry out, including a general timeline and anticipated end results. Your response should focus on describing the project so that the review committee understands what you plan to do. You will have an opportunity to explain why this project is necessary later in the application. (75 - 200 words required)**

HPL hopes to purchase two four-person pods to complement the newly expanded computer space and provide a quiet workspace for our reference librarians to meet with individuals to assist them in a private, confidential setting. The second space will be available to individuals who need a meeting space for up to four persons. Patrons rely on the library for various reasons, particularly for our tech services, including computer access, printing, and scanning services to complete job applications, file legal paperwork, create accounts online, connect with friends and family on social media and email, communicate online for business purposes, complete online homework assignments, etc. These flexible units will fit our community's growing needs without the need for expensive, time-consuming, and intrusive remodeling.

If awarded, the expected timeline is two – to four months after funding is disbursed. The additional private spaces will elevate our service capabilities and provide a safe and secure place for our patrons to complete tasks, study, and perform various projects.

**2. How will this project jointly and directly enable all three required activities of work, education, and health monitoring? Please visit the grant website for more details on work, education, and health monitoring. (200 - 400 words required)**

Since COVID-19 dramatically changed libraries, the library has been working towards meeting the needs of work, education, and health monitoring. Since 2020, we've built and equipped a telehealth space, added two public meeting spaces, and acquired new furniture that better addresses work and study needs and the new social activities that happen in the library.

The addition of the two four-person pods and the two-person pod paid for by the Friends will significantly reduce the pressure we feel of accommodating individuals looking for quiet, private, safe, secure spaces for work, study, and completing tasks that require access to computers, printing, and scanning. Staff spend as much time accommodating our patrons with space, computers, and logistics as they do assisting with books and more traditional library services.

The additional pod space will greatly reduce inadequate accommodations, alleviate the pressure on staff, and better address the needs of our library patrons who look to the library for space and other services. Our telehealth space will be completely dedicated to appointments and providers who schedule time at the library; our librarians will be more focused on assisting patrons with paperwork that might range from filling out legal documents, looking or applying for a job, opening an account online, creating a new email, joining social media or for any reason that our patrons reach out for our services, especially our underserved and vulnerable populations.

# Needs Assessment

Please refer to the definition for “Critical Need” when responding to the needs assessment questions:

Critical Need - Communities with a critical need for the project include those that do not currently have access to the resources or services that would be provided by the proposed project, whether because of the physical absence or insufficiency within the community, or because access to the resources/services are not affordable, resulting in impediments to participation in work, education, and health monitoring.

**3. Community Need. Demonstrate that your community has a critical need for this project by responding to each of the following four questions. (1) What critical needs in your community were created, exacerbated, or made apparent as a result of the COVID pandemic? (2) What critical needs exist in your community around the areas of work, education, health, or related services? (3) Who are the underserved, historically disadvantaged, and/or vulnerable members of your community? (4) What specific needs do these groups have that are currently not being addressed in the community? (200 - 800 words required)**

Despite the unaffordability of housing, inaccessible healthcare, high childcare costs, and the lack of senior housing, this valley continues to draw unusually high numbers of people. This paradox creates other economic crises as unskilled workers, second language learners, and workers without basic needs like shelter and food attempt to navigate the system to care for their families. The workarounds include long commutes from neighboring counties or temporary, sometimes unsafe, or inadequate living situations.

The Idaho Department of Labor closed its valley offices, so no unemployment assistance is available other than contacting them via email or telephone or traveling to the nearest office in Twin Falls, 75 miles away. Without the Department of Labor, there are no job training courses, career counseling, or job search assistance. Often, the people who need the most help do not have basic computer skills or an understanding of the English language cadence to find information or navigate websites.

The lack of accessible and affordable healthcare is equally concerning. Nearly 18% of city residents do not have any health insurance, and in Blaine County, that number is slightly higher overall.

Blaine County appears to be more broadband-connected than other regions of Idaho, but availability doesn't always equate to accessibility. Non-digital natives, non-native English speakers, and persons living in temporary housing situations struggle with access and lack adequate skills to complete forms, tasks, or other jobs that are only available online.

Affordable housing – reasonable rents and long-term sustainable housing is

(c) Who are the underserved, historically disadvantaged, and/or vulnerable members of your community.

Seniors, immigrants, English language learners, domestic violence survivors, unattended kids, persons without access to healthcare, homeless individuals, and families.

Blaine County often conjures an image of affluence and privilege. Indeed, our valley is a vibrant, diverse and active community that enjoys many advantages exclusive to our area. It, however, belies real truths that:

- 12% of Hailey's population live below the poverty line, a figure higher than for all of Idaho
- The Hunger Coalition distributes approximately 500 meals each week to food-insecure families – up over 200% from pre-COVID
- 6,316 food baskets were distributed by the Hunger Coalition in 2022
- Hailey has the eighth-highest grocery costs in the nation
- One in four Blaine County residents is considered obese
- Idaho ranks among the top ten states for suicide, and Blaine County ranks high in the state
- Blaine County ranks number one in Idaho for alcohol consumption & drug use
- 18.6% of Hailey residents go without health insurance – this accounts for nearly one in five Hailey residents
- Fuel costs are typically 10-12 percent higher in the valley than anywhere else in Idaho
- The Advocates provided nearly 3,200 shelter nights to women & children in 2024
- The Advocates provided free counseling vouchers to 699 women and children in 2024
- The Advocates offered 5,700 hours of free legal services to women in 2024

- The Senior Connection prepared 34% more meals during COVID-19
  - In 2024, the Senior Connection served a total of 21,000 meals to seniors, of which 12,940 were delivered via the Meals on Wheels program
  - the library provided 586 books via the HomeBound Program in 2022
- According to the July 1, 2022 census numbers, Hailey's Latino population exceeds 31%, and over 22% of this demographic is foreign-born.
- Hailey housing values reached an all-time high in 2023; the median home price for a single-family home is \$749,000, and \$413,000 for condos.
  - Rents continue to rise, and family-sized housing units often list at \$3,000 or above. The city of Hailey has seen an increase in "affordable" housing units since 2022, but many remain unfilled due to the high rent.
  - The College of Southern Idaho closed its satellite campus in Hailey during COVID-19, leaving many students without access to convenient college courses or testing facilities.
  - When asked in a survey conducted by the Advocates, the number one request from teens was a dedicated space to hang out.

**4. Library Need. Explain why your library has a need for this project. What are the current shortcomings of your existing space? How do these limitations prevent you from serving your community? (200 - 800 words required)**

Since the Hailey Public Library moved to its current location in 1993, the population of Hailey has more than tripled, and population projections indicate it will double in the next 20 years. By necessity, the library has gradually grown into an adjoining space formerly occupied by Hailey City Hall, now the children's library. City Hall occupies the second floor except for two offices reserved for library staff. The building was not designed for a library, but throughout its one-hundred-year history, it had housed a hardware store, the hospital, and a grocery store just before the City purchased it. Interior walls currently cut off spaces from each other that should be open, and the building's abundant natural light is blocked from many areas. Because these areas are not welcoming and because of their impractical layout,

these spaces are under-utilized or unutilized. Traffic paths through the library are indirect and confusing for patrons. The library needs an improved layout that establishes clear, functional traffic flow, better accessibility to all areas, more efficient use of space, and welcoming, well-lit spaces for patrons.

The downtown location is ideal, and the library space has generally met the needs of our community over the past three decades. It is a prominent building in the downtown core, convenient for our patrons, and easily accessible by vehicle, bike, walking, or bus.

With COVID's arrival, however, the use of the library changed dramatically, and we are seeing a new kind of library user. It used to be that our patrons came and went: browsing, picking out books, attending storytime, checking their emails, and going about their way. Nowadays, our patrons utilize our space for work, study, social time, meetings, conferences, and a location to meet up with family or friends who may be shopping, working, etc. Several businesses in the downtown core also offer a variety of sports classes, such as jiu-jitsu, and the library's location makes it a great pick-up and drop-off place for parents.

During COVID, the library was one of few places fully open to the public, filling a considerable void during the three-year pandemic. This usage has continued because it is centrally located, convenient, versatile, accommodating, and freely accessible.

As our community learns about the library's many resources, advantages, and availability, we have seen a significant uptick in library users, cardholders, and program attendees.

During the pandemic, we removed virtually all furniture and seating made from cloth fabric, the majority of our furnishings. We also disposed of old and outdated, uncomfortable chairs that probably should have been gone long ago. To meet the increasing demand for patron workspace and seating, we have been pulling tables and chairs from the basement, bringing items from our homes, and doing lots of thrift store shopping. It is not sustainable, nor is it a safe, healthy approach. The space in the main library has been problematic due to plumbing issues that resulted from a link in the second-floor restrooms, which destroyed several hundred books and damaged dozens more. With a section of our library left unoccupied, we are constantly working to provide enough seating and workspace for our patrons.

The library recently received funding from a local foundation to purchase single pods. The response

has been overwhelmingly positive and prompted us to consider larger pods to meet the needs of our patrons in a more expanded way. The cost of construction and the difficulty of securing a contractor is eliminated with the pods. The pods are easy to construct and movable. We can relocate them for a program or permanently, if necessary.

**5. How does this project address the critical community and library needs described in the previous questions? What is the connection between the needs previously described and the project being proposed. (200 - 500 words required)**

Since COVID-19 dramatically changed libraries, the library has been working towards meeting the needs of work, education, and health monitoring. Since 2020, we've built and equipped a telehealth space, added two public meeting spaces, and acquired new furniture that better addresses work and study needs and the new social activities that happen in the library.

The addition of the two four-person pods and the two-person pod paid for by the Friends will significantly reduce the pressure we feel of accommodating individuals looking for quiet, private, safe, secure spaces for work, study, and completing tasks that require access to computers, printing, and scanning. Staff spend as much time accommodating our patrons with space, computers, and logistics as they do assisting with books and more traditional library services.

The additional pod space will greatly reduce inadequate accommodations, alleviate the pressure on staff, and better address the needs of our library patrons who look to the library for space and other services. We love that people are using the library all day, every day, but we are concerned that if we cannot keep up with their needs, they will look elsewhere. We are especially concerned for our more vulnerable and underserved patronage who do not have other affordable alternatives.

## **Detailed Project Description**

**6. Describe what the library will do with the grant funds being requested. This should be a narrative description of how grant funds will be spent and why those expenses are necessary. (200 - 800 words required)**

The grant funds will be used to purchase two four-person sound-proof pods that provide privacy and a quiet space for one-on-one meetings with librarians to complete paperwork. The library is busy throughout the day, and finding private space to work, study, or meet online can be difficult, if not impossible.

Our library space is one hundred years old and doesn't fit the needs of twenty-first-century library users. The pods provide a flexible, comfortable, and private space for our patrons to utilize the library to meet their needs. Our library is one of the only resources in town that provides affordable or free services for patrons to obtain access to computers, printing, and scanning, along with private places to work, complete forms, do homework, and conduct online or in-person meetings. The pods will relieve the demand for private space and allow us to accommodate telehealth users, provide convenient proctor times for online and remote students, and keep our larger meeting rooms more available for individuals or members of our business community to take advantage of our conference spaces or meeting with clients in a private, secure, safe public space. The library is not so quiet anymore, but we have many patrons who still require that type of atmosphere, and the pods will meet those needs.

**7. Project Timeline. Describe the timeline for your project and demonstrate that your project will be substantially complete and operational by August 2026. Substantial completion is defined as the date for which the project can fulfill the primary operations that it was designed to perform, delivering services to end-users. At substantial completion, service operations and management systems infrastructure must be operational. (100 - 500 words required)**

If awarded this grant, we will order the four-person pods right away. We've received estimates from two different companies who will guarantee these prices for 45 days. We have identified a third option that can equally fulfill our needs, if necessary. We expect this project to be fully operational and available to end users within 2-4 months of receiving the funding. This timeframe allows for supply chain or shipping delays, too. We've already completed the necessary power upgrades and locations for the pods. Once the shipments are received, it will only take a few hours to assemble the pods and put them in place.

## **Project Management and Risk Assessment**

**8. Describe your library's capacity to manage this project, including financial management, project oversight, and compliance/reporting. Please be as specific as possible, including details about your library's accounting practices and systems, where applicable. Include a list of the primary library staff (and/or board members or volunteers) who will be overseeing, coordinating, or otherwise working on this project. (100 - 500 words required)**

Hailey Public Library regularly receives grant funding and considers financial management and project oversight as crucial as writing and receiving the grant. Regardless of the grant amount, each is managed the same. All documentation is maintained in an electronic grant file containing the application, requirements, deadlines, emails, and notification of grant awards. Important dates, reminders, and tasks are added to the grant calendar. When paid, expenses are coded to a specific grant job number and uniquely identified in financial reports within Caselle, the financial platform for the City of Hailey. We also track income and expenses in an Excel report and copies of the purchase orders created in Caselle, the City of Hailey's accounting platform.

Staff who will be involved in this project are:

Lyn Drewien, Library Director – Grant Administrator – bookkeeping, reporting, and compliance

Lee Dabney, Assistant Director – oversees the selection and purchase of the grant materials

Laura Primrose, Reference Librarian – provides input for location and needs

Becky Stokes, the City of Hailey Treasurer – provides the grant reports and accounting assistance.

**9. What are the biggest risks you anticipate for this project with regard to completing on time and on budget, and how do you plan to address any setbacks that occur? (50 to 200 words required)**

We do not foresee any risks to completing the project on time and within budget. If awarded, we will order the pods immediately. If a price change is substantial, several other reputable manufacturers are available. There could be supply chain delays, or we may need to return a damaged product, but 18 months is more than sufficient time to complete the project. The pods are manufactured in the US, so we don't anticipate significant price increases.

**10. Will the requested amount pay for all of the proposed project, or a portion of the project?:**

Part of the project. The other funding sources for the project have already been secured. The requested amount would pay for the remaining or final portion of the project budget.

**11. If this grant is intended to complete or cover the entire project cost, how will the library cover any unexpected costs or overages? Please be as specific as possible. (50 - 300 words required)**

The grant request is intended to cover the purchase of two quad pods. We don't foresee any unexpected costs. The proposed project is straightforward, and an electrician has already vetted a

location in the library for power needs and space. The Friends of the Library are committed to funding a third pod large enough for two people and have signaled they will support us if costs exceed forecasts or we do not receive full or partial grant funding.

## **Project Accessibility & Community Engagement Information**

**12. Does your library have a policy for the use of its publicly available meeting spaces? If yes, please briefly describe that policy, or provide a link if it is published digitally. If the library does not have such a policy, how will the library establish fair and transparent processes that the public can use to access these spaces, including scheduling, assessing fees, and acceptable use requirements? (50 - 300 words required)**

Throughout the library, we have several areas for informal meetings, including work tables and chairs, sofas, chairs, and bean bags. We also have three work pods designed for one person each (although we've seen students make it work as a dual study space). The pods are ideal for studying, working, taking phone calls, or meeting online on a first-come, first-served basis.

We also have two meeting spaces that comfortably accommodate 1 -6 persons. These rooms may be reserved online during regular library hours six days per week. Our room policy addresses use and how to reserve them. We offer online reservations for the Della and Carbonate Rooms, which are easily located on our website in the drop-down menu or by clicking on the "Reserve A Room" button. The link explains how to reserve them when they are available and what accommodations they contain.

Our frontline staff and reference librarian greet visitors and assist patrons with questions or help them find what they need including space to work or study. We also advertise these spaces in our weekly newsletter.

There are no fees for using these spaces.

**13. How will the library ensure sufficient availability and access to the space being created or upgraded in this project? For example, sufficient hours of operation, proximity to public transportation (where available), proximity to other public amenities, accessible parking, ADA compliance and physical accessibility, etc. (100 - 500 words required)**

These spaces are and will always be available during regular library hours, which is currently 51 hours per week, six days per week. Our central downtown location is pedestrian-friendly, on the Mountain Rides bus route, and has adequate vehicle and bike parking. The library is on the first floor of a two-story building that meets ADA requirements for accessibility for ingress and throughout the library. Our meeting rooms are ADA accessible with flexible furniture if a person needs a more accessible set-up. The Della Room also serves as our Telehealth Room, offering an adjustable height roll-up desk, a touch-screen computer, and a lighted large print keyboard.

Our three single pods are not equipped for wheel-chair access, but the dual and quad pods we hope to obtain will meet ADA access requirements.

Whether downsizing collections, relocating furniture, or changing the layouts, our first consideration when redesigning spaces or creating new ones is access and ADA compliance. It takes a lot of planning, but as library users' needs shift, we see it as a priority.

**14. How does (or will) the library partner with, or engage with other members of the community (including individuals and organizations) to provide, facilitate, or host services related to work, education, and health monitoring at the facilities funded by this project? (100 - 500 words required)**

We are a community-oriented institution that collaborates with local partners and organizations. We co-host various programs aimed at K-12 students and diverse adult audiences.

Our work with St. Luke's Community Health started with the telehealth space and has expanded to include office hours in the library with hospital staff. We've acquired a Tyto machine for more expansive telehealth appointments and are listed on St. Luke's My Chart as a location a telehealth location.

The Blaine County Courts have contacted us about assisting residents with locating, printing, and completing legal forms in a secure, private setting.

The Hunger Coalition provides weekly snacks for kids and vulnerable adults.

When the College of Southern Idaho closed its campus in Hailey, the library reached out to set up a proctoring service for online or commuting students and offered CSI a space to continue its English language courses.

Volunteers help out at the library to assist during programs, offer tech assistance, and facilitate educational opportunities and events.

We coordinate our kids' summer reading program with the middle and high schools to ensure we have titles that students are responsible for reading over the summer months.

The valley's three libraries coordinate the event for adult summer reading to streamline access and program activities. In February each year, the three libraries co-host events and book clubs during Winter Read where everyone in the valley reads the same title.

## Project Budget

**15. Requested Funding Amount.** 34,000  
**Enter an amount between \$5,000 and \$50,000. Please round to the nearest \$1,000.**

**16. Project Budget.** Please download the budget form (<https://libraries.idaho.gov/wp-content/uploads/Facilities-Budget-Template.xlsx>), fill in your proposed expenses, and upload the file using the button below. The budget should include anticipated expenses, and where applicable, list the sources and amounts of other funds or in-kind donations also used for the project. **PLEASE IGNORE PORTIONS OF THE TEMPLATE THAT ARE NOT APPLICABLE TO YOUR PROJECT.**

**Upload Budget File:**



**Any unspent funds must be returned to the ICfL at the end of the grant period.** Variances in budget categories of 10% or more from the submitted/approved grant budget require approval from the ICfL.

## Optional Additional Information

**As the authorized representative, I hereby certify to the best of my knowledge and belief, that the applicant is in compliance with the above federal assurances and certifications.**

I agree

## VI. Signature and Submission

Please review the following statements before signing and submitting this application. Your electronic signature constitutes your agreement to these assurances.

A. If awarded, the library agrees to meet the grant requirements outlined in this application/agreement.

B. If awarded, the applicant's legal entity agrees to expend all funds received for the purposes outlined in this application/agreement and understands that any grant funds that are not expended at the end of the grant period must be returned to the ICfL.

C. I certify to the best of my knowledge and belief that the information provided herein is true, complete, and accurate. I am aware that the provision of false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil, or administrative consequences including, but not limited to violations of U.S. Code Title 18, Sections 2, 1001, 1343 and Title 31, Sections 3729-3730 and 3801-3812.

D. I certify that I have the authority to submit this application on behalf of my organization.

**By signing this application, you are certifying that the statements herein are true, complete, and accurate to the best of your knowledge. After signing, click the "Submit" button. A copy of this application will be automatically emailed to you and the library authorizing official.** Lyn Drewien

If you have any questions about this program or your application please contact Talela Florko, Development Services Program Supervisor, at [talela.florko@libraries.gov](mailto:talela.florko@libraries.gov), (208) 639-4164 or Grants/Contracts Officer Jamie Thill at [jamie.thill@libraries.idaho.gov](mailto:jamie.thill@libraries.idaho.gov), (208) 639-4153.

Applicants will be notified of their grant status by April 15, 2025.

**ICfL FACILITIES IMPROVEMENT GRANT PROPOSED BUDGET**

**LIBRARY NAME: Hailey Public Library**

<b>Cost Type</b>	<b>Total Cost (ICfL Grant Funds + Other Funding Sources)</b>	<b>Cost Description (Please be as specific as possible given where you are in the project planning phase.)</b>	<b>Amount Funded with ICfL Facilities Grant</b>	<b>Amount Funded with Other Sources (Use a separate line for each funding source.)</b>	<b>In-Kind Donation Estimated Value (services, land, buildings, equipment, etc.) (Use separate line for each donation.)</b>	<b>Description of Other Funding Sources/In-Kind Donations (Please be as specific as possible given where you are in the project planning phase.)</b>	<b>Is the other funding already secured? (Y/N)</b>
Personnel and Fringe Benefits (Personnel costs including salaries and fringe benefits for staff required for carrying out a capital project such as project managers, program directors, etc.)	\$ -	Pod Assembly- 6 hours	\$ -	\$ -	\$ 150.00	estimated six hours to assemble by a volunteer	y
	\$ -	Staff grant prep, site location and prep, product ordering	\$ -	\$ -	\$ 450.00	staff time paid as part of their regular salary- approximately 18 hours	y
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
Professional Services (Cost of contracted professionals and consultants, 1099 contractors who are not employees on the organization's payroll.)	\$ 980.00	Power installation	\$ -	\$ 980.00	\$ -	Roberts Electric has installed power.	y
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
Permitting, planning, architectural design, engineering design, and work related to environmental, historical, and cultural reviews.	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
Repair, Rehabilitation, Construction, and Improvement of Existing Facilities	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
Acquisition of Real Property (purchasing or acquiring land or buildings)	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
Acquisition of Equipment or Supplies (Office equipment or materials/supplies to make the space operational.)	\$ 16,995.00	Quad Pod for up to 4 people for work/study/meetings	\$ 16,995.00	\$ -	\$ -		n
	\$ 16,995.00	Quad Pod for up to 4 people for work/study/meetings	\$ 16,995.00	\$ -	\$ -		n
		duo pod for up to two people for work/study/meet		\$ 9,995.00	\$ -	Friends of Hailey Public Library	y
				\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
Preproject Development (Data gathering, feasibility studies, community engagement and public feedback processes, equity assessments and planning, and needs assessments.)	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
Ancillary costs necessary to operationalize and put assets to full use. (Expenses necessary to make the space fully functional for work/education/health monitoring, including programming expenses.)	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		
	\$ -		\$ -	\$ -	\$ -		

ICfL FACILITIES IMPROVEMENT GRANT PROPOSED BUDGET

LIBRARY NAME: Hailey Public Library

Total Project Cost

Total Amount Funded  
with ICfL Grant

Total Amount Funded  
with Other Sources

\$34,970.00

\$33,990.00

\$10,975.00

\$600.00

**ICfL FACILITIES IMPROVEMENT GRANT PROPOSED BUDGET**

**LIBRARY NAME: Hailey Public Library**

**BUDGET CATEGORY DEFINITIONS**

Category	Definition	Example of Costs
Personnel Compensation (Salaries and Wages)	Compensation for personal services including wages and salaries paid for services of employees rendered during the period of performance under the award. Costs of compensation are allowable to the extent that they satisfy the specific requirements of this award. The total compensation for individual employees must be reasonable for the services rendered and comparable to rates paid for similar work in the local labor market.	Wages paid to library employees for the time they spend working on the grant project.
Personnel Fringe Benefits	Fringe benefits are provided to employees as compensation in addition to regular salaries and wages. Fringe benefits include, but are not limited to, the costs of leave (vacation, family-related, sick, or military), employee insurance, pensions, and unemployment benefit plans. Fringe benefits are allowable if they are reasonable and are required by the, the employment agreement, or an established policy of the organization. The costs must be equitably allocated to the award based on time spent on the project. The costs of employer contributions for social security, employee life, health, unemployment, and worker's compensation insurance; pension plan costs; and other similar benefits are allowable as long as they are allocated according to time spent on the project.	Fringe benefits paid to library employees in proportion to the time worked on the grant project.
Professional Services	Costs of professional and consultant services rendered by persons who are members of a particular profession or possess a special skill, and who are not employees of the entity.	The costs of bringing on a professional consultant for any service not directly related to construction. I.e. hiring a consultant to help plan, facilitate, or manage the project. Hiring an interior designer, etc. Do NOT include contract costs for architects or contractors, as these are included in other sections.
Permitting and Planning Expenses	Permitting, planning, architectural design, engineering design, and work related to environmental, historical, and cultural reviews. Projects must comply with applicable federal environmental laws. Generally, projects eligible for this funding source will not need to undergo environmental compliance review.	Include the cost of the architect and all related products and services here.
Repair, Rehabilitation, Construction, and Improvement of Existing Facilities	Additions, improvements, modifications, replacements, rearrangements, reinstallations, renovations, or alterations to capital assets that materially increase their value or useful life (not ordinary repairs and maintenance).	Include all direct costs of construction in this section, including supplies, labor, and any related costs of your contractor. Examples include expansion of an existing library space by adding on 500 sq feet; or remodeling an existing space by replacing flooring and adding wall dividers to accommodate the uses or work, education, and health monitoring.
Acquisition of Real Property	The acquisition or purchase of land and buildings (facilities). Real property means land, including land improvements, and structures, but excludes moveable machinery and equipment.	New land, buildings, or facilities that would be acquired or purchased during the grant award period. The library intends to retain ownership for at least five years following the grant period. For example, acquiring land adjacent to the library to be used in an expansion of the existing facilities; or purchasing a new building the library will move into.
Acquisition of Equipment or Materials/Supplies	Equipment is defined as tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost of at least \$5,000. Supplies are tangible personal property other than equipment, with a per-unit cost less than \$5,000.	Office equipment and furnishings, information technology equipment and systems, telephone networks, and air handling equipment. Supplies include furniture, bookshelves, etc. to make the space useable. Include the costs of all FF&E (furniture, fixtures, equipment) here. This includes any items that would fall out of the building if it were turned upside down and shaken. Do not include program-specific items in this section. Include those under ancillary costs.
Preproject Development	Data gathering, feasibility studies, community engagement and public feedback processes, equity assessments and planning, and needs assessments.	Costs associated with planning the project such as the cost to determine the capacity needs of the new space (square footage, layout, space usage, etc.), costs related to gathering community input such as hosting meetings or conducting surveys, or the cost to obtain estimates or quotes. If you are paying a consultant to assist with any of your planning processes, include that specific cost under Professional Services.

ICfL FACILITIES IMPROVEMENT GRANT PROPOSED BUDGET

LIBRARY NAME: Hailey Public Library

Ancillary costs necessary to operationalize and put assets to full use. Other expenses necessary to make the space fully functional for work/education/health monitoring, including programming expenses.

Include any costs related to programming or services that are necessary to make the space fully functional to meet the requirement of work/education/health monitoring. This could include programming supplies; specialized collections, books, and software Please note that these expenses will receive a lower priority and may be excluded from funding even if your project is accepted.

**\* Ineligible Project Costs:** Library general operating expenses (other than grant administration costs); short-term operating leases; payment of interest or principal on outstanding debt instruments, or other debt service costs; fees or issuance costs associated with the issuance of new debt; satisfaction of any obligation arising under or pursuant to a settlement agreement, judgment, consent decree, or judicially confirmed debt restructuring plan in a judicial, administrative, or regulatory proceeding; or to support or oppose collective bargaining. Costs incurred before the grant period begins (preaward costs) are not allowable even if the invoice is received during the grant performance period. The grant may only be used for costs incurred during the grant performance period.

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 5/12/2025

**DEPARTMENT:** PW

**DEPT. HEAD SIGNATURE:** BY

**SUBJECT:** Motion to accept bid from Hiddleston Drilling & Pump, in the amount of \$225,636, for construction of the Sunbeam Municipal Well, and motion to adopt Resolution 2025-\_\_\_\_, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM**

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

Council previously authorized Public Works to issue a request for bids for the construction of the Sunbeam municipal well.

The bidding for this project was completed at 2:00 pm on May 1<sup>st</sup>. One bid was successfully received; however, a second bid submittal was attempted via email but was not received by the bid deadline. The successful bid is as follows:

Hiddleston Drilling & Pump Co.                      \$225,636.00

The bid total is the base bid price. Hiddleston also included bid options anticipating any unforeseen circumstances that may arise once the work has begun.

Staff is requesting authorizing the base bid and pilot Bore Bid Option 1 of \$11,245.00 as well as any of the bid options should any unforeseen conditions be encountered.

Public Works issued a Request for Bids in accordance with Idaho Code 67-2805 (2), on Wednesday, April 9<sup>th</sup>. The project was advertised on the City of Hailey website and in the local newspaper with a bid due date of Thursday, May 1<sup>st</sup>, as set by the Contract Documents and Specifications.

Attached is the consulting and design engineer’s Bid Evaluation and Award Recommendation, as well as the bid that was received. City staff and the engineer have reviewed the bid. Staff recommends authorizing the Mayor to sign the Notice of Award and project related documents, authorize Public Works to move forward with the project, and authorize staff to reserve the right to work with the contractor for adjustments based on items encountered on the field.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments:

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

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

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to accept bid from Hiddleston Drilling & Pump, in the amount of \$225,636, for construction of the Sunbeam Municipal Well, and motion to adopt Resolution 2025-\_\_\_\_, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM**

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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:**

Date \_\_\_\_\_

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

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**FOLLOW-UP:**

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

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

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

**RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF HAILEY  
AUTHORIZING MOTION TO ACCEPT BID FROM HIDDLESTON DRILLING &  
PUMP, IN THE AMOUNT OF \$ 225,636.00, FOR CONSTRUCTION OF THE  
SUNBEAM MUNICIPAL WELL, AND MOTION TO ADOPT RESOLUTION 2025-\_\_\_\_,  
AUTHORIZING THE MAYOR TO SIGN THE NOTICE OF AWARD AND PROJECT  
RELATED DOCUMENTS, AUTHORIZE PUBLIC WORKS TO MOVE FORWARD  
WITH PROJECT, AND AUTHORIZE STAFF TO RESERVE THE RIGHT TO WORK  
WITH THE CONTRACTOR FOR ADJUSTMENTS BASED ON ITEMS  
ENCOUNTERED ON THE FIELD.**

WHEREAS, the City of Hailey desires to issue a Notice of Award and enter into an Agreement with Hiddleston Drilling & Pump, for construction of the Sunbeam Municipal Well, and

WHEREAS, the City of Hailey desires the Contractor to proceed in a timely manner to meet the project schedule, and

WHEREAS, the City of Hailey and Hiddleston Drilling & Pump, have agreed to the terms and conditions of the Agreement, 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 Notice of Award and the Agreement between the City of Hailey and Hiddleston Drilling & Pump, and that the Mayor is authorized to execute the Notice of Award and Agreement, and the Notice to Proceed.

Passed this 12<sup>th</sup> day of May, 2025.

City of Hailey

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

ATTEST:

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



## TECHNICAL MEMORANDUM

**DATE:** May 7, 2025  
**TO:** Brian Yeager, PE, PLS; Cole Balis, Nancy Arellano – City of Hailey, Idaho  
**FROM:** Eric Landsberg, P.E. – Clear Solutions Engineering  
Kurt Newbry, P.G. – DNA HydroGeo  
**RE:** *Sunbeam Municipal Well Construction Project - Bid Evaluation and Award Recommendation*

---

The City of Hailey (City) received one bid on May 1, 2025 for the Sunbeam Municipal Well Construction Project. The bid was submitted by Hiddleston Drilling and Pump from Mountain Home, Idaho.

On May 5, 2025, Nic Stevens with Stevens and Sons Well Drilling Inc. contacted the engineering team to inquire about the bidding results. He indicated that they had submitted a bid via email. The City of Hailey staff checked the email system for a submittal, but did not find an email bid submittal from Stevens and Sons. Nic Stevens then emailed the bid submittal which has a total base bid price of \$213,075. Since the City did not receive the bid by the May 1<sup>st</sup> due date, there is no bid from Stevens and Sons to evaluate or consider.

1. Hiddleston Drilling and Pump has constructed 19 municipal wells since 2000 including 4 wells for the City of Mountain Home, with the latest one in 2022, one well for the City of Gooding in 2016, and one well for the City of Grandview in 2024.
2. Hiddleston Drilling and Pump has constructed 15 wells since 2000 in the Hailey area, including two irrigation wells for the City of Hailey in 2013.
3. Hiddleston Drilling and Pump has constructed two large diameter wells in the Hailey area since 2000. One 16-inch diameter well and one 24-inch diameter well. The proposed Sunbeam Municipal Well will be 16-inch diameter.
4. Hiddleston Drilling and Pump is equipped with a Foremost Dual Rotary Drill Rig which allows them to rotate temporary casings in and out of the well to aid in installation and removal.

The total bid price was \$225,636. We consider this to be a good price for the project, especially considering current market conditions and material cost uncertainty. We recommend the City move forward and enter into a construction contract with Hiddleston Drilling and Pump for the Sunbeam Municipal Well Construction project.

Please let me know if you have any questions or concerns. We look forward to working with you during construction of the new Sunbeam Municipal Well.

**From:** [Mark Hiddleston](#)  
**To:** [Nancy Arellano](#)  
**Cc:** [Pat Marvin](#); [Gary Oyler](#)  
**Subject:** City Of Hailey - Sunbeam Well Construction Project  
**Date:** Thursday, May 1, 2025 1:17:20 PM  
**Attachments:** [City of Hailey Sun Beam Well Construction Bid.pdf](#)

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Nancy,

Attached is our bid for the City of Hailey Project - Sunbeam Municipal Well Construction 2025

Thank you for the opportunity to bid this project.

Mark S Hiddleston



(208) 587-9055 Office  
[mark@hiddlestondrilling.com](mailto:mark@hiddlestondrilling.com)  
[www.hiddlestondrilling.com](http://www.hiddlestondrilling.com)

### **III. BIDDERS PROPOSAL**

#### **ARTICLE 1 – BID RECIPIENT**

1.01 This Bid is submitted to the City of Hailey. This bid is for the Project titled: SUNBEAM MUNICIPAL WELL CONSTRUCTION - 2025

#### **ARTICLE 2 – BIDDER’S INFORMATION**

2.01 BIDDER’s Name: Hiddleston & Son, Inc.

BIDDER’s Idaho Public Works Contractor License No.: PWC-C-12249-A-4

License Expiration Date: May 30

BIDDER’s Business Address: 1240 NW Beaman St

BIDDER’s Business Phone No.: 208-587-9055

BIDDER’s FAX No.: 208-587-9816

BIDDER’s Email Address: pat@hiddlestondrilling.com

#### **ARTICLE 3 – BIDDER’S ACKNOWLEDGEMENTS**

This proposal is submitted as an offer by the undersigned to enter into contract with the City of Hailey, Idaho, hereinafter referred to as the “OWNER” for the SUNBEAM MUNICIPAL WELL CONSTRUCTION – 2025, specified herein, and which construction documents are on file with Clear Solution Engineering, LLC, and which are a condition hereof with the same force and effect as though they were attached hereto. The offer is conditioned on the following declarations as to the facts, intention and understanding of the undersigned and the agreement of the OWNER to the terms and prices herein submitted.

1. All project specifications and drawings examined by the undersigned and their terms and conditions are hereby agreed to.
2. The undersigned certifies that he has received or made himself aware of any and all existing site conditions that may affect the proposed work.
3. It is understood that the contract drawings may be supplemented by additional drawings and specifications in explanation and elaboration of the contract drawings and it is agreed that such supplemental drawings, when not in conflict with those referred to in paragraph 1 above, will have the same force and effect as if attached hereto and that when received they will be considered a part of the contract.
4. The undersigned will furnish separate performance and payment bonds and insurance certificates, as required by the specifications, in the full amount of the contract price within the time limit therein after notification that the said proposal is accepted, all in accordance with the provisions of this proposal and the specifications.
6. The undersigned further agrees that the OWNER shall have the right to accept or reject any bid deemed to be in the best interest of the OWNER or the City of Hailey.
7. The undersigned agrees to order all necessary equipment and materials within a period of three (3) days after Notice to Proceed has been issued by the OWNER.
8. The undersigned, as a BIDDER, acknowledges that Addenda Number 1 through 2 have been delivered to him and have been examined as part of the contract documents.

9. The undersigned agrees to complete all work embraced in the contract within the time limitations set forth in paragraph IB-9 of the Instruction to Bidders.

#### **ARTICLE 4 – BIDDERS’S CERTIFICATION**

##### 4.01 BIDDER certifies that:

A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER.

**ARTICLE 5 – BASIS OF BID/BID SCHEDULE**

5.01 BIDDER will complete the Work in accordance with the Contract Documents for the following price(s):

<b>Bid Item</b>	<b>Item Description</b>	<b>Estimated Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total Amount</b>
1	Mobilization and Demobilization	1	lump	\$ 15,000.00	\$ 15,000.00
2	Installation/Removal of Temporary 24-inch Casing	78	ft	\$ 747.00	\$ 58,266.00
3	Advance Bore and Installation/Removal of Lower Temporary Casings	95	ft	\$ 693.00	\$ 65,835.00
4	Furnish 16-inch Well Casing	100	ft	\$ 90.00	\$ 9,000.00
5	Install 16-inch Well Casing	100	ft	\$ 14.00	\$ 1,400.00
6	Furnish 16-inch Well Screens	75	ft	\$ 458.00	\$ 34,350.00
7	Install 16-inch Well Screens	75	ft	\$ 14.00	\$ 1,050.00
8	Furnish and Install Annular Well Seal	<sup>150</sup> <del>1,200</del>	cu ft	\$ 27.00	\$ 4,050.00
9	Well Development	40	hour	\$ 450.00	\$ 18,000.00
10	Furnish, Install, and Remove Test Pump	1	lump	\$ 9235.00	\$ 9,235.00
11	Test Pumping	26	hour	\$ 350.00	\$ 9,100.00
12	Rig Time	1	hour	\$ 350.00	\$ 350.00
<b>BID TOTAL (Sum of Items 1 thru 12)</b>					<b>\$ 225,636.00</b>

**BID OPTIONS**

BO1	Drill 6-inch Test Bore	173	ft	\$ 65.00	\$ 11,245.00
BO2	Furnish, Install, and Remove Temporary 22-inch Casing	173	ft	\$ —	\$ No Bid
BO3	Furnish, Install, and Remove Temporary 20-inch Casing	173	ft	\$ 672.00	\$ 116,256.00
BO4	Furnish, Install, and Remove Temporary 18-inch Casing	173	ft	\$ 632.36	\$ 109,398.28
BO5	Install Gravel Filter Pack	100 1,250	cu ft	\$ 51.00	\$ 5,100.00
BO6	Install Silica Sand Filter Pack	100 1,250	cu ft	\$ 103.50	\$ 10,350.00
BO7	Install/Remove 30-inch Casing	58	ft	\$ —	\$ No Bid
BO8	Install/Remove 24-inch Casing	58	ft	\$ —	\$ No Bid

**EARLIEST POSSIBLE START DATE:** June 2, 2025

In the space below, provide information on equipment to be used on the project (Part 1, Section 5, 5.2) and expected temporary casings (depth and size) to be used based on equipment capabilities and knowledge of area.

Foremost Dual Rotary Drill Rig, Air Compressor

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**ARTICLE 6 – BID SUBMITTAL**

6.01 Submitted on May, 1, 2025.

6.02 This Bid is submitted by:

An Individual

Name (typed or printed): \_\_\_\_\_

By: \_\_\_\_\_  
(Individual's signature)

Doing Business As: \_\_\_\_\_

A Partnership

Partnership Name: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): \_\_\_\_\_

A Corporation

Corporation Name: Hiddleston & Son, Inc.

State of Incorporation: Idaho

Type (General Business, Professional, Service, Limited Liability): General Business

By: Mark S Hiddleston  
(Signature – attach evidence of authority to sign)

Name (typed or printed): Mark S Hiddleston

Title: President

(CORPORATE SEAL)

Attest: Mawelene Hiddleston Sec.

A Joint Venture

Name of Joint Venture: \_\_\_\_\_

First Joint Venture Name: \_\_\_\_\_

(SEAL)

By: \_\_\_\_\_  
(Signature of first joint venture partner – attach evidence of authority to sign)

Name (typed or printed): \_\_\_\_\_

Title: \_\_\_\_\_

Second Joint Venture Name: \_\_\_\_\_

(SEAL)

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

(Signature of second joint venture partner – attach evidence of authority to sign)

Name (typed or printed): \_\_\_\_\_

Title: \_\_\_\_\_

(Each joint venture must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

**ARTICLE 7 – NAMING OF SUBCONTRACTOR FORM**

Per Idaho Code, 67-2310, BIDDER shall include in his or her Bid the names and address, and Idaho Public Works Contractor License Number of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract for plumbing, heating and air-conditioning work, and electrical work under the general Contract.

**Plumbing Subcontractor Name and Address**

**Public Works License Number**

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**HVAC Subcontractor Name and Address**

**Public Works License Number**

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**Electrical Subcontractor Name and Address**

**Public Works License Number**

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In addition to subcontractors for plumbing, heating and air-conditioning work, and electrical work, provide the names and addresses of the additional subcontractors, suppliers, individuals or entities called for in the Instruction to Bidders (include Idaho Public Works Contractor License Numbers for any subcontractors)

**Additional Subcontractor Name and Address**

**Public Works License Number**

Laune Pumps Inc.

017144-C-4

PO Box640, Twin Falls, ID 83303-0640

**Additional Subcontractor Name and Address**

**Public Works License Number**

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**Additional Subcontractor Name and Address**

**Public Works License Number**

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**ARTICLE 8 – NON-COLLUSION AFFIDAVIT**

**SUNBEAM MUNICIPAL WELL CONSTRUCTION - 2025  
City of Hailey, Idaho**

**CONTRACTOR’S NON-COLLUSION AFFIDAVIT**

STATE OF IDAHO  
Blaine County

Mark S Hiddleston being first duly sworn, deposes and says that he/she is President of Hiddleston & Son, Inc., the party making the foregoing bid; that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that such bid is genuine and not collusive of sham; that said bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, nor that anyone shall refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of said bidder or of any bidder, nor to fix any overhead, profit, or cost element of such bid price, nor that of any other bidder, nor secure any advantage against the public body awarding the contract or anyone interested in the proposed contract; that all statements contained in such bid are true, and, further, that said bidder has not, directly or indirectly, submitted his bid price or any breakdown thereof, nor the contents thereof, nor divulged information or data relative thereto, nor paid and will not pay fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, nor to any member or agent thereof, nor to any individual, except such person or persons as have a partnership or other financial interest with said bidder in his general business.

Signed: *Mark S Hiddleston*

Title: President

Subscribed and sworn to before me this 1st day of May, 2025

*Patricia J. Marwin*

Notary Public for Idaho

Residing at: Elmore County

My Commission Expires: 9-12-30





0005919680



**STATE OF IDAHO**  
*Office of the secretary of state, Phil McGrane*  
**ANNUAL REPORT**

Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$0.00

*For Office Use Only*

**-FILED-**

File #: 0005919680

Date Filed: 10/3/2024 8:39:27 AM

Entity Name and Mailing Address:

Entity Name: HIDDLESTON & SON, INC.  
The file number of this entity on the records of the Idaho Secretary of State is: 0000151040  
Address: 1240 NW BEAMAN ST  
MOUNTAIN HOME, ID 83647-5190

Entity Details:

Entity Status: Active-Good Standing  
This entity is organized under the laws of: IDAHO  
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C46387

The registered agent on record is:

Registered Agent: MARK S HIDDLESTON  
Registered Agent  
Physical Address: 1240 NW BEAMAN ST  
MOUNTAIN HOME, ID 83647  
Mailing Address

Corporate Officers and Directors:

Name	Title	Business Address
Mark S Hiddleston	President	1240 NW BEAMAN ST MOUNTAIN HOME, ID 83647
Marnie Hiddleston	Vice President	1240 NW BEAMAN ST MOUNTAIN HOME, ID 83647
Marvelene Hiddleston	Secretary	1240 NW BEAMAN ST MOUNTAIN HOME, ID 83647

The annual report must be signed by an authorized signer of the entity.

Job Title: President

*Mark S Hiddleston*

Sign Here

*10/03/2024*

Date

B0951-7429 10/03/2024 8:39 AM Received by Office of the Idaho Secretary of State

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 05/12/2025      **DEPARTMENT:** Library      **DEPT. HEAD SIGNATURE:** Lyn Drewien

**SUBJECT:**

Contract with Fisher's Technology to lease a new color copier/printer/scanner and purchase two small office printers for the Library staff. Maintenance and toner cartridges are included for a total of six machines.

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

The library first contracted with Fisher Technology in 2015 to support its printing and copying services for staff and patrons. Fisher has been responsive and provided outstanding service during the past decade.

The term of this irrevocable lease is 60 months, and the monthly lease base amount is \$324.99, approximately \$35 less than our previous contract. The new copier will be dedicated for public use, with allowances that include 4,420 black and white copies and 2,000 color copies per month under the contract terms. Overages are charged at .0075 each for black/white and color copies at .05 cents. Staff printers are allowed a total of 600 black and white copies, 130 color copies per month, and overages are charged at the rate of 0.0149 for black and white, and .13 for color copies. The contract also includes regular maintenance and all toner cartridges.

The current public printer is a 2014 model that will be converted for staff use only. It is in good working condition, but does not offer an app for laptop printing. The machine also lacks many smartphone wi-fi printing options, which have become the most common printing method for library patrons. Printing, copying, and scanning services have become popular in recent years. Patrons find it an affordable and reliable option and a better alternative to owning a printer.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Library budget line item: 1004541323

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

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

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

"Motion to approve Resolution 2025-\_\_\_\_\_, authorizing Fisher's Technology agreement with Hailey Public Library for \$329.99 to lease a new color copier/printer/scanner and provide maintenance and toners for all library staff and public copiers.

**ACTION OF THE CITY COUNCIL:**

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

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

**FOLLOW-UP:**

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

A RESOLUTION OF THE HAILEY CITY COUNCIL AUTHORIZING THE AGREEMENT BETWEEN THE CITY OF HAILEY AND FISHER’S TECHNOLOGY TO PROVIDE THE LIBRARY WITH COPIER AND RELATED SERVICES.

WHEREAS, Hailey Public Library has identified the need to renew its contract for copier and document management services with Fisher’s Technology to support its operational efficiency;

WHEREAS, Fisher's Technology has presented a proposal for copier and related services that meet the needs and expectations of the Library;

WHEREAS, the contract terms include a 60-month non-cancelable lease with a base rate of \$324.99 per month to service and maintain one public printer and five staff machines;

WHEREAS, this Agreement will renew for an additional one-year period under the same terms until written notice is received at least 60 days prior to the end date;

WHEREAS, Fisher Technology has provided copier and related services for the library since 2015 and has provided outstanding customer service and care of our printers;

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 Fisher’s Technology

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



**COST PER IMAGE AGREEMENT**

AGREEMENT NO. \_\_\_\_\_

**CUSTOMER ("you" or "your")**

FULL LEGAL NAME: **HAILEY, CITY OF DBA HAILEY PUBLIC LIBRARY** FEDERAL TAX ID #: \_\_\_\_\_

ADDRESS: **7 W Croy St, Hailey, ID 83333**

**EQUIPMENT AND PAYMENT TERMS**  SEE ATTACHED SCHEDULE

TYPE, MAKE, MODEL NUMBER, SERIAL NUMBER, AND INCLUDED ACCESSORIES	NOT FINANCED UNDER THIS AGREEMENT	BEGINNING METER READING		MONTHLY IMAGE ALLOWANCE		EXCESS PER IMAGE CHARGE (PLUS TAX)	
		B&W	COLOR	B&W	COLOR	B&W	COLOR
Bizhub C301i Color MFP with DF-714	<input type="checkbox"/>			4420	2000	0.0075	0.05
Konica C300i FEQ28879	<input checked="" type="checkbox"/>						
Canon MF746C FEQ28940	<input checked="" type="checkbox"/>						
Canon LB325dn FEQ28877	<input checked="" type="checkbox"/>			600	130	0.0149	0.13
Canon LB325dn FEQ28876	<input checked="" type="checkbox"/>						
Canon LB325dn FEQ28875	<input checked="" type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
TOTAL CONSOLIDATED MONTHLY IMAGE ALLOWANCE AND EXCESS PER IMAGE CHARGES (IF CONSOLIDATED)*							

EQUIPMENT LOCATION: **As Stated Above**  
 METER READING FREQUENCY (QUARTERLY IF NOT CHECKED):  MONTHLY  QUARTERLY  OTHER: \_\_\_\_\_

TERM IN MONTHS: **60** MONTHLY BASE PAYMENT AMOUNT: **\$ 324.99** (\*PLUS TAX)

SECURITY DEPOSIT: \_\_\_\_\_

**CONTRACT**

THIS AGREEMENT IS NON-CANCELABLE AND IRREVOCABLE. IT CANNOT BE TERMINATED. PLEASE READ CAREFULLY BEFORE SIGNING. YOU AGREE THAT THIS AGREEMENT AND ANY CLAIM RELATED TO THIS AGREEMENT SHALL BE GOVERNED BY THE INTERNAL LAWS OF THE STATE IN WHICH OUR (OR, IF WE ASSIGN THIS AGREEMENT, OUR ASSIGNEE'S) PRINCIPAL PLACE OF BUSINESS IS LOCATED AND ANY DISPUTE CONCERNING THIS AGREEMENT WILL BE ADJUDICATED IN A FEDERAL OR STATE COURT IN SUCH STATE. YOU HEREBY CONSENT TO PERSONAL JURISDICTION AND VENUE IN SUCH COURTS AND WAIVE TRANSFER OF VENUE. EACH PARTY WAIVES ANY RIGHT TO A JURY TRIAL.

**CUSTOMER'S AUTHORIZED SIGNATURE**

BY SIGNING THIS PAGE, YOU REPRESENT TO US THAT YOU HAVE RECEIVED AND READ THE ADDITIONAL TERMS AND CONDITIONS APPEARING ON THE SECOND PAGE OF THIS TWO-PAGE AGREEMENT. THIS AGREEMENT IS BINDING UPON OUR ACCEPTANCE HEREOF.

(As Stated Above)  \_\_\_\_\_  
 CUSTOMER SIGNATURE PRINT NAME & TITLE DATE

**OWNER**

**Fisher's Technology**  
 OWNER SIGNATURE PRINT NAME & TITLE DATE

**575 E 42nd St, Boise, ID 83714**

**CERTIFICATE OF DELIVERY AND ACCEPTANCE**

The Customer hereby certifies that all the Equipment: 1) has been received, installed, and inspected, and 2) is fully operational and unconditionally accepted.

SIGNATURE:  \_\_\_\_\_ NAME & TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**USA PATRIOT ACT NOTICE; ANTI-TERRORISM AND ANTI-CORRUPTION COMPLIANCE:** To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each customer who opens an account. When you enter into a transaction with us, we ask for your business name, address and other information that will allow us to identify you. We may also ask to see other documents that substantiate your business identity. You and any other person who you control, own a controlling interest in, or who owns a controlling interest in or otherwise controls you in any manner ("Representatives") are and will remain in full compliance with all laws, regulations and government guidance concerning foreign asset control, trade sanctions, embargoes, and the prevention and detection of money laundering, bribery, corruption, and terrorism, and neither you nor any of your Representatives is or will be listed in any Sanctions-related list of designated persons maintained by the U.S. Department of Treasury's Office of Foreign Assets Control or successor or the U.S. Department of State. You shall, and shall cause any Representative to, provide such information and take such actions as are reasonably requested by us in order to assist us in maintaining compliance with anti-money laundering laws and regulations.

## ADDITIONAL TERMS AND CONDITIONS

1. **AGREEMENT.** You want us to now provide you the equipment and/or software referenced herein, together with all replacements, parts, repairs, additions and accessions incorporated therein or attached thereto, excluding equipment marked as not financed under this Agreement ("Equipment") and you unconditionally agree to pay us the amounts payable under the terms of this agreement ("Agreement") each period by the due date. This Agreement is binding upon our acceptance hereof and will begin on the date the Equipment is delivered to you. If we designate a later commencement date, you agree to pay us an additional amount equal to the periodic payments due under this Agreement prorated for the period between the date the Equipment is delivered to you and the commencement date. We may charge you a one-time origination fee of \$75.00. If any amount payable to us is past due, you will pay a late charge equal to: 1) the greater of ten (10) cents for each dollar overdue or twenty-six dollars (\$26.00); or 2) the highest lawful charge, if less. Any security deposit will be returned upon full performance. We may charge you a fee of up to \$50.00 for filing, searching and/or titling costs required under the Uniform Commercial Code (UCC) or other laws. If for any reason your check is returned for nonpayment, you will pay us a bad check charge of \$30 or, if less, the maximum charge allowed by law
2. **NET AGREEMENT.** THIS AGREEMENT IS NON-CANCELABLE FOR THE ENTIRE AGREEMENT TERM. YOU AGREE THAT YOU ARE UNCONDITIONALLY OBLIGATED TO PAY ALL AMOUNTS DUE UNDER THIS AGREEMENT FOR THE ENTIRE TERM. YOU ARE NOT ENTITLED TO REDUCE OR SET-OFF AGAINST AMOUNTS DUE UNDER THIS AGREEMENT FOR ANY REASON.
3. **IMAGE CHARGES AND OVERAGES.** You are entitled to make the total number of images shown under Image Allowance (or Total Consolidated Image Allowance, if applicable) each period during the term of this Agreement. If you make more than the allowed images in any period, you will pay us an additional amount equal to the number of the excess images made during such period multiplied by the applicable Excess Per Image Charge. Regardless of the number of images made in any period, you will never pay less than the Base Payment Amount. You agree to provide us with the actual meter readings on any business day as designated by us, provided that we may estimate the number of images used if such meter readings are not received within five days after being requested. We will adjust the estimated charge for excess images upon receipt of actual meter readings. You agree that the Base Payment Amount and the Excess Per Image Charges may be proportionately increased at any time if our estimated average page coverage is exceeded. After the end of the first year of this Agreement and not more than once each successive twelve-month period thereafter, the Base Payment Amount and the Excess Per Image Charges (and, at our election, the Base Payment Amount and Excess Per Image Charges under any subsequent agreements between you and us that incorporate the terms hereof) may be increased by a maximum of 15% of the then existing payment or charge. Images made on equipment marked as not financed under this Agreement will be included in determining your image and overage charges.
4. **EQUIPMENT USE.** You will keep the Equipment in good working order, free and clear of all liens and claims, use it for business purposes only and not modify or move it from its initial location without our consent. You agree that you will not take the Equipment out of service and have a third party pay (or provide funds to pay) the amounts due hereunder. You will comply with all laws, ordinances, regulations, requirements and rules relating to the use and operation of the Equipment. We will have the right, at any reasonable time, to inspect the Equipment and any documents relating to its use, maintenance and repair.
5. **SERVICES/SUPPLIES.** If we have entered into a separate arrangement with you for maintenance, service, supplies, etc. with respect to the Equipment, payments under this Agreement may include amounts owed under that arrangement, which amounts may be invoiced as one payment for your convenience. We may charge you a monthly supply freight fee to cover our costs of shipping supplies to you. You agree that you will look solely to us for performance under any such arrangement and for the delivery of any applicable supplies
6. **SOFTWARE/DATA.** Except as provided in this paragraph, references to "Equipment" include any software referenced above or installed on the Equipment. We do not own the software and cannot transfer any interest in it to you. We are not responsible for the software or the obligations of you or the licensor under any license agreement. You are solely responsible for protecting and removing any confidential data/images stored on the Equipment prior to its return for any reason.
7. **LIMITATION OF WARRANTIES.** EXCEPT TO THE EXTENT THAT WE HAVE PROVIDED YOU A WARRANTY IN WRITING, WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. YOU CHOSE ANY/ALL THIRD-PARTY SERVICE PROVIDERS BASED ON YOUR JUDGMENT. YOU MAY CONTACT US OR THE MANUFACTURER FOR A STATEMENT OF THE WARRANTIES, IF ANY, THAT THE MANUFACTURER IS PROVIDING. WE ASSIGN TO YOU ANY WARRANTIES GIVEN TO US
8. **ASSIGNMENT.** You may not sell, assign, or sublease the Equipment or this Agreement without our written consent. We may sell or assign this Agreement and our rights in the Equipment, in whole or in part, to a third party without notice to you. You agree that if we do so, our assignee will have our assigned rights under this Agreement but none of our obligations and will not be subject to any claim, defense, or set-off that may be assertable against us or anyone else. Notwithstanding the foregoing, if we sell or assign this Agreement or our rights in the Equipment, we will retain our obligations under the Agreement.
9. **LOSS OR DAMAGE.** You are responsible for any damage to or loss of the Equipment. No such loss or damage will relieve you from your payment obligations hereunder. Any insurance proceeds received relating to insurance you obtain will be applied, at our option, to repair or replace the Equipment, or to pay us the remaining payments due or to become due under this Agreement, plus our booked residual, both discounted at 2% per annum. Except for claims, losses, or damages caused by our gross negligence or willful misconduct, you agree to indemnify us and our assignee, if applicable, against any claims, losses, or damages, including attorney fees, in any way relating to the Equipment or data stored on it. This indemnity will survive the expiration of this Agreement. In no event will we be liable for any consequential or indirect damages
10. **INSURANCE.** You agree to maintain commercial general liability insurance acceptable to us and to include us as an additional insured on the policy. You also agree to: 1) keep the Equipment fully insured against loss at its replacement cost, with us named as lender's loss payee; and 2) provide proof of insurance satisfactory to us no later than 30 days following the commencement of this Agreement, and thereafter upon our written request. If you fail to maintain property loss insurance satisfactory to us and/or you fail to timely provide proof of such insurance, we have the option, but not the obligation, to do so as provided in either (A) or (B) as follows, as determined in our discretion: (A) We may secure property loss insurance on the Equipment from a carrier of our choosing in such forms and amounts as we deem reasonable to protect our interests. If we secure insurance on the Equipment, we will not name you as an insured party, your interests may not be fully protected, and you will reimburse us the premium which may be higher than the premium you would pay if you obtained insurance, and which may result in a profit to us through an investment in reinsurance. If you are current in all of your obligations under the Agreement at the time of loss, any insurance proceeds received relating to insurance we obtain pursuant to this subsection (A) will be applied, at our option, to repair or replace the Equipment, or to pay us the remaining payments due or to become due under this Agreement, plus our booked residual, both discounted at 2% per annum. (B) We may charge you a monthly property damage surcharge of up to .0035 of the Equipment cost as a result of our credit risk administrative costs or other costs, as would be further described on a letter from us to you. We may make a profit on this program. NOTHING IN THIS SECTION WILL RELIEVE YOU OF YOUR RESPONSIBILITY FOR LIABILITY INSURANCE ON THE EQUIPMENT. You authorize us to sign on your behalf and appoint us as your attorney-in-fact to endorse in your name any insurance drafts or checks issued due to loss or damage to the Equipment.
11. **TAXES.** We own the Equipment. You will pay when due, either directly or by reimbursing us, all taxes and fees relating to the Equipment and this Agreement, including estimated final-year personal property tax. If we pay any taxes or other expenses that you owe hereunder, you agree to reimburse us when we request and to pay us a processing fee for each expense or charge we pay on your behalf. Sales or use tax due upfront will be payable over the term with a finance charge. If this Agreement is deemed to be a secured transaction, you hereby grant us a security interest in the Equipment to secure all amounts you owe us under any agreement with us, to be released at the end of the term provided you have performed all of your obligations under this Agreement
12. **END OF TERM.** At the end of the term of this Agreement (or any renewal term) (the "End Date"), this Agreement will renew for an additional one-year period under the same terms unless a) we receive written notice from you, at least 60 days prior to the End Date, of your intent to return the Equipment, and b) you timely return the Equipment to the location designated by us, at your expense. If the returned Equipment is not immediately available for use by another without need of repair, you will reimburse us for all repair costs. You cannot pay off this Agreement or return the Equipment prior to the End Date without our consent. If we consent, we may charge you, in addition to other amounts owed, an early termination fee equal to 5% of the price of the Equipment
13. **DEFAULT/REMEDIES.** You will be in default if: (a) you do not pay any payment or other sum due to us or any other person when due or if you fail to perform in accordance with the covenants, terms and conditions of this Agreement or any other agreement with us or any of our affiliates or any material agreement with any other entity, (b) you make or have made any false statement or misrepresentation to us, (c) you or any guarantor dies, becomes insolvent, dissolves or terminates existence, (d) there has been a material adverse change in your or any guarantor's financial, business or operating condition, (e) any guarantor defaults under any guaranty for this Agreement, (f) you either assign your assets for the benefit of your creditors, or sell, transfer or otherwise dispose of all or substantially all of your assets, or enter (voluntarily or involuntarily) any bankruptcy or reorganization proceeding, or (g) without our prior written consent (which will not be unreasonably withheld or delayed), you merge or consolidate with any other entity and you are not the survivor of such merger or consolidation. If you are ever in default, at our option, we can terminate this Agreement and we may require that you return the Equipment to us at your expense and pay us: 1) all past due amounts and 2) all remaining payments for the unexpired term, plus our booked residual, both discounted at 2% per annum; and we may disable or repossess the Equipment, require you to stop using any software, and use all other legal remedies available to us. If we take possession of the Equipment, we may sell or otherwise dispose of it with or without notice to you, at a public or private sale and apply the net proceeds (after we have deducted all costs related to the sale or disposition of the Equipment) to the amounts that you owe us. You will remain responsible for any amounts that are due after we have applied such net proceeds. You agree to pay all costs and expenses (including reasonable attorney fees and repossession costs) we incur in any dispute with you related to this Agreement. You agree to pay us 1.5% interest per month on all past due amounts. Any delay or failure to enforce our rights under this Agreement will not prevent us from enforcing any rights at a later time. If interest is charged or collected in excess of the maximum lawful rate, we will refund such excess to you, which will be your sole remedy
14. **UCC.** If we assign rights in this Agreement for financing purposes, you agree that this Agreement, in the hands of our assignee, is, or shall be treated as, a "Finance Lease" as that term is defined in Article 2A of the Uniform Commercial Code ("UCC"). You agree to forgo the rights and remedies provided under sections 507-522 of Article 2A of the UCC.
15. **LIMITATION ON CHARGES.** This section controls over every other part of this Agreement and over all documents now or later pertaining to the Agreement. We both intend to comply with all applicable laws. In no event will we charge or collect any amounts in excess of those allowed by applicable law. Any part of this Agreement that could, but for this section, be read under any circumstance to allow for a charge higher than that allowable under applicable legal limit, is limited and modified by this section to limit the amounts chargeable under the Agreement to the maximum amount allowed under the legal limit. If in any circumstance, any amount in excess of that allowed by law is charged or received, any such charge will be deemed limited by the amount legally allowed and any amount received by us in excess of that legally allowed will be applied by us to the payment of amounts lawfully owed under the Agreement, or refunded to you
16. **MISCELLANEOUS.** This Agreement is the entire agreement between you and us relating to our providing and your use of the Equipment and supersedes any prior representations or agreements, including any purchase orders. Amounts payable under this Agreement, including any estimated tax payments, may include a profit to us. The parties agree that this Agreement and any related documents hereto may be authenticated by electronic means. The parties agree that the original hereof for enforcement and perfection purposes, and the sole "record" constituting "chattel paper" under the UCC, is the paper copy hereof bearing (i) the original or a copy of either your manual signature or an electronically applied indication of your intent to enter into this Agreement, and (ii) our original manual signature. You agree not to raise as a defense to the enforcement of this Agreement or any related documents that you executed or authenticated such documents by electronic or digital means or that you used facsimile or other electronic means to transmit your signature on such documents. Notwithstanding anything to the contrary herein, we reserve the right to require you to sign this Agreement or any related documents hereto manually. If any provision of this Agreement is unenforceable, the other provisions herein shall remain in full force and effect to the fullest extent permitted by law. You authorize us to either insert or correct the Agreement number, serial numbers, model numbers, beginning date, and signature date. All other modifications to the Agreement must be in writing signed by each party. Within 30 days after our request, you will deliver all requested information (including tax returns) which we deem reasonably necessary to determine your current financial condition and faithful performance of the terms hereof.

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 05/12/25    **DEPARTMENT:** Admin    **DEPT. HEAD SIGNATURE:** LH/SE

-----

**SUBJECT:**

Motion to approve Resolution 2025-\_\_\_\_, authorizing the mayor to sign an agreement regarding Blaine County Mental Health Well Being Initiative

-----

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

The Hailey Police Department has been involved in a variety of local mental health initiatives. The Blaine County Mental Health Well Being Initiative is a partnership that creates a framework for such efforts.

-----

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

-----

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

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

-----

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

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

-----

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve Resolution 2025-\_\_\_\_, authorizing the mayor to sign an agreement regarding Blaine County Mental Health Well Being Initiative

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

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY AUTHORIZING THE MAYOR TO EXECUTE A COMMUNITY PARTNERSHIP AGREEMENT ON MENTAL HEALTH WITH BLAINE COUNTY MENTAL WELL-BEING INITIATIVE.**

WHEREAS, the parties desire to memorialize said agreement regarding mental health in our valley, and

WHEREAS, the City of Hailey finds execution of and acceptance of the agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY AUTHORIZING THE MAYOR TO EXECUTE COMMUNITY PARTNERSHIP AGREEMENT WITH BLAINE COUNTY MENTAL WELL-BEING INITIATIVE.**

Passed this 12th day of May, 2025.

City of Hailey

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

ATTEST:

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



# Blaine County's Mental Well-Being Initiative Community Partnership Pledge

Blaine County's Mental Well-Being Initiative (MWBI) and its partners are working together to create a well-being ecosystem – in our organizations and in the broader community – and agree to hold each other accountable to the outlined standards within this pledge. This is a community endeavor based on a collective impact framework which brings together people from different sectors and roles within the community to work on a common agenda to solve a complex issue.

## **Shared Mission:**

Blaine County's Mental Well-Being Initiative seeks to grow an integrated mental health and well-being ecosystem that improves the lives of all people in our community by leveraging and amplifying diverse community efforts. The Initiative seeks to drive lasting, systemic solutions that help meet some of life's basic needs, prevent a crisis before it happens, and provide connections and mental health care to all who need it.

## **Shared Goals:**

1. Create a multitude of welcoming community-connecting environments and activities to encourage a sense of belonging among teens and cross-generational connection throughout the community.
2. Create a robust, comprehensive community training and education program focused on building a common language and understanding of resiliency, self-regulation, healthy communication, and crisis de-escalation.
3. Increase behavioral health access and capacity for individuals and families by addressing inadequacies within the system and building out the behavioral health workforce of the future.
4. Create a 24-hour mobile crisis response system and crisis stabilization setting(s) or system.
5. Build the infrastructure required to support ongoing collaboration across organizations, entities, and businesses to prioritize our community's mental health as foundational to our overall health.

## **Guiding Values and Principles:**

- Mental well-being is a shared responsibility of the whole community. We foster a sense of belonging and well-being for all community members.
- We collaborate to improve the local behavioral health system in response to community needs. We are action-oriented and focus on developing solutions and achieving results.
- We encourage one another to undertake a differentiated set of activities at which we each excel while ensuring our efforts are coordinated through a mutually reinforcing plan of action. We remain open to conversations and actions that reduce redundancy and amplify our shared goals.
- Our work is guided by shared data, evidence, and performance metrics to continuously learn, adapt, and improve. We evaluate our progress to ensure our actions have the desired outcome and adjust if they do not.
- We approach our collaborative goals with curiosity, humility, and continued learning. We embrace the discomfort of difficult conversations that are necessary for growth and change in the system.
- We strive to speak with one voice and to use agreed upon terminology and language in our communications about the MWBI to internal and external audiences.
- We acknowledge and assume responsibility for our actions. We are accountable to each other and those we serve. We treat everyone with empathy and compassion.
- We acknowledge the importance of maintaining confidentiality and handling sensitive information with utmost care to ensure trust and security for all individuals within our community.

**Roles & Responsibilities:**

*Partner agrees to:*

- Advance the shared mission, goals, values, and principles as outlined in this agreement.
- Assist the MWBI Backbone Team in achieving community change through one or more of the five goal areas by participating in meetings, workgroups, discussions, or events that relate to the partner’s focus of work.
- Communicate and cross-promote opportunities in our community that support the shared mission and goals of the MWBI.
- Communicate openly and often with the MWBI Backbone Team and collaborating partners any information relevant to the progress of the goals and objectives of the MWBI.
- Participate in the shared measurement and data collection of mental well-being outcomes as outlined and agreed upon by the MWBI and its workgroups.
- Grant permission to use your organization/business/entity name and logo (if applicable) on communications pertaining to the MWBI.

*MWBI Backbone Team agrees to:*

- Convene individuals who are affiliated with organizations, agencies, and practices that are invested in the mental well-being outcomes of our community.
- Coordinate efforts to create a more effective mental well-being ecosystem, leveraging our collective strengths to work toward shared goals.
- Facilitate regular meetings and communications to cultivate collaboration and promote the goals and objectives of the MWBI through shared action.
- Create a shared and accessible data and measurement framework that will guide our work together and allow for tracking for all MWBI goals and objectives.
- Provide funding opportunities for collective impact initiatives and programs that support improving the mental well-being of Blaine County as outlined by the MWBI goals and objectives.
- Create a cohesive communication strategy and bring concise clarity of resources, programs, and events that support well-being.
- Provide acknowledgment and recognition of partners of the MWBI in various public locations including websites, newsletters, and public relations communications.

By signing below, the partner agrees to fulfill these commitments to the best of her/his/their abilities. This is not a binding legal contract. It can be changed at any time with the agreement of a majority of partners. If commitments are not met or partners can no longer fulfill their commitments, each partner has the right to exit the collaboration with notification to the Backbone Team.

Blaine County’s Mental Well-Being Initiative\* \_\_\_\_\_  
*Signature* *Title* *Date*

\_\_\_\_\_  
*Organization/Business/Institution* *Signature* *Title* *Date*

*\*Initiative community pledged partners as of April 23, 2025 include:*

- **Nonprofits:** *St. Luke's Wood River Foundation, Spur Community Foundation, The Hunger Coalition, Love Like Ky, Wood River Community YMCA, The Crisis Hotline, Blaine County Education Foundation, Far + Wise, The Advocates, The Space, Just Serve, Higher Ground, Flourish Foundation, The Alliance of Idaho, National Alliance on Mental Illness WRV, The Community Library, Men's Second Chance Living, Sawtooth Botanical Garden, BCFIRST, Argyros Performing Arts Center*
- **Healthcare:** *St. Luke's Wood River, Family Health Services, KH Counseling, Alpine Integrative Wellness, Sun Valley Ketamine Clinic, Flow State Psychotherapy, Resiliency Rising, Carbonate Recovery Center, St. Luke's Wood River Community Board, Ellie Newman Coaching*
- **Government:** *Blaine County, Blaine County Prosecuting Attorney's Office, Blaine County Sheriff's Department, Blaine County Recreation District, Hailey Public Library, Hailey Fire Department*
- **Education:** *Blaine County School District, The Sage School*
- **Faith-based:** *Wood River Interfaith Council, Light on the Mountains Center for Spiritual Living*
- **Businesses:** *Sun Valley Company, IdaYoga*
- **Collaborations:** *5B Suicide Prevention Alliance, 5B Digital Wellness Network, Wood River Early Learning Collaborative, Communities for Youth*
- **Individuals:** *Rene Smey, Kim Pertel, Tom Poole, Laurie Strand*



# Mental Well-Being Initiative

## Resources for Partner Onboarding

RESOURCES	NOTES
<b>Project Overview</b>	<b>(* Indicates mandatory reading for partners)</b>
<a href="#">*MWBI Goals &amp; Objectives</a>	Start here! These are the collective goals of the MWBI and guide our work together. Everyone involved in the Initiative should be familiar with these goals and objectives
<a href="#">MWBI Major Investment Spring 2025</a> <a href="#">MWBI Project Overview Fall 2024</a>	Most recent press releases with project updates
<a href="#">*MWBI Community Partner Pledge</a>	An agreement to participate in the Initiative that outlines our values and principles to guide our work together
<a href="#">MWBI Pledged Partners</a>	Logo Garden of current pledged partners
<b>Data Sources</b>	
<a href="#">*Shared Measurement Framework Overview</a>	Slidedeck explains what will be monitored and how as we move forward with shared measurement of our common goals
<a href="#">*Shared Measurement Framework Dashboard</a>	Katz Amsterdam Foundation’s dashboard monitoring mental health in mountain town communities
<a href="#">Blaine County Community Behavioral Health Survey 2025</a>	Katz Amsterdam’s Behavioral Health Survey instrument used across various mountain town communities and administered in Blaine County in Winter 2025.
<a href="#">MWBI Multi-Solvers Action Brief- April 2024</a>	Ideas from 60+ stakeholder interviews, 250+ public meeting attendees, and partner sessions in 2024 form the basis of the Goals & Objectives roadmap (first resource above).
<a href="#">MWBI Community Engagement Comments- Winter 2024</a>	All stakeholder and public comments (anonymous) collected in winter 2024
<a href="#">St. Luke’s Wood River Community Needs Assessment 2023</a>	Conducted by St. Luke’s System and Boise State University
<a href="#">Blaine County Youth Mental Health Most Recent Survey Data</a>	Mental Health Survey of 6th -12th grade students in Blaine County School District conducted by Boise State’s Communities for Youth beginning in Fall 2023 and continuing for 5 years.

<b>Collective Impact Resources</b>	
<a href="#">*Collective Impact 101 Overview</a>	4 simple slides to understand how the collective impact framework helps solve complex problems
<a href="#">Tackling Complex Social Problems through Collective Impact</a>	Video overview of collective impact (2 minutes)
<a href="#">What is the Role of a Backbone in Collective Impact?</a>	Collective Impact Forum podcast (36 minutes)
<b>Examples of Behavioral Health Initiatives in other Mountain Towns</b>	
<a href="#">Revolutionizing Behavioral Health System: EVBH 4 Years Later</a>	Video about Eagle Valley/Vail Health’s behavioral health initiative (7 minutes)
<a href="#">Teton Behavioral Health Alliance</a>	The Community Foundation of Jackson Hole’s Behavioral Health Initiative
<a href="#">Mental Health Coalition of Teton Valley</a>	A nonprofit dedicated to providing skills, resources, and tools to support mental wellness
<a href="#">“In It Together” by Tahoe Truckee Community Foundation</a>	Video about Tahoe Truckee’s community initiative to support mental health (4:30 minutes)
<a href="#">Tahoe Truckee Behavioral Health Road Map</a>	Much of this road map mirrors what our community reported through our listening process and their 10 “goals” of which 8 are shared with our project (page 43 of 158 in report).
<a href="#">Gunnison Valley Health’s mobile crisis services</a>	

**Return to Agenda**





# ALCOHOL BEVERAGE LICENSE APPLICATION

*- need copy of pl  
- credit card  
with  
- transfer only*

### APPLICATION FOR:

Liquor	\$562.50	<input checked="" type="checkbox"/>	<u>562.50</u>
Wine by the Drink	\$200.00	<input checked="" type="checkbox"/>	<u>200.00</u>
Beer by the Drink	\$200.00	<input checked="" type="checkbox"/>	<u>200.00</u>
Grocery Sale of Wine	\$200.00	<input checked="" type="checkbox"/>	<u>200</u>
Grocery Sale of Beer	\$50.00	<input checked="" type="checkbox"/>	<u>50</u>

### APPLICATION IS:

- New License
- Renewal
- Resort Restaurant

**TOTAL DUE:** \$1,212.50

Applicant Name: Roadbars LLC

Business Name: Roadbars

Business Physical Address: 104 S Main St. Hailey, Idaho 83333

Business Mailing Address: 711 N Main St. Bellevue, Idaho 83313

Business Phone Number: 415-671-9920

Property Owner (if different from applicant): Bliss Development LLC

*(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).

[Signature]  
Applicant Signature

5/1/25  
Date

Subscribed and sworn to before me this

1 day of MAY, 20 25

[Signature]  
City Clerk or Designee

<b>Official Use Only</b>	
State License No.	_____
County License No.	_____
City License No.	_____
Date Approved by Council	_____
_____	_____
Chief of Police	



CITY OF HAILEY 15 MAIN ST SUITE H HAILEY, IDAHO 83333 788-4221



## ALCOHOL BEVERAGE LICENSE APPLICATION CHECKLIST

**PLEASE NOTE:** The following information must be submitted with your application to be considered for a city of Hailey Alcohol Beverage License.

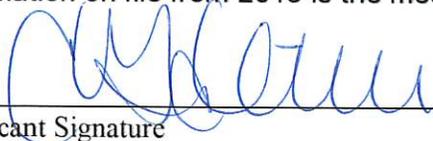
**ALL APPLICANTS:**

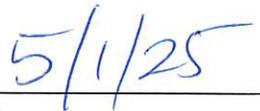
- A copy of your State of Idaho Alcohol License.
- A copy of your Blaine County Alcohol License.

If any of the following have *substantially changed*, please provide an up to date copy of each.

1. A detailed statement of the assets and liabilities of the applicant.
2. A copy of the articles of incorporation and bylaws of any corporation; the articles of association and bylaws of any association; or the articles of partnership for any partnership.
3. A certified copy of the lease showing that property owner consents to the sale of liquor by the drink on such premises, if the applicant is not the owner of the property.

I hereby certify that the above documents (1-3) have not *substantially changed* and the information on file from 2013 is the most current and up to date.

  
\_\_\_\_\_  
Applicant Signature

  
\_\_\_\_\_  
Date

*Should any information on this application be subject to change, such change must be reported in writing to City Hall as outlined in Section 5.04.040 of the Hailey Municipal Code.*

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



# PERSONAL AFFIDAVIT IN SUPPORT OF ALCOHOL BUSINESS LICENSE

Full Name: CHRISTINA GIORDANI

SSN: 621-58-6469 DOB: 12/03/1987

Business Address: 104 S MAIN ST HAILEY, IDAHO 83333 Business Phone: 415-671-9920

Home Address: 711 N MAIN ST BELLEVUE, IDAHO 83313 Home Phone: 415-671-9920

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: ROADBARS LLC DBA COWBOY RAMEN HOLDS A BEER AND WINE LICENSE AT 640 N MAIN ST BLDG C SPACE 2 IN KETCHUM ID

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?

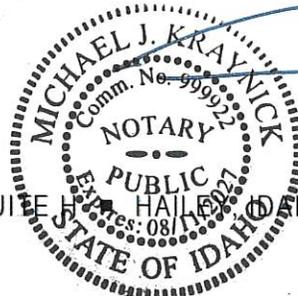
Yes  No

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.

Applicant Signature

*SUBSCRIBED & SWORN TO BEFORE ME THIS 22 DAY OF MAY, 2015*



CITY OF HAILEY ■ 115 MAIN ST. S., SUITE 100 HAILEY, IDAHO 83333 ■ 788-4221



# BUSINESS QUESTIONNAIRE

Business Name: ROADBARS LLC  
 DBA Name: ROADBARS  
 Physical Address: 104 S MAIN ST HAILEY, IDAHO 83333

### Officers and/or Directors:

Title: Manager Name: Christina Giordani  
 Address: 111 N main st. Bellevue ID 83213

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

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

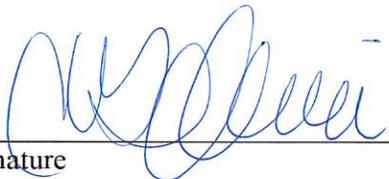
### Stockholders

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

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

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.

  
 Signature

manager  
 Title

Cycle Tracking Number: 163359  
ISLD ID: 9852

# Idaho State Police

Premises Number: 5B-43  
Incorporated City: Roadbars LLC

## Retail Alcohol Beverage License

License Year: 2025

License Number: 3815

*This is to certify, that Roadbars LLC  
doing business as: Roadbars*

*is licensed to sell alcoholic beverages as stated below at:*

**104 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>\$18,000.00</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	No	
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$18,020.00



Signature of Licensee, Corporate Officer, LLC Member or Partner

ROADBARS LLC
ROADBARS
711 N MAIN ST
BELLEVEUE, ID 83313
Mailing Address

License Valid: 05/01/2025 - 07/31/2025

**Expires: 07/31/2025**



Director of Idaho State Police



2025

BLAINE COUNTY  
STATE OF IDAHO

No. 2025-112

# RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT \_\_\_\_\_  
doing business as \_\_\_\_\_ ROADBARS LLC  
at \_\_\_\_\_ ROADBARS  
104 S MAIN ST, HAILEY, IDAHO 83333

\_\_\_\_\_, 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: 05/01/2025

Transfer Fee	40.00
Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$75.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
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 6 day of May, 2025

*Angus McClary*

\_\_\_\_\_  
Chairman

*Wade Davis*

\_\_\_\_\_  
Commissioner

*Lindsay Mollenaux*

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)





# CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Filing fee: \$100 typed, \$120 not typed

Complete and submit the application in duplicate.

*copy a  
back a  
transfer*

**FILED EFFECTIVE**

2017 MAY -1 AM 9:54

SECRETARY OF STATE  
STATE OF IDAHO

1. The name of the limited liability company is:  
Roadbars, LLC

(Remember to include the words "Limited Liability Company," "Limited Company," or the abbreviations L.L.C., LLC, or LC)

2. The complete street and mailing addresses of the principal office is:  
260 S 2nd Ave, Ketchum ID 83340

(Street Address)

PO Box 3493, Ketchum, ID 83340

(Mailing Address if different)

3. The name of the registered agent and street address of the registered agent:  
Christina Giordani 260 S 2nd Ave, Ketchum, ID 83340

(Name)

(Address cannot be a post office box or postal mail box)

4. The name and address of at least one governor of the limited liability company:  
Christina Giordani PO Box 3493, Ketchum, ID 83340

(Name)

(Address)

(Name)

(Address)

(Name)

(Address)

(Name)

(Address)

5. Mailing address for future correspondence (annual report notices):  
PO Box 3493, Ketchum, ID 83340

(Address)

Signature of organizer(s)

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

Printed Name: Christina Giordani

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

Secretary of State use only

IDAHO SECRETARY OF STATE

05/01/2017 05:00

CK:99 CT:328432 BH:1581876

1@ 100.00 = 100.00 ORGAN LLC #2

*11305108*

# Balance Sheet - Roadbars

Roadbars LLC

As of May 1, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
DL Evans	
ROADBARS (2603)	-33,392.39
<b>Total for Bank Accounts</b>	<b>-33,392.39</b>
Accounts Receivable	
Accounts Receivable (A/R)	73,310.83
<b>Total for Accounts Receivable</b>	<b>73,310.83</b>
Other Current Assets	
Undeposited Funds	24,048.00
<b>Total for Other Current Assets</b>	<b>24,048.00</b>
<b>Total for Current Assets</b>	<b>\$63,966.44</b>
Fixed Assets	
93 Ford	2,000.00
Accumulated Depreciation	-89,699.98
Ford Truck	
Furniture & Fixtures	5,183.85
Machinery & Equipment	105,921.78
Ram Promaster	41,851.00
<b>Total for Fixed Assets</b>	<b>\$65,256.65</b>
Other Assets	
<b>Total for Assets</b>	<b>\$129,223.09</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	
<b>Total for Accounts Payable</b>	<b>0</b>
Credit Cards	
American Express	16,148.95
Chase Cash	933.41
Chase Preferred	-5,000.00
Discover Card	

## Balance Sheet - Roadbars

Roadbars LLC

As of May 1, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Total for Credit Cards</b>	<b>\$12,082.36</b>
Other Current Liabilities	10,088.11
Idaho Sales Tax Payable	
Ketchum LOT Sales Tax Payable	249.00
Out Of Scope Agency Payable	0
Payroll Liabilities	-5,132.22
Federal Taxes (941/944)	2.83
Federal Unemployment (940)	-169.25
ID Income Tax	32.73
ID Unemployment Tax	2,362.50
Share Holder Distribution	-2,903.41
<b>Total for Payroll Liabilities</b>	
PPP	<b>\$7,433.70</b>
<b>Total for Other Current Liabilities</b>	<b>\$19,516.06</b>
<b>Total for Current Liabilities</b>	
Long-term Liabilities	21,902.26
EIDL	<b>\$21,902.26</b>
<b>Total for Long-term Liabilities</b>	
<b>Total for Liabilities</b>	<b>\$41,418.32</b>
Equity	142,152.50
Retained Earnings	-12,095.37
Net Income	
Opening Balance Equity	70,200.00
Owner's Investment	-2,418.27
Owner's Pay & Personal Expenses	-110,034.09
Share Holder Distribution	<b>\$87,804.77</b>
<b>Total for Equity</b>	
<b>Total for Liabilities and Equity</b>	<b>\$129,223.09</b>

# Balance Sheet - Roadbars

Roadbars LLC

As of May 1, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Total for Credit Cards</b>	<b>\$12,082.36</b>
Other Current Liabilities	
Idaho Sales Tax Payable	10,088.11
Ketchum LOT Sales Tax Payable	
Out Of Scope Agency Payable	249.00
Payroll Liabilities	0
Federal Taxes (941/944)	-5,132.22
Federal Unemployment (940)	2.83
ID Income Tax	-169.25
ID Unemployment Tax	32.73
Share Holder Distribution	2,362.50
<b>Total for Payroll Liabilities</b>	<b>-\$2,903.41</b>
PPP	
<b>Total for Other Current Liabilities</b>	<b>\$7,433.70</b>
<b>Total for Current Liabilities</b>	<b>\$19,516.06</b>
Long-term Liabilities	
EIDL	21,902.26
<b>Total for Long-term Liabilities</b>	<b>\$21,902.26</b>
<b>Total for Liabilities</b>	<b>\$41,418.32</b>
Equity	
Retained Earnings	142,152.50
Net Income	-12,095.37
Opening Balance Equity	
Owner's Investment	70,200.00
Owner's Pay & Personal Expenses	-2,418.27
Share Holder Distribution	-110,034.09
<b>Total for Equity</b>	<b>\$87,804.77</b>
<b>Total for Liabilities and Equity</b>	<b>\$129,223.09</b>

**LEASE  
BETWEEN**

**BLISS DEVELOPMENT, LLC**

**AS LANDLORD,**

**-and-**

**ROADBARS, LLC**

**AS TENANT**

**SUMMARY PAGE**

Landlord: BLISS DEVELOPMENT, LLC

Tenant: ROADBARS, LLC

Location of Premises: 104 North Main St., Hailey, Idaho, 83333

Term: March 1, 2025 to March 31, 2026

<sup>DS</sup>  
[Signature]

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<sup>Initial</sup>  
[Signature]

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commencing upon the date Tenant is able to use the liquor license, prorated for that month and paid thereafter on the 1<sup>st</sup> day of every month of the Term in such amounts as set forth below:

One Thousand Five Hundred Dollars (\$1,500.00) per month

**4.3 Security Deposit.** Tenant agrees to pay on the Commencement Date a security deposit of One Thousand Five Hundred and No/100ths Dollars (\$1,500.00). Landlord is not required to pay interest on the security deposit. Landlord may deduct such amounts as are reasonably necessary to pay or perform any obligation of Tenant under this Lease, including to pay any amounts due from Tenant under this Lease, to remedy or repair damages to the Premises caused by Tenant, Tenant's customers, owners, agents, employees, guests and invitees (individually and collectively "Visitors"), exclusive of ordinary wear and tear, or to clean the Premises, if necessary, at the end of the Term. If Landlord uses any funds from the security deposit to fulfill such obligations of Tenant at any point during the Term, Tenant agrees to repay such amount within thirty (30) days of written request by Landlord, and Tenant agrees to maintain the balance of the security deposit at One Thousand Five Hundred Dollars (\$1500.00) at all times during the Term. If the security deposit is insufficient to cure all defaults specified above and Tenant does not otherwise cure such defaults, Landlord may proceed with collection of such deficiency using any lawful means. The existence of the security deposit shall not relieve or reduce any obligation of Tenant to fully perform under this Lease.

Notwithstanding the above, Tenant agrees to pay the first months rent and security deposit upon his early occupancy of the Premises. Thereafter, once the commencement date has been established, the first months prorated rent shall be determined and Tenant shall pay the second months rent adjusted for any credit Tenant may be entitled to based on said prorated first months rent.

**6. USE OF PREMISES; RESTRICTIONS ON USE.** The Premises is intended to be used for the operation of a mercantile shop intended for retail sales and services along with the on-premises Tasting Bar and associated sale of both non-alcoholic and alcoholic beverages, off site catering and hosting of events, and activities reasonably and directly related thereto, and any other legal purpose. Tenant shall not use the Premises for any other use or purpose without written consent of Landlord, which consent shall not be unreasonably withheld. Tenant shall not use the Premises for any illegal purpose. Except for ordinary amounts and types for cleaning supplies as are industry custom for the above noted use of the Premises, Tenant agrees that no hazardous or toxic materials or substances will be used, disposed of or stored on the Premises. For amounts of hazardous or toxic materials or substances that are allowed by the foregoing, Tenant shall still be obligated to use, dispose of and store such materials or substances in compliance with all state, local and federal laws and regulations.

Tenant covenants and agrees to continuously and uninterrupted during the Term (with only reasonable interruptions) conduct its business in accordance with the highest standards of efficiency, service and ethics, to maintain its facilities in a neat and attractive manner, and, in those respects, to comply promptly with the reasonable directions of Landlord in order to operate the business consistent with the standards of performance prevailing for first-class retail shops and tasting rooms in Hailey, Idaho, or other approved use of the Premises.

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Any replacements shall be with an equipment or improvement of equivalent cost and quality. Any equipment or improvements provided by Landlord and any replacements thereof shall remain the Property of Landlord, returned in their original condition excluding only normal wear and tear, and may not be removed by Tenant upon the expiration of this Lease or such earlier termination.

**10.2 Equipment, Alterations Provided By Tenant.** Excluding the equipment and improvements present on the Commencement Date as set forth in Section 10.1, Tenant agrees to provide any equipment or improvements Tenant may require specific to the operation of Tenant's business, including equipment and improvements required by any laws, ordinance or local governing jurisdiction, including any back flow or similar devices. Tenant shall be responsible, at Tenant's sole expense, to clean, maintain, repair, insure, and replace any improvements or equipment provided by Tenant. Tenant shall have the right during the Term to make such exterior and interior alterations to the Premises as may be proper and necessary for the conduct of Tenant's business and for the full beneficial use of the Premises, provided Tenant shall: (i) obtain advance written consent from Landlord, which may be approved or denied at Landlord's reasonable discretion; (ii) timely pay all costs and expenses thereof; (iii) make such alterations in a good and workmanlike manner; (iv) comply with all applicable laws and building and signage regulations; and (v) prior to the making of said alterations, assure Landlord that payment for the same will be made by Tenant and Tenant hereby completely and fully indemnifies and holds Landlord harmless against any mechanic's lien or other lien, encumbrance, or claims in connection or relating to the making of such alterations. For any such alterations to be conducted by Tenant, all work must be completed by qualified, registered, bonded and insured contractors and Tenant must obtain and provide to Landlord evidence of said registration, bonding and insurance and copies of any applicable permits necessary to conduct any work associated with the alterations or to operate Tenant's business on the Premises. All such alterations shall be at the sole cost and expense of Tenant.

**10.3 Alterations and Improvements at End of Term.** Any improvement or equipment physically attached to the Premises that cannot be removed without leaving damage to the premises or property, including those which may be removed, shall become a part of the premises and shall become and remain the property of Landlord, without further consideration.

**11. CLEANING, REPAIRS AND MAINTENANCE.** Landlord shall at its expense maintain in good order, condition and repair : (a) exterior foundations; (b) exterior walls except for interior faces); (c) all plumbing and sewage facilities outside of the premises; (d) heating, ventilation and air conditioning equipment outside the premises; and (e) downspouts, gutters, and the roof of the buildings.

Tenant shall, at its expense, maintain in good order, condition and repair the premises, fixtures, interior walls, floors, ceilings, signs and all interior building appliances and similar equipment; (b) the exterior and interior portions of all doors, windows, plate glass, and showcases surrounding the premises and the storefront; (c) all plumbing and sewage facilities within the premises and heating, ventilation and air conditioning equipment within the premises; and all other parts and portions of the premises in a neat, clean, safe and sanitary condition and make all necessary and desirable repairs thereto. Tenant shall also keep and use the premises at all times in accordance with all applicable statutes, ordinances, regulations, rules, directions and other laws respecting its use. Tenant shall permit no waste, damage or injury to the premises. Tenant agrees that on the Termination Date, Tenant shall quit and surrender the premises, as well as all equipment and improvements supplied by Landlord pursuant to Section 10.1 or otherwise, in a neat and clean condition, excepting only reasonable wear and tear and shall deliver the keys to the premises to Landlord.

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coverage for liquor liability; and (7) provide coverage with no exclusion for a pollution incident arising from a hostile fire.

The liquor liability coverage shall include liability for violation of the alcoholic beverage laws and any other governmental statute, ordinance, regulation or rule pertaining to the sale, gift, distribution or use of any alcoholic beverages, or liability by reason of the selling, serving or giving of any alcoholic beverage to a minor or to a person under the influence of alcohol, or which causes or contributes to the intoxication of any persons. Further, the indemnification obligations under this Paragraph 12.3 shall extend to damage occurring elsewhere than in, on or upon the property or premises resulting from risks insurable by so-called dram shop liability insurance.

All Tenant's Policies (or, at Landlord's option, Certificates of Insurance and applicable endorsements, including, without limitation, an "Additional Insured Managers or Landlords of Premises" endorsement) shall be delivered to Landlord prior to the Commencement Date and renewals thereof shall be delivered to Landlord's notice addresses at least thirty (30) days prior to the applicable expiration date of each of Tenant's Policy.

Without reducing any obligation of Tenant, in the event that Tenant fails, at any time or from time to time, to comply with the requirements of this Section, Landlord may order such insurance and charge the cost thereof to Tenant, which amount shall be payable by Tenant to Landlord upon demand as additional rent. Tenant shall give prompt notice to Landlord of any bodily injury, death, personal injury, advertising injury or property damage occurring in and about the Premises.

**13. WAIVER OF SUBROGATION** Tenant, on behalf of itself and its Visitors, hereby waives any rights it may have against Landlord as a result of any injury, loss or damage for which Tenant is insured. This waiver is effective only to the extent that the insurance company(ies) actually pay(s) for such injury, loss or damage. In addition, Tenant agrees to (1) cause its insurance companies to waive any right of subrogation, and (2) provide proof to Landlord within thirty (30) days after the execution of this Lease that such waivers have been successfully obtained from the respective insurance companies. This Section shall be inapplicable if it would have the effect, but only to the extent that it would have the effect, of invalidating any insurance coverage of Tenant.

**14. LIENS AND INSOLVENCY** Tenant shall keep the Premises, as well as any property that Tenant affixes to the Premises, free from any and all liens and encumbrances, including those arising out of any work performed, materials furnished or obligations incurred by Tenant.

**15. ASSIGNMENT** Tenant shall not assign this Lease, or any part or interest of this Lease, including as security, or sublet all or any portion of the premises, including letting to any other party, for any duration, use or control of the premises for their own gain or attempted gain, without the prior written consent of Landlord, which consent shall not be unreasonably withheld. Any change in the entity form of Tenant or a change of ownership of Tenant of more than twenty percent (20%) shall constitute an assignment for the purposes of this Lease.

**16. INSPECTION AND ACCESS** Tenant shall allow Landlord or Landlord's agent free access at all reasonable times to the premises for the purpose of inspection or of making repairs, additions or alterations to the premises consistent with Section 11, herein.

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22. **SIGNS.** All signs or symbols placed upon any part of the Premises and/or Property by Tenant shall be subject to the reasonable approval of Landlord and must be permitted by all applicable laws and private restrictions, including any Property rules or regulations. Any signs so placed on the Property shall be placed upon the understanding and agreement that Tenant will remove the same at Landlord's request and in all cases upon the termination of this Lease and repair any damage or injury to the Premises caused thereby, and if not so removed by Tenant, then Landlord may have the same so removed at Tenant's expense. Tenant shall be responsible to ensure that all of its signs and symbols comply with sign ordinances and laws, and is responsible for the cost of any and all permits relating to such signs and symbols.

23. **DEFAULT AND RE-ENTRY**

23.1 **Default.** Tenant shall be in default under this Lease if it shall fail to timely pay Rent or any other sums when due hereunder; if the violation of any other covenant or agreement hereunder remains uncured after thirty (30) days of written notice of such default or violation from Landlord; subject to Section 39, herein, if any guarantor dies or attempts to or actually does invalidate, in whole or in part, any guaranty of this Lease; or Tenant or any guarantor (subject to Section 39) becomes insolvent, voluntarily or involuntarily bankrupt, or if a receiver, assignee or other liquidating officer is appointed for the business of Tenant (or for any guarantor, as applicable). In the event of such default, Landlord may exercise any remedy at law or in equity and may immediately terminate this Lease upon giving written notice to Tenant and re-enter the Premises. Notwithstanding such termination and re-entry by Landlord, the liability of Tenant for the Rent and other obligations hereunder shall not be extinguished for the balance of the Term, and Tenant covenants and agrees to make good to Landlord any deficiency arising from a re-entry and re-letting of the Property at a lesser Rent than herein agreed. Tenant shall pay such deficiency each month as the amount thereof is ascertained by Landlord. All remedies of Landlord shall be cumulative.

Notwithstanding any other provision of this Lease, and in addition to all other rights and remedies of Landlord, in the event of any entry in, or taking possession of the Property, Landlord shall have the right, but not the obligation, to remove from the Property all personal property located in the Property. Landlord may, at its sole discretion, do all or any of the following, without further liability: (i) take any action allowable by law; (ii) retain such property as its own for no additional consideration; (iii) dispose of such property; or (iv) store such property in any reasonably secure place selected by Landlord, including but not limited to a public warehouse, at the expense and risk of the Tenant. Landlord shall also have the right to sell such property, without notice to Tenant. The proceeds of such sale shall be applied first to the cost of such sale, second to the payment of the charges for storage, if any, and third to the payment of any other sums of money which may then be due from Tenant to Landlord under any of the terms hereof. The balance, if any, shall be paid to Tenant.

Notwithstanding any other provision herein, unless a longer cure period is specifically stated herein, for any default or breach of this Lease, Tenant shall have the right to cure any such default or breach for thirty (30) days' after receiving written notice of such default or breach, or if such default or breach cannot reasonably be cured within such thirty (30) day period, Tenant shall have the right to cure such breach or default so long as Tenant begins the cure within said thirty (30) day period and diligently pursues the cure to completion. However, the foregoing right to cure extending beyond thirty (30) days shall never apply that unreasonably jeopardizes the liquor license.

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25. **HEIRS AND SUCCESSORS.** Without limiting the provisions hereof pertaining to assignment and subletting, the covenants and agreements of this Lease shall be binding upon the heirs, legal representatives, successors and assigns of any or all of the parties hereto.

26. **HOLD-OVER.** If at the expiration of the Term Tenant continues to occupy the Premises or fails to remove Tenant's property from the Premises in accordance with this Lease, such holding over will not constitute a renewal of this Lease. At the sole discretion of Landlord, and without limiting any other remedy or other damages or claims of Landlord, such holding over will be a month-to-month tenancy subject to the laws of the State of Idaho regarding termination of month-to-month tenancies. During such tenancy, the Rent hereunder shall increase to an amount which is one hundred twenty percent (120%) of the Rent applicable to the final month preceding termination or the end of the Term (or the maximum allowable by law, whichever is less).

27. **SUBORDINATION** Tenant agrees that this Lease, as well as all modifications, amendments and renewals thereof, shall be subject to and is hereby subordinate to, in all respects, all present and future mortgages, deeds of trust, easements, rights of way, any future lease purchase agreement, and any other liens and encumbrances affecting the Property. Tenant agrees to execute any instrument which may be deemed reasonably necessary or desirable by Landlord to further effect or document the subordination of this Lease. If Tenant fails to execute any such instrument upon request, Landlord is hereby appointed as Tenant's attorney-in-fact to act and to execute such document or documents as the act and deed of Tenant, and this authority is hereby declared to be coupled with an interest and irrevocable.

28. **TENANT'S CERTIFICATE** Tenant shall at any time and from time to time, without charge, and within ten (10) days after written request therefore by Landlord, complete, execute and deliver to Landlord a written statement concerning the terms of this Lease, whether it is in full force and effect, if there are any defaults hereunder, and such other information as may be required by any deed of trust or mortgage lender, by Landlord, any purchaser from Landlord of the Property or any interest therein or portion thereof, or for any other reasonable purpose. It is intended that any such statement may be relied upon by any person proposing to acquire Landlord's interest in this Lease or any prospective mortgagee of, or assignee of any mortgage upon, such interest.

29. **INVALIDITY OF PARTICULAR PROVISION** It is the intention of the parties that each term or provision of this Lease be enforceable to the fullest extent permitted by law. If any term or provision of this Lease or the application thereof to any person(s) or circumstance is, to any extent, invalid or unenforceable, the remainder of this Lease and the application of such term or provision to person(s) or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and shall continue in full force and effect.

30. **ENTIRE AGREEMENT** This Lease and all documents and instruments executed pursuant hereto, if any, merge and integrate all prior agreements and representations respecting this transaction, whether oral or written, and constitute the sole agreement of the parties in connection herewith. No prior, subsequent or additional terms, conditions or representations are to be considered as part of his Lease.

31. **TENANT AS CORPORATION OR LLC** In the event Tenant is a corporation or an LLC, it hereby represents that it is a duly existing corporation or LLC in good standing under the laws of the State of Idaho and that such entity has duly approved the execution and delivery of this Lease and the performance of the terms hereof.

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### 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 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.



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Christina Giordani

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 05/12/2025 **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 April 28, 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 APRIL 28, 2025  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:00 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Heidi Husbands, and Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Juan Martinez not in attendance.

**CALL TO ORDER:**

[4:59:47 PM](#) Call to order by Mayor Burke.

Open session for public concerns:

[5:00:31 PM](#) Ron Taylor, District 26 state senator. Gives highlights of this year’s session: 89-day session this year, 341, have or will become new laws July 1, 2025. Budget 5.62 billion 8 percent increase from previous budget. 30 million appropriated to water throughout the state. HB 436, Urban Renewal districts, ways for them to resolve. Fire districts can “opt-out” of URAs. SB 1144, can no longer narrow highways going through town. LOT bill expected next year.

**CONSENT AGENDA:**

- [CA 120](#) Motion to approve Resolution 2025-042, authorizing the mayor to sign the pyrotechnics proposal with Lantis Productions for purchase and display of fireworks on July 4, 2025 for the amount of \$18,000 **ACTION ITEM**.....
- ~~[CA 121](#) Motion to approve Resolution 2025-043, ratifying the Mayor's signature on Task Order #5, amending contract for services with Jacobs Engineering to develop a model ordinance regarding ebikes on public rights-of way and off street pathways. A collaborative project with costs to be shared by Hailey, Ketchum Blaine County Recreation District and potentially Blaine County **ACTION ITEM**.....~~
- [CA 122](#) Motion to approve Resolution 2025-044, authorizing the execution of a Release of Development Agreement by and between the City of Hailey and Sawtooth Gateway Lodging, Inc., for the development, and associated requirements of the Developer, of the parcel at 51 Cobblestone Lane (Lot 1, Block 1, Gateway Subdivision). **ACTION ITEM** .....
- [CA 123](#) Motion to authorize bidding for the Wastewater Treatment Plant Headworks Project. **ACTION ITEM** .....
- ~~[CA 124](#) Motion to approve Resolution 2025-045, accepting bid from Peak Venture Group LLC in the amount of \$594,182, for construction of the Water Division Office Building, and authorize Mayor to sign **ACTION ITEM**~~
- [CA 125](#) Motion to approve minutes of April 14, 2025 and to suspend reading of them **ACTION ITEM** .....
- ~~[CA 126](#) Motion to approve claims for expenses incurred during the month of March 2025, and claims for expenses due by contract in April, 2025 **ACTION ITEM** .....~~

[5:09:36 PM](#) Horowitz CA 121, Stone CA 124 & CA 126.

[5:10:14 PM](#) Thea moved to approve all consent agenda items minus CA 121, CA 124 and CA 126, seconded by Husbands, motion passed with roll call vote. Husbands yes. Stone, yes. Thea, yes.

HAILEY CITY COUNCIL MINUTES  
April 28, 2025

CA 121 - [5:10:34 PM](#) Horowitz corrected, task order 4 in 3<sup>rd</sup> spot, should be 5.

[5:10:52 PM](#) Stone moves to approve as amended, Thea seconds. Motion passed with roll call vote. Thea, yes. Stone, yes. Husbands yes.

CA 124 [5:11:09 PM](#) Stone, \$10,000 for water fountain. Yeager responds to this question.

[5:12:55 PM](#) Stone moves to approve as presented, Thea seconds. Motion passed with roll call vote. Husbands yes. Stone, yes. Thea, yes.

CA 126 – Stone [5:13:13 PM](#) Waxie charge.

[5:14:10 PM](#) Stone moves to approve as discussed, Thea seconds. Motion passed with roll call vote. Husbands yes. Stone, yes. Thea, yes.

**OLD BUSINESS:**

*OB 127 3rd Reading of Ord. No. 1345 by title only, First Amendment to Sunbeam Subdivision PUD  
ACTION ITEM*

[5:14:45 PM](#) Thea moves to approve, waive 2<sup>nd</sup> Reading conduct 3<sup>rd</sup> Reading of ord. no. 1345 by title, seconded by Husbands. Motion passed with roll call vote, Husbands yes. Stone, yes. Thea, yes.

[5:15:43 PM](#) Burke conducts 3<sup>rd</sup> Reading of Ordinance No. 1345, by title only.

*OB 128 Waive 2nd Reading/Conduct 3rd Reading of Ord. No. 1346, Quigley Farm Annexation Agreement  
ACTION ITEM*

[5:16:16 PM](#) Thea moves to approve, waive 2<sup>nd</sup> reading conduct 3<sup>rd</sup> Reading of Ord. no. 1346 by title only, Husbands seconds. Motion passed with roll call vote, Husbands yes. Stone, yes. Thea, yes.

[5:17:11 PM](#) Burke conducts 3<sup>rd</sup> Reading of Ordinance No. 1346, by title only.

*OB 129 Waive 2nd Reading/Conduct 3rd Reading of Ord. No. 1347, Title 17: Historic Preservation, and approve summary ACTION ITEM*

[5:18:03 PM](#) Stone moves to approve, waive 2<sup>nd</sup> Reading and conduct 3<sup>rd</sup> Reading of ord. no. 1347, by title only, seconded by Thea. Motion passed with roll call vote. Thea, yes. Stone, yes. Husbands yes.

[5:19:04 PM](#) Burke conducts 3<sup>rd</sup> Reading of Ordinance No. 1347, by title only.

[5:21:28 PM](#) Stone moves to approve summary of Ordinance No. 1347, Husbands second, Motion passed with roll call vote. Thea, yes. Stone, yes. Husbands yes.

**Motion to adjourn.**

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE 05/12/2025      DEPARTMENT:** Finance & Records      **DEPT. HEAD SIGNATURE:** MHC

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**SUBJECT**

Council Approval of Claims costs incurred during the month of April 2025 that are set to be paid by contract for May 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
05/01/2025	CDPT	04/24/2025	58683	REGENCE BLUE SHIELD	3	-2,204.98
05/01/2025	CDPT		0	AFLAC	1	-222.76
05/01/2025	CDPT		0	REGENCE BLUE SHIELD	3	-6,029.28
05/01/2025	CDPT		0	NCPERS GROUP LIFE INS	6	-160.00
05/01/2025	CDPT	05/05/2025	5915	MOUNTAIN WEST BANK	8	-43,351.01
05/01/2025	CDPT		0	IDAHO STATE TAX COMMI	9	-5,625.00
05/01/2025	CDPT	05/05/2025	5914	A.W. REHN & ASSOCIATE	21	-1,137.91
05/01/2025	CDPT	05/05/2025	5916	Nationwide 457/Roth	34	-2,730.86
05/01/2025	CDPT	05/05/2025	5917	PERSI	7	-44,713.23
05/01/2025	CDPT		0	DELTA DENTAL PLAN OF I	2	-1,034.48
05/01/2025	CDPT		0	VSP	26	-146.36
05/01/2025	PC	05/08/2025	5825	CARRILLO-SALAS, DALIA	8209	-1,614.11
05/01/2025	PC	05/08/2025	5826	CONE, MARY M HILL	8009	-1,833.51
05/01/2025	PC	05/08/2025	5827	HOROWITZ, LISA	8049	-2,756.55
05/01/2025	PC	05/08/2025	5828	POMERLEAU, JENNIFER	8207	-1,324.02
05/01/2025	PC	05/08/2025	5829	STOKES, REBECCA R	8013	-2,533.68
05/01/2025	PC	05/08/2025	5830	TRAN, TUYEN	8205	-1,235.62
05/01/2025	PC	05/08/2025	5831	DAVIS, ROBYN K	8060	-2,400.91
05/01/2025	PC	05/08/2025	5832	DYER, ASHLEY MAUREEN	8401	-1,779.42
05/01/2025	PC	05/08/2025	5833	PARKER, JESSICA L	8111	-1,896.14
05/01/2025	PC	05/08/2025	5834	RODRIGUE, EMILY THERE	8115	-1,829.36
05/01/2025	PC	05/08/2025	5835	BALEDGE, MICHAEL S	9054	-2,738.95
05/01/2025	PC	05/08/2025	5836	CHASE, AMANDA LUISE	9036	-1,422.61
05/01/2025	PC	05/08/2025	5837	EMERICK, DANIELLE A	9206	-1,480.37
05/01/2025	PC	05/08/2025	5838	GRANT, DARYL ERNEST	9126	-291.23
05/01/2025	PC	05/08/2025	5839	HAIRSTON, KEITH GUY	9025	-1,355.06
05/01/2025	PC	05/08/2025	5840	HERNANDEZ, ADAN	9027	-190.78
05/01/2025	PC	05/08/2025	5841	HOOVER, JAMES THOMA	9047	-1,995.32
05/01/2025	PC	05/08/2025	5842	MAYNE, EARL JAMES	9124	-642.19
05/01/2025	PC	05/08/2025	5843	MOLONEY, SARAH ESTEL	1009113	-185.85
05/01/2025	PC	05/08/2025	5844	MURPHY, JOSHUA Z	9011	-512.60
05/01/2025	PC	05/08/2025	5845	PRUETT, MATHEW DEAN	9040	-355.55
05/01/2025	PC	05/08/2025	5846	SANCHEZ, ANTHONY JAM	9042	-582.13
05/01/2025	PC	05/08/2025	5847	SWENKE, JACKSON JOSE	9199	-298.84
05/01/2025	PC	05/08/2025	5848	VINCENT, BRIAN A	9113	-240.11
05/01/2025	PC	05/08/2025	5849	WALKER, CHAD MICHAEL	9028	-140.38
05/01/2025	PC	05/08/2025	5850	YEAGER, KAITLYN R	9117	-572.42
05/01/2025	PC	05/08/2025	5851	BURKE, MARTHA E	8074	-1,925.86
05/01/2025	PC	05/08/2025	5852	HUSBANDS, HEIDI	8302	-235.03
05/01/2025	PC	05/08/2025	5853	MARTINEZ, JUAN F	8301	-812.21
05/01/2025	PC	05/08/2025	5854	STONE, DUSTIN DEWAYN	8303	-812.21
05/01/2025	PC	05/08/2025	5855	THEA, KAREN J	8106	-751.70
05/01/2025	PC	05/08/2025	5856	CROTTY, JOSHUA M	8283	-1,476.81
05/01/2025	PC	05/08/2025	5857	DABNEY, LEE A DONAHUE	1008078	-1,158.18
05/01/2025	PC	05/08/2025	5858	DREWIEN, LYNETTE M	1008271	-312.44
05/01/2025	PC	05/08/2025	5859	FORBIS, MICHAL J	8114	-1,553.11
05/01/2025	PC	05/08/2025	5860	FOUDY, ALISON LEXI	8284	-1,482.16
05/01/2025	PC	05/08/2025	5861	FOUDY, GRACE ANNA	8128	-126.06
05/01/2025	PC	05/08/2025	5862	MAXWELL, LAHELA HINAN	8124	-1,425.41
05/01/2025	PC	05/08/2025	5863	MOSQUEDA - CAMACHO,	8295	-284.02
05/01/2025	PC	05/08/2025	5864	PRIMROSE, LAURA A	8102	-1,189.11
05/01/2025	PC	05/08/2025	5865	RODGERS, AMBER TELLE	8297	-148.69
05/01/2025	PC	05/08/2025	5866	STROPE, DENON MICHAEL	8101	-1,138.14
05/01/2025	PC	05/08/2025	5867	VAGIAS, BROOKE ELIZAB	8296	-110.82

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
05/01/2025	PC	05/08/2025	5868	BAIN, AMY SUE	8554	-1,408.59
05/01/2025	PC	05/08/2025	5869	SAVAGE, JAMES L	8204	-2,064.28
05/01/2025	PC	05/08/2025	5870	THORNQUEST, SHELLIE	8550	-66.07
05/01/2025	PC	05/08/2025	5871	AGUAYO, KENNETH	8220	-1,458.55
05/01/2025	PC	05/08/2025	5872	ALLEN, THOMAS HAROLD	8219	-2,149.03
05/01/2025	PC	05/08/2025	5873	CARDWELL, JOSEPH THO	1008137	-2,124.04
05/01/2025	PC	05/08/2025	5874	CERVANTES, GUSTAVO A	8215	-2,186.45
05/01/2025	PC	05/08/2025	5875	COX, CHARLES F	8161	-2,891.63
05/01/2025	PC	05/08/2025	5876	CROXFORD, ZACHARY DA	8218	-1,809.81
05/01/2025	PC	05/08/2025	5877	ENGLAND, STEVE J	8143	-3,297.33
05/01/2025	PC	05/08/2025	5878	GONZALEZ, ADRIAN MAN	8170	-1,893.76
05/01/2025	PC	05/08/2025	5879	JONES, KYLIE MELETIA	8155	-2,159.92
05/01/2025	PC	05/08/2025	5880	LEOS, CHRISTINA M	8012	-2,204.04
05/01/2025	PC	05/08/2025	5881	LIVINGSTON, CHRISTIAN	8168	-2,092.60
05/01/2025	PC	05/08/2025	5882	ORNELAS, MANUEL G	1008180	-2,222.44
05/01/2025	PC	05/08/2025	5883	OWENS, ERIC ODELL	8119	-1,886.82
05/01/2025	PC	05/08/2025	5884	PECK, TODD D	8167	-3,295.86
05/01/2025	PC	05/08/2025	5885	WELLS, PRESTON DANIE	8150	-1,888.10
05/01/2025	PC	05/08/2025	5886	WRIGLEY, GAVIN	8152	-2,615.22
05/01/2025	PC	05/08/2025	5887	ARELLANO, NANCY	8005	-1,389.28
05/01/2025	PC	05/08/2025	5888	MARES, MARIA C	8251	-1,382.23
05/01/2025	PC	05/08/2025	5889	WILLIAMS, EMILY ANNE	8023	-2,080.30
05/01/2025	PC	05/08/2025	5890	YEAGER, BRIAN D	8107	-2,156.74
05/01/2025	PC	05/08/2025	5891	DENTON, SHANE ROY	8178	-752.22
05/01/2025	PC	05/08/2025	5892	DOMKE, RODNEY F	8097	-1,814.20
05/01/2025	PC	05/08/2025	5893	HERNANDEZ, ADAN	8509	-1,617.02
05/01/2025	PC	05/08/2025	5894	JOHNSTON, JAIMEY P	8243	-2,271.85
05/01/2025	PC	05/08/2025	5895	MOATS, ZAKARY S	8174	-1,666.83
05/01/2025	PC	05/08/2025	5896	MORT, SCOTT ROBERT	8181	-1,491.53
05/01/2025	PC	05/08/2025	5897	PARKS, ALEXANDER MIC	8180	-1,878.75
05/01/2025	PC	05/08/2025	5898	SAVAGE, BRADLEE JAME	8179	-740.55
05/01/2025	PC	05/08/2025	5899	SCHWARZ, STEPHEN K	8226	-2,660.93
05/01/2025	PC	05/08/2025	5900	WEST III, KINGSTON R	8234	-2,134.72
05/01/2025	PC	05/08/2025	5901	AMBRIZ, JOSE	7023	-2,305.41
05/01/2025	PC	05/08/2025	5902	BOWYER, DANIEL ALAN M	8289	-1,167.85
05/01/2025	PC	05/08/2025	5903	ELLSWORTH, BRYSON D	8285	-2,511.09
05/01/2025	PC	05/08/2025	5904	GARRISON, SHANE	1008048	-1,897.75
05/01/2025	PC	05/08/2025	5905	RACE, MICHAEL DENNIS	8070	-1,516.52
05/01/2025	PC	05/08/2025	5906	SHOTSWELL, DAVE O	7044	-2,282.23
05/01/2025	PC	05/08/2025	5907	WARD, NATHAN DANIEL	8287	-1,490.96
05/01/2025	PC	05/08/2025	5908	BALDWIN, MERRITT JAME	8286	-1,941.21
05/01/2025	PC	05/08/2025	5909	BALIS, MARVIN C	8225	-2,144.88
05/01/2025	PC	05/08/2025	5910	MAJOR, THOMAS JOHN	8288	-1,496.09
05/01/2025	PC	05/08/2025	5911	PETERSON, TRAVIS T	8121	-1,527.48
05/01/2025	PC	05/08/2025	5912	PHILLIPS, MATTHEW EVA	8290	-1,030.23
05/01/2025	PC	05/08/2025	5913	VINCENT, BRIAN A	1008071	-1,856.85
Grand Totals:						-241,425.78
			100			

Report Criteria:

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>											
17567	1	2025 Dependent/Health Care FSA Admin Fee	Invoice	05/06/2025	05/12/2025	33.33	33.33	100-15-41215		525	1
17567	2	2025 Dependent/Health Care FSA Admin Fee	Invoice	05/06/2025	05/12/2025	33.33	33.33	200-15-41215		525	1
17567	3	2025 Dependent/Health Care FSA Admin Fee	Invoice	05/06/2025	05/12/2025	33.34	33.34	210-15-41215		525	1
Total 4409 A.W. REHN & ASSOCIATES:						100.00	100.00				
<b>5521 AIR ST. LUKES</b>											
050225	1	2025 AIR ST LUKES MEMBERSHIP - Denton	Invoice	05/02/2025	05/12/2025	55.00	55.00	100-40-41126		525	1
050225	2	2025 AIR ST LUKES MEMBERSHIP - Mort	Invoice	05/02/2025	05/12/2025	55.00	55.00	100-40-41126		525	1
050225	3	2025 AIR ST LUKES MEMBERSHIP - Savage	Invoice	05/02/2025	05/12/2025	55.00	55.00	100-40-41126		525	1
050225	4	2025 AIR ST LUKES MEMBERSHIP - Phillips	Invoice	05/02/2025	05/12/2025	55.00	55.00	200-60-41126		525	1
Total 5521 AIR ST. LUKES:						220.00	220.00				
<b>757 ALPINE TREE SERVICE INC.</b>											
71400	1	elm tree removal	Invoice	04/24/2025	05/12/2025	3,140.00	3,140.00	120-40-41549	18.40.0001.1	525	1
Total 757 ALPINE TREE SERVICE INC.:						3,140.00	3,140.00				
<b>1913 AMAZON CAPITAL SERVICES</b>											
14WT-L	1	St SHOP PRINTER PORT SWITCH	Invoice	04/29/2025	05/12/2025	37.97	37.97	100-40-41215		525	1
16TK-1	1	outdoor umbrella	Invoice	05/01/2025	05/12/2025	119.99	119.99	100-45-41411		525	1
1C1PY-	1	replace Computer/video cables	Invoice	04/23/2025	05/12/2025	42.76	42.76	100-45-41539		525	1
1DWY-	1	CITY HALL CLEANING SUPPL, RESTOCK PW SUP	Invoice	04/22/2025	05/12/2025	25.38	25.38	100-42-41413		525	1
1DWY-	2	CITY HALL CLEANING SUPPL, RESTOCK PW SUP	Invoice	04/22/2025	05/12/2025	25.38	25.38	200-42-41413		525	1
1DWY-	3	CITY HALL CLEANING SUPPL, RESTOCK PW SUP	Invoice	04/22/2025	05/12/2025	25.38	25.38	210-42-41413		525	1
1J3V-7	1	Unibind - Black 9mm for CC packets	Invoice	05/02/2025	05/12/2025	51.33	51.33	100-15-41211		525	1
1J3V-7	2	Unibind - Black 9mm for CC packets	Invoice	05/02/2025	05/12/2025	51.33	51.33	200-15-41211		525	1
1J3V-7	3	Unibind - Black 9mm for CC packets	Invoice	05/02/2025	05/12/2025	51.34	51.34	210-15-41211		525	1
1LGR-	1	TCW ties & audio cables	Invoice	05/06/2025	05/12/2025	46.85	46.85	100-45-41215		525	1
1N1G-	1	EMERGENCY TRUCK STROBE LIGHTS	Invoice	04/23/2025	05/12/2025	169.99	169.99	200-60-41415		525	1
1N1G-	2	OFFICE SUPPLIES	Invoice	04/23/2025	05/12/2025	74.19	74.19	200-60-41211		525	1
1N1G-	3	WORK PANTS - MERRITT BALDWIN	Invoice	04/23/2025	05/12/2025	178.00	178.00	200-60-41703		525	1
1N1G-	4	WORK PANTS - TRAVIS PETERSON	Invoice	04/23/2025	05/12/2025	89.00	89.00	200-60-41703		525	1
1N7Y-H	1	ant traps/phone cords	Invoice	04/25/2025	05/12/2025	54.46	54.46	100-45-41215		525	1
1W13-T	1	St SHOP PRINTER, INK CARTRIDGES	Invoice	04/26/2025	05/12/2025	988.93	988.93	100-40-41215		425	1
1X96-R	1	CITY HALL HALLWAY LIGHTBULBS	Invoice	04/22/2025	05/12/2025	13.26	13.26	100-42-41413		525	1
1X96-R	2	CITY HALL HALLWAY LIGHTBULBS	Invoice	04/22/2025	05/12/2025	13.27	13.27	200-42-41413		525	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
1X96-R	3	CITY HALL HALLWAY LIGHTBULBS	Invoice	04/22/2025	05/12/2025	13.27	13.27	210-42-41413		525	1
1XXT-L	1	Office chair, supplies, parks phone battery	Invoice	04/28/2025	05/12/2025	178.86	178.86	100-50-41215		525	1
1Y37-1	1	SPEAKERS FOR LAPTOP HPD	Invoice	05/02/2025	05/12/2025	22.98	22.98	100-25-41215		525	1
Total 1913 AMAZON CAPITAL SERVICES:						2,273.92	2,273.92				
<b>50712 ANDREA PIERCALL</b>											
05/06/2	1	Refund - 417 2nd Ave N	Invoice	05/06/2025	05/12/2025	167.49	167.49	100-00-15110		525	1
Total 50712 ANDREA PIERCALL:						167.49	167.49				
<b>6917 AT&amp;T MOBILITY LLC</b>											
050120	1	ACCOUNT # 287304951565 HPD WIRELESS	Invoice	04/23/2025	05/12/2025	785.19	785.19	100-25-41325		525	1
050120	1	287309821298 - WATER	Invoice	04/23/2025	05/12/2025	384.81	384.81	200-60-41713		525	1
Total 6917 AT&T MOBILITY LLC:						1,170.00	1,170.00				
<b>375 ATKINSON'S MARKET</b>											
027980	1	drinks for council goal meeting	Invoice	04/24/2025	05/12/2025	22.07	22.07	100-20-41215		525	1
Total 375 ATKINSON'S MARKET:						22.07	22.07				
<b>50710 BASHISTA CONSTRUCTION</b>											
05/06/2	1	Refund - 4151 Black Oak Dumpster	Invoice	05/06/2025	05/12/2025	14.71	14.71	100-00-15110		525	1
Total 50710 BASHISTA CONSTRUCTION:						14.71	14.71				
<b>6637 BLAINE COUNTY CHARITABLE FUND, INC.</b>											
1149	1	Utility Assistance Program - Reim Utility Cost	Invoice	05/01/2025	05/12/2025	331.44	331.44	120-00-32250	23.15.0003.1	525	1
Total 6637 BLAINE COUNTY CHARITABLE FUND, INC.:						331.44	331.44				
<b>50379 BLISS ARCHITECTURE</b>											
202407	1	W DEPT. OFFICE BLDG - PLAN REVIEW, BIDDING	Invoice	05/02/2025	05/12/2025	3,712.50	3,712.50	200-60-41547	24.60.0001.1	525	1
Total 50379 BLISS ARCHITECTURE:						3,712.50	3,712.50				
<b>4483 BLUEBIRD SOLAR LLC</b>											
1056	1	FOX BUILDING ROOF SOLAR	Invoice	05/07/2025	05/12/2025	108,623.77	108,623.77	120-42-41549		525	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 4483 BLUEBIRD SOLAR LLC:						108,623.77	108,623.77				
<b>2326 CDW GOVERNMENT</b>											
AD61L	1	New Computer - D.Carrillo	Invoice	04/14/2025	05/12/2025	465.00	465.00	100-15-41533		525	1
AD61L	2	New Computer - D.Carrillo	Invoice	04/14/2025	05/12/2025	465.00	465.00	200-15-41533		525	1
AD61L	3	New Computer - D.Carrillo	Invoice	04/14/2025	05/12/2025	465.00	465.00	210-15-41533		525	1
AD61L	4	New Computer - R.Davis	Invoice	04/14/2025	05/12/2025	1,395.00	1,395.00	100-20-41533		525	1
AD61L	5	New Computer - N.Arellano	Invoice	04/14/2025	05/12/2025	465.00	465.00	100-42-41533		525	1
AD61L	6	New Computer - N.Arellano	Invoice	04/14/2025	05/12/2025	465.00	465.00	200-42-41533		525	1
AD61L	7	New Computer - N.Arellano	Invoice	04/14/2025	05/12/2025	465.00	465.00	210-42-41533		525	1
AD61L	8	New Computer - S.Garrison	Invoice	04/14/2025	05/12/2025	1,395.00	1,395.00	210-70-41533		525	1
ZR006	1	Zoom phones - Annual Subs	Invoice	03/24/2025	05/12/2025	304.77	304.77	100-15-41713		525	1
ZR006	2	Zoom phones - Annual Subs	Invoice	03/24/2025	05/12/2025	304.77	304.77	200-15-41713		525	1
ZR006	3	Zoom phones - Annual Subs	Invoice	03/24/2025	05/12/2025	304.78	304.78	210-15-41713		525	1
ZR006	1	Zoom phones Monthly - January 2025	Invoice	03/26/2025	05/12/2025	12.62	12.62	100-15-41713		525	1
ZR006	2	Zoom phones Monthly - January 2025	Invoice	03/26/2025	05/12/2025	12.62	12.62	200-15-41713		525	1
ZR006	3	Zoom phones Monthly - January 2025	Invoice	03/26/2025	05/12/2025	12.61	12.61	210-15-41713		525	1
ZR006	1	Zoom phones Monthly - February 2025	Invoice	04/26/2025	05/12/2025	10.44	10.44	100-15-41713		525	1
ZR006	2	Zoom phones Monthly - February 2025	Invoice	04/26/2025	05/12/2025	10.44	10.44	200-15-41713		525	1
ZR006	3	Zoom phones Monthly - February 2025	Invoice	04/26/2025	05/12/2025	10.44	10.44	210-15-41713		525	1
Total 2326 CDW GOVERNMENT:						6,563.49	6,563.49				
<b>873 CED, INC.</b>											
3755-1	1	rIVER ST. CONDUIT CPLG	Invoice	05/02/2025	05/12/2025	16.46	16.46	120-40-41539	18.40.0001.1	525	1
Total 873 CED, INC.:						16.46	16.46				
<b>6056 CENTURY LINK</b>											
04/22/2	1	9814 260B	Invoice	04/22/2025	05/12/2025	123.38	123.38	100-15-41713		525	1
04/22/2	2	9814 260B	Invoice	04/22/2025	05/12/2025	123.38	123.38	200-15-41713		525	1
04/22/2	3	9814 260B	Invoice	04/22/2025	05/12/2025	123.38	123.38	210-15-41713		525	1
04/22/2	4	9814 260B	Invoice	04/22/2025	05/12/2025	123.38	123.38	100-25-41713		525	1
04/22/2	5	9814 260B	Invoice	04/22/2025	05/12/2025	123.38	123.38	100-20-41713		525	1
04/22/2	6	9814 260B- 33.33%	Invoice	04/22/2025	05/12/2025	41.12	41.12	100-42-41713		525	1
04/22/2	7	9814 260B- 33.33%	Invoice	04/22/2025	05/12/2025	41.12	41.12	200-42-41713		525	1
04/22/2	8	9814 260B- 33.33%	Invoice	04/22/2025	05/12/2025	41.13	41.13	210-42-41713		525	1
04/22/2	9	2211-125b treatment plant	Invoice	04/22/2025	05/12/2025	84.17	84.17	210-70-41713		525	1
04/22/2	10	2211-125B Water Dept	Invoice	04/22/2025	05/12/2025	84.17	84.17	200-60-41713		525	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
04/22/2	11	3147 220B HFD	Invoice	04/22/2025	05/12/2025	99.10	99.10	100-55-41713		525	1
04/22/2	12	6566 569B Police Dept	Invoice	04/22/2025	05/12/2025	106.11	106.11	100-25-41713		525	1
04/22/2	13	5965-737B STREET SHOP	Invoice	04/22/2025	05/12/2025	92.50	92.50	100-40-41713		525	1
Total 6056 CENTURY LINK:						1,206.32	1,206.32				
<b>50697 CHASE, AMANDA</b>											
25TRA	1	TRAINING PER DIEM	Invoice	03/18/2025	05/12/2025	312.82	312.82	100-55-41723		525	1
Total 50697 CHASE, AMANDA:						312.82	312.82				
<b>894 CHECKERED FLAG TRUCKING</b>											
2515	1	GRADING ALLEYS E SIDE MAIN, ADVOCATES	Invoice	04/18/2025	05/12/2025	2,470.00	2,470.00	100-40-41403		425	1
Total 894 CHECKERED FLAG TRUCKING:						2,470.00	2,470.00				
<b>5702 CINTAS</b>											
526624	1	FIRST AID SUPPLIES	Invoice	04/24/2025	05/12/2025	88.62	88.62	100-40-41215		425	1
Total 5702 CINTAS:						88.62	88.62				
<b>644 CITY OF HAILEY PETTY CASH</b>											
840-59	1	POSTAGE TO ISP LAB	Invoice	04/24/2025	05/12/2025	9.70	9.70	100-25-41213		525	1
Total 644 CITY OF HAILEY PETTY CASH:						9.70	9.70				
<b>670 CITY OF HAILEY W&amp;S DEPT</b>											
APRIL	1	STREET SHOP	Invoice	04/30/2025	05/12/2025	724.05	724.05	100-40-41717		425	1
APRIL	2	INTER CENTER	Invoice	04/30/2025	05/12/2025	97.42	97.42	100-10-41717		425	1
APRIL	3	RODEO FROST	Invoice	04/30/2025	05/12/2025	12.93	12.93	100-50-41617		425	1
APRIL	4	RODEO PARK	Invoice	04/30/2025	05/12/2025	35.07	35.07	100-50-41617		425	1
APRIL	5	TOWN CENTER WEST	Invoice	04/30/2025	05/12/2025	45.10	45.10	100-50-41718		425	1
APRIL	6	CITY HALL	Invoice	04/30/2025	05/12/2025	106.71	106.71	100-42-41717		425	1
APRIL	7	CITY HALL	Invoice	04/30/2025	05/12/2025	106.71	106.71	200-42-41717		425	1
APRIL	8	CITY HALL	Invoice	04/30/2025	05/12/2025	106.71	106.71	210-42-41717		425	1
APRIL	9	FIRE DEPARTMENT	Invoice	04/30/2025	05/12/2025	86.12	86.12	100-55-41717		425	1
APRIL	10	TREATMENT PL	Invoice	04/30/2025	05/12/2025	110.00	110.00	200-60-41717		425	1
APRIL	11	TREATMENT PL	Invoice	04/30/2025	05/12/2025	110.00	110.00	210-70-41717		425	1
APRIL	12	POLICE DEPT	Invoice	04/30/2025	05/12/2025	101.09	101.09	100-25-41717		425	1
APRIL	13	IRRIGATION	Invoice	04/30/2025	05/12/2025	854.59	854.59	100-50-41717		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 670 CITY OF HAILEY W&S DEPT:						2,496.50	2,496.50				
<b>2954 CLEAR CREEK DISPOSAL -PARKS</b>											
000180	1	PORT RR - SKATEPARK	Invoice	04/25/2025	05/12/2025	146.66	146.66	100-50-41325		525	1
000180	1	PORT RR - FOXMOOR	Invoice	04/25/2025	05/12/2025	65.30	65.30	100-50-41325		525	1
000180	1	PORT RR - H PORTER	Invoice	04/25/2025	05/12/2025	99.80	99.80	100-50-41325		525	1
000180	1	PORT RR - DEERFIELD	Invoice	04/25/2025	05/12/2025	65.36	65.36	100-50-41325		525	1
000180	1	PORT RR - KEEFER	Invoice	04/25/2025	05/12/2025	65.30	65.30	100-50-41325		525	1
000180	1	PORT RR - cutters	Invoice	04/25/2025	05/12/2025	14.82	14.82	100-50-41325		525	1
000180	1	PORT RR - KIWANIS	Invoice	04/25/2025	05/12/2025	65.36	65.36	100-50-41325		525	1
000180	1	PORT RR - sunbeam	Invoice	04/25/2025	05/12/2025	65.36	65.36	100-50-41325		525	1
000180	1	PORT RR - HEAGLE	Invoice	04/25/2025	05/12/2202	65.36	65.36	100-50-41403		525	1
000181	1	CoMP. BIN - KEEFER	Invoice	04/25/2025	05/12/2025	62.63	62.63	100-50-41325		525	1
000181	1	CoMP. BIN - ATKINSONS	Invoice	04/25/2025	05/12/2025	85.45	85.45	100-50-41403		525	1
000181	1	CoMP. BIN - COM CAMP.	Invoice	04/25/2025	05/12/2025	85.45	85.45	100-50-41325		525	1
000181	1	CoMP. BIN - ALBERTSONS	Invoice	04/25/2025	05/12/2025	85.45	85.45	100-50-41325		525	1
000181	1	COMPOST bin - earthfest	Invoice	04/25/2025	05/12/2025	11.31	11.31	100-50-41325		525	1
Total 2954 CLEAR CREEK DISPOSAL -PARKS:						983.61	983.61				
<b>22457 CLEAR CREEK DISPOSAL, INC.</b>											
APRIL	1	FRANCHISE FEE - APRIL 2025	Invoice	05/06/2025	05/12/2025	168,000.00	168,000.00	100-00-20515		525	1
Total 22457 CLEAR CREEK DISPOSAL, INC.:						168,000.00	168,000.00				
<b>3622 CLEAR SOLUTIONS ENGINEERING</b>											
465	1	WATER SYSTEMS FPS- PREP DRAFT CAP., HYDR	Invoice	04/04/2025	05/12/2025	5,989.00	5,989.00	200-60-41313	23.60.0001.1	525	1
466	1	SUNBEAM WELL - DESIGN , PERMITS	Invoice	04/04/2025	05/12/2025	5,290.00	5,290.00	200-60-41313	21.60.0003.1	525	1
478	1	SUNBEAM WELL - BID PACKAGE, OUTREACH	Invoice	05/01/2025	05/12/2025	10,435.00	10,435.00	200-60-41313	21.60.0003.1	525	1
Total 3622 CLEAR SOLUTIONS ENGINEERING:						21,714.00	21,714.00				
<b>5961 CLEARWATER POWER EQUIPMENT LLC</b>											
72818C	1	REMAINING BALANCE ON SNOW BLOWER REPAI	Invoice	01/02/2025	05/12/2025	38.30	38.30	100-25-41405		525	1
76518	1	SAW REPAIR	Invoice	04/16/2025	05/12/2025	125.54	125.54	100-55-41405		525	1
Total 5961 CLEARWATER POWER EQUIPMENT LLC:						163.84	163.84				

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>50396 COASTLINE EQUIPMENT</b>											
123623	1	CORE, V-BELT CR	Invoice	04/28/2025	05/12/2025	172.39-	172.39-	100-40-41405		525	1
Total 50396 COASTLINE EQUIPMENT:						172.39-	172.39-				
<b>337 COPY &amp; PRINT LLC</b>											
5218	1	BULLION & RIVER TREE POSTER	Invoice	04/25/2025	05/12/2025	21.64	21.64	100-42-41323		525	1
5218	2	BULLION & RIVER TREE POSTER	Invoice	04/25/2025	05/12/2025	21.65	21.65	200-42-41323		525	1
5218	3	BULLION & RIVER TREE POSTER	Invoice	04/25/2025	05/12/2025	21.65	21.65	210-42-41323		525	1
Total 337 COPY & PRINT LLC:						64.94	64.94				
<b>972 COX COMMUNICATIONS</b>											
04/18/2	1	001 2401 038676401 WASTEWATER	Invoice	04/18/2025	05/12/2025	79.00	79.00	210-70-41713		425	1
04/18/2	2	001 2401 038676401 WATER	Invoice	04/18/2025	05/12/2025	78.99	78.99	200-60-41713		425	1
05/01/2	1	027815002 Library	Invoice	05/01/2025	05/12/2025	173.99	173.99	100-45-41713		525	1
05/01/2	2	027815002 Library e-rate	Invoice	05/01/2025	05/12/2025	208.78-	208.78-	100-45-41713		525	1
05/01/2	3	0205236602 STREET	Invoice	05/01/2025	05/12/2025	167.74	167.74	100-40-41713		525	1
05/01/2	4	039605901 HPD	Invoice	05/01/2025	05/12/2025	222.99	222.99	100-25-41713		525	1
Total 972 COX COMMUNICATIONS:						513.93	513.93				
<b>6333 CSDI CONSTRUCTIN</b>											
05/06/2	1	REFund - 403 River N Dumpster	Invoice	05/06/2025	05/12/2025	8.92	8.92	100-00-15110		525	1
Total 6333 CSDI CONSTRUCTIN:						8.92	8.92				
<b>5127 CSL LLC, C/O LEARGULF LLC</b>											
05/06/2	1	REFUND - 1760 Lear In.	Invoice	05/06/2025	05/12/2025	715.64	715.64	100-00-15110		525	1
Total 5127 CSL LLC, C/O LEARGULF LLC:						715.64	715.64				
<b>6877 D.O.P.L</b>											
04/29/2	1	PAID VIA CHECK 2025 04/29/25	Invoice	04/29/2025	05/12/2025	185.28	185.28	100-20-41315		525	1
05/01/2	1	PAID VIA CHECK 2025 05/01/25	Invoice	05/01/2025	05/12/2025	1,747.24	1,747.24	100-20-41315		525	1
Total 6877 D.O.P.L:						1,932.52	1,932.52				
<b>2912 DAVIS EMBROIDERY</b>											
46763	1	JACKET EMBROIDERY- HOOVER	Invoice	04/18/2025	05/05/2025	64.26	64.26	100-55-41703		525	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 2912 DAVIS EMBROIDERY:						64.26	64.26				
<b>50711 EAGAN REAL ESTATE</b>											
05/06/2	1	Refund - 111 1st Ave N	Invoice	05/06/2025	05/12/2025	9.63	9.63	100-00-15110		525	1
Total 50711 EAGAN REAL ESTATE:						9.63	9.63				
<b>50714 EARTH ENERGY INC</b>											
05/06/2	1	Refund - Hydrant Meter 70422800	Invoice	05/06/2025	05/12/2025	64.65	64.65	100-00-15110		525	1
Total 50714 EARTH ENERGY INC:						64.65	64.65				
<b>5021 EC ELECTRIC</b>											
WO-11	1	river plant heater	Invoice	04/23/2025	05/12/2025	1,430.45	1,430.45	100-50-41413		525	1
WO-11	1	H. PORTER - ELECTRICAL REWIRING	Invoice	04/23/2025	05/12/2025	4,503.47	4,503.47	120-50-41549	24.40.0002.1	525	1
WO-11	1	H. PORTER - ELECTRICAL REWIRING	Invoice	04/16/2025	05/12/2025	1,017.37	1,017.37	100-50-41325		525	1
Total 5021 EC ELECTRIC:						6,951.29	6,951.29				
<b>297 EVANS PLUMBING, INC.</b>											
162546	1	FIXING TOILET PARTS	Invoice	02/11/2025	05/12/2025	1,172.70	1,172.70	100-25-41413		525	1
Total 297 EVANS PLUMBING, INC.:						1,172.70	1,172.70				
<b>1464 FISHER'S FINANCE INC</b>											
390440	1	copier contract 42025-51925	Invoice	04/21/2025	05/12/2025	370.50	370.50	100-45-41323		525	1
Total 1464 FISHER'S FINANCE INC:						370.50	370.50				
<b>6937 FITZGERALD, JORDAN</b>											
P&Z ST	1	PZ 4/7	Invoice	05/05/2025	05/12/2025	100.00	100.00	100-10-41313		525	1
P&Z ST	2	1 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	3	2 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	4	PZ 4/21	Invoice	05/05/2025	05/12/2025	100.00	100.00	100-10-41313		525	1
P&Z ST	5	1 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	6	2 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
Total 6937 FITZGERALD, JORDAN:						400.00	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>996 FREEDOM MAILING SERVICES</b>											
50342	1	Bill Processing, Folding & Inserting Newsletters	Invoice	05/01/2025	05/12/2025	671.62	671.62	100-15-41323		525	1
50342	2	Bill Processing, Folding & Inserting Newsletters	Invoice	05/01/2025	05/12/2025	671.62	671.62	200-15-41323		525	1
50342	3	Bill Processing, Folding & Inserting Newsletters	Invoice	05/01/2025	05/12/2025	671.61	671.61	210-15-41323		525	1
Total 996 FREEDOM MAILING SERVICES:						2,014.85	2,014.85				
<b>5909 FUGATE, JANET</b>											
P&Z ST	1	P&Z Stipend 4-7	Invoice	05/05/2025	05/12/2025	100.00	100.00	100-10-41313		525	1
P&Z ST	2	1 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	3	2 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	210-10-41313		525	1
Total 5909 FUGATE, JANET:						200.00	200.00				
<b>2134 GEOBILITY LLC</b>											
1135	1	PROF. GIS SERVICES aPR 2025 W SPL	Invoice	05/01/2025	05/12/2025	1,300.00	1,300.00	200-60-41313		525	1
1135	2	PROF. GIS SERVICES aPR 2025 WW SPL	Invoice	05/01/2025	05/12/2025	1,300.00	1,300.00	210-70-41313		525	1
1135	3	PROF. GIS SERVICES aPR 2025 WW	Invoice	05/01/2025	05/12/2025	2,400.00	2,400.00	210-70-41313		525	1
1135	4	PROF. GIS SERVICES aPR 2025 W	Invoice	05/01/2025	05/12/2025	1,100.00	1,100.00	200-60-41313		525	1
Total 2134 GEOBILITY LLC:						6,100.00	6,100.00				
<b>4947 GILLS POINT S - HAILEY</b>											
224274	1	ENGINE OIL CHANGE	Invoice	04/21/2025	05/12/2025	124.20	124.20	100-50-41719		525	1
Total 4947 GILLS POINT S - HAILEY:						124.20	124.20				
<b>6023 GIVENS PURSLEY LLP</b>											
291027	1	291027 GENERAL WATER	Invoice	04/29/2025	05/12/2025	1,170.00	1,170.00	200-60-41313		525	1
291028	1	CORRES. SOUTH VALLEY GWD	Invoice	04/29/2025	05/12/2025	637.50	637.50	200-60-41313		525	1
Total 6023 GIVENS PURSLEY LLP:						1,807.50	1,807.50				
<b>336 GO FER IT EXPRESS</b>											
136069	1	LOCAL SHIPPING W.	Invoice	04/30/2025	05/12/2025	191.10	191.10	200-60-41213		525	1
136069	2	LOCAL SHIPPING WW.	Invoice	04/30/2025	05/12/2025	54.60	54.60	210-70-41213		525	1
Total 336 GO FER IT EXPRESS:						245.70	245.70				

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>1850 GREAT AMERICA FINANCIAL SERVICES</b>											
391118	1	6/2025	Invoice	04/29/2025	05/12/2025	124.00	124.00	100-20-41323		525	1
Total 1850 GREAT AMERICA FINANCIAL SERVICES:						124.00	124.00				
<b>658 HAILEY CHAMBER OF COMMERCE</b>											
MARC	1	CHAMBER LOT EXPENSES MARCH 2025	Invoice	04/29/2025	05/12/2025	7,145.30	7,145.30	100-10-41707		425	1
Total 658 HAILEY CHAMBER OF COMMERCE:						7,145.30	7,145.30				
<b>763 HAILEY PAINT AND SUPPLY</b>											
12681	1	CITY HALL PAINT	Invoice	04/04/2025	05/12/2025	83.33	83.33	100-42-41413		525	1
12681	2	CITY HALL PAINT	Invoice	04/04/2025	05/12/2025	83.33	83.33	200-42-41413		525	1
12681	3	CITY HALL PAINT	Invoice	04/04/2025	05/12/2025	83.34	83.34	210-42-41413		525	1
14585	1	TRAFFIC PAINT WHITE, BLUE, RED	Invoice	05/05/2025	05/12/2025	3,676.95	3,676.95	100-40-41403		525	1
14587	1	PAINT SUPPLIES	Invoice	04/08/2025	05/12/2025	1,740.00	1,740.00	100-50-41405		525	1
Total 763 HAILEY PAINT AND SUPPLY:						5,666.95	5,666.95				
<b>6545 HAIRSTON, KEITH GUY</b>											
25TRA	1	TRIANING PER DIEM	Invoice	03/18/2025	05/12/2025	215.00	215.00	100-55-41723		525	1
Total 6545 HAIRSTON, KEITH GUY:						215.00	215.00				
<b>5855 HARMONY DESIGN INC</b>											
25036	1	Floodplain services	Invoice	04/20/2025	05/12/2025	97.50	97.50	100-20-41313		525	1
25038	1	LIONS PARK - MTG W/ WRLT, FINAL CDS, PROJ M	Invoice	04/20/2025	05/12/2025	158.00	158.00	120-50-41539		525	1
Total 5855 HARMONY DESIGN INC:						255.50	255.50				
<b>5507 HENNESSY COMPANY</b>											
05/06/2	1	REFund - 1600 Appaloosa Rd	Invoice	05/06/2025	05/12/2025	19.99	19.99	100-00-15110		525	1
050620	1	REFund - 1310 Fox Acres Dumpster	Invoice	05/06/2025	05/12/2025	28.22	28.22	100-00-15110		525	1
Total 5507 HENNESSY COMPANY:						48.21	48.21				
<b>50716 Hernandez, Bryan</b>											
25TRA	1	STATE TESTING PER DIEM	Invoice	04/21/2025	05/12/2025	102.00	102.00	100-55-41723		525	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 50716 Hernandez, Bryan:						102.00	102.00				
<b>1148 HI-TECH ELECTRIC LLC</b>											
18654	1	control clock	Invoice	04/28/2025	05/12/2025	1,200.00	1,200.00	100-50-41625		525	1
Total 1148 HI-TECH ELECTRIC LLC:						1,200.00	1,200.00				
<b>1622 HOROWITZ, LISA</b>											
25TRA	1	2025 RCC SPRING - MILEAGE REIM	Invoice	04/25/2025	05/12/2025	64.40	64.40	100-15-41724		525	1
25TRA	2	2025 RCC SPRING - MILEAGE REIM	Invoice	04/25/2025	05/12/2025	64.40	64.40	200-15-41724		525	1
25TRA	3	2025 RCC SPRING - MILEAGE REIM	Invoice	04/25/2025	05/12/2025	64.40	64.40	210-15-41724		525	1
Total 1622 HOROWITZ, LISA:						193.20	193.20				
<b>6501 IDAHO EQUIPMENT</b>											
107607	1	CH BACK STAIRS PAINTING SCAFFOLDING	Invoice	03/31/2025	05/12/2025	33.80	33.80	100-42-41413		525	1
107607	2	CH BACK STAIRS PAINTING SCAFFOLDING	Invoice	03/31/2025	05/12/2025	33.80	33.80	200-42-41413		525	1
107607	3	CH BACK STAIRS PAINTING SCAFFOLDING	Invoice	03/31/2025	05/12/2025	33.80	33.80	210-42-41413		525	1
107620	1	CH BACK STAIRS PAINTING SCAFFOLDING BRAC	Invoice	03/31/2025	05/12/2025	3.33	3.33	100-42-41413		525	1
107620	2	CH BACK STAIRS PAINTING SCAFFOLDING BRAC	Invoice	03/31/2025	05/12/2025	3.33	3.33	200-42-41413		525	1
107620	3	CH BACK STAIRS PAINTING SCAFFOLDING BRAC	Invoice	03/31/2025	05/12/2025	3.34	3.34	210-42-41413		525	1
C1049	1	CH EAST STAIRS PAINTING SCAFFOLDING	Invoice	11/05/2024	05/12/2025	.85-	.85-	100-42-41413		525	1
C1049	2	CH EAST STAIRS PAINTING SCAFFOLDING	Invoice	11/05/2024	05/12/2025	.85-	.85-	200-42-41413		525	1
C1049	3	CH EAST STAIRS PAINTING SCAFFOLDING	Invoice	11/05/2024	05/12/2025	.86-	.86-	210-42-41413		525	1
Total 6501 IDAHO EQUIPMENT:						108.84	108.84				
<b>671 IDAHO LUMBER &amp; HARDWARE</b>											
26485	1	SUPPLIES	Invoice	04/18/2025	05/12/2025	22.97	22.97	100-55-41215		525	1
26712	1	Mudkitchen sand	Invoice	04/21/2025	05/12/2025	412.24	412.24	100-45-41215		525	1
26763	1	AA BATTERIES	Invoice	04/21/2025	05/12/2025	11.99	11.99	100-40-41405		425	1
26959-	1	TAPE	Invoice	04/23/2025	05/12/2025	4.99	4.99	100-25-41215		525	1
27065	1	SURGE PROTECTOR	Invoice	04/24/2025	05/12/2025	19.99	19.99	100-40-41405		425	1
27487	1	MISC. SCREWS, BOLTS	Invoice	04/28/2025	05/12/2025	42.60	42.60	100-40-41405		425	1
28031	1	IRRG' PARTS	Invoice	05/01/2025	05/12/2025	19.17	19.17	200-60-41403		525	1
28218	1	CITY HALL HALLWAY REPAIRS	Invoice	05/03/2025	05/12/2025	7.52	7.52	100-42-41413		525	1
28218	2	CITY HALL HALLWAY REPAIRS	Invoice	05/03/2025	05/12/2025	7.52	7.52	200-42-41413		525	1
28218	3	CITY HALL HALLWAY REPAIRS	Invoice	05/03/2025	05/12/2025	7.53	7.53	210-42-41413		525	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:						556.52	556.52				
<b>400 IDAHO MOUNTAIN EXPRESS</b>											
04/30/2	1	4/2,4/4,4/9,4/18,4/23,4/30 - Job Opening: ST, Water,	Invoice	04/30/2025	05/12/2025	139.32	139.32	100-50-41319		525	1
04/30/2	2	4/2,4/4,4/9,4/18,4/23,4/30 - Job Opening: ST, Water,	Invoice	04/30/2025	05/12/2025	139.32	139.32	100-40-41319		525	1
04/30/2	3	4/2,4/4,4/9,4/18,4/23,4/30 - Job Opening: ST, Water,	Invoice	04/30/2025	05/12/2025	139.32	139.32	200-60-41319		525	1
04/30/2	4	4/2,4/4,4/9,4/18,4/23,4/30 - Job Opening: ST, Water,	Invoice	04/30/2025	05/12/2025	139.31	139.31	210-70-41319		525	1
04/30/2	5	4/21 P&Z: Dsng Rev pre ap by Johnson	Invoice	04/30/2025	05/12/2025	47.84	47.84	100-20-41319		525	1
04/30/2	6	Invitation to Bid: Sunbeam Well	Invoice	04/30/2025	05/12/2025	746.28	746.28	200-60-41313	21.60.0003.1	525	1
04/30/2	7	5/5 P&Z: Infra. proj, Desgn Rev/Cond use app by Frei	Invoice	04/30/2025	05/12/2025	64.40	64.40	100-20-41319		525	1
04/30/2	8	5/5 P&Z: Cons.prop amend 2025 City Capital Improv	Invoice	04/30/2025	05/12/2025	49.68	49.68	100-20-41319		525	1
04/30/2	9	5/12 CC: New sections to Hailey's Comp Plan, Cons.	Invoice	04/30/2025	05/12/2025	55.20	55.20	100-20-41319		525	1
04/30/2	10	Ord.1344; Interpretation of Terms or Words, Title 17	Invoice	04/30/2025	05/12/2025	87.40	87.40	100-20-41319		525	1
04/30/2	11	5/19: Cons rev 5yr update to DIF Ord	Invoice	04/30/2025	05/12/2025	50.60	50.60	100-20-41319		525	1
04/30/2	12	5/19: P&Z: Consi prelim plat app; Chuck Tenold	Invoice	04/30/2025	05/12/2025	45.08	45.08	100-20-41319		525	1
Total 400 IDAHO MOUNTAIN EXPRESS:						1,703.75	1,703.75				
<b>22433 IDAHO POWER</b>											
05/01/2	1	IP 2204837906 - Street	Invoice	05/01/2025	05/12/2025	1,966.74	1,966.74	100-40-41715		525	1
05/01/2	2	IP 2204637769 - WW	Invoice	05/01/2025	05/12/2025	13,326.57	13,326.57	210-70-41717		525	1
05/01/2	3	IP 2208020376 Park - 191 San Badger Dr	Invoice	05/01/2025	05/12/2025	27.79	27.79	100-50-41717		525	1
05/01/2	4	IP 2205094259 - Parks	Invoice	05/01/2025	05/12/2025	381.87	381.87	100-50-41717		525	1
05/01/2	5	IP 2205094259 - Rodeo	Invoice	05/01/2025	05/12/2025	507.05	507.05	100-50-41617		525	1
05/01/2	6	IP 2205094259 - Ice Rink/Skate	Invoice	05/01/2025	05/12/2025	56.47	56.47	100-50-41617		525	1
05/01/2	7	IP 2205094259 - Interp	Invoice	05/01/2025	05/12/2025	497.56	497.56	100-10-41717		525	1
Total 22433 IDAHO POWER:						16,764.05	16,764.05				
<b>612 INGRAM BOOK COMPANY</b>											
877401	1	BookClub	Invoice	04/21/2025	05/12/2025	273.33	273.33	100-45-41735		525	1
878876	1	Credit memo 043025	Invoice	04/30/2025	05/12/2025	16.80-	16.80-	100-45-41535		525	1
APRIL	1	Apr 25 book purch	Invoice	04/30/2025	05/12/2025	4,364.09	4,364.09	100-45-41535		525	1
LARGE	1	Grant-Large Print	Invoice	03/26/2025	05/12/2025	540.78	540.78	100-45-41549	23.45.0005.1	525	1
Total 612 INGRAM BOOK COMPANY:						5,161.40	5,161.40				
<b>229 INTEGRATED TECHNOLOGIES</b>											
259687	1	CDD Printer Sharp	Invoice	04/09/2025	05/12/2025	322.62	322.62	100-20-41323		525	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
260557	1	HPD PRINTER BP50C36	Invoice	04/28/2025	05/12/2025	112.84	112.84	100-25-41411		525	1
260920	1	Sharp/BP-70M55 Pntr 5/5/25-6/4/25	Invoice	05/05/2025	05/12/2025	14.48	14.48	100-15-41323		525	1
260920	2	Sharp/BP-70M55 Pntr 5/5/25-6/4/25	Invoice	05/05/2025	05/12/2025	14.48	14.48	200-15-41323		525	1
260920	3	Sharp/BP-70M55 Pntr 5/5/25-6/4/25	Invoice	05/05/2025	05/12/2025	14.47	14.47	210-15-41323		525	1
Total 229 INTEGRATED TECHNOLOGIES:						478.89	478.89				
<b>384 INTERMOUNTAIN GAS COMPANY</b>											
04/23/2	1	536199 P/W 33.3%	Invoice	04/23/2025	05/12/2025	10.96	10.96	100-42-41717		425	1
04/23/2	2	536199 P/W 33.3%	Invoice	04/23/2025	05/12/2025	10.96	10.96	200-42-41717		425	1
04/23/2	3	536199 P/W 33.3%	Invoice	04/23/2025	05/12/2025	10.96	10.96	210-42-41717		425	1
04/23/2	4	536199 LIBRARY	Invoice	04/23/2025	05/12/2025	32.88	32.88	100-45-41717		425	1
04/23/2	5	520352 PW 1241 WAR EAGLE	Invoice	04/23/2025	05/12/2025	15.45	15.45	100-50-41717		425	1
04/23/2	6	223166 4297 Glenbrook Shop	Invoice	04/23/2025	05/12/2025	97.77	97.77	210-70-41717		425	1
04/23/2	7	Meter 629802, HPD 311 E Cedar	Invoice	04/23/2025	05/12/2025	262.22	262.22	100-25-41717		425	1
04/23/2	8	meter 517964 Woodside Treatment Plant	Invoice	04/23/2025	05/12/2025	295.74	295.74	210-70-41717		425	1
04/23/2	9	223157 4297 Glenbrook A	Invoice	04/23/2025	05/12/2025	121.78	121.78	210-70-41717		425	1
04/23/2	10	meter 634547 4297 Glenbrook Bio-Solids	Invoice	04/23/2025	05/12/2025	283.65	283.65	210-70-41717		425	1
04/23/2	11	475252 WW Treatment Plant	Invoice	04/23/2025	05/12/2025	198.47	198.47	210-70-41717		425	1
04/23/2	12	629797 ST. 1811 merlin lp	Invoice	04/23/2025	05/12/2025	279.80	279.80	100-40-41717		425	1
04/23/2	13	518056 AD 116 S. River St	Invoice	04/23/2025	05/12/2025	145.17	145.17	100-50-41718		425	1
04/23/2	14	475481 HFD 617 S 3rd Ave	Invoice	04/23/2025	05/12/2025	136.93	136.93	100-55-41717		425	1
Total 384 INTERMOUNTAIN GAS COMPANY:						1,902.74	1,902.74				
<b>243 JAIME PAINTING &amp; FINE FINISHING LLC</b>											
408	1	Break Room Painting	Invoice	05/04/2025	05/12/2025	216.67	216.67	100-42-41313		525	1
408	2	Break Room Painting	Invoice	05/04/2025	05/12/2025	216.67	216.67	200-42-41313		525	1
408	3	Break Room Painting	Invoice	05/04/2025	05/12/2025	216.66	216.66	210-42-41313		525	1
Total 243 JAIME PAINTING & FINE FINISHING LLC:						650.00	650.00				
<b>330 JANE'S ARTIFACTS</b>											
064430	1	Smead Legal Folders	Invoice	05/06/2025	05/12/2025	53.33	53.33	100-15-41215		525	1
064430	2	Smead Legal Folders	Invoice	05/06/2025	05/12/2025	53.33	53.33	200-15-41215		525	1
064430	3	Smead Legal Folders	Invoice	05/06/2025	05/12/2025	53.33	53.33	210-15-41215		525	1
064432	1	Legal Folders	Invoice	05/07/2025	05/12/2025	66.53	66.53	100-15-41215		525	1
064432	2	Legal Folders	Invoice	05/07/2025	05/12/2025	66.53	66.53	200-15-41215		525	1
064432	3	Legal Folders	Invoice	05/07/2025	05/12/2025	66.52	66.52	210-15-41215		525	1
064758	1	EARTH FEST SUPPL- LABELS	Invoice	04/25/2025	05/12/2025	1.62	1.62	100-42-41215		525	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
064758	2	EARTH FEST SUPPL- LABELS	Invoice	04/25/2025	05/12/2025	1.63	1.63	200-42-41215		525	1
064758	3	EARTH FEST SUPPL- LABELS	Invoice	04/25/2025	05/12/2025	1.63	1.63	210-42-41215		525	1
Total 330 JANE'S ARTIFACTS:						364.45	364.45				
<b>9560 KARL MALONE FORD HAILEY</b>											
118592	1	VEHICLE CHECKS REAR AXLE OIL	Invoice	04/21/2025	05/12/2025	249.66	249.66	100-25-41415		525	1
118741	1	PARKING BRAKES	Invoice	04/29/2025	05/12/2025	146.32	146.32	100-25-41415		525	1
Total 9560 KARL MALONE FORD HAILEY:						395.98	395.98				
<b>4542 KETCHUM COMPUTERS</b>											
21052	1	Admin: Mo. Updts, Adobe lic, upgrd srvr, Caselle updt	Invoice	04/30/2025	05/12/2025	768.10	768.10	100-15-41313		525	1
21052	2	Admin: Mo. Updts, Adobe lic, upgrd srvr, Caselle updt	Invoice	04/30/2025	05/12/2025	768.10	768.10	200-15-41313		525	1
21052	3	Admin: Mo. Updts, Adobe lic, upgrd srvr, Caselle updt	Invoice	04/30/2025	05/12/2025	768.09	768.09	210-15-41313		525	1
21052	4	CD: Aguayo OneDrive acct - Spoint, Lic. adj, spam e	Invoice	04/30/2025	05/12/2025	300.00	300.00	100-20-41313		525	1
21052	5	WW: Spec cam, refresh proj. VLAN, SCADA, laptop	Invoice	04/30/2025	05/12/2025	3,900.00	3,900.00	210-70-41313		525	1
21052	6	Water: Phillips setup/maint, New buidling walkthrough	Invoice	04/30/2025	05/12/2025	850.00	850.00	200-60-41313		525	1
21052	7	HFD: Earl setup, Windows updates	Invoice	04/30/2025	05/12/2025	600.00	600.00	100-55-41313		525	1
21052	8	Library: Drewien email virus, Lahellas PC setup, phon	Invoice	04/30/2025	05/12/2025	650.00	650.00	100-45-41313		525	1
21052	9	Parks: Amy Caselle update/support	Invoice	04/30/2025	05/12/2025	100.00	100.00	100-50-41313		525	1
21052	10	HPD: Skate park vid, WG/elmpact issues, in car vid,	Invoice	04/30/2025	05/12/2025	700.00	700.00	100-25-41313		525	1
21052	11	Street: setup shared PC, Adan PC setup, King PC set	Invoice	04/30/2025	05/12/2025	1,900.00	1,900.00	100-40-41313		525	1
Total 4542 KETCHUM COMPUTERS:						11,304.29	11,304.29				
<b>386 L.L. GREENS</b>											
A76694	1	PiCK SET FOR CL2 SYSTEM	Invoice	04/23/2025	05/12/2025	16.99	16.99	200-60-41401		525	1
A76694	2	SHOVEL	Invoice	04/23/2025	05/12/2025	25.99	25.99	200-60-41405		525	1
B46933	1	cOMPOST BINS- TAPE, DUSTPAN	Invoice	04/25/2025	05/12/2025	8.48	8.48	100-50-41405		525	1
B46957	1	FLOOR SQUEEGEE	Invoice	04/28/2025	05/12/2025	52.99	52.99	200-60-41413		525	1
B46957	2	MULTI-TOOL FOR MATT PHILLIPS	Invoice	04/28/2025	05/12/2025	124.99	124.99	200-60-41405		525	1
B46971	1	TOTE FOR CL2 PARTS	Invoice	04/29/2025	05/12/2025	14.99	14.99	200-60-41401		525	1
B46971	2	HEX KEY SET	Invoice	04/29/2025	05/12/2025	25.99	25.99	200-60-41401		525	1
D83136	1	WORK GLOVES FOR MATT PHILLIPS	Invoice	04/29/2025	05/12/2025	31.97	31.97	200-60-41703		525	1
Total 386 L.L. GREENS:						302.39	302.39				
<b>227 L.N. CURTIS AND SONS</b>											
INV938	1	2 NAME TAGS	Invoice	04/17/2025	05/12/2025	24.00	24.00	100-25-41703		525	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 227 L.N. CURTIS AND SONS:						24.00	24.00				
<b>6376 LEONARDO PADILLA SACHA</b>											
APRIL	1	April ELA & Spanish class honorarium	Invoice	05/01/2025	05/12/2025	825.00	825.00	100-45-41326		525	1
Total 6376 LEONARDO PADILLA SACHA:						825.00	825.00				
<b>366 LES SCHWAB TIRE CENTER</b>											
117009	1	C51 SERVICE	Invoice	04/22/2025	05/12/2025	697.17	697.17	100-55-41415		525	1
117009	1	S54 SERVICE	Invoice	04/23/2025	05/12/2025	285.91	285.91	100-55-41415		525	1
117009	1	WHEEL TIRE ALIGNMENT BALANCE AND SYSTEM	Invoice	04/24/2025	05/12/2025	1,131.79	1,131.79	100-25-41415		525	1
117009	1	TIRE CHANGE	Invoice	04/24/2025	05/12/2025	103.96	103.96	100-55-41415		525	1
Total 366 LES SCHWAB TIRE CENTER:						2,218.83	2,218.83				
<b>120 LOCAL HIGHWAY TECHNICAL ASSISTANCE COUNC</b>											
T24172	1	T2 CENTER CLASSES - MOATS, SCHWARZ, DOM	Invoice	04/29/2025	05/12/2025	180.00	180.00	100-40-41723		525	1
T24222	1	T2 CENTER CLASSES - parks	Invoice	05/01/2025	05/12/2025	80.00	80.00	100-40-41723		525	1
T24232	1	T2 CENTER CLASSES - parks	Invoice	05/01/2025	05/12/2025	80.00	80.00	100-40-41723		525	1
Total 120 LOCAL HIGHWAY TECHNICAL ASSISTANCE COUNC:						340.00	340.00				
<b>226 LUTZ RENTAL</b>											
161781	1	aerator	Invoice	04/22/2025	05/12/2025	164.05	164.05	100-50-41775		525	1
Total 226 LUTZ RENTAL:						164.05	164.05				
<b>928 MAGIC VALLEY LABS, INC.</b>											
34806	1	DRINKING WATER SAMPLES	Invoice	04/25/2025	05/12/2025	270.00	270.00	200-60-41795		525	1
34806	2	INDIAN CREEK SPRING SAMPLES	Invoice	04/25/2025	05/12/2025	272.00	272.00	200-60-41795		525	1
34806	3	CONSTRUCTION SAMPLES	Invoice	04/25/2025	05/12/2025	54.00	54.00	200-60-41795		525	1
Total 928 MAGIC VALLEY LABS, INC.:						596.00	596.00				
<b>1271 MARY RAU PUBLIC RELATIONS</b>											
05/02/2	1	CH PAINTING COPY ROOM & BACK STAIRS, WOO	Invoice	05/02/2025	05/12/2025	350.00	350.00	100-42-41413		525	1
05/02/2	2	CH PAINTING COPY ROOM & BACK STAIRS, WOO	Invoice	05/02/2025	05/12/2025	350.00	350.00	200-42-41413		525	1
05/02/2	3	CH PAINTING COPY ROOM & BACK STAIRS, WOO	Invoice	05/02/2025	05/12/2025	350.00	350.00	210-42-41413		525	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 1271 MARY RAU PUBLIC RELATIONS:						1,050.00	1,050.00				
<b>5438 MCINTOSH HOLDINGS</b>											
05/06/2	1	Refund - 109 Spruce Dumpster	Invoice	05/06/2025	05/12/2025	443.08	443.08	100-00-15110		525	1
Total 5438 MCINTOSH HOLDINGS:						443.08	443.08				
<b>4495 MIDWEST TAPE LLC</b>											
506978	1	Media dvds 0403	Invoice	04/03/2025	05/12/2025	25.49	25.49	100-45-41535		525	1
507043	1	Media dvds 0416	Invoice	04/16/2025	05/12/2025	91.96	91.96	100-45-41535		525	1
507080	1	Media dvds 0425	Invoice	04/25/2025	05/12/2025	104.21	104.21	100-45-41535		525	1
Total 4495 MIDWEST TAPE LLC:						221.66	221.66				
<b>2225 MOUNTAIN HUMANE</b>											
7815	1	Q2 - Quarterly Impound Fees Jan - March 2025	Invoice	03/31/2025	05/12/2025	6,859.80	6,859.80	100-10-41707		525	1
Total 2225 MOUNTAIN HUMANE:						6,859.80	6,859.80				
<b>5036 MOUNTAIN RIDES TRANSPORTATION AUTHORITY</b>											
12746	1	FY25 3rd Quarter	Invoice	05/06/2025	05/12/2025	24,000.00	24,000.00	100-10-41707		525	1
Total 5036 MOUNTAIN RIDES TRANSPORTATION AUTHORITY:						24,000.00	24,000.00				
<b>4796 N &amp; L CONSTRUCTION LLC</b>											
1745	1	arena south fence repairs	Invoice	05/05/2025	05/12/2025	3,100.00	3,100.00	100-50-41603		525	1
Total 4796 N & L CONSTRUCTION LLC:						3,100.00	3,100.00				
<b>251 NAPA AUTO PARTS</b>											
221396	1	tools	Invoice	04/21/2025	05/12/2025	228.99	228.99	100-50-41405		525	1
Total 251 NAPA AUTO PARTS:						228.99	228.99				
<b>1255 NAPA AUTO PARTS - STREETS #1228</b>											
221643	1	BLOWER MOTOR RESISTOR	Invoice	04/23/2025	05/12/2025	39.05	39.05	100-40-41415		425	1
221818	1	MANDREL TOOL	Invoice	04/25/2025	05/12/2025	78.82	78.82	100-40-41403		525	1
222214	1	BLOWER MOTOR RESISTOR CR	Invoice	04/29/2025	05/12/2025	39.05	39.05	100-40-41405		525	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:						78.82	78.82				
<b>1259 OPAL ENGINEERING</b>											
1093	1	BULLION ST PROMENADE - TRAFFIC SIM	Invoice	05/01/2025	05/12/2025	1,360.00	1,360.00	120-50-41549	24.40.0002.1	525	1
1093	2	WINTERHAVEN PARKING CONCEPTS	Invoice	05/01/2025	05/12/2025	315.00	315.00	100-40-41313		525	1
Total 1259 OPAL ENGINEERING:						1,675.00	1,675.00				
<b>50298 O'REILLY AUTO PARTS</b>											
4635-1	1	BRAKE PADS	Invoice	04/24/2025	05/12/2025	75.00	75.00	100-25-41415		525	1
4635-1	1	HPD 3 BATTERY	Invoice	04/24/2025	05/12/2025	195.14	195.14	100-25-41415		525	1
4635-1	1	SUPPLIES FOR ENGINE	Invoice	04/30/2025	05/12/2025	18.97	18.97	100-55-41405		525	1
Total 50298 O'REILLY AUTO PARTS:						289.11	289.11				
<b>755 O'REILLY AUTO PARTS - STREETS #2883989</b>											
4635-1	1	AIR FILTER, FUEL FILTER, OIL FILTER	Invoice	03/24/2025	05/12/2025	33.01	33.01	100-40-41405		525	1
4635-1	1	BRAKE PADS, BRAKE ROTOR, AXLE SEAL, OIL FIL	Invoice	03/24/2025	05/12/2025	161.83	161.83	100-40-41405		525	1
4635-1	1	MOTOR OIL	Invoice	03/25/2025	05/12/2025	28.99	28.99	100-40-41405		525	1
4635-1	1	AXLE SEAL RETURN	Invoice	03/26/2025	05/12/2025	18.87-	18.87-	100-40-41405		525	1
4635-1	1	AIR FILTER, FUEL FILTER, OIL FILTER	Invoice	03/26/2025	05/12/2025	85.81	85.81	100-40-41405		525	1
4635-1	1	BATTERY TENDER, BATTERY CHARGER	Invoice	04/16/2025	05/12/2025	155.71	155.71	100-40-41405		425	1
4635-1	1	TRAILER JACK	Invoice	04/21/2025	05/12/2025	69.99	69.99	100-40-41405		425	1
4635-1	1	COPPER PLUG #4096	Invoice	04/22/2025	05/12/2025	11.38	11.38	100-40-41405		425	1
4635-1	1	BATTERY TENDER, BATTERY CHARGER RETURN	Invoice	04/23/2025	05/12/2025	15.00	15.00	100-40-41405		425	1
4635-1	1	OIL FILTER, #4022	Invoice	04/23/2025	05/12/2025	5.29	5.29	100-40-41405		425	1
4635-1	1	BLOWER MOTOR RESISTOR #4022	Invoice	04/23/2025	05/12/2025	36.42	36.42	100-40-41415		425	1
4635-4	1	HYD HOSE, MEGACRIMP	Invoice	03/18/2025	05/12/2025	79.69	79.69	100-40-41405		525	1
4635-4	1	AIR FILTER, FUEL FILTER, OIL FILTER, BRAKE PA	Invoice	03/20/2025	05/12/2025	393.47	393.47	100-40-41405		525	1
Total 755 O'REILLY AUTO PARTS - STREETS #2883989:						1,057.72	1,057.72				
<b>130 OXARC</b>											
003231	1	15 GAL. TOTE FOR 3RD	Invoice	04/24/2025	05/12/2025	136.25	136.25	200-60-41791		525	1
003231	2	CL2 GAS FOR WOODSIDE	Invoice	04/24/2025	05/12/2025	1,300.00	1,300.00	200-60-41791		525	1
006202	1	TANK RENTAL FEES W.	Invoice	04/30/2025	05/12/2025	9.30	9.30	200-60-41791		525	1
006202	1	GEMACEMCB	Invoice	04/30/2025	05/12/2025	37.20	37.20	100-40-41719		525	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 130 OXARC:						1,482.75	1,482.75				
<b>50713 PEABODY INVESTMENTS LLC</b>											
05/06/2	1	Refund - 312 1st Ave S	Invoice	05/06/2025	05/12/2025	173.38	173.38	100-00-15110		525	1
Total 50713 PEABODY INVESTMENTS LLC:						173.38	173.38				
<b>6652 PEVO SPORTS CO</b>											
5640	1	soccer goals, nets	Invoice	04/28/2025	05/12/2025	5,515.00	5,515.00	100-50-41405		525	1
Total 6652 PEVO SPORTS CO:						5,515.00	5,515.00				
<b>438 PLATT</b>											
6F4768	1	ST SHOP LOWER LOT PVC	Invoice	04/24/2025	05/12/2025	439.84	439.84	100-40-41405		425	1
6F5234	1	ST SHOP LOWER LOT PVC	Invoice	04/25/2025	05/12/2025	90.50	90.50	100-40-41405		425	1
6F6228	1	HOLOPHANE LOT RELEASE	Invoice	04/25/2025	05/12/2025	2,935.99	2,935.99	100-40-41403		525	1
Total 438 PLATT:						3,466.33	3,466.33				
<b>6964 PRECISE MRM LLC</b>											
IN200-	1	MAR. 2025 SUBSCRIPTION	Invoice	04/21/2025	05/12/2025	60.00	60.00	100-40-41771		425	1
Total 6964 PRECISE MRM LLC:						60.00	60.00				
<b>4665 PREMIER TRUCK GROUP</b>											
786172	1	WATER VALVE	Invoice	04/18/2025	05/12/2025	48.07	48.07	100-40-41405		425	1
Total 4665 PREMIER TRUCK GROUP:						48.07	48.07				
<b>338 RANCHER'S SUPPLY</b>											
024648	1	planters	Invoice	04/29/2025	05/12/2025	338.82	338.82	100-40-41225	19.40.0004.1	525	1
Total 338 RANCHER'S SUPPLY:						338.82	338.82				
<b>4404 REHN &amp; ASSOCIATES</b>											
INV-00	1	INV-00207587 COBRA - K.Fletcher	Invoice	04/30/2025	05/12/2025	28.00	28.00	100-45-41215		525	1
INV-00	2	INV-00207587 COBRA - K.Holtzen	Invoice	04/30/2025	05/12/2025	28.00	28.00	200-60-41215		525	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 4404 REHN & ASSOCIATES:						56.00	56.00				
<b>6553 RIVER STREET TOWNHOMES OWNERS</b>											
JAN/AP	1	Jan/April Quarterly Dues	Invoice	05/08/2025	05/12/2025	500.00	500.00	100-10-41547		525	1
JAN/AP	2	Jan/April Quarterly Dues	Invoice	05/08/2025	05/12/2025	500.00	500.00	200-10-41547		525	1
JAN/AP	3	Jan/April Quarterly Dues	Invoice	05/08/2025	05/12/2025	500.00	500.00	210-10-41547		525	1
Total 6553 RIVER STREET TOWNHOMES OWNERS:						1,500.00	1,500.00				
<b>6532 RODRIGUE, EMILY T</b>											
25TRA	1	MILEAGE: Pocatello Professional Development	Invoice	04/21/2025	05/12/2025	214.20	214.20	100-20-41724		525	1
25TRA	2	PERDIEM:Pocatello Professional Development	Invoice	04/21/2025	05/12/2025	170.00	170.00	100-20-41723		525	1
Total 6532 RODRIGUE, EMILY T:						384.20	384.20				
<b>6640 SAFE LIFE DEFENSE LLC</b>											
324523	1	BASKETWEAVE BELT UNIFORM	Invoice	04/11/2025	05/12/2025	238.99	238.99	100-25-41703		525	1
324531	1	BASKETWEAVE BELT UNIFORM	Invoice	03/14/2025	05/12/2025	238.99	238.99	100-25-41703		525	1
Total 6640 SAFE LIFE DEFENSE LLC:						477.98	477.98				
<b>1608 SAFETY SUPPLY &amp; SIGN</b>											
193405	1	TP3 BARRICADE LIBRARY	Invoice	04/02/2025	05/12/2025	611.13	611.13	100-40-41403		525	1
Total 1608 SAFETY SUPPLY & SIGN:						611.13	611.13				
<b>4160 SAGE SUPPLY INC</b>											
25-474	1	MASTIC	Invoice	04/21/2025	05/12/2025	2,782.40	2,782.40	100-40-41403		425	1
25-476	1	MASTIC	Invoice	05/01/2025	05/12/2025	4,543.97	4,543.97	100-40-41403		525	1
Total 4160 SAGE SUPPLY INC:						7,326.37	7,326.37				
<b>6502 SAUERBREY, SAGE M</b>											
P&Z ST	1	PZ Meeting 4-7	Invoice	05/05/2025	05/12/2025	100.00	100.00	100-10-41313		525	1
P&Z ST	2	1 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	3	2 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	210-10-41313		525	1
P&Z ST	4	PZ Meeting 4-21	Invoice	05/05/2025	05/12/2025	100.00	100.00	100-10-41313		525	1
P&Z ST	5	1 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	6	2 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	210-10-41313		525	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 6502 SAUERBREY, SAGE M:						400.00	400.00				
<b>1456 SAWTOOTH PLUMBING &amp; HEATING, INC.</b>											
47334	1	Rodeo ground restroom repairs	Invoice	04/21/2025	05/12/2025	336.25	336.25	100-50-41625		525	1
47335	1	H. PORTER RR REPAIR	Invoice	04/21/2025	05/12/2025	202.75	202.75	100-50-41403		525	1
47336	1	McKERCHER RESTROOM REPAIRS	Invoice	04/21/2025	05/12/2025	128.50	128.50	100-50-41403		525	1
Total 1456 SAWTOOTH PLUMBING & HEATING, INC.:						667.50	667.50				
<b>2390 SCHINDLER ELEVATOR CORPORATION</b>											
810689	1	ELEVATOR QRTLTY PREV. MAINT.	Invoice	05/01/2025	05/12/2025	250.00	250.00	100-42-41325		525	1
810689	2	ELEVATOR QRTLTY	Invoice	05/01/2025	05/12/2025	250.00	250.00	200-42-41325		525	1
810689	3	ELEVATOR QRTLTY	Invoice	05/01/2025	05/12/2025	250.00	250.00	210-42-41325		525	1
Total 2390 SCHINDLER ELEVATOR CORPORATION:						750.00	750.00				
<b>1098 SENTINEL FIRE &amp; SECURITY</b>											
110881	1	QUARTERLY MONITORING - CITY HALL	Invoice	05/01/2025	05/12/2025	14.42	14.42	100-42-41325		525	1
110881	2	QUARTERLY MONITORING - CITY HALL	Invoice	05/01/2025	05/12/2025	14.42	14.42	200-42-41325		525	1
110881	3	QUARTERLY MONITORING - CITY HALL	Invoice	05/01/2025	05/12/2025	14.42	14.42	210-42-41325		525	1
Total 1098 SENTINEL FIRE & SECURITY:						43.26	43.26				
<b>6639 SERVIN PROPERTY SERVICES</b>											
1042	1	Library cleaning Apr 2025	Invoice	05/06/2025	05/12/2025	2,742.00	2,742.00	100-45-41413		525	1
1043	1	April- CH, HPD	Invoice	05/06/2025	05/12/2025	432.00	432.00	100-42-41413		525	1
1043	2	April- CH, HPD	Invoice	05/06/2025	05/12/2025	432.00	432.00	200-42-41413		525	1
1043	3	April- CH, HPD	Invoice	05/06/2025	05/12/2025	432.00	432.00	210-42-41413		525	1
1043	4	April- WC	Invoice	05/06/2025	05/12/2025	108.00	108.00	100-50-41603		525	1
1043	5	April- W SPL	Invoice	05/06/2025	05/12/2025	108.00	108.00	200-60-41413		525	1
1043	6	April- WW SPL	Invoice	05/06/2025	05/12/2025	108.00	108.00	210-70-41413		525	1
1043	7	April- ST SHOP	Invoice	05/06/2025	05/12/2025	216.00	216.00	100-40-41413		525	1
1043	8	April- TCW	Invoice	05/06/2025	05/12/2025	216.00	216.00	100-50-41718		525	1
Total 6639 SERVIN PROPERTY SERVICES:						4,794.00	4,794.00				
<b>4910 SHRED-IT USA</b>											
801057	1	document shredding contract inv. 8010573789	Invoice	04/25/2025	05/12/2025	43.85	43.85	100-15-41325		525	1
801057	2	document shredding contract inv. 8010573789	Invoice	04/25/2025	05/12/2025	43.85	43.85	200-15-41325		525	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
801057	3	document shredding contract inv. 8010573789	Invoice	04/25/2025	05/12/2025	43.84	43.84	210-15-41325		525	1
Total 4910 SHRED-IT USA:						131.54	131.54				
<b>5494 SILVER CREEK SUPPLY</b>											
002023	1	RIVER ST PARTS	Invoice	04/15/2025	05/12/2025	96.40	96.40	120-40-41539	18.40.0001.1	425	1
002059	1	irrigation supplies	Invoice	05/02/2025	05/12/2025	94.67	94.67	100-45-41413		525	1
Total 5494 SILVER CREEK SUPPLY:						191.07	191.07				
<b>1239 SIMMS LAW PLLC</b>											
APRIL	1	professional services - April 2025	Invoice	05/01/2025	05/12/2025	2,406.25	2,406.25	100-15-41313		525	1
APRIL	2	professional services - April 2025	Invoice	05/01/2025	05/12/2025	2,406.25	2,406.25	200-15-41313		525	1
APRIL	3	professional services - April 2025	Invoice	05/01/2025	05/12/2025	2,406.25	2,406.25	210-15-41313		525	1
Total 1239 SIMMS LAW PLLC:						7,218.75	7,218.75				
<b>7002 SMITH, DAN</b>											
P&Z ST	1	P&Z Stipend 4-7	Invoice	05/05/2025	05/12/2025	100.00	100.00	100-10-41313		525	1
P&Z ST	2	1 P&Z Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	3	2 P&Z Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	210-10-41313		525	1
P&Z ST	4	P&Z Stipend 4-21	Invoice	05/05/2025	05/12/2025	100.00	100.00	100-10-41313		525	1
P&Z ST	5	1 P&Z Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	6	2 P&Z Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	210-10-41313		525	1
Total 7002 SMITH, DAN:						400.00	400.00				
<b>6630 SMITH, MICHAEL</b>											
P&Z ST	1	PZ Meeting 4-7	Invoice	05/05/2025	05/12/2025	100.00	100.00	100-10-41313		525	1
P&Z ST	2	1 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	3	2 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	210-10-41313		525	1
P&Z ST	4	PZ Meeting 4-21	Invoice	05/05/2025	05/12/2025	100.00	100.00	100-10-41313		525	1
P&Z ST	5	1 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	200-10-41313		525	1
P&Z ST	6	2 PZ Stipend	Invoice	05/05/2025	05/12/2025	50.00	50.00	210-10-41313		525	1
Total 6630 SMITH, MICHAEL:						400.00	400.00				
<b>788 SOLV-BUSINESS SOLUTIONS, INC</b>											
447741	1	Laser checks for A/P and payroll	Invoice	04/25/2025	05/12/2025	170.95	170.95	100-15-41215		525	1
447741	2	Laser checks for A/P and payroll	Invoice	04/25/2025	05/12/2025	170.95	170.95	200-15-41215		525	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
447741	3	Laser checks for A/P and payroll	Invoice	04/25/2025	05/12/2025	170.94	170.94	210-15-41215		525	1
447741	4	Laser checks for A/P and payroll - shipping	Invoice	04/25/2025	05/12/2025	20.16	20.16	100-15-41211		525	1
447741	5	Laser checks for A/P and payroll - shipping	Invoice	04/25/2025	05/12/2025	20.16	20.16	200-15-41211		525	1
447741	6	Laser checks for A/P and payroll - shipping	Invoice	04/25/2025	05/12/2025	20.16	20.16	210-15-41211		525	1
Total 788 SOLV-BUSINESS SOLUTIONS, INC:						573.32	573.32				
<b>1506 STANDARD PLUMBING SUPPLY</b>											
YMC56	1	BRASS PARTS FOR SAMPLE TAP	Invoice	04/29/2025	05/12/2025	46.80	46.80	200-60-41403		525	1
Total 1506 STANDARD PLUMBING SUPPLY:						46.80	46.80				
<b>2177 STAUFFACHER, JUERG</b>											
2504-8	1	disc golf tee's	Invoice	04/29/2025	05/12/2025	194.51	194.51	100-50-41405		525	1
Total 2177 STAUFFACHER, JUERG:						194.51	194.51				
<b>4045 STOKES, BECKY</b>											
2025 AI	1	MILAGE AIC TWIN SPRING MTG	Invoice	05/01/2025	05/12/2025	30.20	30.20	100-15-41724		525	1
2025 AI	2	MILAGE AIC TWIN SPRING MTG	Invoice	05/01/2025	05/12/2025	30.19	30.19	200-15-41724		525	1
2025 AI	3	MILAGE AIC TWIN SPRING MTG	Invoice	05/01/2025	05/12/2025	30.19	30.19	210-15-41724		525	1
770471	1	Reimb - Potted Geraniums	Invoice	04/27/2025	05/12/2025	17.98	17.98	100-15-41211		525	1
770471	2	Reimb - Potted Geraniums	Invoice	04/27/2025	05/12/2025	17.98	17.98	200-15-41211		525	1
770471	3	Reimb - Potted Geraniums	Invoice	04/27/2025	05/12/2025	17.99	17.99	210-15-41211		525	1
Total 4045 STOKES, BECKY:						144.53	144.53				
<b>50709 SUMMIT PROPERTIES and DEVELOPMENT</b>											
05/06/2	1	Refund - 615 M n Dumpster	Invoice	05/06/2025	05/12/2025	17.45	17.45	100-00-15110		525	1
Total 50709 SUMMIT PROPERTIES and DEVELOPMENT:						17.45	17.45				
<b>4671 SYRINGA NETWORKS LLC</b>											
25MAY	1	25MAY0354 Admin 33.33%	Invoice	05/01/2025	05/12/2025	58.33	58.33	100-15-41713		525	1
25MAY	2	25MAY0354 Admin 33.33%	Invoice	05/01/2025	05/12/2025	58.33	58.33	200-15-41713		525	1
25MAY	3	25MAY0354 Admin 33.33%	Invoice	05/01/2025	05/12/2025	58.34	58.34	210-15-41713		525	1
25MAY	4	25MAY0354 Comm Dev	Invoice	05/01/2025	05/12/2025	175.00	175.00	100-20-41713		525	1
25MAY	5	25MAY0354 PW 33.33%	Invoice	05/01/2025	05/12/2025	58.33	58.33	100-42-41713		525	1
25MAY	6	25MAY0354 PW 33.33%	Invoice	05/01/2025	05/12/2025	58.33	58.33	200-42-41713		525	1
25MAY	7	25MAY0354 PW 33.33%	Invoice	05/01/2025	05/12/2025	58.34	58.34	210-42-41713		525	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
25MAY	8	25MAY0354 Library	Invoice	05/01/2025	05/12/2025	175.00	175.00	100-45-41713		525	1
25MAY	9	25MAY0354 HPD	Invoice	05/01/2025	05/12/2025	700.00	700.00	100-25-41713		525	1
Total 4671 SYRINGA NETWORKS LLC:						1,400.00	1,400.00				
<b>4105 TISCHLERBISE INC</b>											
202505	1	DIF - CIP & Impact Fee Study	Invoice	05/01/2025	05/12/2025	15,544.00	15,544.00	120-10-41549		525	1
Total 4105 TISCHLERBISE INC:						15,544.00	15,544.00				
<b>50715 TODD, CHAP</b>											
05/06/2	1	Refund - 940 Buckhorn Dr.	Invoice	05/06/2025	05/12/2025	250.64	250.64	100-00-15110		525	1
Total 50715 TODD, CHAP:						250.64	250.64				
<b>2817 UNITED OIL</b>											
CL8417	1	HFD FUEL	Invoice	04/15/2025	05/12/2025	328.36	328.36	100-55-41719		525	1
CL8544	1	PUMPED VEHICLE FUEL W.	Invoice	04/30/2025	05/12/2025	328.53	328.53	200-60-41719		525	1
CL8544	1	oil change	Invoice	04/30/2025	05/12/2025	122.01	122.01	100-50-41719		525	1
CL8544	1	FUEL CHARGES STS	Invoice	04/30/2025	05/12/2025	1,567.08	1,567.08	100-40-41719		525	1
CL8544	1	HPD FUEL	Invoice	04/30/2025	05/12/2025	1,719.62	1,719.62	100-25-41719		525	1
Total 2817 UNITED OIL:						4,065.60	4,065.60				
<b>22444 USA BLUE BOOK</b>											
INV006	1	SAFETY VESTS	Invoice	04/23/2025	05/12/2025	303.49	303.49	200-60-41703		525	1
Total 22444 USA BLUE BOOK:						303.49	303.49				
<b>6032 VALLEY WINDOW CLEAN</b>											
385921	1	tcw window cleaning	Invoice	04/30/2025	05/12/2025	490.00	490.00	100-45-41413		525	1
385922	1	Exterior library windows	Invoice	04/21/2025	05/12/2025	425.00	425.00	100-45-41413		525	1
Total 6032 VALLEY WINDOW CLEAN:						915.00	915.00				
<b>7501 VINCENT, BRIAN</b>											
04M1J	1	REIMBURSEMENT FOR WORK BOOTS	Invoice	04/26/2025	05/12/2025	250.00	250.00	200-60-41703		525	1
2444	1	REIMBURSEMENT FOR WORK PANTS	Invoice	04/19/2025	05/12/2025	211.97	211.97	200-60-41703		525	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 7501 VINCENT, BRIAN:						461.97	461.97				
<b>367 WALKER SAND AND GRAVEL</b>											
148557	1	COM. RDBASE	Invoice	04/29/2025	05/12/2025	252.75	252.75	100-40-41403		525	1
148611	1	IMPORTED clean FILL, COMM RDBASE	Invoice	04/30/2025	05/12/2025	635.51	635.51	100-40-41403		525	1
148694	1	NORTHSTAR SIDEWALK- IMP CLN CONCRETE	Invoice	05/01/2025	05/12/2025	39.27	39.27	100-40-41403		525	1
Total 367 WALKER SAND AND GRAVEL:						927.53	927.53				
<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>50708 YEAGER, KAITLYN</b>											
150200	1	REIMBURSEMENT FOR BOOTS	Invoice	04/14/2025	05/12/2025	150.00	150.00	100-55-41703		525	1
Total 50708 YEAGER, KAITLYN:						150.00	150.00				
Total :						505,636.61	505,636.61				
Grand Totals:						505,636.61	505,636.61				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	1,913.80	.00	1,913.80
100-00-20515	168,000.00	.00	168,000.00
100-10-41313	900.00	.00	900.00
100-10-41547	500.00	.00	500.00
100-10-41707	38,005.10	.00	38,005.10
100-10-41717	594.98	.00	594.98
100-15-41211	89.47	.00	89.47
100-15-41215	324.14	.00	324.14

## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-15-41313	3,174.35	.00	3,174.35
100-15-41323	686.10	.00	686.10
100-15-41325	43.85	.00	43.85
100-15-41533	465.00	.00	465.00
100-15-41713	509.54	.00	509.54
100-15-41724	94.60	.00	94.60
100-20-41215	22.07	.00	22.07
100-20-41313	397.50	.00	397.50
100-20-41315	1,932.52	.00	1,932.52
100-20-41319	400.20	.00	400.20
100-20-41323	446.62	.00	446.62
100-20-41533	1,395.00	.00	1,395.00
100-20-41713	298.38	.00	298.38
100-20-41723	170.00	.00	170.00
100-20-41724	214.20	.00	214.20
100-25-41213	9.70	.00	9.70
100-25-41215	27.97	.00	27.97
100-25-41313	700.00	.00	700.00
100-25-41325	785.19	.00	785.19
100-25-41405	38.30	.00	38.30
100-25-41411	112.84	.00	112.84
100-25-41413	1,172.70	.00	1,172.70
100-25-41415	1,797.91	.00	1,797.91
100-25-41703	501.98	.00	501.98
100-25-41713	1,152.48	.00	1,152.48
100-25-41717	363.31	.00	363.31
100-25-41719	1,719.62	.00	1,719.62
100-40-41126	165.00	.00	165.00
100-40-41215	1,115.52	.00	1,115.52
100-40-41225	338.82	.00	338.82
100-40-41313	2,215.00	.00	2,215.00
100-40-41319	139.32	.00	139.32
100-40-41403	18,026.79	.00	18,026.79
100-40-41405	1,693.16	230.31-	1,462.85
100-40-41413	216.00	.00	216.00
100-40-41415	75.47	.00	75.47
100-40-41713	260.24	.00	260.24
100-40-41715	1,966.74	.00	1,966.74

## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-40-41717	1,003.85	.00	1,003.85
100-40-41719	1,604.28	.00	1,604.28
100-40-41723	340.00	.00	340.00
100-40-41771	60.00	.00	60.00
100-42-41215	1.62	.00	1.62
100-42-41313	216.67	.00	216.67
100-42-41323	21.64	.00	21.64
100-42-41325	264.42	.00	264.42
100-42-41413	948.62	.85-	947.77
100-42-41533	465.00	.00	465.00
100-42-41713	99.45	.00	99.45
100-42-41717	117.67	.00	117.67
100-45-41215	660.67	119.12-	541.55
100-45-41313	650.00	.00	650.00
100-45-41323	370.50	.00	370.50
100-45-41326	825.00	.00	825.00
100-45-41411	119.99	.00	119.99
100-45-41413	3,751.67	.00	3,751.67
100-45-41535	4,585.75	16.80-	4,568.95
100-45-41539	42.76	.00	42.76
100-45-41549	540.78	.00	540.78
100-45-41713	348.99	208.78-	140.21
100-45-41717	32.88	.00	32.88
100-45-41735	273.33	.00	273.33
100-50-41215	178.86	.00	178.86
100-50-41313	100.00	.00	100.00
100-50-41319	139.32	.00	139.32
100-50-41325	1,850.17	.00	1,850.17
100-50-41403	482.06	.00	482.06
100-50-41405	7,686.98	.00	7,686.98
100-50-41413	1,430.45	.00	1,430.45
100-50-41603	3,208.00	.00	3,208.00
100-50-41617	611.52	.00	611.52
100-50-41625	1,536.25	.00	1,536.25
100-50-41717	1,279.70	.00	1,279.70
100-50-41718	406.27	.00	406.27
100-50-41719	246.21	.00	246.21
100-50-41775	164.05	.00	164.05

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-55-41215	22.97	.00	22.97
100-55-41313	600.00	.00	600.00
100-55-41405	144.51	.00	144.51
100-55-41415	1,087.04	.00	1,087.04
100-55-41703	214.26	.00	214.26
100-55-41713	99.10	.00	99.10
100-55-41717	223.05	.00	223.05
100-55-41719	328.36	.00	328.36
100-55-41723	629.82	.00	629.82
120-00-32250	331.44	.00	331.44
120-10-41549	15,544.00	.00	15,544.00
120-40-41539	112.86	.00	112.86
120-40-41549	3,140.00	.00	3,140.00
120-42-41549	108,623.77	.00	108,623.77
120-50-41539	158.00	.00	158.00
120-50-41549	5,863.47	.00	5,863.47
200-10-41313	550.00	.00	550.00
200-10-41547	500.00	.00	500.00
200-15-41211	89.47	.00	89.47
200-15-41215	324.14	.00	324.14
200-15-41313	3,174.35	.00	3,174.35
200-15-41323	686.10	.00	686.10
200-15-41325	43.85	.00	43.85
200-15-41533	465.00	.00	465.00
200-15-41713	509.54	.00	509.54
200-15-41724	94.59	.00	94.59
200-42-41215	1.63	.00	1.63
200-42-41313	216.67	.00	216.67
200-42-41323	21.65	.00	21.65
200-42-41325	264.42	.00	264.42
200-42-41413	948.63	.85-	947.78
200-42-41533	465.00	.00	465.00
200-42-41713	99.45	.00	99.45
200-42-41717	117.67	.00	117.67
200-60-41126	55.00	.00	55.00
200-60-41211	74.19	.00	74.19
200-60-41213	191.10	.00	191.10
200-60-41215	28.00	.00	28.00

## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
200-60-41313	27,517.78	.00	27,517.78
200-60-41319	139.32	.00	139.32
200-60-41401	57.97	.00	57.97
200-60-41403	65.97	.00	65.97
200-60-41405	150.98	.00	150.98
200-60-41413	160.99	.00	160.99
200-60-41415	169.99	.00	169.99
200-60-41547	3,712.50	.00	3,712.50
200-60-41703	1,064.43	.00	1,064.43
200-60-41713	547.97	.00	547.97
200-60-41717	110.00	.00	110.00
200-60-41719	328.53	.00	328.53
200-60-41791	1,445.55	.00	1,445.55
200-60-41795	596.00	.00	596.00
210-10-41313	350.00	.00	350.00
210-10-41547	500.00	.00	500.00
210-15-41211	89.49	.00	89.49
210-15-41215	324.13	.00	324.13
210-15-41313	3,174.34	.00	3,174.34
210-15-41323	686.08	.00	686.08
210-15-41325	43.84	.00	43.84
210-15-41533	465.00	.00	465.00
210-15-41713	509.55	.00	509.55
210-15-41724	94.59	.00	94.59
210-42-41215	1.63	.00	1.63
210-42-41313	216.66	.00	216.66
210-42-41323	21.65	.00	21.65
210-42-41325	264.42	.00	264.42
210-42-41413	948.66	.86	947.80
210-42-41533	465.00	.00	465.00
210-42-41713	99.47	.00	99.47
210-42-41717	117.67	.00	117.67
210-70-41213	54.60	.00	54.60
210-70-41313	7,600.00	.00	7,600.00
210-70-41319	139.31	.00	139.31
210-70-41413	108.00	.00	108.00
210-70-41533	1,395.00	.00	1,395.00
210-70-41713	163.17	.00	163.17

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
210-70-41717	14,433.98	.00	14,433.98
Grand Totals:	<u>506,214.18</u>	<u>577.57-</u>	<u>505,636.61</u>

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
01/25	119.12	119.12-	.00
04/25	19,174.71	.00	19,174.71
05/25	486,920.35	458.45-	486,461.90
Grand Totals:	<u>506,214.18</u>	<u>577.57-</u>	<u>505,636.61</u>

**Return to Agenda**

**CITY OF HAILEY  
FAIR HOUSING MONTH PROCLAMATION**

WHEREAS, April 2025 marks the 57th anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and

WHEREAS, the Idaho Human Rights Commission Act has prohibited discrimination in housing since 1969; and

WHEREAS, equal opportunity for all-regardless of race, color, religion, sex, disability, familial status or national origin-is a fundamental goal of our nation, state and city; and

WHEREAS, equal access to housing is an important component of this goal-as fundamental as the right to equal education and employment; and

WHEREAS, housing is a critical component of family and community health and stability and

WHEREAS, housing choice impacts our children’s access to education, our ability to seek and retain employment options, the cultural benefits we enjoy, the extent of our exposure to crime and drugs, and the quality of health care we receive in emergencies; and

WHEREAS, the laws of this nation and our state seek to ensure such equality of choice for all transactions involving housing; and

WHEREAS, ongoing education, outreach and monitoring are key to raising awareness of fair housing principles, practices, rights and responsibilities; and

WHEREAS, only through continued cooperation, commitment and support of all Idahoans can barriers to fair housing be removed;

NOW, THEREFORE, I, Martha Burke, Mayor of City of Hailey, Blaine County, do hereby proclaim April and May 2025 to be

**FAIR HOUSING MONTH**

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

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

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

**Return to Agenda**

**Proclamation**  
**Proclamation for Mental Health Awareness Month 2025**

*This measure recognizes May 2025 as Mental Health Awareness Month in The City of Hailey to enhance public awareness of mental health and dispel the negative perception surrounding it.*

**WHEREAS**, Mental health and well-being are fundamental to the overall health, resilience and quality of life for all City of Hailey citizens, enabling individuals to engage in productive activities, maintain fulfilling relationships, and effectively cope with life’s challenges; and

**WHEREAS**, One out of every twenty-seven Idahoans with a serious mental illness have difficulty functioning in everyday life and if left untreated, have life expectancies 25 years shorter than the general population;<sup>i</sup> and

**WHEREAS**, The judicial system has become the default placement of custodial care for people with serious mental illnesses, with 7 out of every 10 youth within Idaho’s juvenile justice system having a mental health condition; and

**WHEREAS**, The residents of Blaine County are known for their compassion, strength, and collective spirit, consistently showing support for one another and rising together in times of difficulty; and

**WHEREAS**, Promoting mental health education, encouraging open conversations, and creating an environment where individuals feel empowered to seek support without judgment or exclusion are essential to overcoming stigma, ending negative perceptions, and improving overall mental health outcomes;

**WHEREAS**, Access to comprehensive care—including prevention, early intervention, treatment, crisis response, and recovery supports—is a cornerstone of a healthy community, and collaborative regional efforts such as Blaine County’s Mental Well-Being Initiative reflect our shared commitment to building a robust, inclusive, and sustainable mental health infrastructure supported by citizens, local government, healthcare providers, schools, businesses, and nonprofit organizations; and

**WHEREAS**, Local organizations and community partners have made significant strides in improving mental health care, crisis response, and stigma reduction through collaborative, evidence-based programs and initiatives; and

**WHEREAS**, The Hailey City Council recognizes the vital importance of mental well-being, wishes to enhance public awareness, and formally pledges its partnership with Blaine County’s Mental Well-Being Initiative to foster a more resilient and connected community; and

**NOW, THEREFORE BE IT RESOLVED**, We, The City of Hailey, hereby recognize May 2025 as Mental Health Awareness Month in Blaine County to enhance public awareness of mental health, to help end the negative perceptions, and to provide equitable access to life-saving behavioral health care; and

**BE IT FURTHER RESOLVED**, The City of Hailey formally pledges to be a committed Partner of Blaine County’s Mental Well-Being Initiative, advancing its shared mission, goals, and values to foster a resilient, connected, and thriving community and residents are encouraged to actively participate in Mental Health Awareness Month through community events, educational workshops, and by openly discussing mental health to foster a community of understanding and support.

Dated this 12<sup>th</sup> day of May, in the year 2025.

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**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 05/12/2025

**DEPARTMENT:** CDD

**DEPT. HEAD SIGNATURE:** RD

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**SUBJECT:** Consideration of Resolution 2025-\_\_\_\_, a resolution amending various sections in and/or adding new sections to Hailey’s Comprehensive Plan. The following sections are proposed to be modified: Section 5: Land Use; Section 6: Economic Development; Section 8: Housing; and Section 10: Transportation. A new section is proposed to be added and includes Section 15: Sustainability. A newly revised Land Use Map is also proposed under this amendment. The proposed amendments are pursuant to Title 67, Chapter 65, Local Land Use Planning Act.

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**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_ (if applicable)  
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**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** Community Development Staff are finalizing a draft update to the City of Hailey’s Comprehensive Plan, one of the City’s most important policy documents. This document is used by the City to guide long-range planning efforts, assist in the review of development proposals, and support other activities that shape the built and natural environments in the heart of the Wood River Valley. Further, it sets a community-wide vision for the future, building on past events and present characteristics while focusing on opportunities for growth and prosperity informed by a robust public process.

Furthermore, this plan is intended to serve as a guide for all other planning efforts and policy development in the city, providing a road map to shape area-wide and neighborhood-scale plans, and provide for a more detailed examination of a particular topic, goal, or vision. This plan considers the importance of the natural setting, population, housing, and economic patterns as well as the unique character and quality of life that provides a sense of place and cultural identity. It examines the ways in which communities utilize land and looks to create a place-based method of guiding future development that considers Hailey’s unique character and qualities, preserving important landscapes while offering appropriate and well-scaled opportunity for growth and prosperity in the coming years.

To continue to be relevant as a community grows, changes, and evolves, it is recommended that the Plan be updated every ten (10) years to account for the dynamic changes to a community’s profile, and priorities. Hailey’s Comprehensive Plan was first approved in 1978. Since then, four (4) larger updates have been completed: 1982, 1998-2003, 2010, and 2012, as well as minor amendments: 2016, 2019, 2020, 2021. So much has changed in Hailey since the last substantial update (2010), and to better understand the existing conditions and trends in Hailey today, Staff and the Council agreed that an update to the Plan was necessary.

With the Council’s support, in January 2024, City Staff began the process of public outreach, education, community connection, and community-led advisory meetings to better inform the process of updating various sections of the Plan. Section updates include:

- Section 5: Land Use, in conjunction with a new Land Use Map,
- Section 6: Economic Development,
- Section 8: Housing, and
- Section 10: Transportation.

Along with updates to each of those sections, Staff are also proposing the integration of Section 15: Sustainability, a qualitative guide that defines and supports sustainable practices and priorities in the City of Hailey well into the future. This newly created section is a first-ever dedicated chapter outlining clear goals, objectives, and policies in Hailey. Like each of the above-sections that make up the plan, this section, too, will help guide the future development of Hailey’s first-ever Sustainability Action Plan, a more specific plan that

accounts for our varied climatic conditions and environment, location, available resources, and community.

On March 17, 2025, the Planning and Zoning Commission recommended approval by the Hailey City Council, the Draft Update to Hailey’s Comprehensive Plan. Now, Staff are requesting the Council’s consideration, discussion, and approval of the Draft Updated Plan, *Envision Hailey: Planning Today for a Resilient Tomorrow*. Thoughtfully curated section updates and the newly created Section 15: Sustainability, are attached and have been amended and/or included pursuant to the provisions of Title 67, Chapter 65, Local Land Use Planning Act. An updated Land Use Map, pursuant to Title 67, Chapter 65, Section 67-6508, is also proposed. The amended map better corresponds with the updates to each of the above-sections, and further accounts for the addition of Section 15.

**Attachments:**

- Draft Resolution
- Draft Updated Plan – [Envision Hailey: Planning Today for a Resilient Tomorrow](#)
- [Public Engagement Summaries](#) (April 2024 and November 2024)
- Proposed Land Use Map (attached as Exhibit B in Draft Resolution)
- [Adopted Comprehensive Plan \(2010\)](#)

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**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)**

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

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**RECOMMENDATION FROM THE APPLICABLE DEPARTMENT HEAD:**

**Motion Language:**

**Approval:** Motion to approve Resolution 2025-\_\_\_\_\_, a resolution approving the proposed Comprehensive Plan Update, which includes amendments to Section 5: Land Use, together with a map indicating suitable projected land uses for the jurisdiction, Section 6: Economic Development, Section 8: Housing, and Section 10: Transportation, as well as the addition of Section 15: Sustainability, and attached hereto, of the Hailey Comprehensive Plan, finding that all city and state standards have been met.

**Denial:** Motion to deny Resolution 2025-\_\_\_\_\_, a resolution proposing amendments to Hailey’s Comprehensive Plan, which includes amendments to Section 5: Land Use, together with a map indicating suitable projected land uses for the jurisdiction, Section 6: Economic Development, Section 8: Housing, and Section 10: Transportation, as well as the addition of Section 15: Sustainability, and attached hereto, of the Hailey Comprehensive Plan, 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].

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**ACTION OF THE CITY COUNCIL:**

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

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**FOLLOW UP:**

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



**Staff Report**  
**Hailey City Council**  
**Regular Meeting of May 12, 2025**

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

**Overview:** Consideration of Resolution 2025-\_\_\_\_, a resolution amending various sections in and/or adding new sections to Hailey's Comprehensive Plan. The following sections are proposed to be modified: Section 5: Land Use; Section 6: Economic Development; Section 8: Housing; and Section 10: Transportation. A new section is proposed to be added and includes Section 15: Sustainability. A newly revised Land Use Map is also proposed under this amendment. The proposed amendments are pursuant to Title 67, Chapter 65, Local Land Use Planning Act.

**Hearing:** May 12, 2025

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**Applicant:** City of Hailey

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to political subdivisions providing services within the planning jurisdiction, including school district and the manager or person in charge of the local public airport at least fifteen (15) days prior the scheduled public hearing, and has made available a notice to other papers, radio and television stations serving the jurisdiction for use as a public service announcement. All information was also made available via the City of Hailey's website.

**Background:** Community Development Staff are finalizing a draft update to the City of Hailey's Comprehensive Plan, one of the City's most important policy documents. This document is used by the City to guide long-range planning efforts, assist in the review of development proposals, and support other activities that shape the built and natural environments in the heart of the Wood River Valley. Further, it sets a community-wide vision for the future, building on past events and present characteristics while focusing on opportunities for growth and prosperity informed by a robust public process.

Furthermore, this plan is intended to serve as a guide for all other planning efforts and policy development in the city, providing a road map to shape area-wide and neighborhood-scale plans, and provide for a more detailed examination of a particular topic, goal, or vision. This plan considers the importance of the natural setting, population, housing, and economic patterns as well as the unique character and quality of life that provides a sense of place and cultural identity. It examines the ways in which communities utilize land and looks to create a place-based method of guiding future development that considers Hailey's unique character and qualities, preserving important landscapes while offering appropriate and well-scaled opportunity for growth and prosperity in the coming years.

To continue to be relevant as a community grows, changes, and evolves, it is recommended that the

Plan be updated every ten (10) years to account for the dynamic changes to a community’s profile, and priorities. Hailey’s Comprehensive Plan was first approved in 1978. Since then, four (4) larger updates have been completed: 1982, 1998-2003, 2010, and 2012, as well as minor amendments: 2016, 2019, 2020, 2021. So much has changed in Hailey since the last substantial update (2010), and to better understand the existing conditions and trends in Hailey today, Staff and the Council agreed that an update to the Plan was necessary.

With the Council’s support, in January 2024, City Staff began the process of public outreach, education, community connection, and community-led advisory meetings to better inform the process of updating various sections of the Plan. Section updates include:

- Section 5: Land Use, in conjunction with a new Land Use Map,
- Section 6: Economic Development,
- Section 8: Housing, and
- Section 10: Transportation.

Along with updates to each of those sections, Staff are also proposing the integration of Section 15: Sustainability, a qualitative guide that defines and supports sustainable practices and priorities in the City of Hailey well into the future. This newly created section is a first-ever dedicated chapter outlining clear goals, objectives, and policies in Hailey. Like each of the above-sections that make up the plan, this section, too, will help guide the future development of Hailey’s first-ever Sustainability Action Plan, a more specific plan that accounts for our varied climatic conditions and environment, location, available resources, and community.

**November 13, 2024 and March 3, 2025:** The Planning and Zoning Commission first read through the updated Plan and considered its revised or newly written components on November 13, 2025, as a public workshop. The Commission discussed each section and suggested minor refinements, of which, Staff incorporated into the updated Plan prior to the March 3, 2025 public hearing. Prior to the public hearing, Staff also connected with project partners, stakeholders, key organizations and community members, and the Advisory Committee to solicit additional feedback prior to the next public hearing, scheduled for March 3, 2025. Those comments were also incorporated into the updated Plan prior to the hearing.

The Planning and Zoning Commission considered the Final Draft Plan on March 3, 2025 via a formal public hearing. During this meeting, the Commission and members of the community suggested minor edits and/or considerations to the overall plan, some of which included the integration of policies around public parking and/or shared parking facilities, public transit opportunities in relation to density, and safety and transportation polices – which can be found herein as well as within the more detailed transportation analysis, Hailey’s Transportation Master Plan. Inclusion of the suggested refinements and new policies made by the Planning and Zoning Commission have been incorporated within the updated Plan, which is attached hereto.

In addition to the information above, it’s important to remember that comprehensive plans are considered broad in nature, as they provide a wide-ranging overview of a community’s current state and future goals. They guide decision-making over a long period and often translate into policies and regulations that guide future development decisions. These plans are not intended to be overly specific,

but rather, outline a broad, holistic vision for the community’s future. Keeping this top of mind, Staff present a Plan that is broad in nature and offers a holistic vision of and for this wonderful community – not only now, but well-into Hailey’s future.

**Proposal:** On March 17, 2025, the Planning and Zoning Commission recommended approval by the Hailey City Council, the Draft Update to Hailey’s Comprehensive Plan. Now, Staff are requesting the Council’s consideration, discussion, and approval of the Draft Updated Plan, *Envision Hailey: Planning Today for a Resilient Tomorrow*. Thoughtfully curated section updates and the newly created Section 15: Sustainability, are attached and have been amended and/or included pursuant to the provisions of Title 67, Chapter 65, Local Land Use Planning Act. An updated Land Use Map, pursuant to Title 67, Chapter 65, Section 67-6508, is also proposed. The amended map better corresponds with the updates to each of the above-sections, and further accounts for the addition of Section 15.

**Attachments:**

- Draft Resolution
- Draft Updated Plan – [Envision Hailey: Planning Today for a Resilient Tomorrow](#)
- [Public Engagement Summaries](#) (April 2024 and November 2024)
- Proposed Land Use Map (attached as Exhibit B in Draft Resolution)
- [Adopted Comprehensive Plan \(2010\)](#)

**Standards of Evaluation: Idaho Statute Title 67, Chapter 65, Section 67-6509:** Amendments to a Comprehensive Plan may only be made because of an error in the original plan or because of a substantial change in the actual conditions in the City of Hailey, which result in a material discrepancy or disparity between the conditions in the area and all or part of the Plan. The City of Hailey Planning and Zoning Commission may recommend amendments to the Plan to the Hailey City Council not more frequently than every six (6) months. This six (6) month period shall be measured from the date that the Commission submits its recommendation to the Council.

The following procedures shall be followed when amending a Comprehensive Plan:

**(1) The planning or planning and zoning commission, prior to recommending the plan, amendment, or repeal of the plan to the governing board, shall conduct at least one (1) public hearing in which interested people shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction. The commission shall also make available a notice to other papers, radio, and television stations serving the jurisdiction for use as a public service announcement. Notice of intent to adopt, repeal, or amend the plan shall be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing scheduled by the commission. Following the commission hearing, if the commission recommends a material change to the proposed amendment to the plan that was considered at the hearing, it shall give notice of its proposed recommendation and conduct another public hearing concerning the matter if the governing board will not conduct a subsequent public hearing concerning the proposed amendment. If the governing board conducts a subsequent public hearing, notice of the planning and zoning commission recommendation shall be included in the**

**notice of public hearing provided by the governing board. A record of the hearings, findings made, and actions taken by the commission shall be maintained by the city or county.**

Adequate notice has been given. If a material change is recommended by the Council, subsequent notice and hearing will be conducted as outlined in Idaho Code.

**(2) The governing board, as provided by local ordinance, prior to adoption, amendment, or repeal of the plan, may conduct at least one (1) public hearing, in addition to the public hearing or hearings conducted by the commission, using the same notice and hearing procedures as the commission. The governing board shall not hold a public hearing, give notice of a proposed hearing, nor act upon the plan, amendments, or repeal until recommendations have been received from the commission.** This standard has been met, as a recommendation for approval has been received by the Commission (on March 17, 2025).

**(3) No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk.** A draft Resolution is attached. This standard will be met.

**(4) Any person may petition the commission or, in absence of a commission, the governing board for a plan amendment at any time, unless the governing board has established by resolution a minimum interval between consideration of requests to amend, which interval shall not exceed six (6) months. The commission may recommend amendments to the comprehensive plan and to other ordinances authorized by this chapter to the governing board at any time.** As applicable, this standard has or will be met.

**Motion Language:**

**Approval:** Motion to approve Resolution 2025-\_\_\_\_\_, a resolution approving the proposed Comprehensive Plan Update, which includes amendments to Section 5: Land Use, together with a map indicating suitable projected land uses for the jurisdiction, Section 6: Economic Development, Section 8: Housing, and Section 10: Transportation, as well as the addition of Section 15: Sustainability, and attached hereto, of the Hailey Comprehensive Plan, finding that all city and state standards has or will be met.

**Denial:** Motion to deny Resolution 2025-\_\_\_\_\_, a resolution denying the proposed amendments to Hailey's Comprehensive Plan, which includes amendments to Section 5: Land Use, together with a map indicating suitable projected land uses for the jurisdiction, Section 6: Economic Development, Section 8: Housing, and Section 10: Transportation, as well as the addition of Section 15: Sustainability, and attached hereto, of the Hailey Comprehensive Plan, 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].



May 8, 2025

**PUBLIC COMMENT**  
Regular Meeting of the Hailey City Council on May 12, 2025

To the Hailey City Council,

**Board of Directors**

**Chair:**  
Roland Wolfram  
  
**Vice Chair:**  
Karen de Saint Phalle

**Treasurer:**  
Mark Ullman

**Secretary:**  
Jim Barnes

Mary Bachman  
Kathleen Bean  
Victor Bernstein  
Barry Bunshoft  
Jeff Johnson  
Trish Klahr  
Elise Lufkin  
Nick Miller  
Bob Ordal  
David Perkins  
Jeff Seely  
Jim Speck  
Gayle Stevenson  
David Woodward

**Advisory Council**

David Anderson  
Ed Cutter  
Ranney Draper  
Jack Kueneman  
Kathie Levison  
Sue Orb  
Rebecca Patton

**Executive Director**

Amy Trujillo

Thank you for your ongoing public service, as you consider the draft updates to Hailey’s Comprehensive Plan (“Hailey’s Plan”). The Wood River Land Trust appreciates your careful conviction and adherence to widely shared conservation values. As you know, Comprehensive Plan policies guide the revision and implementation of the City’s Municipal Code– influencing how the community impacts habitats, land and natural resources.

The Land Trust hears the community’s repeated concerns that water is scarce, life in the Valley is changing, and that which makes our home special is at risk of degradation. In order to adapt to and mitigate the impacts our community feels from a changing climate, the Wood River Valley community needs to increase its commitment to the restoration, stewardship and conservation of our lands and waters. Healthy natural systems help protect our community from wildfires and floods, whereas stressed systems exacerbate the risks of increasingly common and destructive natural disasters.

Thank you for hearing the community, addressing these concerns, and upholding goals and policies that promote conservation values. Hailey’s Plan repeatedly promises to protect our incredible natural environment, through: the community value of Environmental Stewardship and Recreational Access, the designation of the Sensitive Areas in the Future Land Use Map, the watershed management policy to “Continue to partner with the Wood River Land Trust to provide exceptional stewardship of the Big Wood River,” and the overarching goal to “Promote environmental stewardship of wildlands, open spaces and water resources surrounding the city by prioritizing infill development within the developed areas of Hailey.”

Thank you for keeping “smart growth” in mind when you deliberate land use and transportation policies. As City Staff know, zoning regulations within city limits impact open space, natural resources and hazard mitigation as much as development decisions on the outskirts of town. Put simply, the City’s zoning regulations manage how growth takes shape and impacts our environment. Zoning tools that encourage compact community design and infill development can alleviate the pressure to develop our open space, floodplains and canyons– not only protecting habitats but also conserving natural resources and mitigating risk for natural disasters. While zoning regulations may stop at jurisdictional boundaries, their environmental impacts on natural systems do not. That’s why we believe it’s critical for cities to keep a larger perspective in mind when planning for their individual jurisdictions.

As the Land Trust pursues regional conservation goals that are aligned with Hailey’s Plan, we invite the City of Hailey to participate in the upcoming growth scenario planning project. Sponsored by the Land Trust, Wood River Water Collaborative, and Bureau of Reclamation, the project will use population projections, regional climate trends, and local zoning regulations to map various growth scenarios. Growth scenario planning will 1) map which sensitive areas of the basin are most susceptible to the negative impacts of development, 2) evaluate the benefits and risks of existing and potential zoning regulations across the County, and 3) explore regulations and tools that can increase the protection of the Big Wood River’s precious water and habitats. Due to begin this fall, the growth scenario analyses and findings may be used to inform Hailey’s implementation of updated Comprehensive Plan goals and policies.

The Land Trust appreciates its ongoing partnership with the City of Hailey– as we collaboratively work together to steward the Big Wood River floodplain and surrounding habitats that create such a spectacular environment. The Land Trust looks forward to working with you to implement concrete and proactive measures that uphold environmental stewardship in the Big Wood River basin, when the time comes for the implementation of the Comprehensive Plan goals and policies.

Sincerely,

Roland Wolfram  
Chair, Board of Directors

Amy Trujillo  
Executive Director

Cece Osborn  
Community Planning Director

119 E. Bullion Street  
Hailey, Idaho 83333  
Phone: 208.788.3947

WoodRiverLandTrust.org  
Federal ID: 82-0474191



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

**A RESOLUTION OF THE CITY COUNCIL OF HAILEY, IDAHO, APPROVING AND ADOPTING AN UPDATE TO THE HAILEY COMPREHENSIVE PLAN BY AMENDING SECTION 5: LAND USE, TOGETHER WITH A MAP INDICATING SUITABLE PROJECTED LAND USES FOR THE JURISDICTION, SECTION 6: ECONOMIC DEVELOPMENT, SECTION 8: HOUSING, AND SECTION 10: TRANSPORTATION, AS PREVIOUSLY ADOPTED WITH HAILEY RESOLUTION 2020-024. THIS APPROVAL ALSO INCLUDES THE ADDITION OF SECTION 15: SUSTAINABILITY.**

WHEREAS, Idaho Code requires the Planning and Zoning Commission to conduct a comprehensive planning process designed to prepare, implement, review and update a comprehensive plan, which plan shall include all land within the jurisdiction.

WHEREAS, Idaho Code 67-6508 imposes a duty to adopt a Comprehensive Plan together with maps, having considered previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component; and

WHEREAS, the City wishes to adopt the amended Sections of the Comprehensive Plan: Section 5: Land Use, Section 6: Economic Development; Section 8: Housing, and Section 10: Transportation, as well as incorporate a new section, Section 15: Sustainability, all in conformity with Idaho Code 67-6508, and

WHEREAS, the City wishes to adopt the amended Comprehensive Plan Land Use Map to be compatible with the contemplated updates to Hailey's Comprehensive Plan; and

WHEREAS, Idaho Code 67-6509 states that no plan shall be effective unless adopted by resolution of the governing board.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND THE MAYOR OF THE CITY OF HAILEY, IDAHO**, in accordance with Idaho Code 67-6508, that the 2010 Hailey Comprehensive Plan, Sections 5, 6, 8, and 10, including the addition of Section 15 be repealed and replaced with Exhibit A. The 2020 Hailey Comprehensive Plan Land Use Map be repealed and replaced by Exhibit B, which is approved and adopted by the Hailey City Council.

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

**Exhibit A: Hailey Comprehensive Plan Update 2024**



# Envision Hailey

Planning Today for a Resilient Tomorrow

**Hailey Comprehensive Plan Update**  
**2024**



# Envision Hailey

Planning Today for a Resilient Tomorrow

## Hailey Comprehensive Plan Update 2024

Prepared by:



City of Hailey  
Community Development Dept.

**Jacobs**

**GGLO**



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### **PART TWO**

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### **PART THREE**

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### **APPENDICES\***

Appendix A - Visioning Documents

Appendix B - Public Engagement Summaries

Appendix C - January 2023 Hailey Housing Report

Appendix D - January 2024 Hailey Housing Report

*\*Available upon request and at the City of Hailey's official website*



# PART TWO

## Vision Statement

*Photo by Carol Waller*

# Community Vision

*Hailey is a small mountain town defined by a friendly and hard-working community that cares for and enjoys the area's abundant natural resources. As stewards of these lands, we consider growth that protects our natural environment, preserves open space, and provides quality housing and employment opportunities for all. Safe, walkable neighborhoods with convenient access to services, parks, and outdoor recreation promote healthy lifestyles and a tight-knit community. Our vibrant downtown, composed of diverse businesses stimulating an active social and economic realm supported through the region's tourism economy, welcomes locals and visitors to join in celebrating our community's diverse history, culture, and traditions. We balance our actions today with the needs of our future, so the Hailey we know and love can be enjoyed for generations.*



## COMMUNITY VALUES

**Environmental Stewardship:** Healthy air, clean water, and open spaces are considered sacred. The community places importance on maintaining the quality of these natural resources for future generations. It should be easy for individuals and organizations to adopt sustainable practices like utilizing clean and renewable energy, reducing consumption, recycling, and choosing human-powered transit. As the town grows, encouraging compact development patterns that protect habitats, uses land efficiently, respects wildlife, and conserves natural resources are key priorities.

**Recreation Access:** People living in Hailey deeply value access to diverse recreational activities and public land. Residents appreciate the ability to engage in unique outdoor activities like biking to nearby fishing spots, trail running on the recreational trails that frame Hailey, or cross-country skiing across Hailey. Access to recreation should be enhanced, not inhibited, by new developments. As the largest population center of families and youth in the Wood River Valley, the people of Hailey also value and invest in organized youth sports and indoor/year-round recreational opportunities. Demand for facilities and programming is expected to rise in future years.

**Human-Scaled Streetscapes:** Residents appreciate Hailey's unique, small-town character and would like to see it preserved and perpetuated in future development. Development should align with the vision, goals, and plans for the community while meeting evolving community needs with infrastructure improvements. Improving Hailey's streets with expanded pedestrian and bike infrastructure and safer crosswalks will create a more connected and safer community. A human-scaled Main Street that preserves Hailey's history while incorporating facilities for pedestrians, cyclists, drivers, and public transit will support the vitality of businesses along the corridor, and city-wide.

**Attainable & Diverse Housing:** There is a strong call for affordable and diverse housing options that make it possible for people with a range of income levels to live in Hailey. The desire to preserve open space while adding housing demands creative solutions like infill development and diversifying the unit types in Hailey's housing stock.

**Economic Resilience:** Hailey's hard-working community draws a sense of identity and pride from the contributions they make through their jobs. Hailey can expand employment opportunities and improve economic stability by diversifying job opportunities and creating more business independent from the seasonal tourism economy. The current lack of workforce housing, light industrial zones, commercial space, and support for mobile vendors creates labor barriers that need to be addressed. The community would like to see more authentic local businesses that serve the essential needs of the community.

**Connected Community:** Hailey is proud to be a close-knit community that helps each other succeed, supports one another during times of struggle, and promotes the wellbeing of all. The city's identity is closely tied to its history of intergenerational, familial connections to the Wood River Valley. People with different cultures and languages have long called Hailey home, which adds to the city's unique character. To strengthen this, residents desire more opportunities for community engagement, including events and activities that go beyond outdoor recreation. Downtown needs more quality gathering places and public destinations, which should be required within any new development.

**Future Generations:** Youth and young adults are Hailey's future. The community feels the loss of local higher education options and sees a need for dedicated spaces and activities for teens to engage in. There is a desire for a central community space that is usable year-round and can support a variety of businesses and events. Addressing the need for more childcare options will also support families in the community.



# **PART THREE**

## **Goals & Indicators**

*Photo by Carol Waller*

## Section 5

# Land Use

## INTRODUCTION

Land use is the connective tissue of a comprehensive plan; it influences and is influenced by every other element of the plan. In addition, along with transportation, the land use section defines the built environment and becomes the physical manifestation of the Vision and Values of the Plan. The physical form of Hailey will continue to be influenced and constrained by the significant natural features that lend the region its beauty and identity, including the hillsides, canyons, and the Big Wood River. Policies guiding land use in Hailey can assure these defining natural features are preserved while the social and economic needs of the community are met. Responsible land use policies help ensure accessible and diverse recreational opportunities, diversified job opportunities, improved public spaces, adequate housing for all stages of life, and the sustainability of natural resources. The purpose of this section is to provide policy direction for annexation and rezones (city and citizen initiated) in accordance with the Local Land Use Planning Act, to provide an analysis of the existing land uses, and to identify logical areas for infill and/or expansion within the City's Area of Impact (AOI).

As the county seat, largest city, and largest employment center within Blaine County, Hailey has and will continue to have an outsized economic and social importance in the Wood River Valley and broader region. In an effort to better conserve the world class natural areas and recreation opportunities found in the surrounding canyons and hillsides of Hailey, the City of Hailey has joined Blaine County and the cities of Ketchum, Sun Valley, Bellevue, and Carey in an effort to emphasize the importance of existing urban and suburban areas as the natural growth centers within Blaine County. In addition to conserving natural areas as scenic and recreational open space, this promotes connected communities and allows residents to engage with one another in public gathering spaces and makes most efficient use of the services provided to its residents. These services include police, fire and medical services, transportation, sewer and water systems, recreational facilities, parks and trails, and the library. It also places a premium on quality, context-sensitive infill design within the existing fabric of the City, as there are few other opportunities for growth.

In 2023, the City commissioned a study of growth projections and housing needs (City of Hailey Housing Analysis and Growth Projections, Agnew::Beck, December 2023). The report assessed three population growth scenarios over various time horizons. Table 1 summarizes the anticipated city growth from 2020-2040.

Scenario	Growth Rate	Population Increase	2040 Population
Low	1%	2,678	11,253
Medium	1.3%	3,365	11,940
High	2.5%	5,767	14,342

Table 1: Growth Scenarios

The study also looked at the need for additional housing based on population growth, overcrowding, and rehabilitation and replacement. The resulting 10-Year Housing Need Estimate for the Medium Growth Scenario forecasted a need for an additional 838 housing units or approximately 85 new units per year over the next 10 years. Understanding this need, the City continues to prioritize and reexamine long-term housing goals and use Hailey’s vacant land efficiently to support an attainable housing market. Through various code amendments, pilot programs, and public and private partnerships, the City has encouraged diverse housing opportunities in the form of both market rate and affordable housing types. Table 2 shows that Hailey has approved or entitled an estimated total of 840 housing units over the last five years, exceeding the minimum identified need by 280 units. The total represents both building permits issued and anticipated units entitled through approved land use applications and includes the full range of residential typologies including detached single-family, attached single-family, and multifamily. Appendix A includes a fuller and more detailed picture of Hailey demographics. Section 8 does the same for housing.

Year Approved	Housing Units
2020	85
2021	105
2022	350
2023	200
2024*	100*
<b>TOTAL</b>	<b>840</b>

Table 2: Total Housing Units Approved 2020-2024  
\*As of 10/31/2024

Finally, the results of the Agnew::Beck Build Out Analysis demonstrated that Hailey’s existing zoning code allows for considerable new residential and commercial development to occur. There appears to be enough residential development potential to accommodate the forecasted population growth in all three growth scenarios with an increase in the citywide housing density from the existing 2.4 dwelling units per acre up to 3.7 dwelling units per acre. However, this will necessitate some modification to the regulations pertaining to infill development within the City.

## AREA OF IMPACT

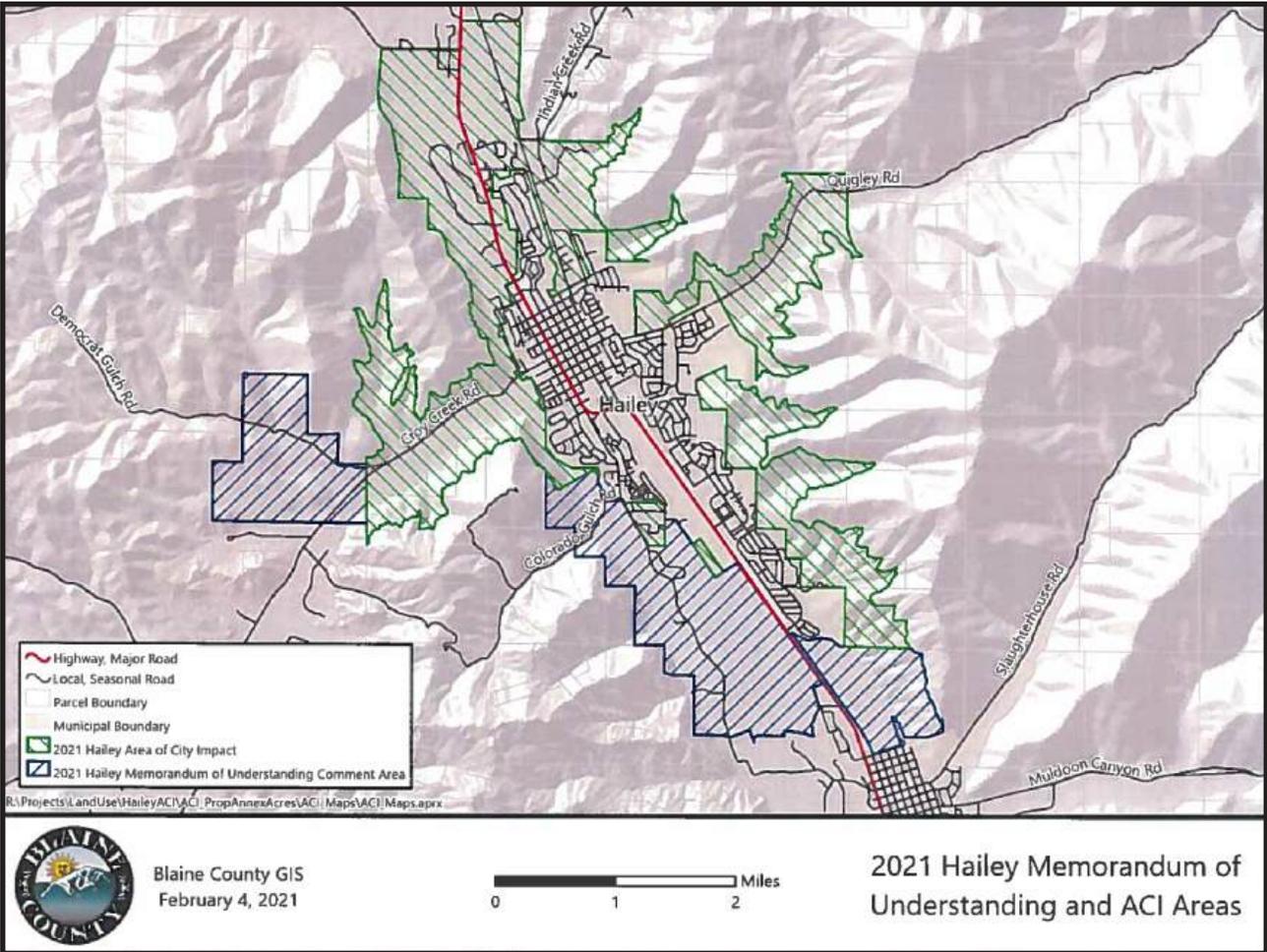
Section 67-6526 of the Idaho Statutes establishes the intent, process, and procedures for establishment of an Area of Impact (AOI) for every city within the state. The provisions of this section were substantially modified in 2024, and state that, “Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future” (Idaho Statutes 67-6526(1)(b)), and furthermore, in “areas

where municipal or public sewer and water are expected to be provided within five (5) years” (Idaho Statutes 67-6526(4)(a)(iv). The Cities of Hailey and Bellevue both renegotiated their respective AOIs with Blaine County in 2023 (Blaine County Ordinance No.2023-04 and No. 2023-05) which established the boundary between the two cities and reconfirmed the previously existing AOI boundaries.

In addition to the Hailey AOI, the City has a Memorandum of Understanding (MOU) with Blaine County that identifies areas adjacent to Hailey’s City limits, or AOI, where notice is required to be provided to the City when the County is considering various land use applications. “The MOU area(s) remain in county jurisdiction and are not reasonably expected to be annexed by Hailey.” (Blaine County/City of Hailey MOU Instrument #680283)

Hailey’s City limits contain a total of 4,579 lots and/or parcels on approximately 2,555 acres. Hailey’s Area of Impact - outside of and adjacent to the City limits - is comprised of about 4,374 acres and is intended to serve as the natural growth area of the City where urban services can be provided within five years. However, only 778 acres of that total can be considered as buildable and serviceable, and 48% (373 acres) of the buildable total is situated in Croy and Quigley Canyons.

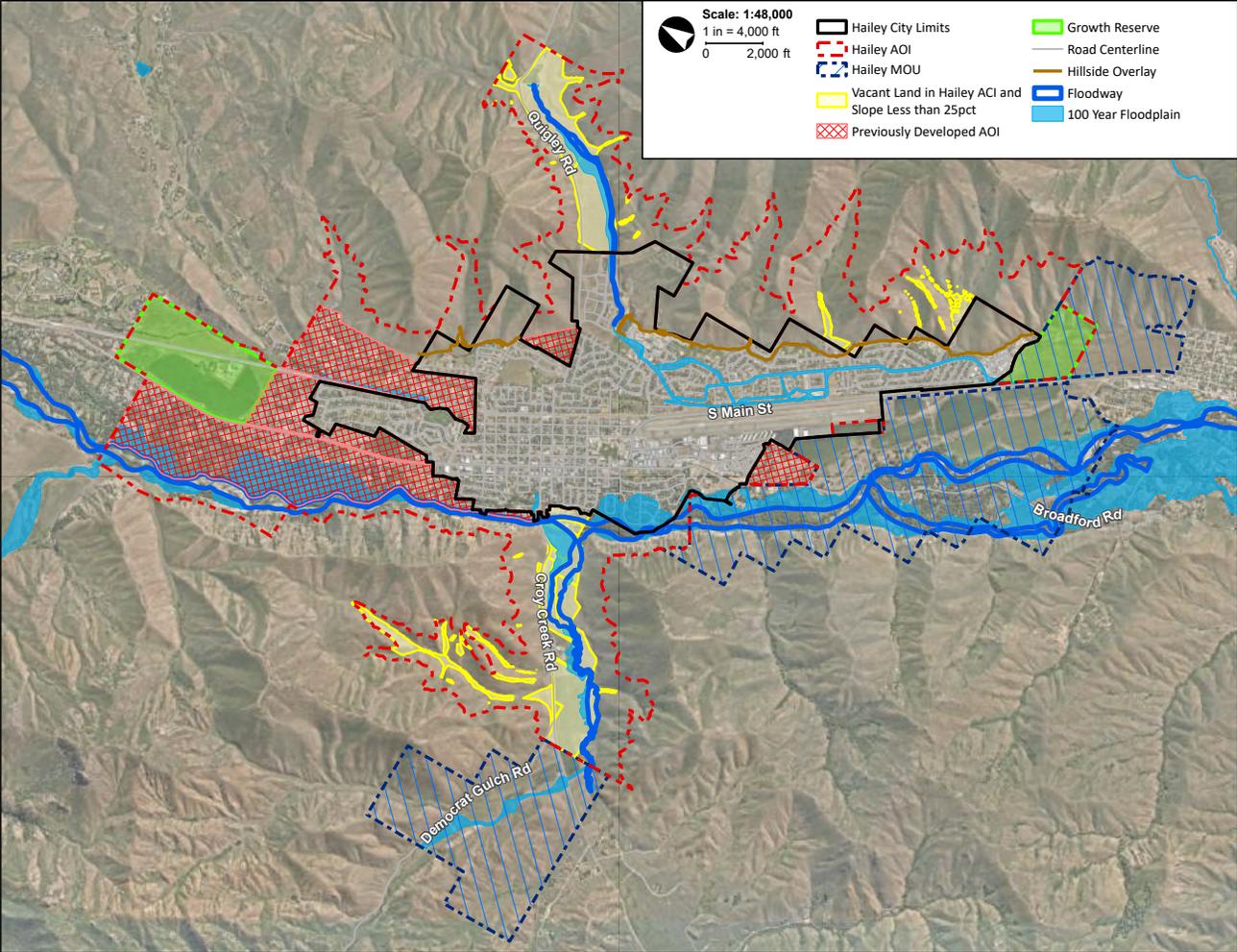
**HAILEY MOU & ACI AREAS**



Croy and Quigley Canyons each have less than 200 acres of developable land once the unbuildable hillsides and floodway/floodplains are accounted for. The community has also expressed a strong desire to see those areas maintained as native areas and recreation. In an effort to preserve and protect water and air quality and access to public land for recreation, the Canyons have been designated as Parks, Recreation, and Open Space on the Future Land Use Map.

Approximately 1,025 acres of the existing AOI is developed with large lots (1 to 5 ac lots) of single-family residential development. These developments were approved by Blaine County and are typically served by individual wells and septic systems. Although still situated within Blaine County, most of these enclaves are now abutting or surrounded by the incorporated limits of Hailey. While the potential for significant infill is extremely limited, these properties use and/or have access to city services including roads, parks, recycling, and emergency services, yet they do not pay city taxes to support these services.

**DEVELOPABLE AREAS**



Of the developable land within the AOI, approximately 109 acres are contained in a parcel known as Flying Hat Ranch East, a parcel positioned south of the existing City limits. Approximately 305 acres



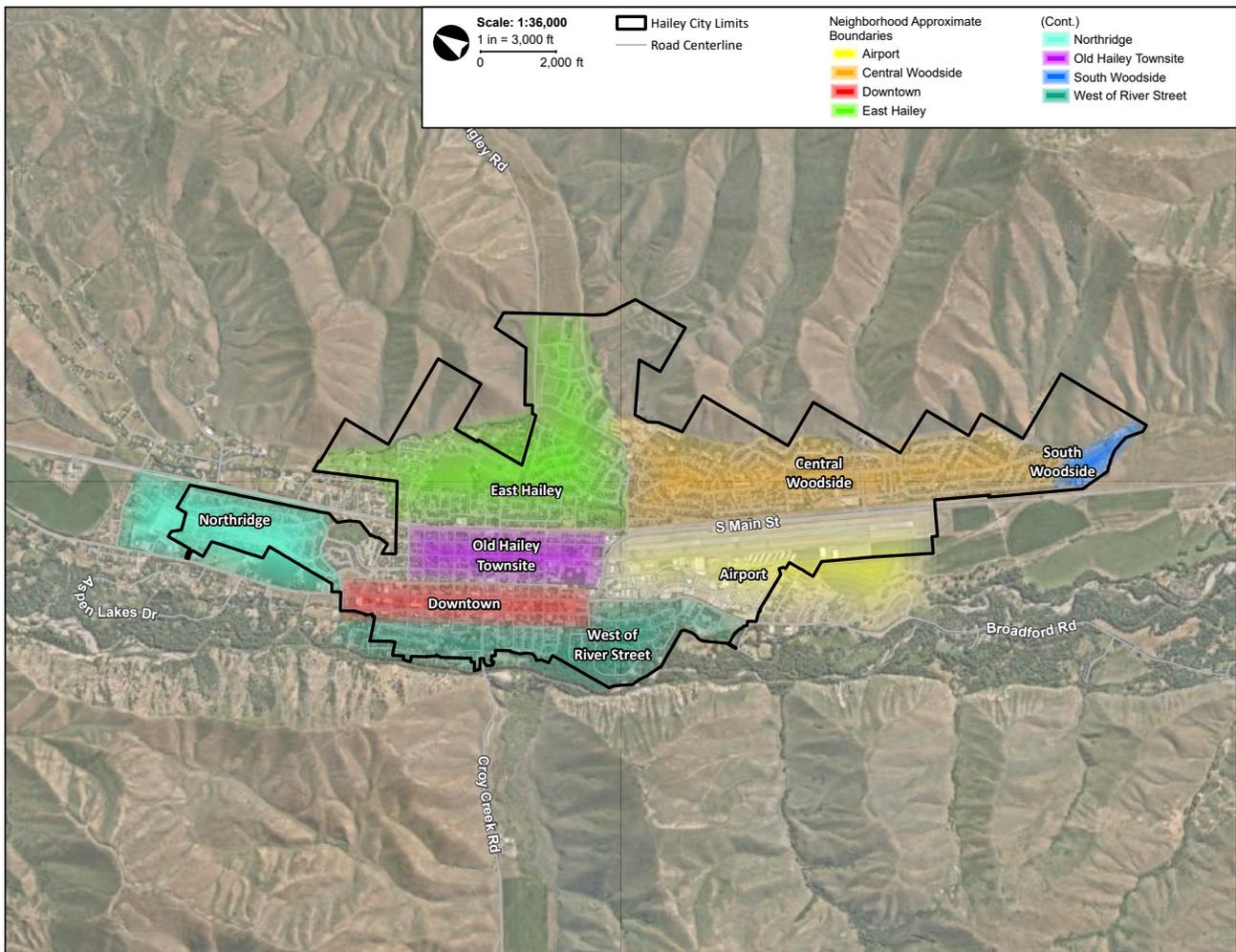
*Photo by Carol Waller*

are situated within a cluster of parcels owned by or referred to as Peregrine Ranch, Idaho Power, and State Department of Lands. These are all located along Hailey's northernmost AOI and on the east side of State Highway 75. Combined, these areas comprise barely over 9% of Hailey's AOI but compose over 90% of the serviceable and developable lands within the AOI. To ensure responsible future development of these parcels, they have been designated as Growth Reserve on the Future Land Use Map. The intention of a Growth Reserve designation is to prioritize future development at an appropriate scale and intensity commensurate with future housing needs within the community. This is addressed more fully in the Future Land Use and Goals sections.

# NEIGHBORHOODS

Neighborhoods are the fundamental building blocks of any city. A city is only as strong as its neighborhoods, and Hailey is endowed with well-established and distinct neighborhoods surrounding the original townsite of historic Old Hailey and its Downtown Core. From its humble beginnings in 1881 to today, Hailey’s historic charm, sense of character, and cultural custom still radiate. The town of Hailey boasts a rich heritage and vibrant culture that make it a fascinating place to live and visit. From the historic buildings and museums to its lively arts scene and community events, Hailey offers a diverse array of experiences that capture the essence of its storied past and dynamic present.

## NEIGHBORHOODS



Each neighborhood, new and old, plays a vital role in balancing the preservation of Hailey’s deeply rooted heritage with present-day development and its identity as the working-class community of the Wood River Valley. While each are distinct in character and historical charm, the boundaries of the various neighborhoods described below are not intended as bright lines; rather they should be

considered as faint seams that intersect and overlap, connecting the various geographies within the City into a cohesive whole.

The importance of strengthening existing neighborhoods while allowing for context-sensitive infill cannot be overstated for accommodating and managing growth. The intent of this section is to facilitate both of these objectives and to identify the form and density of the remaining undeveloped or underdeveloped lands within the City and its Area of Impact.

## **AIRPORT**

The Airport Neighborhood is heavily influenced by the presence and function of the Friedman Memorial Airport (SUN). The neighborhood is bound by State Highway 75 on the north and east sides, and Broadford Road to the west. The area directly west and adjacent to the airport includes Hailey's largest industrial area, or lands zoned for specific commercial and light industrial uses. Pockets of residential — in the form of live/work or workforce housing accessory units — can be found within the commercial guise of the neighborhood. The greater residential uses west and slightly south of the airport host a smattering of larger-lot single-family residential — the Colorado Gulch Preserve Subdivision (west) annexed in 2017, and the larger County subdivision (slightly south) approved by Blaine County in the 1970s and 1980s. The County properties are situated within the Area of Impact but have not been annexed into the City. Lands to the south and southwest of the airport are owned by the Airport Authority and were purchased to maintain a buffer from future incompatible land uses and to protect the approach and departure zones and function of the airport. All airport owned property is highly regulated by the Federal Aviation Administration (FAA) and is subject to numerous and specific sponsor (airport owner) obligations and grant assurances associated with aeronautical use.

## **DOWNTOWN/MAIN STREET**

Downtown is the nexus of Hailey's core elements. It includes history and art, the principal business district, the gateway to river and trail recreation, and the heart of Hailey. Downtown Hailey effectively functions as 'the neighborhood for all': a neighborhood for, and enjoyed by, residents and visitors alike. It stretches for just over one mile from McKercher Boulevard on the north end to Fox Acres Road on the south end and is bisected by Main Street/State Highway 75 (SH-75) for its entire length. River Street, a multi-modal mixed-use residential street, forms its western boundary and Second Avenue, a mostly quiet residential street, bounds the eastern limit. Downtown/Main Street serves as Hailey's primary commercial district and is home to restaurants, shops and theaters, offices, Hailey's Public Library, the Blaine County Courthouse, and Hailey City Hall.

In addition, the Downtown Neighborhood comprises traditional, detached single-family housing (primarily to the east where Downtown blends into the Old Hailey Townsite Neighborhood), as well as contemporary infill of single-family attached, mid-sized multifamily, and modern mixed-use units (primarily along the western margin of and adjoining River Street). Downtown/Main Street is roughly coincident with the boundaries of the Gateway Urban Renewal District and is subject to the detailed provisions of the Hailey Downtown Master Plan, adopted in 2024.

## **NORTHRIDGE**

The Northridge Neighborhood is located in the northeast area of Hailey and is bound by McKercher Boulevard to the south, the Wood River Trail/Buttercup Road to the east, SH-75 to the west, and Coyote Bluff Road to the north. It is the last neighborhood before leaving Hailey's City limits and consists almost entirely of single-family residential land uses on lots ranging in size from approximately 10,000 square feet up to 1+ acres. At arm's length, the County's enclaves of large-lot single-family and public or quasi-public uses (e.g., Idaho Power, Idaho Transportation Department, and the Idaho Department of Lands) frame Hailey's Northridge Neighborhood to the north.

## **OLD HAILEY TOWNSITE**

The Old Hailey Townsite, endearingly referred to as Old Hailey, is centrally located in and around Hailey's Downtown core. Old Hailey extends roughly to Buttercup Road to the east, Myrtle Street to the north, south just beyond Cedar Street, and just beyond River Street to the west. Forming the historic residential core of the original City, this neighborhood is largely composed of traditional detached single-family dwellings on small lots with a gridded street pattern boasting 100-foot rights-of-way and alleys. Old Hailey, known for its mature tree canopy with many stately heritage trees, notable architecture, and celebrated charm, continues to carry the western thread of its past, balanced by its more modern present. The City of Hailey has a longstanding policy of protecting the character of this neighborhood, particularly through the adoption of the Townsite Overlay District and associated Design Standards in 2006.

## **EAST HAILEY**

Generally situated along the east side of Fifth Avenue and the Wood River Trail, to the steep hillsides of Patterson Peak forming the eastern boundary of the City, the East Hailey Neighborhood extends from CD Olena Drive on the north end to Fox Acres Road to the south. While cottage housing developments and duplex housing options are present, East Hailey comprises primarily large-lot single-family residential, including the still developing Sunbeam and Quigley Subdivisions, the Hailey Cemetery, the Sage School, and Old Cutters Subdivision. Recreational access to Quigley Canyon and other points east are a stone's throw from East Hailey.

## **WEST OF RIVER STREET**

This eclectic neighborhood includes a diverse composition of land uses from single-family residential lots ranging in size from 6,000-12,000 square feet to a smattering of one-acre lots; small- and mid-sized multifamily blocks to multifarious mixed-use developments. Approaching River Street and Downtown Hailey, density gradually increases with the addition of present-day multifamily housing. Stretching from River Street on the east end to the Big Wood River and the toe of slope of Carbonate and Della Mountains, the north/south dimension of this neighborhood mirrors Downtown in length and composition. This neighborhood extends from McKercher Boulevard to the north to just south of Cedar Street at the southern boundary and also serves as Hailey's western entrance. It too is the gateway to Croy Canyon and other points west in Blaine County, as well as the Hailey Greenway, Hop Porter Park, Lions Park, and the Draper Preserve Trailhead, a popular trail connecting this neighborhood to the Airport Neighborhood via native pathways and riverside vistas.

## **WOODSIDE**

Woodside is framed by SH-75 to the west and Hailey's steep hillsides to the east. As the City's largest neighborhood, it is bifurcated from north to south by Woodside Boulevard, connecting SH-75 on the south end to Fox Acres Road on the north end. Hailey's largest and most densely populated neighborhood is composed primarily of compact single-family residential land uses first platted in the 1960s. Woodside boasts the largest concentration of housing within the City and has recently seen the addition of somewhat higher density multifamily projects, including aggregation of workforce and community housing. It is home to Keefer Park, Kiwanis (Balmoral) Park, Founders Field, and hosts Alturas Elementary, Wood River High School and Blaine County's Community Campus.

## **SOUTH WOODSIDE**

South Woodside is a compact commercial neighborhood situated on the east side of SH-75, extending from Meadow Mountain Drive on the north end to the current southernmost extent of city development. Except for a handful of remnant parcels, this area is fully developed with a range of industrial uses including the City's Wastewater Facility, various automotive repair and maintenance storefronts, and warehouse and hardware complexes. South Woodside is also the home of Syringa Mountain School and the Power Engineers office complex.

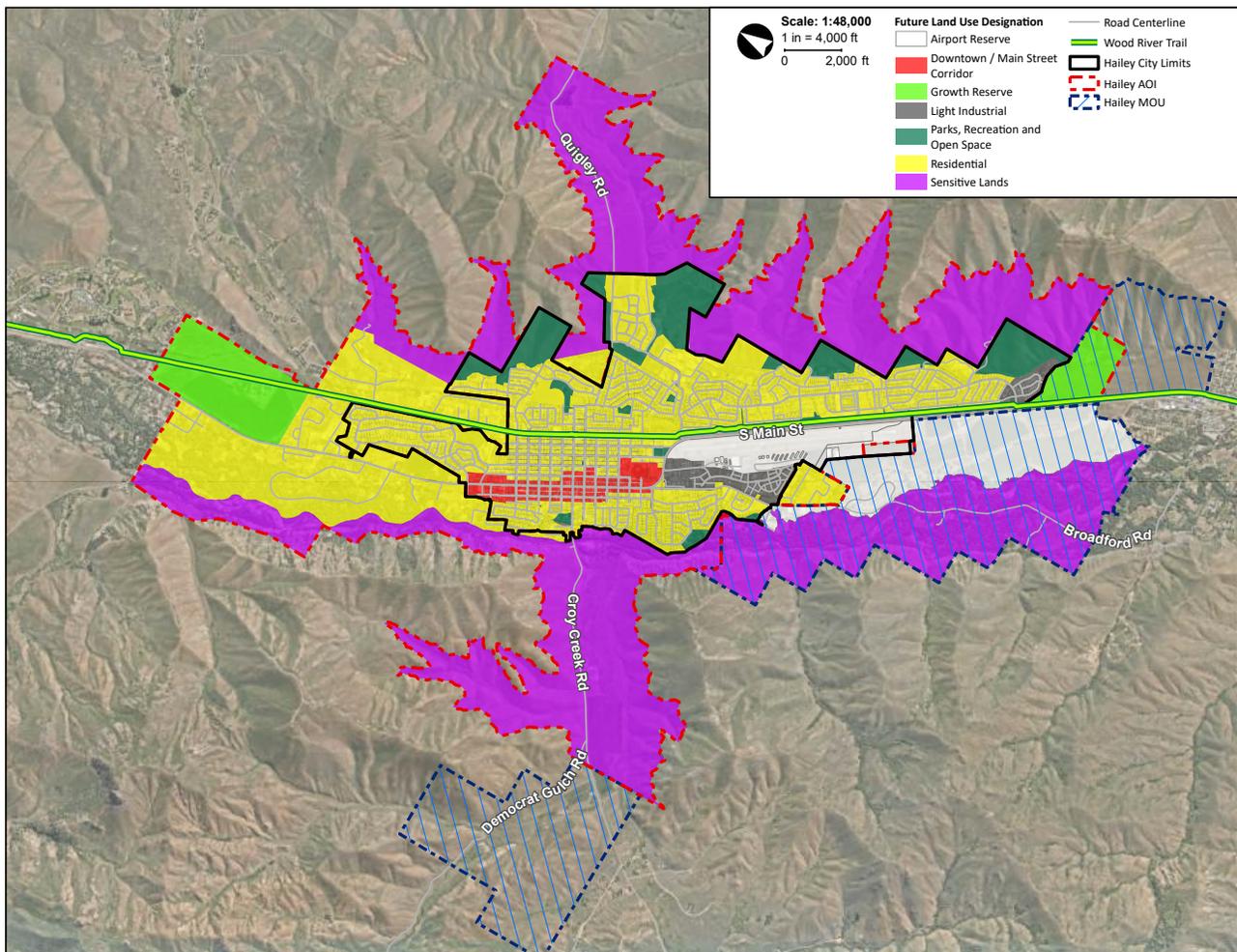


## FUTURE LAND USE

The future land use categories described below are intended to ensure that Hailey contains an adequate mix of land uses to serve its citizens, businesses, and visitors in a way that is consistent with the vision and values of the community. The future land uses are reflective of Hailey’s need to accommodate responsible growth and the compact infill development necessary to support a thriving community for those that wish to call Hailey and the Wood River Valley home.

Because the City is largely built out under current zoning regulations, it is expected that most future development will be in the form of either large-scale expansion opportunities within the AOI (as noted above), or context-sensitive infill within the existing City limits. Acknowledging this, the Future Land Use Categories are mainly reflective of the existing distribution of land uses within the City. The primary exceptions are isolated undeveloped parcels within the existing City limits coupled with the Peregrine and Flying Hat Ranches within Hailey’s Area of Impact as discussed above.

## FUTURE LAND USE MAP



## FUTURE LAND USE DESIGNATIONS

### DOWNTOWN / MAIN STREET CORRIDOR

Downtown Hailey is the historic commercial, civic, and cultural hub of the City, and will continue to balance the needs for commercial, office, and institutional land uses with the need for housing and architecture that is consistent with Hailey's unique history. Downtown is further characterized by its pedestrian orientation, location, and density with zero-setback buildings encouraged. It is the community's neighborhood, providing for a wide range of uses, events, entertainment, and public art. Main Street will primarily accommodate commercial/retail/office uses and buildings that frame the public right-of-way, creating a comfortable pedestrian environment. The highest residential densities allowed in the City can also be found within this district. Land uses will continue to decline in intensity and density on the margins of the district. Downtown will continue to serve as the primary community gathering space, fostering places for locals and visitors to celebrate the City's diverse heritage and storied traditions while accommodating the needs of the future.

### RESIDENTIAL

The Residential land use category constitutes the largest use of land within the City. It is intended to allow for the expansion and infill of residential land uses at various densities that are consistent and congruent with existing development patterns and controlled by zoning. This recognizes that residential land uses are compatible with other residential land uses and that issues of compatibility are best addressed by quality design rather than by arbitrary density standards. It further acknowledges the need for a range of housing types and price points along the density continuum of detached single-family, attached-single-family, and assorted forms and styles of multifamily development. It, too encourages a limited mix of small-scale, neighborhood-serving commercial uses subject to regulatory provisions on scale and design.

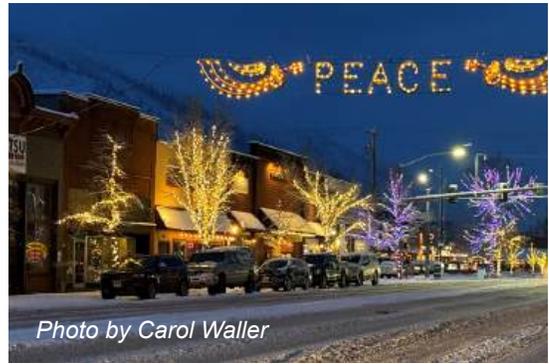


Photo by Carol Waller



Photo by Robyn Davis



Photo by Josiah Brown



Photo by Robyn Davis

## LIGHT INDUSTRIAL

Areas containing light industrial uses are important to a variety of business sectors that focus on the production of products and services that are less compatible with residential land uses and do not compete with the commercial land uses in the Downtown/Main Street Corridor designation. In addition, the Light Industrial district supports employment opportunities that allow a diverse cross section of residents to both live and work within the community. This designation applies to parcels located within the South Woodside Neighborhood and the properties situated between the Airport and Broadford Road.



*Image obtained from Google Street View*

## AIRPORT RESERVE

The Airport designation includes the airport proper, and the adjacent lands owned by Friedman Memorial Airport. Areas directly adjacent to the airport – parcels meant to protect the operational capacity of the airport while mitigating noise and pollution impacts on the larger community – are also included within this Reserve.



*Photo by Timothy Burke*

## PARKS, RECREATION, AND OPEN SPACE

The Parks and Open Space land use designation applies to publicly or privately owned properties open to the public and utilized primarily for parks, trails, pathways, greenbelts, playgrounds, recreation facilities, and/or open space purposes.



*Photo by Carol Waller*

## SENSITIVE LANDS

Surrounded by lands conserved through the Bureau of Land Management, Wood River Land Trust, and Blaine County Recreation District, the community supports an environmentally rich area with clean water, fresh air, and native landscapes. The Sensitive Lands designation ensures the native landscapes and open spaces in, and surrounding Hailey, are preserved. Sensitive Lands applies to lands that cannot or should not be developed due to naturally occurring constraints that significantly inhibit or



*Photo by Robyn Davis*

preclude development. This includes the floodways, the 100-year floodplains associated with the Big Wood River, Croy and Quigley Canyons, and the hillsides or adjacent land susceptible to landslides and avalanches, and sensitive wildlife habitat or overwintering areas.

### **GROWTH RESERVE**

This newly created designation applies to large undeveloped or underdeveloped areas within Hailey's AOI, namely Peregrine and Flying Hat Ranches. It is anticipated that any proposed development will be processed as a Planned Unit Development concurrently with requests for Annexation and Subdivision, as applicable. The intent of the Growth Reserve designation is to develop compact, diverse neighborhoods that blend mixed uses with a variety of housing types at varying densities, appropriate recreation and open space areas, interconnected streets and pathways with a high level of connectivity to existing transportation facilities, neighborhood-serving, small-scale commercial (that does not detract from Downtown business district) and high quality architectural and site design.



### Future Land Use – Zoning Compatibility Matrix

Zones	Future Land Use Designations						
	Downtown / Main Street	Residential	Light Industrial	Airport Reserve	Parks, Recreation, Open Space	Sensitive Lands*	Growth Reserve
Airport							
Business							
General Residential							
Light Industrial							
Limited Business							
Limited Residential 1							
Limited Residential 2							
Neighborhood Business							
Recreational Greenbelt							
SCI Industrial							
SCI Sales Office							
Technological Industry							
Transitional							

\*Sensitive lands are located in overlay districts and do not receive a zoning designation.

## GOALS, OBJECTIVES, AND POLICIES

The following goals, objectives, and policies are meant to establish the City's philosophy of land use to guide decision-making on proposed developments and zone changes (in tandem with the Future Land Use Map) in accordance with the vision and values of the comprehensive plan. Goals are a high-level, aspirational expression of a future state of being. Objectives are more specific and measurable indicators toward achieving the goal, and policies are specific actions to be taken to achieve the objective.

### **Goal 3.5.1 – Ensure that Hailey is a vibrant, dynamic, attractive, and affordable place to live, recreate, and operate businesses.**

*Objective – Maintain the charm, character, and integrity of established neighborhoods while allowing for the gradual infill of similar and appropriate land uses.*

- A. Use a public process to determine community priorities and develop and adopt design and development standards for infill development within appropriate zoning districts. This includes preservation of significant trees, connected sidewalks and pathways, park space, and recreational amenities.
- B. Develop and adopt zoning standards that allow for the development of neighborhood-serving commercial uses that do not detract from the vibrancy of the commercial core by establishing strict limits on the location, scale, intensity, and design of allowed uses.
- C. Identify capital improvement projects within City limits that accommodate future development in already-developed areas.

*Objective – Achieve high quality architecture and site design for all new development and redevelopment within the city.*

- D. Create specific design and development standards for the Growth Reserve land use designation.
- E. Incorporate recreational greenbelt and require open spaces within growth reserve areas.
- F. 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 3.5.2 – Make Downtown Hailey the center of commercial, civic, and cultural activity within Hailey and the Wood River Valley.**

*Objective – Promote mixed-use development within the Downtown/Main Street Designation, particularly the addition of housing above ground floor commercial.*

- A. Review and amend the zoning standards pertaining to mixed-use developments within the Business Zoning District.

- B. Develop standards and incentives for the development of community housing units, live-work units, and other diverse housing options within the Business and Industrial zoning districts.
- C. Adopt consistent and cohesive building, site design, and human-scale streetscape standards for Downtown/Main Street to further encourage commercial, civic, and cultural activity in Hailey.
- D. Create a work plan and/or capital improvement plan for implementation of the 2024 Downtown Master Plan.

*Objective – Ensure that Downtown is an active and welcoming civic center that promotes and encourages public gatherings.*

- E. Create a central gathering place within Downtown as envisioned in the Downtown Master Plan.
- F. Adopt streetscape standards for Downtown/Main Street in accordance with Downtown Master Plan, including provisions for street level activation such as outdoor dining and urban design elements and street furnishings.
- G. Ensure Downtown businesses are accessible by vehicles, bicycles, and pedestrians, serving the needs of diverse resident and visiting populations, and maintaining a safe, active, and vibrant sense of place for all.
- H. Require the provision of civic space commensurate with the scale of new development within Downtown.
- I. Activate underutilized spaces such as parking lots or low-traffic areas downtown through events and temporary uses and installations. Identify specific locations where development is desired and support pop-ups to test and call attention to the potential of these areas.
- J. Encourage the utilization of shared parking arrangements and other creative public/private partnerships to meet future parking needs and further decrease underutilized spaces such as parking lots.
- K. Pursue public parking opportunities and the development of public parking facilities. Improve upon the function and utilization of existing public parking facilities downtown and the overall user experience associated with these facilities through the future implementation of a Parking Strategic Plan.

**Goal 3.5.3 - Promote environmental stewardship of wild lands, open spaces and water resources surrounding the City by prioritizing infill development within the developed areas of Hailey.**

*Objective – Promote the stewardship and preservation of natural and open spaces, flood zones, canyons and hillsides within and around Hailey.*

- A. Adopt appropriate development standards and zoning tools for the conservation of Sensitive Lands Designation.
- B. Facilitate the establishment of conservation easements through annexation or redevelopment to further protect native landscapes, open space, and water resources.
- C. Identify areas of opportunity for camping and day use facilities that encourage responsible use of land within designated areas.

*Objective – Encourage development patterns and practices that preserve vegetation, open spaces, and natural features.*

- D. Adopt low-impact development standards to protect the natural floodplain of the Big Wood River and water resource of the aquifer.
- E. Require new development to protect and preserve open space and existing natural features.
- F. Develop educational resources on the value and best practices pertaining to coexistence with wildlife within the context of urban forests, open spaces, developed parks, and streetscapes.
- G. Require the preservation of the mature and healthy tree canopy within the city and consider standards for the replacement and/or mitigation of the unavoidable loss of trees due to development.

**Goal 3.5.4 – Ensure that the Hailey Area of Impact becomes fully integrated into the civic and cultural fabric of the city and serves its intended purpose to accommodate responsible growth.**

*Objective – Ensure that previously developed areas within the AOI are serviceable with municipal sewer and water services upon the failure of individual septic systems and/or private wells.*

- A. Develop an annexation plan for the incremental inclusion of the previously developed lands within the AOI through a public engagement process with residents of impacted areas.
- B. Develop a plan for the eventual extension of municipal water and wastewater collection facilities to the unincorporated areas of the AOI.

*Objective – Ensure that the lands designated as Growth Reserve develop in a responsible manner that is consistent and cohesive with surrounding neighborhoods and at a density that serves the city’s need for significant new housing of all types at a variety of price points.*

- C. Develop specific zoning standards for the development of the Growth Reserves as Planned Unit Developments including requirements for compact, diverse neighborhoods that blend mixed-uses with a variety of housing types at varying densities, appropriate recreation and open space areas, interconnected streets and pathways with a high level of connectivity to existing transportation facilities, neighborhood-serving, small-scale commercial (that does not detract from Downtown business district) and high quality architectural and site design.

*Objective – Ensure the continued safe and efficient operation of Friedman Memorial Airport and reduce impacts on the surrounding community by appropriately regulating surrounding land uses.*

- D. Work with Blaine County, jurisdictions, and other applicable agencies to preserve and protect surrounding properties and airport-owned properties adjacent to the existing airport and located within Hailey’s MOU area.
- E. Work with the Friedman Memorial Airport Authority Board to preserve, protect, and/or develop appropriate land uses, development standards, and regulations for airport-owned lands to be included in the AOI and/or City of Hailey.

## IMPLEMENTATION MATRIX

The implementation matrix organizes specific actions to assist the City in achieving the goals articulated in the plan. Implementation timelines are subject to political direction and economic conditions and may be shorter or longer than provided estimates. In general, Short Term is considered to be 1 to 3 years, Medium Term is considered to be 3 to 5 years and Long Term is considered to be 5 years or greater.

Section 5 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.5.1 – Ensure that Hailey is a vibrant, dynamic, attractive, and affordable place to live, recreate, and operate a businesses.</b>				
1. Update the zoning code to reflect priorities in Comprehensive Plan.	Community Development – Planning Services			
2. Develop a work-plan that tracks capital improvement projects.	Community Development – Planning Services, Public Works			
3. Create development standards for the Growth Reserve land use designation.	Community Development – Planning Services			
<b>Goal 3.5.2 – Make Downtown Hailey the center of commercial, civic, and cultural activity within Hailey and the Wood River Valley.</b>				
1. Update code within the Business and Industrial Zoning Districts to allow for mixed-use zoning, community housing density increases, and live-work units.	Community Development – Planning Services			
2. Create and implement a work plan for the 2024 Downtown Master Plan.	Community Development – Planning Services, Public Works Streets Department			
3. Update code to incentivize creation of public places in new development.	Community Development – Planning Services			
4. Adopt streetscape standards for Downtown that invites active transportation.	Community Development – Planning Services			

Section 5 Policies	Responsible Departments	Short Term	Medium Term	Long Term
5. Encourage the utilization of shared parking arrangements and other creative public/private partnerships to meet future parking needs and further decrease underutilized spaces such as parking lots.	Community Development – Planning Services			
6. Pursue public parking opportunities and the development of public parking facilities. Improve upon the function and utilization of existing public parking facilities downtown and the overall user experience associated with these facilities through the future implementation of a Parking Strategic Plan.	Community Development – Planning Services			
<b>Goal 3.5.3 – Promote environmental stewardship of wild lands, open spaces, and water resources surrounding the city by prioritizing infill development within the developed areas of Hailey.</b>				
1. Update code to protect open space and sensitive areas from development.	Community Development – Planning Services			
2. Build out an engagement and implementation program on communities interfacing with wildlife.	Community Development - Sustainability			
<b>Goal 3.5.4 – Ensure that the Hailey Area of Impact becomes fully integrated into the civic and cultural fabric of the city and serves its intended purpose to accommodate responsible growth.</b>				
1. Develop an annexation plan for lands within AOI.	Community Development – Planning Services			
2. Develop a plan for expanding municipal water and wastewater collection for unincorporated areas.	Community Development – Planning Services, Public Works			
3. Work with Blaine County to preserve and protect Airport owned properties in the MOU area.	Community Development – Planning Services			
4. Update development standards for airport-owned land.	Community Development – Planning Services			



Photo by Carol Waller

## Section 6

# Economic Development

## INTRODUCTION

A healthy, balanced economy is a key element that contributes to a community's vitality and quality of life. Maintaining and growing the City of Hailey's economy is essential to retaining its strong sense of community and employment opportunities for its residents. Hailey residents and businesses support a thriving regional tourism industry that fuels visitor amenities and other nearby tourism-based communities. While Hailey has capitalized on its proximity to these areas, as well as its enviable outdoor resources, the challenges inherent in tourism-based economies have become more pronounced in recent years. Tourism-based economies have always been fueled by discretionary spending and thus are highly susceptible to disruption. Historically, communities have been impacted by economic events, industry trends, and environmental conditions. The COVID-19 pandemic unveiled new vulnerabilities.

### GUIDING PRINCIPLE

*Continue to build upon Hailey's diverse local economy by encouraging a renewed focus on existing assets, fostering business success, and supporting local job creation to ensure equal employment for all.*

COVID-19 accentuated disparities in housing affordability, unemployment/underemployment, and economic inactivity. Remote work, more prevalent in higher-wage industries, resulted in new, permanent and part-time residents relocating to desirable communities like Hailey with access to outdoor recreational amenities. This further impacted already-challenged housing markets, making it difficult for site-based employees to live where they work.

These impacts have further exacerbated businesses' ability to retain and recruit workers. Coupled with the demand for limited industrial real estate, these conditions restrict growth opportunities for Hailey businesses, especially smaller entrepreneurial and start-up businesses, and, on a broader level, affect location decisions for all businesses.

***Promoting the places, people, and policies to foster targeted business growth to ensure a vibrant, sustainable economy.***

Economic diversification broadens a community's economic base, reduces local tax revenue risk, and provides for a range of sustainable economic opportunities. Ensuring the stability of the local economy is essential to maintaining ample employment opportunities and full-time resident base,

which further supports Hailey’s sense of community. In 2022, just 31.2% of those employed in Hailey lived in the community (US Census, On the Map, 2022 Data).

Most of a community’s job growth comes from small businesses. Many of Hailey’s businesses employ fewer than seven workers. While small business owners are subject matter experts in their fields, they often lack the resources and specialized expertise to guide and scale growth. Operating in a remote region, growth may be further constrained by limited access to capital, facilities, and workforce.

City-led business visitation programs create relationships that generate important feedback. These relationships provide educational opportunities for City representatives and serve as early warning systems, enabling policy makers to mitigate challenges and respond to industry trends and societal changes. They can also identify suppliers and other potential complementary businesses to target in attraction efforts.

With limited City resources available for economic development, partnerships with other stakeholder entities are essential. This is especially true in smaller and physically remote communities. Entities coalesced can maximize their collective strengths, share information, leverage resources, identify common needs, and develop programs to address challenges facing businesses.

There is no single magic solution. Multiple incremental achievements reduce risk, offer greater sustainable diversity, provide for efficient use of resources, and are consistent with Hailey’s community goals.

Economic Development is just one element of the Comprehensive Plan, which represents an integrated strategy to guide tactics that lead to multiple benefits and community-wide solutions. For example, increasing access to workforce housing will improve the local labor market for hiring, increase employee retention, improve business performance, reduce commutes, and improve quality of life; while land use policies can foster an environment that balances business development and its impact on local housing and employment.

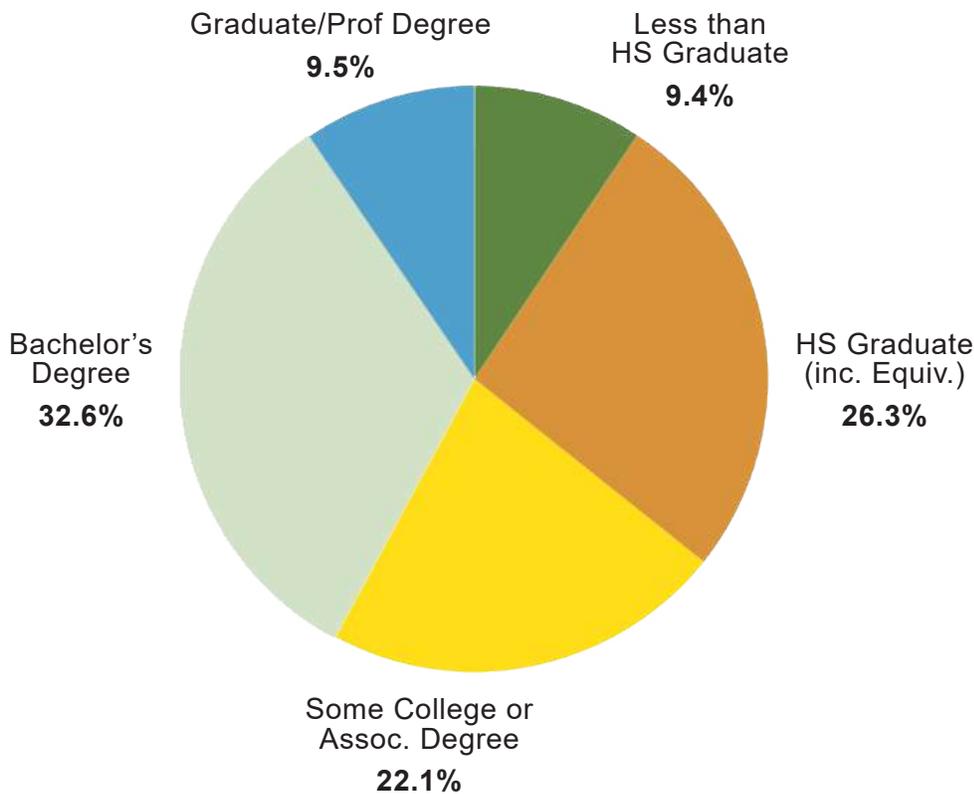
Many of the Economic Development objectives contribute to multiple goals. All are meant to be implemented collectively while keeping in mind the following considerations:

- Prioritize economic development activity within existing boundaries
- Support compatible industry sectors that strengthen employment opportunities across all income levels
- Partner to leverage resources for efficiency and far-reaching, impactful benefits

## WORKFORCE & HOUSEHOLD DEMOGRAPHICS

Educational attainment is important in understanding Hailey’s broader workforce skills and income potential. These demographics are also important to consider in targeting business expansion and attraction efforts. Forty-two percent (42%) of Hailey’s population holds a bachelor’s degree or higher; lower than 45% of Blaine County residents, yet higher than 30.9% of Idaho residents. By comparison, 9.4% of Hailey residents have less than a high school diploma, compared to 9.8% of Blaine County residents and 8.3% of Idaho residents (US Census, 2023 ACS 5-Year Estimates, Table S1501).

### EDUCATIONAL ATTAINMENT FOR POPULATION OVER 25



Source: US Census, 2023 ACS 5-Year Estimates, Table S1501

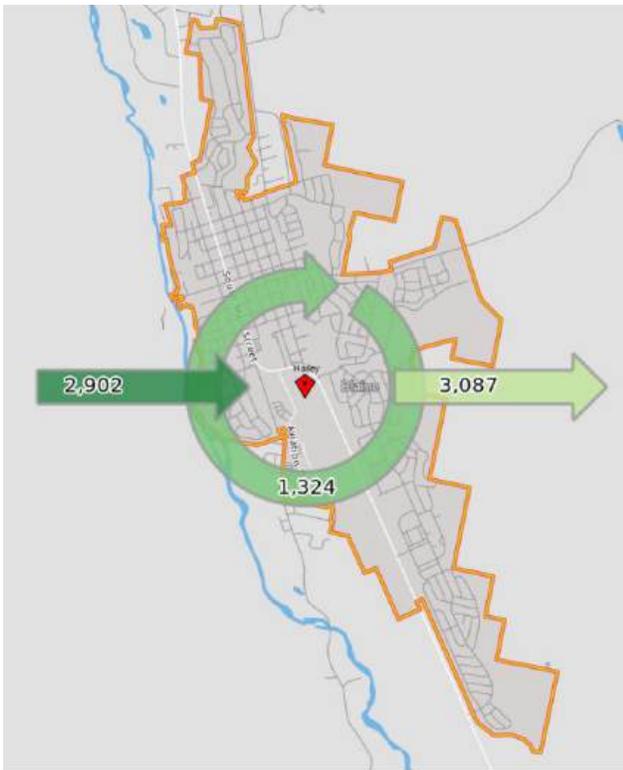
As of 2023, Hailey has a median household income of \$83,084, slightly less than Blaine County’s median household income of \$84,470, and about 11% higher than Idaho’s median household income of \$74,942.

## HOUSEHOLD INCOME DISTRIBUTION

Household Income	Hailey	Blaine County	Idaho
Less Than \$9,999	0%	2.4%	3.9%
\$10,000 to \$24,999	9.7%	6.3%	8.8%
\$25,000 to \$49,999	23.3%	18.6%	18.8%
\$50,000 to \$74,999	11.0%	16.1%	18.6%
\$75,000 to \$99,999	16.9%	17.3%	14.2%
\$100,000 to \$149,999	20.7%	18.9%	18.7%
\$150,000 to \$199,999	7.2%	8.1%	8.5%
\$200,000 or more	11.1%	12.4%	8.6%
<b>Median Income</b>	<b>\$83,084</b>	<b>\$84,470</b>	<b>\$74,942</b>

Source: US Census, 2023 ACS 5-Year Estimates, Table S1901

## EMPLOYMENT: INFLOW/OUTFLOW



<b>Employed in the Selection Area</b>	<b>4,226</b>	<b>100%</b>
Employed in the Selection Area but Living Outside	2,902	68.7%
Employed and Living in the Selection Area	1,324	31.3%

<b>Living in the Selection Area</b>	<b>4,411</b>	<b>100%</b>
Living in the Selection Area but Employed Outside	3,087	70.0%
Living and Employed in the Selection Area	1,324	30.0%

Source: US Census, On the Map, 2022 Data

## HAILEY'S BUSINESS COMMUNITY

Nearly 800 Hailey-based employers provide more than 5,300 jobs. The largest industry sectors by employment are Education & Health Services, Construction, Trade and Leisure & Hospitality.

Approximately 2,900 people from outside of Hailey come to the City for employment, and 3,087 residents leave Hailey for employment.

### EMPLOYMENT BY INDUSTRY

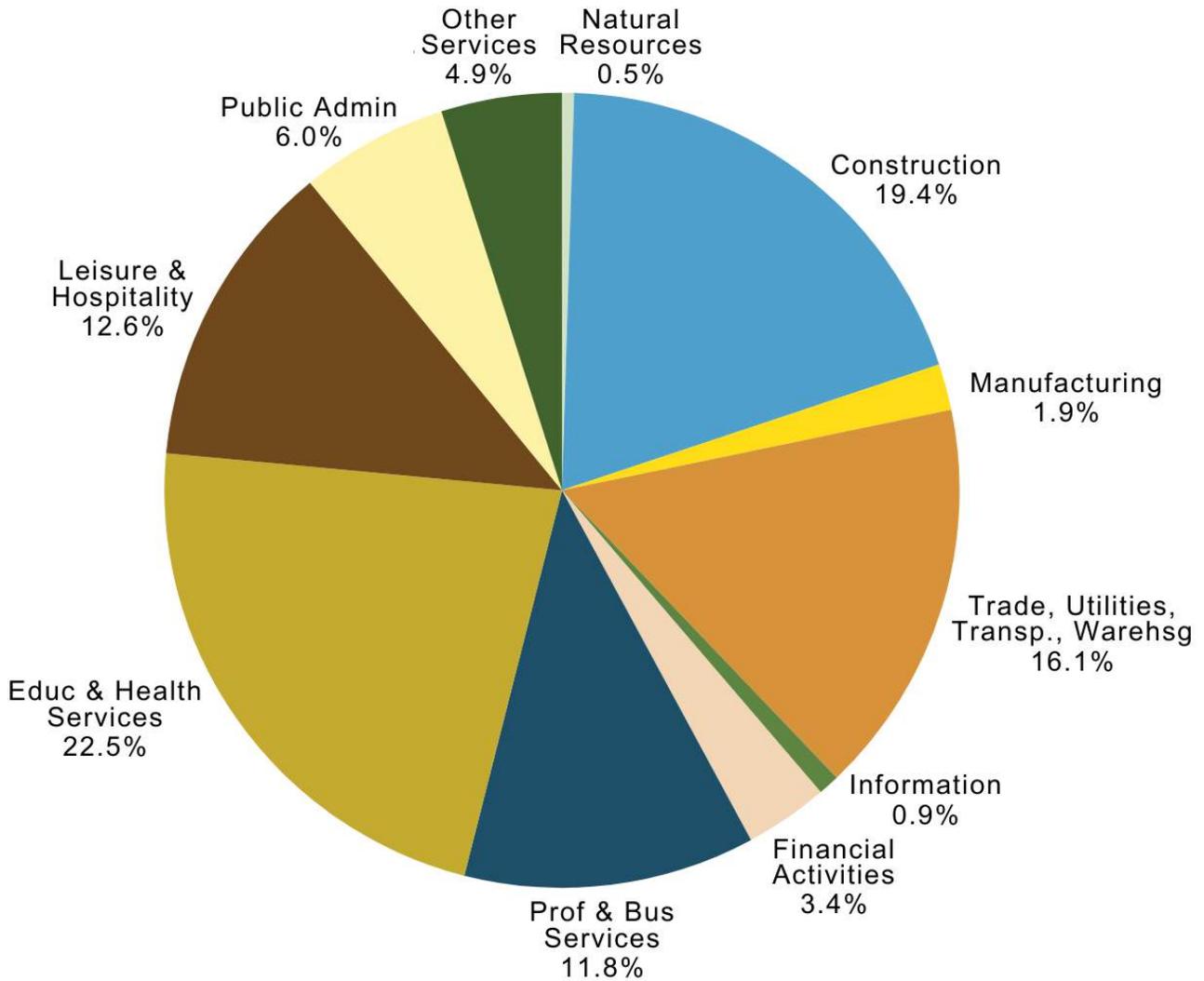
Industry Sector	Average Employment	Establishments	Avg Emp/ Estab	Avg County Wages (2022)
Natural Resources	26	8	3.3	\$49,227
Construction	1,035	192	5.4	\$58,394
Manufacturing	100	Information Suppressed		\$55,398
Trade, Utilities, Transportation & Warehousing	860	89	9.7	\$51,563
Information	46	15	3.1	\$75,063
Financial Activities	181	79	2.3	\$131,318
Professional & Business Services	632	163	3.9	\$73,015
Educational & Health Services	1,203	82	14.7	\$62,593
Leisure & Hospitality	672	68	9.9	\$36,246
Public Administration	321	5	64.2	\$55,829
Other Services	262	71	3.7	\$55,096

Source: Quarterly Census of Employment and Wages, Idaho Department of Labor, 2022 Data

Industry sector data illustrates important considerations for Hailey's economic development. The Leisure & Hospitality sector is the lowest wage industry and, as revealed during the pandemic, is also most susceptible to unplanned occurrences, affecting the most vulnerable segment of the workforce as well as revenues to fund public services. While this sector will remain an integral part of Hailey's economy, efforts to strengthen these key local businesses and grow compatible industry sectors will further help to diversify Hailey's economy and reduce the risk against disruptions.

Direct, indirect, and induced industry multipliers are high in the Manufacturing, Information, Financial Activities, and Professional Services sectors, resulting in additional jobs and local

## EMPLOYMENT DISTRIBUTION BY INDUSTRY SECTOR



Source: Quarterly Census of Employment and Wages, Idaho Department of Labor, 2022 Data

## MAJOR EMPLOYERS

Employer	Number of Employees
Blaine County School District #61	300 - 399 employees
Friedman Municipal Airport	200 – 250 employees
Power Engineers	150 - 199 employees
Blaine County	150 - 199 employees
Albertson's	100 - 149 employees

Source: Disclosable Employers, Idaho Department of Labor, 2022 Data

spending within the community. Most of these sectors provide stable, full-time, higher wage jobs and often offer support positions that do not require degrees.

Anchor institutions and businesses, primarily made up of the Education and Health Services (“eds and meds”) and Public Administration sectors, are rooted in place and account for 28.5% of all Hailey jobs. These entities typically provide full-time jobs at stable wages. Maintaining strong relationships with these key stakeholders can reveal policy and procedural barriers to business success and identify collective procurement needs for use in business expansion and attraction efforts that can contribute to diversification.

## GOALS, OBJECTIVES AND POLICIES

### **Goal 3.6.1 – Diversify Hailey’s economic base and increase year-round employment opportunities.**

*Objective - A vibrant, resilient economy ensures consistent revenue streams to fund City services and fosters stable employment opportunities across all income levels.*

- A. Leverage the presence of existing businesses and identify immediate diversification/expansion opportunities.
- B. Maintain a balance of land uses that provide for economic diversification and year-round job opportunities at wages that allow workers to live and work in Hailey.
- C. Foster retention, expansion and attraction of businesses that serve residents’ needs for year-round goods and services.
- D. Grow compatible industry sectors that align with Hailey’s workforce and are less susceptible to economic disruption.
- E. Build upon the success of existing businesses by exploring complementary businesses and suppliers.
- F. Explore reuse/repositioning opportunities for City-owned assets, analyzing revenue and employment opportunities.
- G. Consider the nexus between new development and resulting employment generation and increased housing demand.

### **Goal 3.6.2 - Promote land use and development that contributes to economic diversification.**

*Objective - Strategic development and redevelopment within existing City limits maximizes land uses and serves to meet market demands while managing appropriate, sustainable growth.*

- A. Within individual land use designations, provide flexibility to respond to changing market conditions and industry trends and ensure inventories represent a variety of sizes and space characteristics.
- B. Prioritize development of infill and underutilized parcels.
- C. Utilize specific area plans and urban renewal districts to guide and encourage growth in locations and industry sectors for a variety of job opportunities across all wage levels.
- D. Monitor commercial real estate demand and work with property owners, Hailey Urban Renewal Agency, and other stakeholders to guide appropriate development that meets community goals.
- E. Accommodate commercial space in appropriate areas which offers greater opportunity to meet user demand and reduced risk for property owners.
- F. Continue to work with Friedman Memorial Airport to maximize adjacent land for appropriate uses that contribute to the City’s economic development goals.



*Photo by Carol Waller*

- G. Utilize potential tax increment financing in the proposed South Woodside Urban Renewal District to increase spaces to accommodate year-round businesses.
- H. Maintain locations for light industry and evaluate opportunities and regulations relating to live-work light industry development.
- I. Explore the viability of an industrial park to serve the region’s outdoor recreation manufacturing and distribution industry cluster.

**Goal 3.6.3 - Support proactive, innovative strategies to address resident and business needs.**

*Objective - Supportive policies and programs can address resident and workforce needs and the unique operational needs of Hailey’s business community.*

- A. Simplify procedural processes to reduce the cost of doing business.
- B. Explore programs and policies to increase the number of commercial and licensed in-home childcare providers.
- C. Direct assistance to encourage new commercial and licensed in-home childcare providers.
- D. Regularly survey residents to identify local gaps in availability of goods and services.
- E. Explore alternative business operational models including co-working spaces and mobile vendors to support small business growth and entrepreneurship.
- F. In partnership with stakeholders such as the Blaine County Recreation District, explore the creation of a sports and recreation venue.
- G. Host “grow local” events to introduce and promote resident-serving businesses to the community.
- H. Promote and expand opportunities for innovators and entrepreneurs to network and bring ideas to fruition and new products to market.
- I. Evaluate alternative funding sources such as an expanded Local Option Sales Tax and creation of an Auditorium District.
- J. Support small, start-up, entrepreneurial, and innovative businesses in ways that foster growth and create improved job opportunities.
- K. Prioritize economic development that supports renewable and/or clean energy technology and services, regenerative agriculture and local food systems.

**Goal 3.6.4 - Establish collaborative partnerships to strengthen workforce development and grow a year-round economy.**

*Objective - Collaborative partnerships bring together stakeholders with common goals, leveraging resources for sustainable community results across the region.*

- A. Establish regional and local partnerships comprised of business, education, and government entities.
- B. Strengthen workforce development efforts, including career and technical education programs, to meet business needs, grow a skilled resident workforce, and prepare youth for jobs that

would allow them to remain in or return to the region.

- C. Engage the business community and educational institutions to share information about educational requirements and training programs to ensure a prepared future workforce.
- D. Support workforce housing that enables workers to live and prosper in Hailey and helps businesses retain valued employees.
- E. Encourage and participate in regional and state efforts to create and implement joint economic development strategies that foster economic diversification and year-round job opportunities.
- F. Serve as a liaison, connecting businesses with local, state, regional, and federal resources for training, incentives, and other resources.
- G. Continue to actively collaborate and coordinate with the Idaho Transportation Department, Mountain Rides Transportation Authority, and other applicable agencies to improve regional transportation services.

**Goal 3.6.5 - Develop strategies to support goals, projects, and implementation measures contained in the Downtown Master Plan and Gateway Urban Renewal Plan.**

*Objective - Downtown is the economic, social, cultural, and historical heart of Hailey.*

- A. Implement the Downtown Master Plan and Gateway Urban Renewal Plan.
- B. Collaborate with local businesses and organizations, like the Hailey Urban Renewal Agency, to provide and/or support public infrastructure to attract economically diverse businesses downtown.
- C. Encourage the establishment of a downtown business improvement district.
- D. Activate downtown with physical placemaking elements; community, cultural, family-oriented and youth events; and expanded hours of operation.
- E. Pursue public-private partnerships to ensure sufficient parking to enable redevelopment of underutilized properties.
- F. Encourage year-round, consistent hours of operation to serve both visitors and residents.
- G. Encourage diverse local restaurants and retail on the ground floor.
- H. Support business merchandising efforts such as “shop local” events and training for e-commerce and other opportunities to expand business models for year-round operations and employment.

## IMPLEMENTATION MATRIX

The implementation matrix organizes specific actions to assist the City in achieving the goals articulated in the plan. Implementation timelines are subject to political direction and economic conditions and may be shorter or longer than provided estimates. In general, Short Term is considered to be 1 to 3 years, Medium Term is considered to be 3 to 5 years and Long Term is considered to be 5 years or greater.

Section 6 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.6.1 – Diversify Hailey’s economic base and increase year-round employment opportunities.</b>				
1. Leverage the presence of existing businesses and identify immediate diversification opportunities.	Community Development – Planning Services			
2. Maintain a balance of land uses that provide for economic diversification and year-round job opportunities at wages that allow workers to live and work in Hailey.	Community Development – Planning Services			
3. Foster retention, expansion and attraction of businesses that serve residents’ needs for year-round goods and services.	Community Development – Planning Services, Mayor’s/ City Administrator’s Office			
4. Grow compatible industry sectors that align with Hailey’s workforce and are less susceptible to economic disruption.	Community Development – Planning Services			
5. Build upon the success of existing businesses by exploring complementary businesses and suppliers.	Community Development – Planning Services			
6. Explore reuse/repositioning opportunities for City-owned assets, analyzing revenue and employment opportunities.	Community Development – Planning Services, Public Works			

Section 6 Policies	Responsible Departments	Short Term	Medium Term	Long Term
7. Consider the nexus between new development and resulting employment generation and increased housing demand.	Community Development – Planning Services			
<b>Goal 3.6.2 – Promote land use and development that contributes to economic diversification.</b>				
1. Within individual land use designations, provide flexibility to respond to changing market conditions and industry trends and ensure inventories represent a variety of sizes and space characteristics.	Community Development – Planning Services			
2. Prioritize development of infill and underutilized parcels where possible.	Community Development – Planning Services			
3. Utilize specific area plans and urban renewal districts to guide and encourage growth in locations and industry sectors for a variety of job opportunities across all wage levels.	Community Development – Planning Services			
4. Monitor commercial real estate demand and work with property owners, Hailey Urban Renewal Agency, and other stakeholders to guide appropriate development that meets community goals.	Community Development – Planning Services			
5. Accommodate commercial space in appropriate areas which offers greater opportunity to meet user demand and reduced risk for property owners.	Community Development – Planning Services			
6. Continue to work with Friedman Memorial Airport to maximize adjacent land for appropriate uses that contribute to the City's economic development goals.	Community Development – Planning Services			

Section 6 Policies	Responsible Departments	Short Term	Medium Term	Long Term
7. Utilize potential tax increment financing in the proposed South Woodside Urban Renewal District to increase spaces to accommodate year-round businesses.	Community Development – Planning Services			
8. Maintain locations for light industry and evaluate opportunities and regulations relating to live-work light industry development.	Community Development – Planning Services			
9. Explore the viability of an industrial park to serve the region’s outdoor recreation manufacturing and distribution industry cluster.	Community Development – Planning Services			
<b>Goal 3.6.3 – Support proactive, innovative strategies to address resident and business needs.</b>				
1. Simplify procedural processes to reduce the cost of doing business.	Community Development – Planning Services			
2. Explore programs and policies to increase the number of commercial and licensed in-home childcare providers.	Community Development – Planning Services			
3. Direct assistance to encourage new commercial and licensed in-home childcare providers.	Community Development – Planning Services			
4. Regularly survey residents to identify local gaps in availability of goods and services.	Community Development – Planning Services			
5. Explore alternative business operational models including co-working spaces and mobile vendors to support small business growth and entrepreneurship.	Community Development – Planning Services			

Section 6 Policies	Responsible Departments	Short Term	Medium Term	Long Term
6. In partnership with stakeholders such as the Blaine County Recreation District, explore the creation of a sports and recreation venue.	Community Development – Planning Services			
7. Host “grow local” events to introduce and promote resident-serving businesses to the community.	Community Development – Planning Services			
8. Promote and expand opportunities for innovators and entrepreneurs to network and bring ideas to fruition and new products to market.	Community Development – Planning Services			
9. Evaluate alternative funding sources such as an expanded Local Option Sales Tax and creation of an Auditorium District.	Community Development – Planning Services			
10. Support small, start-up, entrepreneurial, and innovative businesses in ways that foster growth and create improved job opportunities.	Community Development – Planning Services			
11. Prioritize economic development that supports renewable and/or clean energy technology and services, regenerative agriculture and local food systems.	Community Development – Planning Services			
<b>Goal 3.6.4 – Establish collaborative partnerships to strengthen workforce development and grow a year-round economy.</b>				
1. Establish regional and local partnerships comprised of business, education, and government entities.	Community Development – Planning Services			

Section 6 Policies	Responsible Departments	Short Term	Medium Term	Long Term
2. Strengthen workforce development efforts, including career and technical education programs, to meet business needs, grow a skilled resident workforce, and prepare youth for jobs that would allow them to remain in or return to the region.	Community Development – Planning Services			
3. Engage the business community and educational institutions to share information about educational requirements and training programs to ensure a prepared future workforce.	Community Development - Sustainability			
4. Facilitate private sector partnerships to support full employment opportunities and workforce housing that enables workers to live and prosper in Hailey and helps businesses retain valued employees.	Community Development - Sustainability			
5. Encourage and participate in regional efforts to create and implement joint economic development strategies that foster economic diversification and year-round job opportunities.	Community Development - Sustainability			
6. Serve as a liaison, connecting businesses with local, state, regional, and federal resources for training, incentives, and other resources.	Community Development - Sustainability			
7. Continue to actively collaborate and coordinate with the Idaho Transportation Department to improve regional transportation services.	Community Development - Sustainability			

Section 6 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.6.5 – Develop strategies to support goals, projects and implementation measures contained in the downtown master plan and gateway urban renewal plan .</b>				
1. Implement the Downtown Master Plan and Gateway Urban Renewal Plan.	Community Development – Planning Services			
2. Collaborate with local businesses and organizations, like the Hailey Urban Renewal Agency, to provide and/or support public infrastructure to attract economically diverse businesses downtown.	Community Development – Planning Services			
3. Encourage the establishment of a downtown business improvement district.	Community Development – Planning Services			
4. Activate downtown with physical placemaking elements; community, cultural, family-oriented and youth events; and expanded hours of operation.	Community Development – Planning Services, Public Works			
5. Pursue public-private partnerships to ensure sufficient parking to enable redevelopment of underutilized properties.	Community Development – Planning Services			
6. Encourage year-round, consistent hours of operation to serve both visitors and residents.	Community Development – Planning Services			
7. Encourage diverse, local restaurants and retail on the ground floor.	Community Development – Planning Services			
8. Support business merchandising efforts such as “shop local” events and training for e-commerce and other opportunities to expand business models for year-round operations and employment.	Community Development – Planning Services			



*Photo by Josiah Brown*

## Section 8

# Housing

## INTRODUCTION

Creating a housing environment that matches the needs and interests of a community is an essential part of a healthy, sustainable city. Housing impacts a city's ability to attract and retain a workforce, build strong community culture, ensure quality of life for residents, and defines how people exist within a community as residents, seasonal residents, and visitors. The City of Hailey aims to create an approachable, equitable housing environment that supports a wide range of individuals and families who wish to live and work in the community at various stages of life.

The purposes of this section are to provide an analysis of Hailey's current housing environment, detail projected future demand, and identify a core set of goals, objectives, and policies that will allow the City of Hailey to achieve a vision as it relates to housing.

## DEFINITIONS

*To ensure clarity around housing policies and goals, the following definitions are referenced:*

**Affordable Housing**: The U.S. Department of Housing and Urban Development defines "affordable housing" as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Housing that is affordable can be built by private developers and open to all income groups. This is sometimes called naturally occurring affordable housing. Housing that is affordable is also built using public investment and restricted to certain incomes. In some communities, there is an abundance of naturally occurring affordable housing that has been built by private developers. In other communities, the opportunities for housing that is affordable are few and far between, as prices have risen and may be out of reach for many households.

**Community Housing Unit**: Through a deed restriction, a dwelling unit that is restricted by size, type and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.

**Market Rate Unit**: A dwelling unit in a residential or mixed-use development that is not a community housing unit.

**Income Restricted Affordable Housing:** This type of affordable housing targets lower-income households (below 80 percent of area median income). Typically, income restricted affordable housing receives public investment through local, state, federal or foundation funds and is available to households who are under a certain income.

**Attainable Housing:** Attainable housing generally refers to housing options that are accessible and affordable for middle-income families, typically those between 80 percent and 120 percent of area median income. This type of housing is also sometimes referred to as workforce housing and there are generally less subsidy options available that support the development of housing units at these price points.

**Workforce Housing:** Units deed restricted for occupancy by households that include at least one local employee. Workforce housing can also refer to homes in which employees reside but are not deed restricted are part of the free market.

**Year-Round Residents:** The term year-round residents reflect people who call Hailey their primary place of residence. They could be renters, or they could own their own home; they could work in Hailey or commute elsewhere for work. Most population data sources, such as the U.S. Census and the Idaho Department of Labor, record population estimates that reflect the number of residents in a community who identify that community as their primary residence.

**Housing for Year-Round Residents:** This term reflects housing for current and future year-round residents in Hailey. Year-round housing units can be occupied by renters or owners but must be the occupant's primary residence.

**Seasonal Housing:** Seasonal housing includes all housing in Hailey that is not inhabited by year-round residents. There are three general categories of seasonal housing: temporary or seasonal workforce housing, recreational housing, and short-term rentals.

- **Temporary or Seasonal Workforce Housing:** This is housing that is specifically available for the workforce and is typically used temporarily while someone is working during the winter or summer seasons. Temporary does not mean housing that could be constructed, used temporarily, and then taken down. Examples include the use of an accessory dwelling unit (ADU) to house a new chef for a local restaurant until such time as permanent housing can be found. Another example is housing owned by a ski resort that is built for their seasonal workforce. The U.S. Census categorizes some of these temporary or seasonal workforce housing units as group quarters or units for "seasonal or migrant workers."

- **Recreational Housing Units**: Recreational units are housing units that could be a household’s second or third home. Recreational units are not a household’s primary residence. For example, households with a recreational unit may rent the unit as short-term rentals part of the year and use the unit when they go skiing on the weekends during the winter. Sometimes a recreational unit might be considered a “dark home,” which means that the unit sits empty or is not used very much at all during the year. The U.S. Census categorizes recreational units as unoccupied by year-round residents that are used “for seasonal, recreational or occasional use.”
- **Short Term Rentals (STRs)**: Short term rentals are housing units that are available to rent for a stay shorter than 30 days. These units are subject to Idaho’s Travel and Convention Tax as well as Local Option Taxes. The revenue generated from these taxes is used to promote tourism in the State of Idaho and/or redistributed for projects directly benefiting the quality of life and/or tourism in a specific municipality.[1] The U.S. Census does not track the number of short-term rentals. Conversely, long-term rentals typically have a tenant on a lease that is six months or longer and is often the primary residence of the occupant.

## EXISTING HOUSING CONDITIONS

The City of Hailey and the greater Wood River Valley are seeing growing populations and an influx of in-migration (the movement of people into a particular area to establish a new residence). These conditions emphasize the importance for the City of Hailey to provide analyses and recommendations around the housing infrastructure needed to not only support a growing population, but to also create and sustain an attainable housing market.

Hailey is home to a diverse spectrum of housing types and housing needs. As of 2022, there are approximately 4,100 housing units within Hailey City limits with an average household size of 2.73 people. Of Hailey’s housing units, 80% are occupied by full-time residents, representing a substantially higher percentage of full-time occupancy compared to nearby Ketchum (40% full-time occupancy) and Sun Valley (21% full-time occupancy). The higher percentage of full-time occupants in Hailey could indicate that Blaine County’s workforce resides more heavily in Hailey than other municipalities throughout the County.\*

Of the 20% of Hailey’s housing inventory that is not occupied by full-time residents, 54% is utilized as seasonal/recreational housing and the remaining inventory is either on the market or unoccupied

*\*2022 American Community Survey 5-year estimates are referenced in this section of the plan to align with Hailey’s Housing Needs Assessment Report*

for a variety of reasons (these could include: ongoing renovations, the death of a homeowner or units held for occupancy by a caretaker, or other personal reasons). For Hailey’s occupied housing units, about 65% are occupied by homeowners and 35% are utilized by renters, representing the highest percentage of renters across the Wood River Valley.

## PROJECTED HOUSING DEMAND

In 2023, the City of Hailey finished a Housing Needs Analysis and Growth Projections Assessment that informed the content of this section. The assessment identified that an estimated 635 to 1,242 new housing units are needed in Hailey to accommodate forecasted population growth and overcrowding over the next 10 years. This represents a 17-32% increase in the number of available housing units and has a 10-year estimated annual absorption of about 64-124 housing units across the market. Figure 1 illustrates the housing need estimates based on the mid-growth population forecasts, which results in demand for around 771 new housing units and 67 rehab units over the next 10 years.

### 10-YEAR HOUSING NEEDS

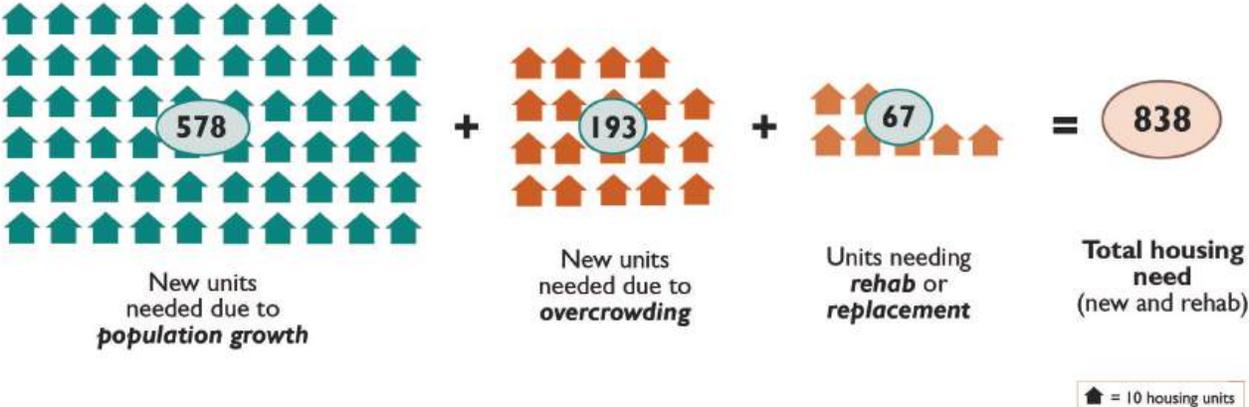


Figure 1: 10-Year Housing Needs for the City of Hailey

The need for additional housing units can be broken down by units needed to accommodate projected population growth and units needed to address overcrowding, pent up community demand and other market factors. For Hailey, approximately 75% of the need for new units is attributed to projected growth and the remaining 25% is attributed to expressed community demand and overcrowded existing units.



*Photo by Josiah Brown*

Importantly, these units do not have to come from new construction, additional units can be added to the full-time housing inventory through the conversion of vacant or short-term rental units to full-time sale/rental supply and can be added to the market through the conversion of large single family units into multiple smaller units such as duplexes or triplexes.

The 10-year housing need can also be broken down by income. Looking at housing needs by income categories is a way of understanding the types of housing that need to be built, as well as whether housing is financially feasible for specific types of housing products to be built in the current market, or whether policy change and investment are needed to spur development.

Figures 2 and 3 below show the number of housing units forecasted using the mid-growth population forecast broken out by income categories and tenure (renter vs. owner occupancy). The income categories are based on the Area Median Income (AMI) published by the Department of Housing and Urban Development (HUD) for Blaine County.

Additional information about Hailey’s recent housing actions and accomplishments can be found in Appendix D and on the City of Hailey’s website.

**AFFORDABLE HOUSING PAYMENTS AND HOUSING NEED**

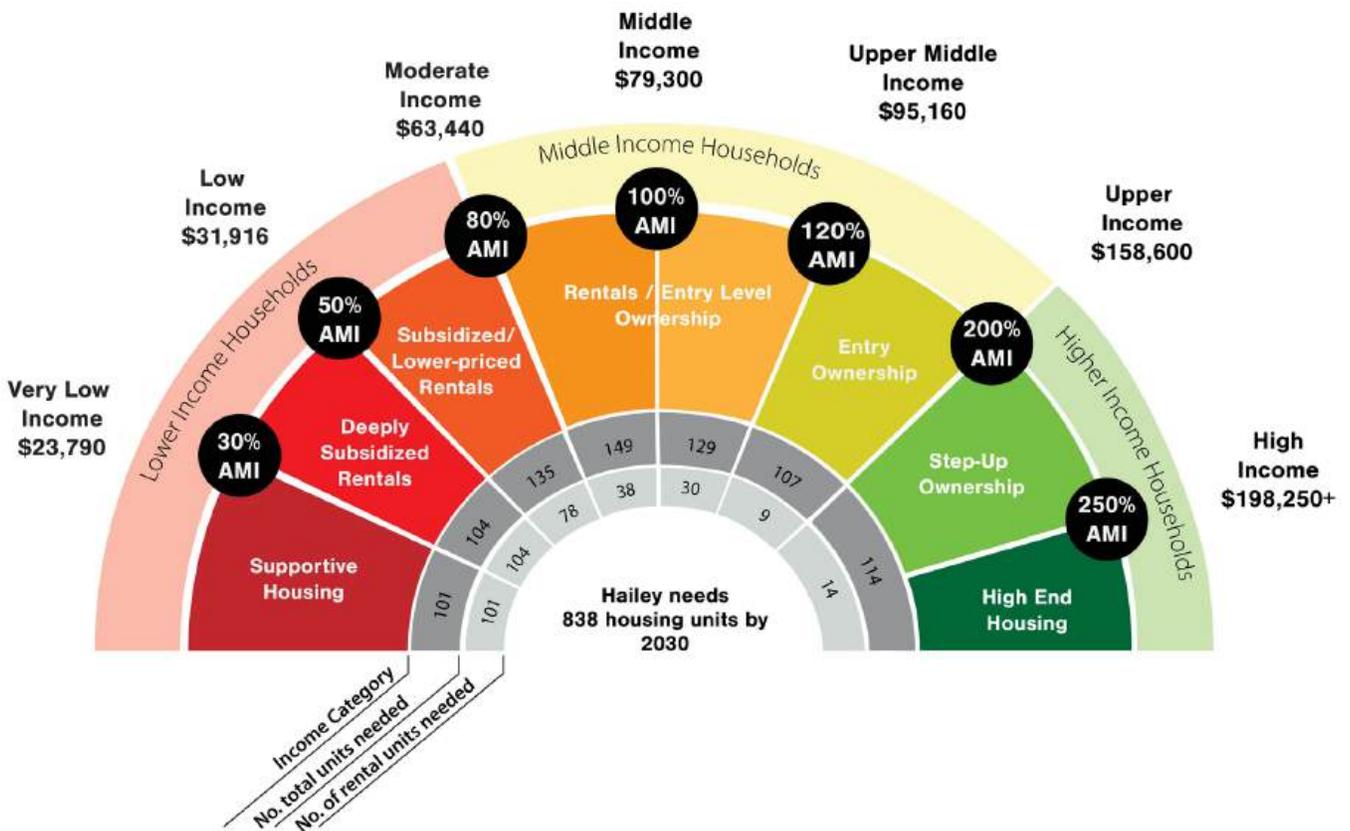


Figure 2: Affordable Housing Payments and Housing Need, City of Hailey Mid-Growth Scenario

## HOUSING NEEDS BY INCOME RANGE

Income Category	Percent of AMI	Income Range	Housing Need (New and Rehab) Next 10 Years
Lower Income	<30% AMI	\$0 - \$23,790	101 units
	31-50% AMI	\$23,791 - \$31,916	104 units
	51-80% AMI	\$31,917 - \$63,440	135 units
Middle Income	81-100% AMI	\$63,441 - \$79,300	149 units
	101-120% AMI	\$79,301 - \$95,160	129 units
	121-200% AMI	\$95,161 - \$158,600	107 units
Higher Income	>200% AMI	\$158,601 +	114 units

Figure 3: Housing Need by Income Range



## GOALS, OBJECTIVES AND POLICIES

### **Goal 3.8.1 – Preserve and produce a diverse housing inventory that promotes a variety of housing options and affordability ranges.**

*Objective - Ensure that Hailey's housing inventory matches projected future housing demand.*

- A. Regularly assess projected population growth and housing demand trends to create a data-informed 10-year development pipeline goal that indicates the general need for housing types and supported income ranges. Regular assessments should also track the inventory of deed-restricted, affordable and other subsidized housing opportunities to allow for long-term target tracking.
- B. Identify parcels for land acquisition to enable housing development that meets the needs of the workforce.
- C. Work with local and regional employers to create employer supported housing opportunities and partnerships to increase workforce housing attainability.
- D. Utilize development incentives and partnerships to ensure that new housing development includes a mix of housing units that support a wide range of incomes and living situations.
- E. Encourage the inclusion of accessory dwelling units with new and existing residential and commercial development.
- F. Create incentives and partnerships that work to add full-time housing units to Hailey's inventory through the conversion of second homes, vacation units and short-term rentals to full-time rental opportunities.
- G. Monitor the percentage of full-time
- H. Ensure that new housing development complements community character and is designed to encourage active community through easy access to amenities, public spaces, connected pathways, and transportation options.
- I. Assess aging housing inventory in Hailey and encourage/incentivize the rehabilitation and upgrade of aging units to preserve housing inventory, character, and livability.
- J. Ensure that new housing development meets or exceeds the minimum energy efficiency requirements and is designed to remain efficient and safe year-round.
- K. 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

*Objective - Ensure that new housing developments emulate and enhance the beloved character of Hailey.*

- L. Assess Hailey's neighborhoods and identify the elements that characterize the area. Use these standards to help inform the design, scale, and aesthetic of housing that should be preserved/ added to the neighborhood zone.

- M. Expand on existing design standards for housing development that balances increased densities with community character and function. The expansion and/or integration of standards could include streetscape improvements and amenities, trash and waste management strategies, additional public/semi-public community spaces, alleyway improvements, etc.
- N. Use non-structural elements such as tree canopies, parks, natural habitat areas, sidewalks and pathways to create community character.
- O. Consider the approval and thoughtful integration of commercial developments, such as coffee shops, boutique stores and restaurants in neighborhood areas that could benefit from commercial operations without detracting from business operations in Hailey’s Downtown.

**Goal 3.8.2 – Build strong community housing partnerships and local housing programs to increase housing attainability.**

- A. Participate in regional housing collaboration and initiatives to ensure more accessible housing development and positive movement toward regional housing goals.
- B. Seek funding and additional housing resources from various public and private opportunities, including federal program opportunities, public/private grants, private donations, employer contributions, and local housing programs.
- C. Create strong relationships with housing providers, developers and contractors to create attainable rental and for-sale housing units that meet specific needs in Hailey.
- D. Engage in community-wide and regional housing education and engagement initiatives to highlight the importance of housing attainability and the intersectionality of housing as it relates to other community goals and opportunities including economic development, transportation funding thresholds, sustainability and resilience, and community character. Education and engagement initiatives should be tailored to reach a wide audience including the public, employers and businesses, local organizations, community leadership, and regional partners.

**Goal 3.8.3 – Create strong housing policy and land use strategies to promote housing attainability and workforce development goals.**

- A. Ensure that Hailey’s zoning code and ordinances are aligned to provide housing opportunities in locations where greater density is allowed.
- B. Update City ordinances to set minimum density requirements for certain zones or districts depending on project type and compatibility with surrounding development.
- C. Limit development and density in, near, and around the foothills area, along the river, and in other spaces that provide natural habitat and other ecosystem services.
- D. Provide expedited and priority application and approval processes for developments that meet housing attainability goals and/or provide deed-restricted and affordable housing.
- E. Work with regional partners to advocate for Statewide legislative and policy implementation that provides cities and local jurisdictions more tools to increase housing attainability and improved

housing outcomes for individuals living and working in Hailey and other similar communities.

**Goal 3.8.4 – Support community partners, non-profits and other supportive service agencies to ensure housing stability for individuals who live and work in Hailey.**

- A. Support community partners to ensure that housing services are readily available in Hailey including homelessness prevention, eviction prevention assistance, and rapid re-housing programs.
- B. Support the establishment of a dedicated funding source to provide short- and long-term supportive housing services.
- C. Regularly assess the population of Hailey that is at risk of being housing insecure or housing unstable and share that number and data with partners and supportive service agencies to help create needs benchmarks.
- D. Support agencies that help those who are either experiencing homelessness or are at risk of homelessness.

**Goal 3.8.5 – Ensure that Hailey remains a community where individuals can age in place and is accommodating to underrepresented populations.**

- A. Expand affordable housing options for seniors, families, and persons with disabilities through zoning and ordinance and accessible design requirements in new construction and remodeling.
- B. Assess population demographics to ensure that there are enough accessible and attainable housing opportunities for underrepresented populations and people who need special housing accommodations including assisted living options and physical accessibility improvements
- C. Support the development and construction of new underrepresented and accommodating housing opportunities that are close to amenities and provide access to essential services.
- D. Ensure there are supportive services and financial support (age-in-place home improvements, property tax reductions, accessible transportation options, including medical transport) for underrepresented people who wish to continue to live in the Hailey community.
- E. Encourage the installation, development, and/or placement of amenities and public spaces that support interaction across generations and demographic groups.

## IMPLEMENTATION MATRIX

The implementation matrix organizes specific actions to assist the City in achieving the goals articulated in the plan. Implementation timelines are subject to political direction and economic conditions and may be shorter or longer than provided estimates. In general, Short Term is considered to be 1 to 3 years, Medium Term is considered to be 3 to 5 years and Long Term is considered to be 5 years or greater.

Section 8 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.8.1 – Preserve and produce a diverse housing inventory that promotes a variety of housing options and affordability ranges.</b>				
1. Regularly update the City's housing needs analysis report and associated data workbooks.	Community Development			
2. Conduct a citywide land analysis to identify parcels that could be purchased or managed through partnership to add meaningful housing inventory.	Community Development			
3. Monitor and track the percentage of owner/long-term rental occupied units.	Community Development			
4. Explore incentives and support options to assist with the renovation/remediation of aging housing units that are at risk of aging out of Hailey's housing inventory.	Community Development			
5. Engage the community and define the beloved character elements of Hailey's neighborhoods to help create design guidelines for new housing development that supports rather than detracts from the character of a neighborhood zone.	Community Development			

Section 8 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.8.2 – Build strong community housing partnerships and local housing programs to increase housing attainability.</b>				
1. Actively engage and participate in regional housing collaborations and networks.	Community Development	■		
2. Create educational tools and programs that can be shared with residents in Hailey and the greater Wood River Valley.	Community Development, City Administration		■	
3. Create a housing funding plan that details potential funding sources that the city would like to explore.	Community Development	■		
<b>Goal 3.8.3 – Create strong housing policy and land use strategies to promote housing attainability and workforce development goals.</b>				
1. Review and revise city zoning code and ordinances and identify where changes could be made to help support higher density and affordable housing.	Community Development	■		
2. Designate a member of city staff to serve as a legislative liaison around housing policy that arises in Idaho.	City Administration, Community Development	■		
<b>Goal 3.8.4 – Support community partners, non-profits and other supportive service agencies to ensure housing stability for individuals who live and work in Hailey.</b>				
1. Conduct a regional assessment of supportive housing services that are available throughout the region and identify ways to support these organizations and programs.	Community Development		■	

Section 8 Policies	Responsible Departments	Short Term	Medium Term	Long Term
2. Regularly collect and share housing and demographic data that identifies populations and areas that are more likely to be housing insecure.	Community Development			
<b>Goal 3.8.5 – Ensure that Hailey remains a community where individuals can age in place.</b>				
1. Evaluate the existing supportive services and financial support available to support seniors in Hailey and identify gaps in coverage and create a community age-in-place plan.	Community Development			



*Photo by Robyn Davis*

## Section 10

# Transportation

## INTRODUCTION

Hailey has a long history of impactful transportation planning. The 1982 Comprehensive Plan recognized the importance of connectivity between neighborhoods, and as a result, by the late 1990s, Woodside Boulevard was completed, connecting the Woodside neighborhood with Fox Acres Road, and eventually Quigley Road and Croy Street. The late 1990s also saw the completion of 2nd Avenue North from Buttercup Road to McKercher Boulevard, connecting the Northridge neighborhood to the Old Hailey neighborhood and Downtown. As a result of this foresight and good planning, residents can now move from the southernmost portions of town to the northernmost portions without accessing SH-75. Connectivity like this provides mobility options that help the transportation system operate smoothly and efficiently by relieving pressure on any one road or route.

Having largely achieved the connectivity goals of the 1982 plan, the 1998-2003 Update focused on building out a robust multimodal transportation system and emphasized the importance of safe and efficient movement for bicyclists and pedestrians as one way to relieve congestion and stress on the system. In 2007, Mountain Rides Transportation Authority established transit service between Blaine County and Bellevue, Hailey, Ketchum, and Sun Valley, achieving another goal of the 1982 Plan. As a result of the 1998-2003 Update, the City adopted their first Transportation Master Plan (TMP) in 2007, which was subsequently updated in 2020. The TMP acts as the implementation tool for the high-level goals and objectives of the Comprehensive Plan. It functions as a capital improvement plan and contains traffic forecasts and alternative evaluation; transportation systems plan for all modes including vehicles, bike and pedestrian, freight, transit, and air; and a funding and implementation plan.

In 2014, the City adopted the Blaine County Community Bicycle and Pedestrian Master Plan in partnership with the Blaine County Recreation District, Blaine County, and the communities of the Wood River Valley. That plan was updated and adopted by Hailey in 2024. The City has several long-term projects from the 2014 Plan in progress including bicycle, pedestrian and accessibility improvements on River Street; downtown sidewalk improvements; trails/parks connectivity; safe routes to school; and implementation of a wayfinding plan. The 2024 Update calls for continued improvements to the City's alternative transportation network including a new bike lane in Croy Canyon, the completion of the River Street multimodal infrastructure, and the completion of sidewalks and bike lanes along Airport Way and Woodside Boulevard. The City also adopted a Downtown Master Plan in 2024 that calls for the creation of a pathway on Bullion Street as well as

**Downtown Vision Plan from Hailey Downtown Master Plan, 2024**



- |                              |                                |                       |
|------------------------------|--------------------------------|-----------------------|
| Downtown Park                | Main St Historic Retail Street | Primary Side Street   |
| Potential Development Site   | River St Mixed Use Street      | Secondary Side Street |
| Critical Pedestrian Crossing | East-West Canyon Route         | BCRD Wood River Trail |
| Bicycle Facility             | N 1st Ave Plaza                | Study Area boundary   |

significant streetscape and pedestrian improvements on Main, River, and Myrtle Streets.

In addition, Blaine County and municipality representatives also completed a Regional Safety Action Plan in 2024, funded by grant monies awarded through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program. The City of Hailey was a critical project partner in this effort. The purpose of this plan was to improve roadway safety for all road users in Blaine County and its incorporated cities, including Hailey. Project components included a safety analysis of existing networks, engagement and collaboration with the public, and strategy and project selections provided by the hired consultant team. Feedback from public surveys indicated that driver behavior and pedestrian and cyclist safety were the biggest transportation safety concerns. Greater enforcement, additional bike and vehicle lanes, and additional sidewalks were reported as the top potential improvements to Blaine County's transportation system. Just under 50% of the project survey respondents reported that they lived in Hailey.

Hailey has a mature transportation system with few opportunities for major capacity expansions. Growth in population and tourism (or even stasis) will mean that pressure and congestion on SH-75 will continue to be a concern. For this reason, Hailey will continue to emphasize enhancements that make the best and most efficient use of the transportation system rather than seeking capacity enhancements by building larger roads or creating one-way couplets that negatively impact established neighborhoods. Enhancements to increase efficiency of the system are included in the TMP and Bicycle and Pedestrian Master Plan, and include increased transit availability and use, better connectivity of bicycle and pedestrian facilities, and the addition of traffic signals and Intelligent Traffic System (ITS) on SH-75.

Hailey residents have embraced bicycling and walking to school, work and extracurricular activities, and have further expressed a strong desire for enhancements that make additional modes as safe and efficient as driving a car. This is a matter of mobility for all road users and is a key component of the City's vitality and viability.

## TRANSPORTATION FACILITIES

The City of Hailey and key transportation partners maintain and operate a successful system of transportation facilities throughout Hailey that range from State Highways, vibrant downtown and neighborhood streets, pedestrian and bicycle facilities, and a municipal airport. The following items represent priority transportation facilities that will help guide investment into Hailey to ensure improved safety, equitable access, connectivity, and efficient movement of a multitude of transportation modes. Each facility shall continue to be prioritized for ongoing improvement to ensure safety, access, and proper maintenance for continued use.



Photo by Timothy Burke

### **FRIEDMAN MEMORIAL AIRPORT**

Friedman Memorial Airport, also known as SUN, is a public-use, commercial service airport that serves the entire Wood River Valley. The airport is a vital transportation link and significant economic driver for the local, regional, and state economies. Airport activity is diverse and includes commercial air service, corporate aviation, and recreational general aviation activity. The airport also provides access to critical services including aerial wildland firefighting, life flight, and air cargo. Annually, commercial air service at the airport serves over 200,000 passengers. It is bound by SH-75 on the north and east sides and Broadford Road on the west.



Image obtained from Google Street View

### **STATE HIGHWAY 75 / MAIN STREET**

SH-75 is owned and operated by the Idaho Transportation Department (ITD); however, Hailey maintains SH-75 from Fox Acres to McKercher Boulevard. SH-75 ties together all the communities that make up the Wood River Valley, providing vital north-south connectivity for commercial, recreational, and local traffic. It is also Hailey's Main Street and the principal point of access (and parking) to the Downtown Core of Hailey – a district comprised of the many local businesses serving residents and visitors. Configured as a 5-lane arterial and carrying an average of 12,250 vehicles per day, SH-75 creates a formidable barrier for vehicles, pedestrians, and cyclists, bifurcating the town east to west. The community of Hailey wants Main Street to have a sense of place – contributing to the small-town ambiance – and be enhanced with pedestrian and placemaking improvements. These improvements will serve to enhance the walkability and ease and comfort of moving through Hailey without a vehicle, while still balancing the highway's use as a main thoroughfare for the Wood River Valley.



## **PUBLIC TRANSIT**

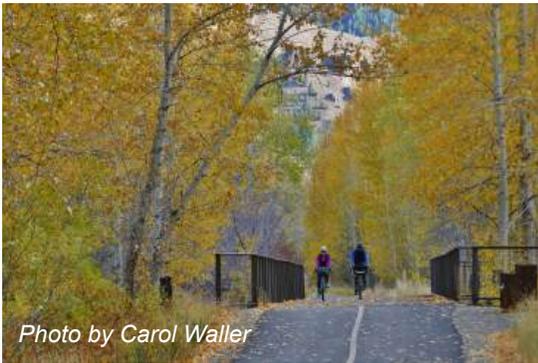
Mountain Rides Transportation Authority is the public transportation provider for Blaine County. Hailey is served by one Hailey-specific route and one Valley-wide route providing connectivity across the valley. Mountain Rides' Hailey Route provides connectivity throughout Hailey, including the Community Campus/BCRD, all of Woodside Subdivision, the Airport area including St Luke's Medical Clinic, as well as to the Senior Connection. Mountain Rides' Valley Route, the backbone of the region's public transportation system, provides critical connectivity for Hailey's residents. The Valley Route's hourly service (with increased frequency during commute times) allows residents to travel free-of-charge to employment and recreation opportunities throughout the Wood River Valley. To help alleviate congestion and minimize single occupancy vehicle trips, the Valley Route runs eighteen (18) hours per day to Sun Valley, Ketchum, throughout Hailey, and Bellevue. Mountain Rides also provides vanpool from the Magic Valley, including Paratransit and community health transportation to Twin Falls. Notably, Mountain Rides has committed to structuring their organization so that public bus routes are fare-free. While this structure is not guaranteed in perpetuity, they remain committed to delivering fare-free bus service in the Wood River Valley for as long as possible.



## **RIVER STREET AND 2ND AVENUE**

River Street and 2nd Avenue run parallel to SH-75 on the west and east respectively. As such, both streets provide a vital alternative for north/south travel, particularly for bicyclists accessing the many businesses in the Downtown Core, schools, and recreational facilities. River Street is commercial in nature; however, it has recently seen infill with multifamily residential and mixed-use development projects. It is currently being fitted with separated bike lanes, sidewalks, and enhanced streetscapes in both directions to provide safe and convenient travel by bike and foot. To the contrary, 2nd Avenue is more residential in character with a lower volume

of vehicle trips per day. Advisory bicycle lanes have been installed on 2nd Ave, representing the growth and development of Hailey's approach to multi-modal transportation in the City's core. The advisory bicycle lanes were some of the first to be installed in the State of Idaho, and they have been generally well-received by the public. There are ongoing efforts to improve the multimodal mobility of 1st Avenue, including sidewalk extension, construction and/or replacement, parking area enhancements, and intersection safety improvements.



### **WOOD RIVER TRAIL**

The Wood River Trail is a 20+ mile multi-use path owned by ITD and operated by the Blaine County Recreation District (BCRD) that connects the communities of Bellevue, Hailey, Ketchum and Sun Valley. The path is open year-round and offers a fully separated, multi-modal facility to safely walk, bike, or ski on, offering an indispensable north/south alternative to SH-75, which further includes convenient access to numerous recreational amenities and attractions in Hailey and beyond.



### **BIKE LANES**

Bicycling is baked into Hailey's culture due in part to its proximity to world class mountain biking as well as the safety and convenience of biking for local trips. Bicycling for both recreation and commuting is increasing, and the enhancement and expansion of bike facilities is a core value of the community. The addition of the Croy Street two-way cycle route provides a safe east-west connection from River Street to Fifth Ave./Eastridge Dr., strengthening access between Croy and Quigley Canyons.

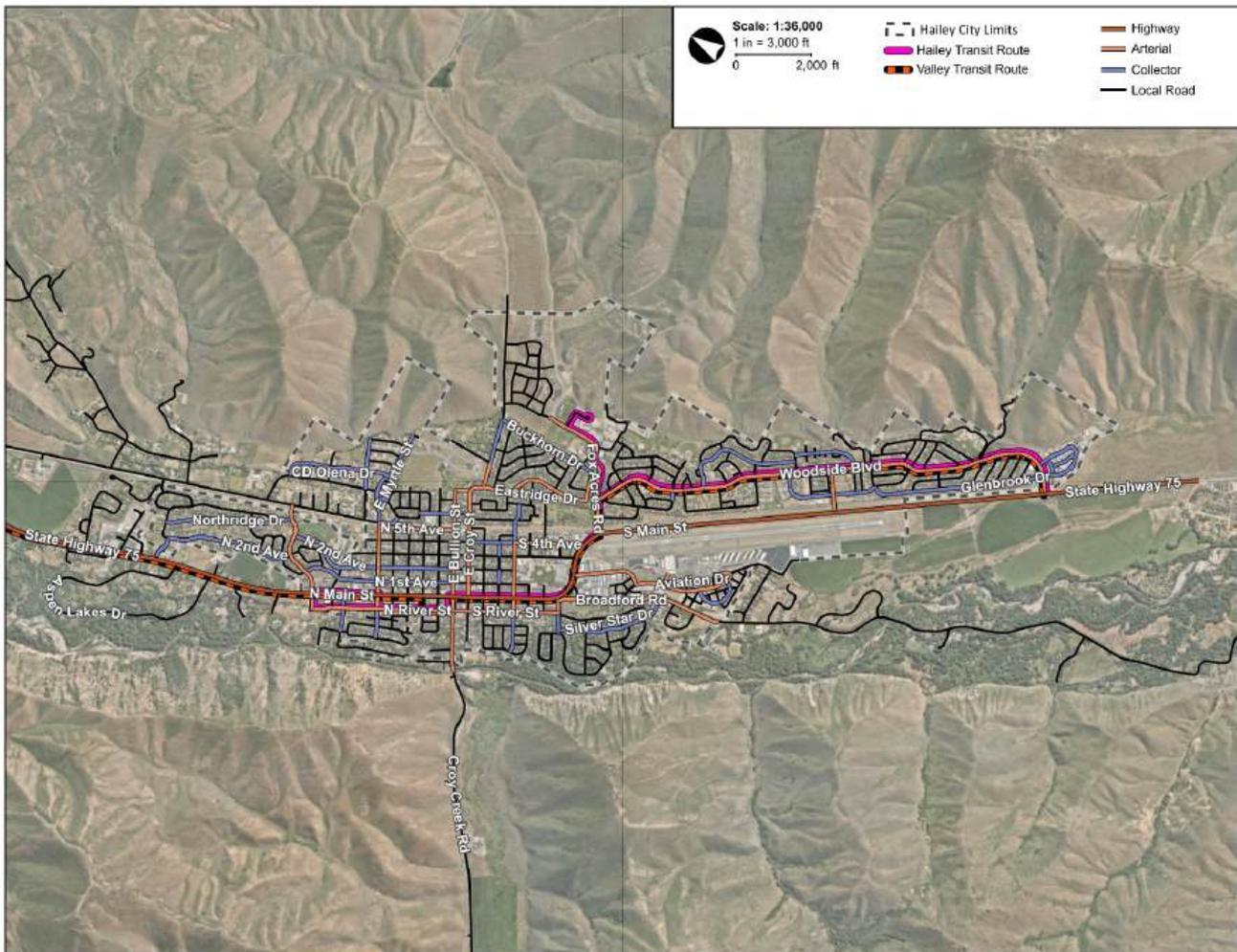


## RECREATION TRAILS

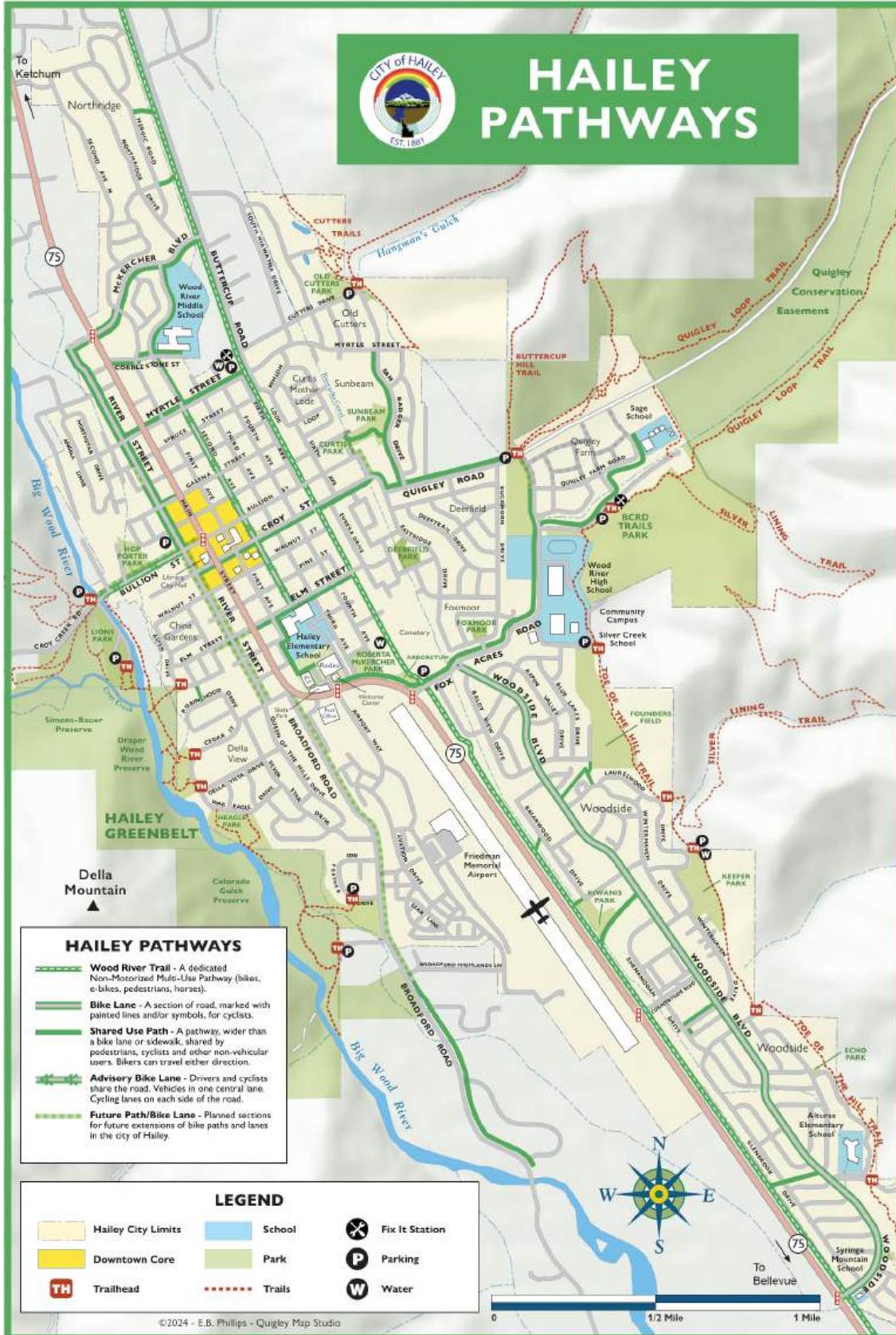
Similar to bicycling, Hailey's access and enthusiasm for its nearby outdoor reserves has built a culture that values trails along the river, on the hillsides, and in the canyons. The public expressed strong support for more and better access to trails including the Hailey Greenway, Buttercup Trail, Cutters Trails, Draper Preserve, Croy Canyon, and Quigley Canyon. Through partnerships with Blaine County, the Wood River Land Trust, Bureau of Land Management, and the BCRD, Hailey has worked to provide multiple recreational trails near town and has prioritized multimodal connectivity so residents can safely walk and bike to world class recreation.

## TRANSPORTATION SYSTEM MAPS

### HAILEY ROAD NETWORK



# HAILEY PATHWAYS



Source: City of Hailey

## GOALS, OBJECTIVES, AND POLICIES

There is a strong community desire for improvements that make bicycling, walking, and public transit as safe and efficient as driving. This commitment to alternative transportation is not only about mobility but also about maintaining the City's vitality and quality of life. Goals are high-level, aspirational expressions of a future state of being. Objectives are more specific and measurable indicators toward achieving the goal, and policies are specific actions to be taken to achieve the objectives. The following goals, objectives, and policies will guide the continued development of the transportation system toward the implementation of the community vision and values identified within the comprehensive plan.

### **Goal 3.10.1 - Improve community interface with State Highway 75 and ensure efficient travel through Hailey.**

*Objective – Work with the Idaho Transportation Department to ensure that State Highway 75 provides a safe transportation corridor throughout Hailey that serves both residents of Hailey and individuals passing through the community.*

- A. Support the implementation of the State Highway 75, Bellevue to Broadway Run ITD project and ensure final designs meet the needs of the community.
- B. Address pedestrian and bicycle safety issues through the installation of new shoulder facilities and improved intersection and crossing facilities.
- C. Continue to monitor peak traffic volumes and identify opportunities to reduce congestion via improved transit options and alternatives.
- D. Ensure continued accessibility to businesses, restaurants, and public facilities along State Highway 75.
- E. Work with ITD to implement the provisions of the Hailey Transportation Master Plan, particularly the planned signals at the Myrtle/Main and Elm/Main intersections.
- F. Look for opportunities to install or upgrade bicycle and pedestrian infrastructure in conjunction with road maintenance projects.

### **Goal 3.10.2 – Build and maintain a sustainable, safe, reliable, year-round multimodal road network.**

*Objective – Provide a balanced approach to mobility by offering a year-round multimodal network that improves safe and accessible routes to Downtown, businesses, activity centers, neighborhoods, places of employment, and recreational opportunities.*

- A. Continue to implement the Transportation Master Plan.
- B. Implement recommendations and strategies to improve roadway safety, as presented in the 2024 Blaine County Regional Safety Action Plan.

- C. With new development projects, continue to encourage the design and construction of Hailey’s multimodal network to improve connectivity and safety, as well as provide for multimodal amenities such as bicycle storage, maintenance racks, and bicycle parking.
- D. Continue enforcement of Title 18: Mobility Design, to ensure future development provides safe multimodal facilities and infrastructure.
- E. Increase staffing capacity of Hailey Streets and Public Works Departments as it relates to pathway and sidewalk snow removal and year-round multimodal facility access; seek opportunities with business and property owners to further aid in this effort.
- F. Continue to thoroughly assess off-site traffic impacts of new developments to ensure the adequacy of existing infrastructure, or adequate funding of needed infrastructure.
- G. Continue to collaborate with agency and community partners to fund and implement a regionally connected and coordinated multimodal network (reference the Blaine County Community Bicycle and Pedestrian Master Plan).

*Objective – Build a resilient and sustainable transportation system that encourages and accommodates new technologies as they become available.*

- H. Seek State and Federal funding opportunities to install Electric Vehicle Charging Infrastructure throughout the city to serve residents and visitors.
- I. Collaborate with agency partners to establish standards for the safe operation of micromobility devices such as e-bikes and e-scooters in Hailey and throughout the Wood River Valley.

**Goal 3.10.3 – Create a vibrant, pedestrian-oriented Downtown with reliable connections from every neighborhood.**

*Objective – Prioritize development that encourages walking and biking.*

- A. Build a connected street network that provides every neighborhood with safe routes into the Downtown Core.
- B. Relieve vehicular congestion along SH-75 by providing local users with safe bicycle and pedestrian crossings into the street grid.
- C. Improve bicycle parking in front of shops, restaurants, and other local destinations to encourage residents to take more trips by bicycle.
- D. Require new development projects to provide multimodal amenities onsite, such as bicycle storage, maintenance racks, and bicycle parking.
- E. Construct the Bullion Street Promenade as referenced in Hailey’s Downtown Master Plan to provide key connectivity to Downtown and into Croy Canyon.

**Goal 3.10.4 – Improve public transit facilities/operations and increase public transit ridership.**

*Objective – Continue to build capacity within the transportation system through service and*



*Photo by Carol Waller*

*accessibility improvements that focus on the movement of people rather than single occupancy vehicles.*

- A. Encourage improved transit facilities in conjunction with new development projects.
- B. Expand transit services to better serve activity centers and to reduce single-occupancy vehicle trips.
- C. Improve ‘first and last mile’ pedestrian and bicycle access to existing transit routes.
- D. Continue to incorporate public transit funding into the City of Hailey budget.
- E. Ensure land use and transportation policies increase accessibility to transit service.

*Objective – Increase intergovernmental support of Mountain Rides and its capacity to plan for and operate transit services within Hailey, and regionally.*

- F. Continue to support and coordinate long-range and strategic planning efforts between the City of Hailey and Mountain Rides.
- G. Increase ridership through strategic business partnerships.

**Goal 3.10.5 – Foster agency partnerships and communication to improve the transportation system.**

*Objective – Maintain strong working relationships with partner agencies to expand support for a multimodal transportation system.*

- A. Participate in ongoing regional transportation planning efforts, especially as they pertain to public transit.
- B. Coordinate proactively with the Idaho Transportation Department for future improvements along SH-75 including an Intelligent Transportation System for signal coordination through town.
- C. Pursue opportunities that increase the capacity for and participation in ridesharing for commuters, including local business and top regional employer engagement and coordination.
- D. Continue to support the Blaine County School District’s Safe Routes to School initiatives to ensure safe and convenient travel to/from school, home, as well as extracurricular activities throughout Hailey.

**Goal 3.10.6 – Enhance alternative transportation access to nearby recreation facilities.**

*Objective – Build a transportation network that provides residents with the ability to walk, bike, or take public transportation to highly valued recreational facilities.*

- A. Require easements along new developments that protect the accessibility of trailheads and natural areas.
- B. Identify areas of Hailey that lack access to recreational facilities and prioritize improving access through bicycle, pedestrian, and public transit improvements.

## IMPLEMENTATION MATRIX

The implementation matrix organizes specific actions to assist the City in achieving the goals articulated in the plan. Implementation timelines are subject to political direction and economic conditions and may be shorter or longer than provided estimates. In general, Short Term is considered to be 1 to 3 years, Medium Term is considered to be 3 to 5 years and Long Term is considered to be 5 years or greater.

Section 10 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.10.1 – Improve community interface with Highway 75 and ensure efficient travel through Hailey.</b>				
1. Update code to require new construction to construct infrastructure improvements.	Community Development – Planning Services			
2. Develop a 5-year plan to coordinate infrastructure improvements with upcoming road maintenance projects.	Public Works and Planning Services, ITD			
<b>Goal 3.10.2 – Build and maintain a sustainable, safe, reliable, year-round multimodal road network.</b>				
1. Update development code to require future construction to include bicycle storage, bicycle racks and sufficient parking.	Community Development – Planning Services			
2. Increase staffing capacity of Hailey Streets and Public Works Departments as it relates to pathway and sidewalk snow removal and year-round multimodal facility access.	Public Works Streets Department			
3. Update code to require all businesses to clear adjacent sidewalks when needed.	Community Development – Planning Services			
4. Seek State and Federal funding opportunities to install Electric Vehicle charging infrastructure available to the public.	Community Development – Sustainability and Resilience			

Section 10 Policies	Responsible Departments	Short Term	Medium Term	Long Term
5. Write ordinance with agency partners to establish standards for the sound operation of micromobility devices throughout the Wood River Valley.	Community Development – Planning Services, Police Department			
<b>Goal 3.10.3 – Create a vibrant, pedestrian-oriented downtown with reliable connections from every neighborhood.</b>				
1. Install bicycle racks and repair stands along the Downtown Corridor.	Community Development – Planning Services			
2. Update code to require new construction to install multimodal amenities such as bicycle storage, maintenance racks, and bicycle parking.	Community Development – Planning Services			
3. Construct the Bullion Street Promenade as referenced in Hailey’s Downtown Master Plan to provide key connectivity to Downtown and into Croy Canyon.	Public Works Streets Department			
<b>Goal 3.10.4 – Improve public transit facilities/operations and increase public transit ridership.</b>				
1. Expand public transit funding to invest in future improvements.	Community Development – Planning Services			
2. Incentivize staff to utilize public transit through an internal commuter rewards program.	City Administration			
3. Identify & fill gaps in ‘first and last mile’ pedestrian and bicycle access to existing transit routes.	Community Development – Planning Services			

Section 10 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.10.5 – Foster agency partnerships and communication to improve the transportation system.</b>				
1. Create installation plan with ITD for signal coordination through an Intelligent Transportation System.	Public Works Streets Department			
2. Develop a maintenance plan prioritizing Safe Routes to School routes.	Public Works Streets Department			
<b>Goal 3.10.6 – Enhance alternative transportation access to nearby recreation facilities.</b>				
1. Update code to require easements along new developments that protect trailhead and natural areas accessibility.	Community Development – Planning Services			
2. Build an interactive map that highlights alternative transportation routes to access major recreation areas.	Community Development – Planning Services			



*Photo by Carol Waller*

## Section 14

# Sustainability

## INTRODUCTION

The City of Hailey has committed and taken action to build community sustainability and environmental stewardship for almost 30 years. Many sustainability projects or policies in Hailey today began as a single idea and have been built upon over time. As we learn more about sustainability systems and deeper initiatives, we can continue to take action to further reduce our community's carbon emissions and improve environmental stewardship.

The City of Hailey organizes its Sustainability Program through four focus areas:

- Energy and the Built Environment
- Waste Reduction
- Transportation and Mobility
- Land and Water

These focus areas closely mirror the sections of the Blaine County Climate Action Plan, which lends itself to Hailey's longstanding desire and commitment to collaboration and leveraging local partnerships. In 2024, the City of Hailey also began working on its own Hailey-specific Sustainability Action Plan. This plan is meant in part to complement the established goals and objectives of Blaine County's Plan, while also remaining adaptive and flexible to Hailey's unique contexts, capacities, and visions from community members.

There have been both challenges and successes across the focus areas, but some of the most notable sustainability milestones at the City of Hailey include:

- **1996:** Hailey became the first city in the Wood River Valley to enact curbside recycling, mandated by its franchise agreement with the local rubbish collection company. Since then, recycling and waste management efforts have expanded to include a construction materials recycling program, a public cardboard compactor, public glass drop-off, and a community compost pilot program.
- **2004:** With assistance from an EPA State and Tribal Assistance Grant (STAG), Hailey was the first Wood River Valley city to install water meters, resulting in a water usage drop of almost 25% during the irrigation season. Water rates continue to be set to discourage excessive water use and reward those who practice conservation.
- **2007:** City of Hailey joined ICLEI Local Governments for Sustainability and established the City's first carbon emissions baseline and reduction goal (15% reduction from 2005 levels by 2015). Idaho Power's energy source make-up shifted to produce a lower emissions factor after

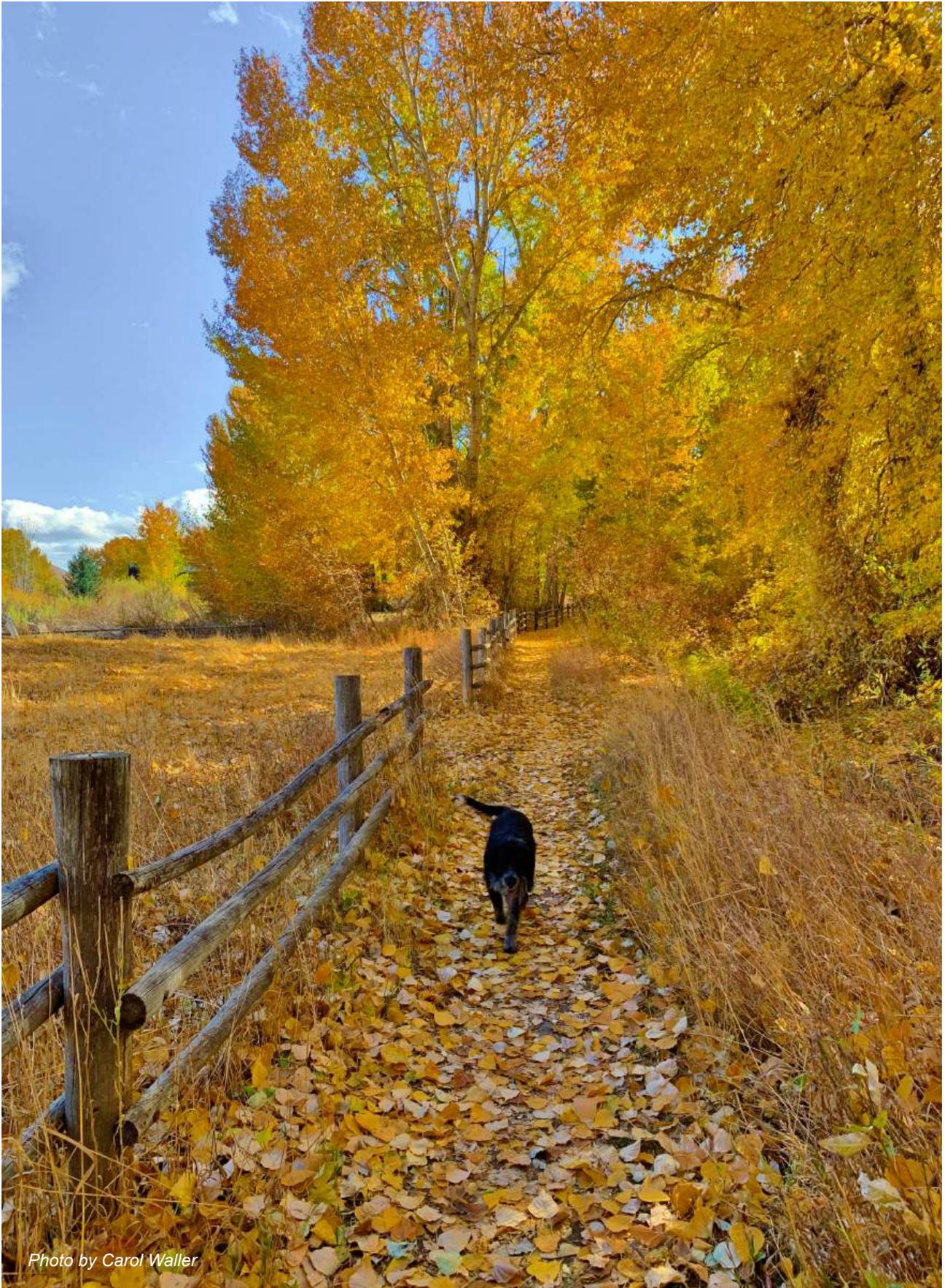
this baseline was established, and by 2011, the greenhouse gas emissions for Hailey energy use and activity had dropped 48% from 2005 levels, far surpassing this “15x15” goal.

- **2010:** Hailey Streets and Public Works Departments began increasing efforts to improve bike and pedestrian infrastructure in areas such as Woodside Boulevard, Croy Street, Myrtle Street, and River Street. Hailey’s interconnected bike/pedestrian transit system continues to be highly valued by the community.
- **2011:** Hailey creates its first full-time position dedicated to climate protection projects, working on a three-year grant contract from the US EPA Community Climate Challenge.
- **2017:** Hailey completes the Woodside Treatment Plant Biosolids project. This \$6 million project provided infrastructure to remove additional waste from wastewater effluent and create biosolid material that is now used to facilitate local composting efforts at Ohio Gulch. This project further protects the Bigwood River and reduces the amount of sludge trucked away from the treatment plant.
- **2017:** Leveraging grant funds from the Bureau of Reclamation and Idaho Board of Water Resources, the City of Hailey launches the “Water SMARTY” program, a xeriscape conversion and irrigation efficiency upgrades rebate program for City of Hailey residents. Over 1.5 million gallons of water were conserved due to the program and the actions of citizens.
- **2020:** A single-use plastic ban is put in place for all City-sponsored events and applicants for special events permits.
- **2020:** The Engine Idling Ordinance is passed by the City of Hailey, prohibiting excessive engine idling in public spaces and giving City Staff an enforcement tool to protect local air quality.
- **2021:** Resiliency Coordinator position transitions to a full-time, fully benefited Resilience Planner position, and Hailey also hires a full-time, fully benefited Sustainability and Grants Coordinator position. Shared between Public Works and Community Development Departments, the team continues to serve Hailey today.

## SUSTAINABILITY AND RESILIENCE IN THE CITY OF HAILEY

Sustainability can mean many different things and play out in many ways, depending on the person and the place. When the word “sustainability” is broken down, a seemingly simple concept emerges: the ability for a group, a person, a community – even the world – to sustain itself. Put another way, sustainability is making sure there is enough of a resource, both in the present and in the future. It is a matter of balance, long-term thinking, and thoughtful planning.

For the City of Hailey, living with sustainability means balancing our community’s needs for things like water, energy, clean air, and land with ecological needs of the larger Wood River Valley, both now and into the future. We share the landscape with wildlife and forest/sagebrush-steppe plant communities, which deserve protection. Our community also relies heavily on the ecosystem services – or benefits of nature – provided by these plant and wildlife communities. The thousands of acres of forest surrounding Hailey store immense amounts of carbon from our atmosphere, offsetting greenhouse gas emissions and keeping our air clean. Native plant communities provide



*Photo by Carol Waller*

## GREENHOUSE GASES AND CLIMATE CHANGE

*Greenhouse gases like carbon dioxide, methane, and nitrous oxide trap heat in the atmosphere, causing the greenhouse effect, which warms the Earth enough to support life. Natural processes, such as photosynthesis, capture and store these gases, maintaining a balanced atmosphere and predictable climate conditions that have allowed civilizations to thrive.*

*However, human activities, such as burning fossil fuels and deforestation, disrupt this balance. These activities increase greenhouse gas emissions, overwhelming the Earth's ability to process them. This imbalance has contributed to rising global temperatures and a rapidly changing climate.*

*The IPCC, a United Nations body, assesses climate science and provides reports that inform policymakers. According to IPCC data, the global average temperature has risen by approximately 1.1°C (2°F) over the past century, contributing to more frequent extreme weather events like storms, droughts, and wildfires. Climate models predict that Blaine County's average daily maximum temperature could rise by 2°F by 2050 and between 7°F and 12°F by the end of the century, assuming current emission trends continue.*

flowering plants and habitat for pollinators like insects and birds; these pollinators allow us to grow crops locally, instead of importing from other states or overseas. In Hailey and across south central Idaho, water is one of the most critical resources. Living in a high-mountain desert climate means that we rely very heavily on winter snowfall and snowpack to provide water resources for the rest of the year. As Hailey has experienced in recent years, a low snow winter followed by a warm and dry spring can spell disaster in terms of drought and wildfire. We must invest in systems and ways of life that preserve resources and help prepare communities for future uncertainties.

The 2024 Comprehensive Plan Update represents the first time that an entire section of the Plan is dedicated to sustainability goals, objectives, and policies. A Sustainability section allows for projects to be integrated across departments and divisions, approached with more clarity of connection to the City's overall vision, and combines the impacts of single projects into achievement of larger goals.

Those who are directly responsible for carrying out sustainability projects in the City of Hailey have historically included Staff from the Community Development and Public Works Departments, as well as the office of the City Administrator. This inter-departmental approach helps deliver shared sustainability outcomes while managing staff time and budget resources efficiently. Additionally, City of Hailey staff work closely with Blaine County and other municipalities on both shared initiatives and creating integrated systems and policies. Frequent communication and a commitment to beneficial shared outcomes with our local partners continue to elevate Hailey's sustainability efforts within City limits and beyond.

As Hailey grows and evolves as a community, City staff will continually assess resource needs for

sustainability. As previously mentioned, City Staff began drafting the Hailey Climate/Sustainability Action Plan in 2024, with hopes for Council adoption of the Plan by late 2025. This sustainability-focused plan will provide detailed and actionable strategies for accomplishing the broader goals, objectives, and policies of the Comprehensive Plan's Sustainability section. City of Hailey leadership have begun exploring permanent budget options that can support both the Sustainability section and the Climate/Sustainability Action Plan. These guiding documents will build organization, accountability, and clarity for Hailey's Sustainability Program, which will further strengthen the impact of future efforts and bolster our community's resilience.

## **SUSTAINABILITY FOCUS AREAS**

As mentioned, the City of Hailey organizes its sustainability efforts through four focus areas. This page describes these focus areas in more detail and provides background information for the focus area that is specific to Hailey. These focus areas are not listed in any order of priority or effort.

### **ENERGY AND THE BUILT ENVIRONMENT**

This sector includes efforts to increase the amount of renewable ("clean") energy that powers Hailey homes, businesses, City operations, schools, and more. For the intents and purposes of this section, renewable energy includes sources like solar, wind, hydropower, and nuclear. It should be noted that while all-electric power at the building/home level eliminates direct fossil fuel consumption by those users, much of the electricity consumed around the country is created from coal-fired power plants, which are indirectly fossil fuel intensive. Idaho Power Company, which provides electricity for the City of Hailey and most of the state, has an energy portfolio that includes coal-fired electricity, a small amount of solar, and a significant contribution from hydropower. While much less fossil-fuel intensive than coal-fired power or natural gas, hydropower still contains a "carbon cost" as well, both in the dam construction and ongoing influence of hydropower operations on natural river ecosystems. Hydropower in Idaho is a great example of the many tradeoffs that come with pursuing renewable energy.

The built environment refers to all the different buildings and structures in Hailey. Even more important than having buildings run on clean energy is to design and construct buildings to use as little energy as possible. Energy efficiency is achieved through strong insulation, limiting air leaks around windows and doors, orienting the building to maximize natural light, and installing high-efficiency appliances like electric heat pumps and induction stove-tops. 2023 rulemaking within the Idaho State Legislature removed local governments' ability to require and enforce energy efficiency measures that go beyond the 2018 International Energy Conservation Code. City Staff continue to explore incentives and voluntary participation for above-code energy efficiency designs.

### **WASTE REDUCTION**

This sector includes efforts to reduce the amount of waste that Hailey generates and ultimately sends to the landfill, Milner Butte, located 100 miles away in Burley. The landfill is operated by

## CIRCULAR ECONOMY

*A circular economy is an economic model aimed at minimizing waste and maximizing resource use by creating closed-loop systems.*

*Instead of the traditional “take-make-dispose” approach, a circular economy emphasizes reusing, repairing, refurbishing, and recycling products and materials, keeping them in use for as long as possible to reduce environmental impact and resource depletion.*

*This model benefits the environment, reduces costs, and encourages innovation in sustainable practices.*

Southern Idaho Solid Waste (SISW). SISW is an active and engaged partner for waste management in the Wood River Valley. The Blaine County Recycle Center at Ohio Gulch accepts a wide variety of items and materials and diverts them from ending up in the landfill. This includes everything from exterior paint and batteries to more traditional materials like metal and cardboard. Composting efforts continue to grow in Hailey as well. A construction materials recycling program is in place for projects in Hailey with an active building permit, although enforcement remains a challenge. Deeper, more systemic changes with our consumption of single-use materials will be critical for making significant improvements in this sector.

## TRANSPORTATION AND MOBILITY

Transportation and mobility, within the realm of sustainability, are guided by many of the

same principles and policies of the Transportation section of Hailey’s Comprehensive Plan. When reviewing public feedback on the 2024 Comprehensive Plan Update – or even simply through observation of Hailey’s streets on any given day – a clear pattern emerges: the Hailey community values safe, walkable neighborhoods, as well as an interconnected system of bike and foot paths. These values support sustainable transportation by nature. Continuing to enhance Hailey’s bike and pedestrian infrastructure remains a top priority for both City Staff and community members. Increasing access to and use of public transit (through Mountain Rides Transportation Authority) and electric vehicles are also addressed through this sector.

## LAND AND WATER

The final sector of Hailey’s sustainability efforts falls within land and water conservation. Like Transportation and Mobility, this sector relates to the activities in other Comprehensive Plan sections like Land Use, Housing, and even Economic Development. Development standards in the Hailey Municipal Code require developers to balance the construction of new buildings with the preservation and maintenance of park space, as a certain percentage of land or in-lieu funds must be provided for public parks with any new development. The City of Hailey continues to uphold the powerful precedent set by Blaine County’s Hillside Overlay Ordinance, which has prohibited development on hillsides and along canyon walls since the 1980s. Hailey also continues a growth pattern that is consistent with the Blaine County Comprehensive Plan, directing growth and density into city cores and downtown areas, instead of continuing sprawl into most canyons and infringing upon agricultural lands.



*Photo by Carol Waller*

The Land and Water focus area also covers Hailey’s tree population and tree stewardship programming. Street trees in the downtown area must be selected from a Hailey Tree Committee approved species list, and the Public Works Department continues to implement new and improved standard conditions for planting, ensuring maximum tree health and longevity. The Hailey Tree Committee is an appointed citizen committee that was established in 2008, with the responsibility to promote sound arboricultural practices and tree diversity and to promote public education of proper tree care practices.

Drought-tolerant landscaping, tiered utility billing for water consumption, and time of day/day of week irrigation requirements are the most widely applied code-based tools for

water conservation in Hailey. The City of Hailey has also seen recent success in negotiating turf limits for new residential developments on large lots, as well as high efficiency irrigation systems. Water conservation continues to be an area of great public interest in the Hailey community, as demonstrated by surveys in the 2024 Comprehensive Plan Update (Appendix B). City staff are working to leverage partnerships and continue pursuing grant funding to help the community conserve water for current and future community members.

Like many communities in the West, Hailey is ultimately limited in both land and water resources. As the community grows, and the climate trends toward warmer temperatures year-round, compromising the capacity of our snowpack to store water into the hottest months of the year and exacerbating the risk of wildfires, Hailey must remain diligent, creative, and responsive to changing conditions. More proactive measures to conserve the land and water resources we currently have will be necessary to ensure adequate supply for future generations. Supporting yard conversion to xeriscape landscaping, placing turf restrictions on new residential development, promoting infill development and accommodating for new development within the existing footprint of development, and ensuring our parks remain healthy and accessible to all are some of the ways that the City of Hailey can help conserve land and water into the future.

## GOALS, OBJECTIVES, AND POLICIES

The following goals, objectives, and policies will guide the continued sustainability efforts of the City of Hailey towards the implementation of the community vision and values identified within the Comprehensive Plan. It should be noted that these goals, objectives, and policies are broad priorities that will be further informed and elaborated on in more detail in the eventual Hailey Climate/Sustainability Action Plan.

### **Goal 3.14.1 – Reduce emissions linked to residential and commercial energy use and improve the resiliency and efficiency of Hailey’s built environment.**

*Objective – Improve the energy efficiency of both present and future buildings and continue to develop land use policies that minimize energy use at the neighborhood level.*

*Objective – Increase the supply of clean energy utilized in the City of Hailey.*

*Objective – Increase community access to energy and efficiency projects that deliver cost savings, promote equitable access to renewable energy and energy efficiency resources, and build energy independence whenever possible.*

- A. Develop energy conservation programs that will be sensitive to the unique situations involving historic structures and historic preservation within the City of Hailey.
- B. Actively connect Hailey community members with information and resources related to clean energy options and energy efficiency upgrades, including available credits, rebates, and cost-savings programs.
- C. Aggressively explore creative incentive programs, municipal code updates, and/or State legislation that increases our community’s energy efficiency and/or renewable energy implementation, maintaining compliance with State statutes.
- D. Increase City of Hailey municipal participation in clean energy purchasing programs from utility providers.
- E. Develop targeted programs, outreach, and/or partnerships that remove financial barriers and increase adoption of renewable energy and/or energy efficiency installations for multifamily and low to middle income households.
- F. Continue to audit energy use of City-owned buildings and utilize data benchmarking to reduce energy use.
- G. Increase energy independence and resiliency of City-owned buildings through the expansion of City-owned renewable energy projects and/or participation in community solar project development.
- H. Explore new Municipal Code updates that incentivize and/or require building design and orientation that maximizes solar gain and is responsive to seasonal climate conditions in Hailey.

**Goal 3.14.2 – Increase Hailey community participation in valley-wide efforts to reduce waste production, increase material repurposing and diversion, and grow participation in recycling programs.**

*Objective – Strengthen the capacity of existing diversion, recycling, and composting programs in and around the City of Hailey, while increasing awareness and participation of businesses and residents. This will be achieved by leveraging current partnerships, supporting educational resources/initiatives, and investing in waste reduction infrastructure.*

- A. Develop a manageable system for enforcement of City of Hailey event resiliency guidelines.
- B. Develop waste-conscious procurement standards for City of Hailey operations, prioritizing standards that source materials/services locally, utilize local material repurposing, and reduce City of Hailey waste production overall.
- C. Support regional efforts to provide accessible educational resources related to waste reduction, recycling, and the value of circular economies.
- D. Strengthen enforcement of the City of Hailey’s Construction Waste Management Program and implement best management practices for contractor compliance with wood, metal, and cardboard recycling.
- E. Adopt policies and programs that promote the reuse of salvaged materials for new construction.
- F. Explore incentive programs for Hailey restaurants and businesses that eliminate single-use packaging/containers, increase recycling and diversion rates, and increase composting rates.
- G. Coordinate with the designated City of Hailey waste hauler and local compost processors to increase community access to affordable yard and food waste curbside pickup services.
- H. Continue to collaborate with regional stakeholders like Blaine County Recycle Center and Southern Idaho Solid Waste to develop policies, programs, and regulations that emphasize waste prevention, reuse, composting, recycling, and the utilization of materials with recycled content.

**Goal 3.14.3 – Decrease rate of emissions produced from transportation occurring within the City of Hailey.**

*Objective – In conjunction with the goals, objectives, and policies outlined within the Transportation section of the Hailey Comprehensive Plan, increase the community’s equitable access to multimodal transportation networks consisting of public transit, ridesharing, active transportation, and other low/zero emissions transportation options.*

*Objective – Support creative strategies to reduce emissions impacts of Friedman Memorial Airport on the Hailey community.*

- A. Continue to integrate strategic land use policies that reduce transportation time and vehicle miles traveled by establishing policies that prioritize infill along established multimodal

networks.

- B. Continue to implement right-of-way planning that captures potential route expansion and growth of Mountain Rides Transportation Authority.
- C. Continue to plan for and invest in pedestrian infrastructure in the Downtown Residential Overlay District, including the strategies and features developed within the Downtown Master Plan.
- D. Leverage existing partnerships with Mountain Rides and Idaho Department of Transportation and apply data-driven approaches (surveys, traffic counts, etc.) to better understand the origin and destination patterns of single-occupancy vehicle travel within and through the City of Hailey.
- E. Prioritize and/or provide incentives for bike parking at special events in the City of Hailey.
- F. Collaborate with Mountain Rides Transportation Authority to develop ridesharing incentive programs for businesses and employees, both within the City of Hailey and within other jurisdictions in Blaine County.
- G. Develop capacity and work plans within the Public Works Department to ensure that major pathways and sidewalks remain consistently clear of snow and safe for use during winter months.
- H. Explore policy development and collaboration opportunities within the Friedman Memorial Airport Authority Board that provides local carbon offsetting balanced with the continued operations and projected service growth of the Friedman Memorial Airport.

**Goal 3.14.4 – Protect the health and availability of Hailey’s land and water resources for both present and future generations.**

*Objective – Develop and apply land use policies and programs for development/redevelopment in Hailey that prioritize land use efficiency, equitable access to green space, and environmental stewardship.*

*Objective – Develop and apply water use policies and programs that encourage low consumption, protection of water quality, strategic reuse, and monitoring and proactive management of Hailey’s water resources.*

*Objective – Manage development and activity within the City of Hailey in a manner that reduces conflict with wildlife and acknowledges the rights of wildlife to continue living in and around Hailey.*

*Objective – Preserve and expand Hailey’s urban forest and tree populations.*

*Objective – Preserve intact and native ecosystems in Hailey to greatest extent possible while preventing further resource degradation by invasive species.*

*Objective – Work collaboratively with local experts and stakeholders to mitigate risks from growing development in the wildland-urban interface and strengthen Hailey’s resilience to wildfire activity.*

- A. Pursue grants and other funding opportunities to help support Hailey landowners in reducing turf and irrigation needs on their properties.
- B. Develop new Code requirements that restrict the installation of newly irrigated turf across appropriate zoning districts.
- C. Explore new Code requirements and/or programs that ensure the preservation of mature tree stands on private property, especially within the Townsite Overlay District.
- D. Engage in budgetary and development standard planning that facilitates the installation of suspended pavement, structural soil, and/or appropriately sized tree wells across all City rights-of-way in Hailey.
- E. Decrease reliance on, and use of, road salt within the City of Hailey.
- F. Continue to partner with the Wood River Land Trust to provide exceptional stewardship of the Big Wood River.
- G. Explore opportunities for adaptive reuse of snow removed from public streets and rights-of-way, such as park irrigation or new aquatic habitat.
- H. Continue to support winter recreational closures and other land use restrictions that balance habitat needs with development activities, ensuring peaceful and healthy coexistence between wildlife and humans.
- I. Continue to reduce water consumption demand city-wide.
- J. Reduce synthetic fertilizer, pesticide, and herbicide use on City-owned properties.
- K. Continue to review, educate for, and implement codes for dark sky lighting compliance.

**Goal 3.14.5 – Continue to serve the community as a valued municipal partner and strive to be a leader for sustainability within Blaine County, across Idaho, and amongst the network of rural mountain towns in the Intermountain West.**

*Objective – Actively engage and participate in sustainability and resilience planning within Blaine County, prioritize participation that results in implementation and measurable outcomes, and foster a culture of continuous emissions reduction and improved environmental stewardship.*

- A. Develop and implement a Sustainability Action Plan for the City of Hailey that is aligned with the Blaine County Climate Action Plan and informed by best practices from peer communities.
- B. Align City of Hailey goals, objectives, and policies with broader sustainability efforts within Blaine County.
- C. Utilize memorandums of understanding, in-kind contributions, staff time, etc. to help bolster county-wide sustainability efforts while utilizing public funds efficiently and effectively.
- D. Continue to participate in networking and shared learning opportunities with other sustainability professionals from peer communities.
- E. Leverage local educational networks and providers to expand accessibility and increase impact of sustainability and climate action resources.

## IMPLEMENTATION MATRIX

The implementation matrix organizes specific actions to assist the City in achieving the goals articulated in the plan. Implementation timelines are subject to political direction and economic conditions and may be shorter or longer than provided estimates. In general, Short Term is considered to be 1 to 3 years, Medium Term is considered to be 3 to 5 years and Long Term is considered to be 5 years or greater.

Section 14 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.14.1 – Reduce emissions linked to residential and commercial energy use and improve the resiliency and efficiency of Hailey’s built environment.</b>				
1. Support community education and workforce training initiatives that increase local capacity and participation in green/passive building design, high-efficiency HVAC system development, energy auditing, energy efficiency retrofitting, and renewable energy and battery storage system design.	Community Development, Hailey Public Library			
2. Develop energy conservation programs that will be sensitive to the unique situations involving historic structures and historic preservation within the City of Hailey.	Community Development, Hailey Arts and Historic Preservation Committee			
3. Provide the Hailey community with information and resources related to clean energy options and energy efficiency upgrades, including available credits, rebates, and cost-savings programs.	Community Development			

Section 14 Policies	Responsible Departments	Short Term	Medium Term	Long Term
4. Aggressively explore creative incentive programs, municipal code updates, and/or State legislation that increases our community’s energy efficiency and/or renewable energy implementation, maintaining compliance with State statutes.	Community Development	■		
5. Develop targeted programs, outreach, and/or partnerships that remove financial barriers and increase adoption of renewable energy and/or energy efficiency installations for multifamily and low to middle income households.	Community Development	■		
6. Continue to audit energy use of City-owned buildings and maintain consistent records.	Community Development	■		
7. Increase energy independence and resiliency of City-owned buildings through the expansion of City-owned renewable energy projects and/or participation in community solar project development.	Community Development, Public Works		■	
8. Explore new Municipal Code updates that incentivize and/or require building design and orientation that maximizes solar gain and is responsive to seasonal climate conditions in Hailey.	Community Development		■	

Section 14 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.14.2 - Reduce waste production, increase material repurposing and diversion, and increase City of Hailey participation in local circular economies.</b>				
1. Develop a manageable system for enforcement of City of Hailey event resiliency guidelines.	Community Development, Public Works/Parks	■		
2. Develop waste-conscious procurement standards for City of Hailey operations, prioritizing standards that source materials/ services locally, utilize local material repurposing, and reduce City of Hailey waste production overall.	City Administration, Community Development, Public Works, Streets Department		■	
3. Support regional efforts to provide accessible educational resources related to waste reduction, recycling, and the value of circular economies.	Community Development	■		
4. Strengthen enforcement of the City of Hailey’s Construction Waste Management Program and implement best management practices for contractor compliance with wood, metal, and cardboard recycling.	Community Development, Hailey Police (Community Service Officer)		■	
5. Adopt policies and programs that promote the reuse of salvaged materials for new construction.	Community Development		■	
6. Explore incentive programs for Hailey restaurants and businesses that eliminate single-use packaging/containers, increase recycling and diversion rates, and increase composting rates.	Community Development		■	

Section 14 Policies	Responsible Departments	Short Term	Medium Term	Long Term
7. Coordinate with designated City of Hailey waste hauler and local compost processors to increase community access to affordable yard and food waste curbside pick-up services.	Community Development			
8. Continue to collaborate with regional stakeholders like Blaine County Recycle Center and Southern Idaho Solid Waste to develop policies, programs, and regulations that emphasize waste prevention, reuse, composting, recycling, and the utilization of materials with recycled content.	Community Development			
<b>Goal 3.14.3 – Decrease the rate of emissions produced from transportation occurring within the City of Hailey.</b>				
1. Continue to integrate strategic land use policies that reduce transportation time and vehicle miles traveled by establishing policies that prioritize infill, increased density along established multi-modal networks, and right-of-way planning that captures potential route expansion and growth of Mountain Rides Transportation Authority.	Community Development			
2. Continue to plan for and invest in pedestrian infrastructure in the Downtown Residential Overlay District, including the strategies and features developed within the Downtown Master Plan.	Community Development, Public Works, Streets Department			

Section 14 Policies	Responsible Departments	Short Term	Medium Term	Long Term
3. Leverage existing partnerships with Mountain Rides and Idaho Department of Transportation and apply data-driven approaches (surveys, traffic counts, etc.) to assess single-occupancy vehicle route patterns impacting transportation in the City of Hailey.	Community Development, Public Works, Streets Department			
4. Prioritize and/or provide incentives for bike parking for special events in the City of Hailey.	Community Development			
5. Develop ridesharing incentive programs for businesses and employees, both within the City of Hailey and within other jurisdictions in Blaine County.	Community Development			
6. Develop capacity and work plans within Public Works Department to ensure that major pathways and sidewalks remain consistently clear of snow and safe for use during winter months.	Public Works, Streets Department			
7. Explore policy development and collaboration opportunities within the Friedman Memorial Airport Authority that provides local carbon offsetting, balanced with the continued operations and projected service growth of the Friedman Memorial Airport.	Community Development, City Administration, Mayor			

Section 14 Policies	Responsible Departments	Short Term	Medium Term	Long Term
<b>Goal 3.14.4 – Protect the health and availability of Hailey’s land and water resources for both present and future generations.</b>				
1. Pursue grants and other funding opportunities to help support Hailey landowners in reducing turf and irrigation needs on their properties.	Community Development, Public Works			
2. Develop new Code requirements that restrict the installation of newly irrigated turf across appropriate zoning districts.	Community Development			
3. Explore new Code requirements and/or programs that ensure the preservation of mature tree stands on private property, especially within the Townsite Overlay District.	Community Development, Public Works, Hailey Tree Committee			
4. Engage in budgetary and development standard planning that facilitates the installation of suspended pavement, structural soil, and/or appropriately sized tree wells across all City rights-of-way in Hailey.	Public Works, Streets Department			
5. Decrease reliance on, and use of, road salt within the City of Hailey.	Public Works, Streets Department, Community Development			
6. Continue to partner with the Wood River Land Trust to provide exceptional stewardship of the Big Wood River.	Community Development			

Section 14 Policies	Responsible Departments	Short Term	Medium Term	Long Term
7. Explore opportunities for adaptive reuse of snow removed from public streets and rights-of-way, such as park irrigation or new aquatic habitat.	Public Works, Streets Department			
8. Continue to support winter recreational closures and other land use restrictions that balance habitat needs with development activities, ensuring peaceful and healthy coexistence between wildlife and humans.	Community Development			
9. Continue to promote and incentivize water conservation measures city-wide.	Community Development, Public Works			
10. Reduce synthetic fertilizer, pesticide, and herbicide use on City-owned properties.	Public Works/Parks			
11. Continue to review, educate for, and implement codes for dark sky lighting compliance.	Community Development			
<b>Goal 3.14.5 – Continue to serve the community as a valued municipal partner and strive to be a leader for sustainability within Blaine County, across Idaho, and amongst the network of rural mountain towns in the Intermountain West.</b>				
1. Develop and implement a Sustainability Action Plan for the City of Hailey that is aligned with the Blaine County Climate Action Plan and informed by best practices from peer communities.	Community Development			
2. Align City of Hailey goals, objectives, and policies with broader sustainability efforts within Blaine County.	Community Development			

Section 14 Policies	Responsible Departments	Short Term	Medium Term	Long Term
3. Utilize memorandums of understanding, in-kind contributions, staff time, etc. to help bolster county-wide sustainability efforts while utilizing public funds efficiently and effectively.	Community Development, Public Works, City Administration	█		
4. Continue to participate in networking and shared learning opportunities with other sustainability professionals from peer communities.	Community Development, Public Works	█		
5. Leverage local educational networks and providers to expand accessibility and increase impact of sustainability and climate action resources.	Community Development		█	

*Front and back cover photos by Carol Waller*





# Envision Hailey

Planning Today for a Resilient Tomorrow

Hailey Comprehensive Plan Update  
2024

## APPENDICES

*Appendix A – Visioning Documents*

*Appendix B – Public Engagement Summaries*

*Appendix C – January 2023 Hailey Housing Report*

*Appendix D – January 2024 Hailey Housing Report*

Photo by Carol Waller

*Appendix A*

# **Visioning Documents**



# Envision Hailey

Planning Today for a Resilient Tomorrow

**City of Hailey**  
**Comprehensive Plan Update**  
*Visioning Package*

**Prepared by:**

**Jacobs Engineering**  
999 W Main St  
Suite 1200  
Boise, ID 83702

**GGLO**  
113 S 5th St  
Suite 200  
Boise, ID 83702

**Agnew Beck**  
802 West Bannock St  
Suite 305  
Boise, ID 83702

**Clearwater Financial**  
P.O. Box 505  
Eagle, ID 83616

# Vision

*Hailey is a small mountain town defined by a friendly and hard-working community that cares for and enjoys the area's abundant natural resources. As stewards of these lands, we partake in intentional growth that protects our natural environment, preserves open space, and provides quality housing and employment opportunities for all. Safe, walkable neighborhoods with convenient access to services, parks, and outdoor recreation promote healthy lifestyles and tight-knit community. Our vibrant downtown welcomes locals and visitors to join in celebrating our community's diverse history, culture, and traditions. We balance our actions today with the needs of our future, so the Hailey we know and love can be enjoyed for generations.*



## Community Values

**Environmental Stewardship:** Clean air, water, and open spaces are considered sacred. The community places importance on maintaining the quality of these natural resources for future generations. It should be easy for individuals and organizations to adopt sustainable practices like utilizing clean and renewable energy, reducing consumption, recycling, and choosing human-powered transit. As the town grows, avoiding sprawling development patterns and encroachment into wilderness areas is a key priority.

**Recreational Access:** People living in Hailey deeply value access to diverse recreational activities and public land. Residents appreciate the ability to uniquely engage in outdoor activities like biking to nearby fishing spots or cross-country skiing in Quigley Canyon. Access to recreation should be enhanced, not inhibited, by new developments.

**Quality Built Environment:** Residents appreciate Hailey's unique, small-town character and would like to see it preserved and perpetuated in future development. Development should align with the vision, goals, and plans for the community and provide infrastructural improvements to the public realm. Improving Hailey's streets with expanded pedestrian and bike infrastructure and safer crosswalks will create a more connected and safe community. A Main Street configuration that balances the needs of pedestrians, cyclists, drivers, and businesses is needed.

**Affordable & Diverse Housing:** The need for housing in Hailey is longstanding, yet it has grown to crisis levels in recent years. As such, there is a strong call for affordable and diverse housing options that make it possible for people with a range of income levels to live in Hailey. The desire to preserve open space while adding housing demands creative solutions like infill development and accessory dwelling units.

**Economic Resilience:** Hailey's hard-working community draws a sense of identity and pride from the contributions they make through their jobs. Hailey can expand employment opportunities and improve economic stability by diversifying job opportunities and creating more business independence from the seasonal tourism economy. The current lack of workforce housing, light industrial zones, commercial space, and support for mobile vendors creates labor barriers that need to be addressed. The community would like to see more authentic, local businesses that serve essential needs of the community.

**Strong Community:** Hailey is proud to be a close-knit community that helps each other succeed, supports one another during times of struggle, and promotes the well-being of all. The city's identity is closely tied to its history of intergenerational, familial connections to the Wood River Valley. People with different cultures and languages have long called Hailey home, which adds to the city's unique character. To strengthen this, residents desire more opportunities for community engagement, including events and activities that go beyond outdoor recreation. Downtown needs more quality gathering places and public destinations, which should be required within new development.

**Future Generations:** Youth and young adults are Hailey's future. The community feels the loss of local higher education options and sees a need for dedicated spaces and activities for teens to engage in. There is a desire for a central community space that is usable year-round that can support a variety of businesses and events. Addressing the need for more childcare options will support families in the community.

# Community Profile Narrative

## HAILEY’S RESIDENTS

The City of Hailey and the greater Wood River Valley are seeing growing populations and an influx of in-migration from surrounding states. Since 2010, Hailey has experienced an 18.6% increase in population, growing from a full-time resident population of 7,790 to 9,238 in 2022. This population growth matches broader regional growth rates in the Wood River Valley and reflects a commonly held sentiment that the Wood River Valley is both growing and experiencing a change to its community character and population demographics.

Population projections for both the City of Hailey and the region forecast moderate short- and long-term population growth with the city of Hailey likely reaching a population between 10,200 and 10,500 by 2030. It is important to note that population change happens gradually. At first glance, population projections may be perceived as a stark contrast to existing conditions, but

## NET POPULATION GROWTH

The City of Hailey has experienced a net population increase of around 1,500 people since 2010. This net increase accounts for both in-migration of new residents to Hailey, but also the out-migration of people from Hailey to other locations. This is an important consideration when discussing the character and community of an area as this net population increase could reflect 3,000 new residents coming to the area and 1,500 previous residents leaving. This effect, particularly in smaller tourist-driven locales can result in significant changes to community culture, values, and the desire for different types of amenities and services in an area.

thinking about an amortized rate of growth is much easier to address with planning, policy, and communications.

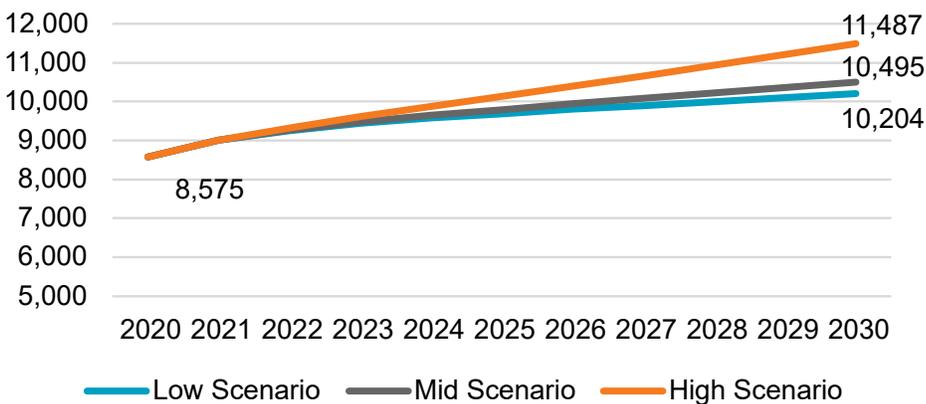


Figure 1: City of Hailey Population Forecasts 2020-2030 - low to high growth scenarios

## POPULATION AGE DISTRIBUTION

Hailey’s population represents a diverse and active mountain town community. The below population pyramid showcases the age of Hailey’s full-time residents, with a couple of key highlights.

- With a median age of 40.8, Hailey’s population is younger than Blaine County as a whole (44.5 median age) but slightly older than Idaho’s statewide median age of 36.9.
- 28.5% of Hailey’s population is under the age of 19, representing a large youth community and families.
- Hailey has a very small population of young professionals (aged 20-34) representing only 12.8% of the community – this is likely attributed to both the lack of higher education

opportunities within Hailey, and the high cost of living contrasted by regional wages. These factors seem to indicate that many of Hailey’s young professionals leave the area after high school for economic and educational factors. By comparison, 20% of Idaho’s population is in this age group.

- Hailey has a large population of individuals between the ages of 55-70 (representing 20% of the population), but a relatively small population of seniors over the age of 70 (8.8%) By comparison 17.4% of Idaho’s population is between 55-70 and 10.8% are over the age of 70. This could indicate that there are fewer opportunities for Hailey residents to age in place, with fewer supportive services for an aging and retired population.

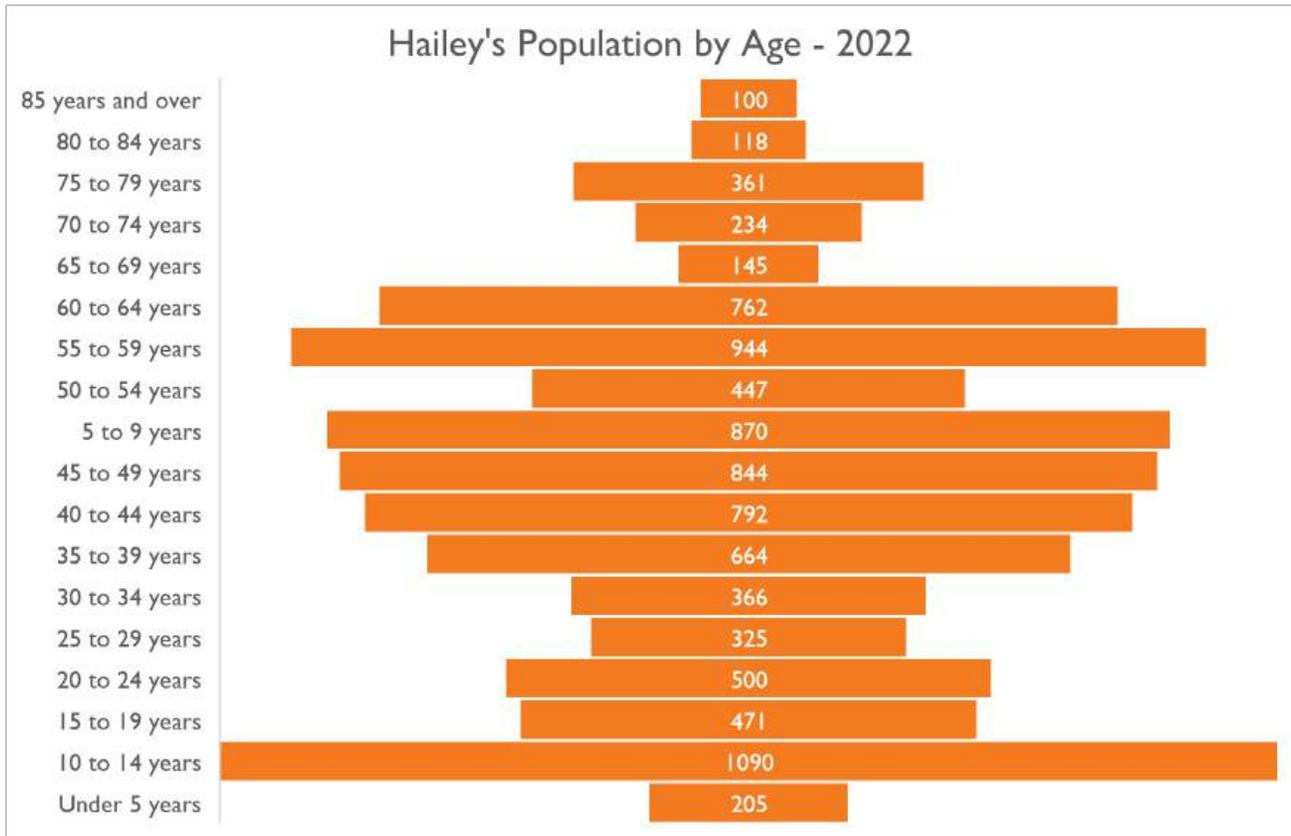


Figure 2: Hailey Idaho Population Pyramid, American Community Survey, 2022 5-year estimates

## EDUCATIONAL ATTAINMENT

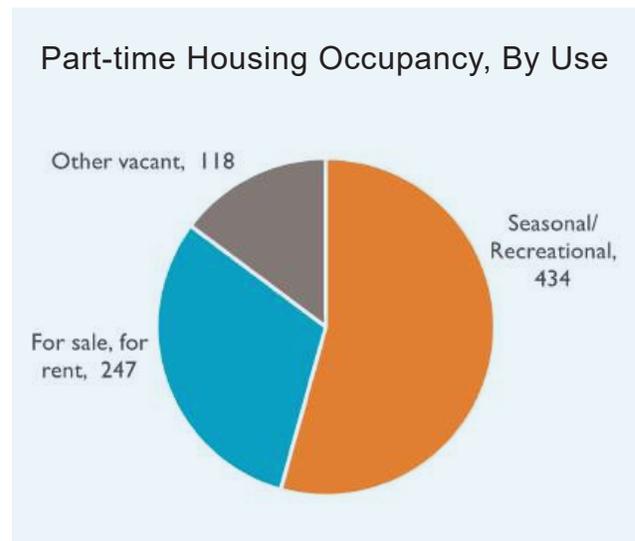
Hailey has a relatively educated population with 38% of the population having a bachelor's degree or higher. The educational attainment rate in Blaine County is 44.5%, those who have attained at least a bachelor's degree or higher, and only 8.8% of the County population earned less than a high school diploma or equivalent. Idaho by comparison has 32% of the population earning a bachelor's degree or higher and 13.2% with less than a high school diploma or equivalent. Educational attainment is important for understanding Hailey's broader workforce, industry attraction and income potential.

## RACE AND ETHNICITY

Hailey's population is primarily white Anglo European descent with 86% of the population identifying in this category with the remaining 14% identifying as some other race or two or more races according to census categories. Hailey is home to a large Hispanic and Latine population with 35% of Hailey's population identifying as this ethnicity, compared to only 24% of Blaine County as a whole.

## HOW HAILEY RESIDENTS LIVE

Hailey is home to a diverse spectrum of housing types and housing needs. There are approximately 4,100 housing units in Hailey city limits with an average household size of 2.73. Of Hailey's housing units, 80% are occupied by full-time residents, representing a substantially higher percentage of full-time occupancy compared to nearby Ketchum (40% full-time occupancy) and Sun Valley (21% full-time occupancy). The higher percentage of full-time occupants in Hailey indicates that Blaine County's workforce resides more heavily in Hailey than other places throughout the County.



## Regional Full Time Housing Occupancy 2021

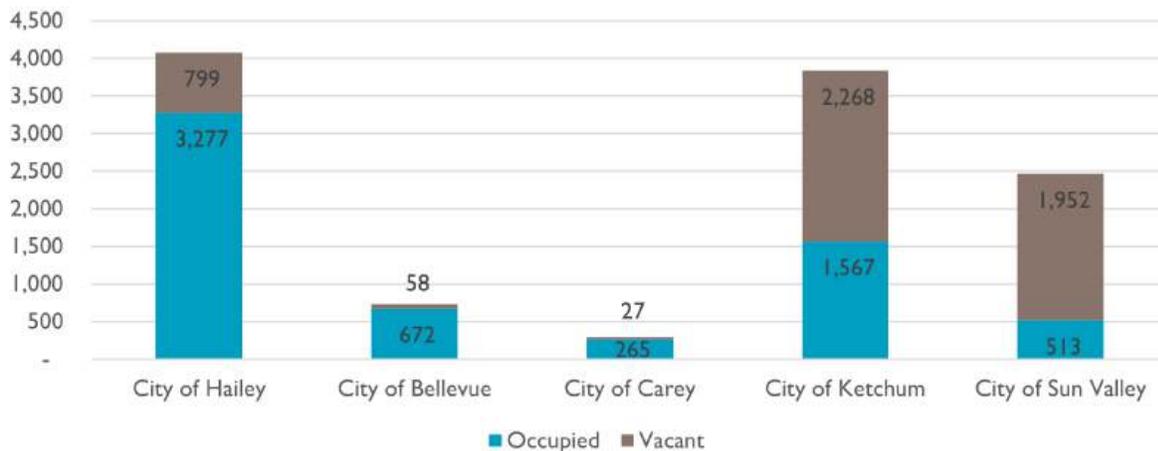


Figure 3: Regional Occupancy Status

Of the 20% of Hailey’s housing inventory that is not occupied by full-time residents, 54% is utilized as seasonal/recreational housing and the remaining inventory is either on the market or unoccupied for a variety of reasons (could include ongoing renovations, the death of a homeowner or units held for occupancy by a caretaker or for other personal reasons).

For Hailey’s occupied housing units, about 65% are occupied by homeowners and 35% are being utilized by renters, representing the highest percentage of renters across the Wood River Valley.

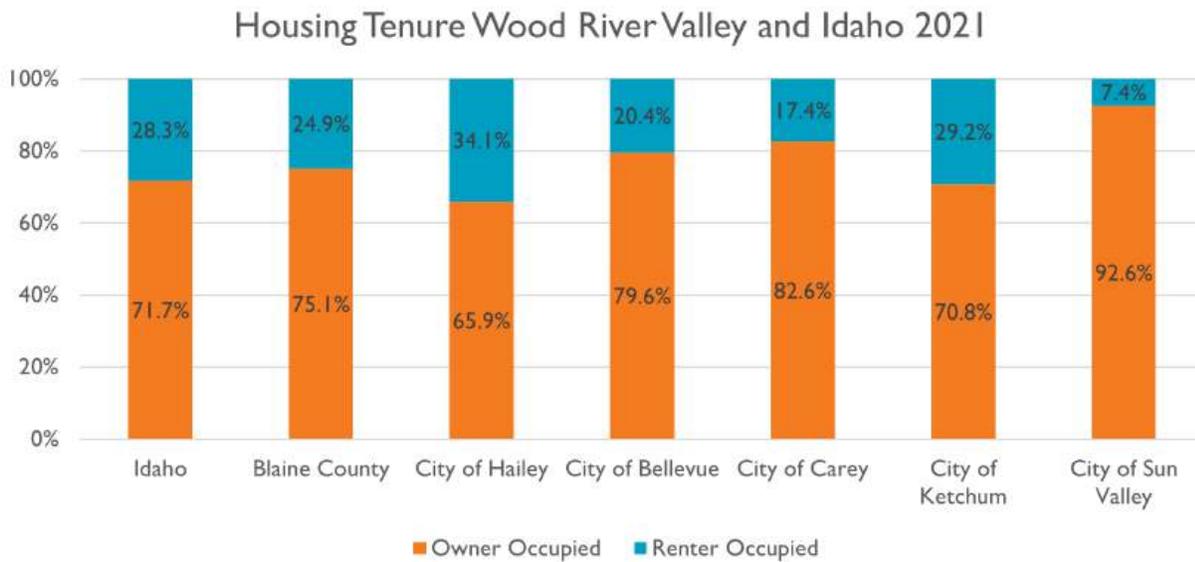


Figure 4: Regional Housing Tenure. 2021 ACS 5-Year Estimates, selected housing characteristics (Table DP04)

## ECONOMIC PROFILE

Planning for the future of Hailey’s economy and workforce necessitates a proactive approach that allows the city to maintain its resiliency, adapt to potential threats and disruptions, and attract new economic investments and funding into the City.

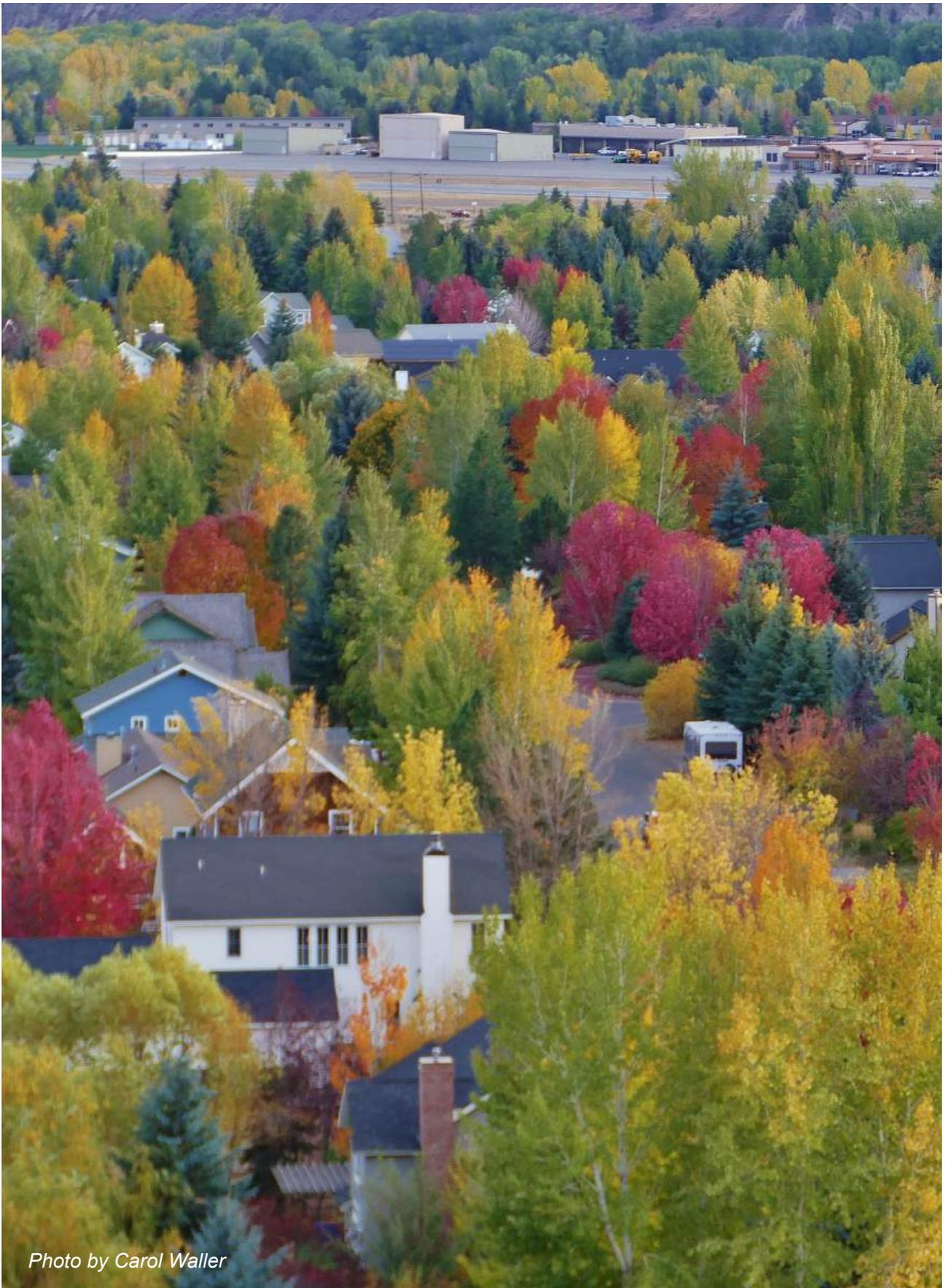
As of 2022, Hailey has a median household income of \$77,035, slightly less than Blaine County’s median household income of \$81,794, and about 10% higher than Idaho’s median household income of \$70,214. Hailey has a seasonally adjusted unemployment rate of around 3% and an active workforce of 2,831.

About 30% of Hailey’s workforce lives in Hailey with the remaining 70% coming into Hailey from other locations in Blaine County, Ada County and Twin Falls County. More specific data and analysis

related to Hailey’s economy, major employers, regional wages and economic development opportunities will be discussed in chapter xx of the comprehensive plan.



Figure 5: Daily inflow/outflow of jobs, City of Hailey 2021



*Photo by Carol Waller*

# Existing Conditions Report

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# 1 INTRODUCTION

The Local Land Use Planning Act (LLUPA), Idaho Code 67-6508 requires cities and Counties to develop and adopt a comprehensive plan. The purpose of the comprehensive plan is to evaluate existing conditions and trends and identify goals and objectives to promote desirable future conditions. The LLUPA requires the Comprehensive Plan to address existing conditions, goals and objectives for 17 planning elements including:

- Property rights
- Population
- School facilities and transportation
- Economic development
- Land use
- Natural resources
- Hazardous areas
- Public services, facilities and utilities
- Transportation
- Recreation
- Special areas or sites
- Housing
- Community design
- Agriculture
- Implementation
- National interest electric transmission corridors
- Public airport facilities.

The City of Hailey adopted its first comprehensive plan in 1978 and the most recent plan, the “2010 Comprehensive Plan” was adopted in 2010. It has been updated twice since 2010, first in 2012 and again in 2020, however many of the existing conditions sections have not been updated since 2010. The purpose of this report is to provide updates to the existing conditions for each required element.

# 2 NATURAL RESOURCES, HAZARDS AND ENVIRONMENT

(67-6508(f), 67-6508(g) and 67-6508 (o))

The purpose of this section is to provide an analysis of rivers and other waters (watercourses and wetlands), forests, rangeland, soils, fisheries, wildlife, minerals, geothermal, and watersheds (Idaho Code Section 67-6508(f)).

Additionally, this section provides an analysis of energy use and practices that affect the quality of air and quality and quantity of surface and ground water.

## 2.1 LOCATION AND LANDSCAPE CONTEXT

### 2.1.1 LOCATION

The bulk of the City of Hailey lies in Sections 9, 10, 15, 16, 22, 23, Township 2 North, Range 18 East, Boise Meridian. State Highway 75 runs SE to NW through the city, with Ketchum 11 miles to the north and Twin Falls 75 miles to the south. Hailey is the county seat for Blaine County.

Topographically, Hailey is located within the narrow valley of the Big Wood River. The width of the valley floor is approximately 1.5 miles within the Hailey area. The hillsides in this region normally range between 35% and 40% in slope, with the valley floor ranging from 0-10% in slope from the river to the base of the hills. In the vicinity around Hailey, the peaks are 1,200 – 2,200 feet above the principal stream valleys.

### 2.1.2 GENERAL CLIMATIC CONDITIONS

Hailey is located between the intermountain semi-desert ecological region and the Middle Rocky Mountain steppe – coniferous forest – alpine meadow ecological region. The intermountain semi-arid desert region has a semiarid cool climate with warm to hot, dry summers and cold, dry winters. Typically there is little or no

precipitation during summer or fall. The Middle Rocky Mountain Steppe ecoregion located at higher elevations above the valley floor is characterized with a more maritime climate.<sup>1</sup>

#### 2.1.2.1 TEMPERATURE

Hailey, at an elevation of 5,330 feet, has a yearly annual average temperature of 43.5 degrees F. The recorded record high for Hailey is 109° F., and record low of minus 36° F. Hailey has considerable wind exposure resulting from canyon winds in the lower county from lack of mountain enclosure. Frost-free days number around 90 in the Hailey vicinity, and the lower valley is usually free of snow by May.

#### 2.1.2.2 PRECIPITATION

Hailey averages about 15.4 inches of precipitation a year. The least precipitation can be expected in July, while most occurs in December and January, with an average annual snowfall of 80.1 inches.<sup>2</sup>

## 2.2 MINERALS, GEOLOGY AND SOILS

### 2.2.1 MINERALS

Mineral deposits, including silver, lead and gold, are common in the area around Hailey, and were a factor in the original settlement of the area. Hailey was established during the 19th century mining boom experienced in the Wood River Valley. Mines and mineral deposits are primarily located in the surrounding area, and significant mineral resources are not expected to be present within Hailey or its area of influence.

### 2.2.2 GEOLOGY AND SOILS

There are several geologic characteristics of an area that play a significant role in the consideration for all types of development and construction of utilities, buildings, and open space. The most important of these are surface features,

<sup>1</sup>Idaho Department of Fish and Game. 2024. Idaho state wildlife action plan. 2023 rev. ed. Boise (ID): Idaho Department of Fish and Game. <https://idfg.idaho.gov/>.

<sup>2</sup>Western regional climate center for Hailey 3 NNW, Idaho (103942), accessed 05/03/2024 <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?id3942>

subsurface strata including rock formations and soil types.

Geologic formations in the Hailey area include Challis volcanic and pre-tertiary rocks. The area around Hailey is formed of igneous (volcanic), basaltic rock overlain by glacial deposits. The Wood River Valley is characteristic of river deposited gravels.

Typical of alluvial and glacial areas, the Big Wood River Valley has a wide variety of soil types. The Valley has predominantly deep well drained gravelly soil types, including Balaam-Anderson Complex and Riverwash, Little Wood very gravelly loam, Isknot gravelly clay loam, and Gimlett very gravelly loam.

The adjacent valley hillsides are primarily Povey Vitale and Vitale Milligan complex associations with 30-60% slopes. These soils are shallow well drained soils sitting above bedrock.<sup>3</sup>

Planning considerations:

- The gravelly alluvial soils that overlay the volcanic and pre-tertiary rocks on the valley floor form the principal groundwater aquifer that is the source of the City's water. Since the aquifer is recharged by precipitation that percolates through the gravelly soils, development on these soils may impact water quantity or quality in the aquifer. This is described in detail in section 2.3.
- Soil and topographic conditions may present hazards to buildings or life safety such as seismic, landslide or avalanche hazards described in Section 2.5.1.

## 2.3 FOREST, FISH AND WILDLIFE RESOURCES

### 2.3.1 COMMUNITY FOREST

The City's community forest is extensive, with

<sup>3</sup>USDA Web Soil Survey; accessed 5/3/2024, <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

many large, mature trees planted at the turn of the century. The City has taken many steps to establish policies, standards and guidelines to maintain the community forest and its benefits to the community.

- An inventory of city trees was completed in 1995 and the publication of a Tree Selection & Planting Guide was completed the same year.
- The City adopted the Hailey Tree Ordinance for the protection and maintenance of trees in public place, codified as Section 12.20 of the Municipal Code.
- The City has "Tree City USA" status and an active Hailey Tree Committee tasked with maintaining the community forestry master plan and overseeing its implementation. The community forestry plan contains recommendations for tree care activities, budget and community outreach to promote the community forest.
- The Street Design section of Municipal Code Title 18 requires street trees, of appropriate size and species, for projects subject to Design review or the subdivision process, and provides for developer installation, irrigation and maintenance of those trees for a defined time period and supports the replacement of trees when removed by development.

#### Planning Considerations:

- The community forest provides many benefits including shade, economic benefits to business and homeowners, winter and summer energy conservation, enhancement of physical and mental health, mitigation of sound and air pollution, carbon capture, wildlife habitat and watershed protection and reduction of water runoff.
- The City's tree lined streets, schools, parks and yards are identified as an important resource to maintain.

#### 2.3.2 NATIVE VEGETATION & GREENSPACE

The Hailey area can be classified as a semi-arid desert zone; Hailey is in Zone 6a for cold-hardiness. Little native vegetation still exists within

the City limits, although there are certain areas of relatively undisturbed vegetation on hillsides surrounding the City and in some floodplain and wetland areas. The urban forest includes many introduced species of trees. Diversity in tree species is encouraged, and the City has published a Tree Selection and Planting Guide.

There has been a significant increase in noxious weeds in areas of disturbed soil. Noxious weeds are one of the main threats to the native plants of our uplands, stream banks, and forest resources. City of Hailey coordinates with the County and other agencies in noxious weed control and elimination efforts.

#### 2.3.3 WILDLIFE

Migration corridors are locations of routes used by ungulates for annual migration, usually to and from winter range. These corridors and ranges are prevalent throughout the Wood River Valley and observed on adjacent hillsides, valley floors and along the Big Wood River. These areas are independent of land ownership or jurisdictional boundaries. Species found in the Wood River Valley and surrounding area include:

- Deer
- Elk
- Pronghorn
- Bear
- Lion
- Wolf
- Moose
- Goat
- Rabbit, Hare and Squirrel
- Furbearer

The City of Hailey and the Wood River Land Trust have worked to protect wildlife habitat along the Big Wood River by creating a connected corridor of protected land along the Big Wood River in Hailey called the Hailey Greenway. The Hailey Greenway Plan includes guidelines for future development, preservation of the greenway and priority projects. In addition, lands that include migration corridors adjacent to the city have been identified as priority for protection

from development and are shown on the Comprehensive Plan Future Land Use Map.

Planning considerations:

- Hailey Wildlife resources in and adjacent to Hailey are defining components of our community character that should be protected.
- Site specific impacts, such as topographic alterations, clearing and removing vegetation, and draining of wetlands, have on and off-site impacts to wildlife. Impacts include loss of habitat on site and on adjacent and neighboring lands through a process of habitat fragmentation and disruption of habitat continuity.
- Wildlife populations and habitats are diminished by the encroachment of civilization. Local policies in conjunction with the County and State Fish and Game Department can assist in preserving wildlife values.

#### 2.3.4 FISHERIES

The Big Wood River and its tributaries are an important economic and recreational resource in the valley. In addition to providing habitat for terrestrial species, the river supports a variety of game fish including several varieties of trout, mountain whitefish, smallmouth bass and several non-game varieties such as the Bridgelip Sucker, Wood River Sculpin and Fathead Minnow. Big Wood River floodplain and riparian areas provide critical habitat for fish species, including providing refugia from high flows, shade to keep water cool and large woody debris that creates pools. Protection and restoration of the river and its aquatic habitat have been the focus of conservation efforts in the valley.

Planning considerations:

- Protection of fisheries and fish habitat is important for both the economy and recreation.
- Fisheries and fish habitat can be damaged by development in floodplain and riparian areas that removes trees and vegetation or modifies stream channels.
- Impacts to fisheries and fish habitat resulting

from development in floodplains and riparian areas is further discussed in the Water Resources of this report.

- Increased attention directed toward flood plain management policies and implementation of recreational facilities which seek to preserve the natural character of the area are of major importance.

## 2.4 WATER RESOURCES

The hydrologic characteristics of an area influence the location, construction and design of developments and the operation of facilities and utilities such as municipal wells and distribution locations and sewage collection and treatment facilities.

The City of Hailey presently receives its domestic water supply from Indian Creek Spring, and six wells drilled into the principal ground water aquifer. The flow for each is shown in Table 2. Hydrologic sensitivity is high for the six wells and Hailey has therefore developed a Comprehensive Wellhead Protection Plan.

### 2.4.1 GROUNDWATER RESOURCES OF THE WOOD RIVER VALLEY (USGS)

The principal groundwater aquifer in the study area is the course permeable alluvium which overlies the impermeable volcanic and well consolidated sedimentary rocks in the valley floor and transition from steeper hillsides.<sup>4</sup>

A multi-year study of groundwater resources in the Wood River Valley is being conducted by the US Geological Survey (USGS). The objective of the project is to provide data and interpretations about the water resources of the Wood River Valley that will allow county and local governments to make informed decisions involving water resources, as well as recommend additional data collection or studies to achieve sufficient information for decisions-makers.

<sup>4</sup>Bartolino, J.R., and Adkins, C.B., 2012, Hydrogeologic framework of the Wood River Valley aquifer system, south central Idaho: U.S. Geological Survey Scientific Investigations Report 2012–5053, 46 p.

Planning considerations:

- Conserving water resources is a community sustainability priority.
- Maintaining porosity of the valley floor allows the aquifer to recharge from precipitation. Development can impact aquifer recharge by creating impervious surfaces such as pavement that may interfere with aquifer recharge.

#### 2.4.2 WATERWAYS AND FLOODPLAINS

The main watercourse in the area is the Big Wood River. The principal source of water for the river is spring runoff from snow melt, with high flows occurring from April through July. The mean annual flow at Hailey is estimated to be 316,000 acre feet per year with volumes varying from 123,000 acre feet to 725,000 acre feet at the Hailey gauge station.

High water flows and flooding on the Big Wood River are reoccurring events and have been increasing in magnitude.<sup>5</sup> The two largest floods on record occurred in May of 2006 and May of 2017. In 2006 peak discharge of 7,880 cubic feet per second (cfs) was measured at Hailey. In 2017 peak discharge of 6,270 cfs was measured. The largest flood previously was on May 25, 1997 with a peak discharge of 4,790 cfs. The National Weather Service (NWS) flood level for the Big Wood River at Hailey is 3,500 cfs. Based on the calculated flood frequency for the Big Wood River, Hailey can expect one flood event at least every four (4) years.<sup>6</sup> Duration of flood periods may be on the order of a month or more for large floods.

The cottonwoods that line the river are the largest natural forest within the City and provide important wetland and floodplain ecosystem functions as well as excellent wildlife habitat. Cottonwood habitats protect the City from excessive flooding by absorbing tremendous amounts of water, as well as spread, dissipate, and absorb flood energies. They also contribute large woody

<sup>5</sup>Big Wood River Atlas, Blaine County, <https://storymaps.arcgis.com/stories/151c18eb11aa4ff491d95dc014d42b7c>. Accessed May 17, 2024.

<sup>6</sup>Blaine County Multi-Jurisdiction All Hazard Mitigation Plan, 2018. Blaine County, Idaho.

debris to the channel that helps to store and route sediment and organic matter and creates fish habitat. Our cottonwood forests have been reduced over the years, but still function so long as a critical limit of loss is not reached. Once the cottonwood forests become isolated, they cease to provide watershed protection.

Planning considerations:

- Protection of water resources is a community priority.
- As development occurs in the floodplains, cottonwood habitats are removed, which exposes the floodplain and leave more developments prone to flooding and damage. City resources are then required to protect and repair city facilities as well as to protect and assist residents. See description of flood hazards in Section 2.6.2.
- Development that impacts floodplain, waterway and wetland ecosystem functions may impact fisheries as described in Section 2.3.4.
- The City manages development within Big Wood River waterways, wetlands, floodways and floodplains through the Flood Overlay District adopted as Chapter 17.04J Hailey Municipal Code.
- The City actively participates in efforts to restore natural wetland and floodplain ecosystem functions. For example, The City of Hailey was a partner in a grant written by the Wood River Land Trust to restore a portion of Lion's Park, the former city dump, to a more natural wetland and floodplain ecosystem.

#### 2.4.3.1 GROUNDWATER

Hydrologic sensitivity is high for the six wells serving the City system due to multiple factors that increase the likelihood of movement of contaminants from the surface to the aquifer.

The City adopted a "Wellhead Protection Plan" in 2000 to protect the City's water sources from contamination. Sources that could potentially contaminate the drinking water supply for the City of Hailey include both point and non-point sources of contamination. Point sources of

contamination occur at distinct locations. They are often regulated and require permits or registration for facilities that use, store or sell those materials (such as gas stations with leaking underground storage tanks). Non-point sources of contamination often occur over large areas and can result from normal everyday activities such as lawn chemical usage or agricultural activities.

Due to the vulnerability of this resource and the fact that the delineated time of travel (wellhead zones) for Hailey's wells extend outside of our the City's jurisdictional boundaries, the City has joined with other water districts and Blaine County to form the Blaine County Drinking Water Protection Coalition to develop a comprehensive county-wide plan to protect this valuable resource.

#### Planning Considerations:

- Ground water can become contaminated by many materials in the watershed such as pesticides, fertilizers, organic chemicals, and human and animal wastes.
- Accidental spills in the Big Wood River or along Highway 75 could influence the water quality for the City.
- Land uses that store or use chemicals, fuels or other hazardous materials can be a source of groundwater contamination in the event of an accidental spill.

#### 2.4.3.2 SURFACE WATER

The Big Wood River has been designated by the Department of Environmental Quality as a "Special Resource water." Water quality in the Big Wood River is impaired for sediment, nutrient (Phosphorus) and bacteria (e. coli). These impairments affect beneficial uses of the river including drinking water, recreation and fisheries. In 2002 the Idaho Department of Environmental Quality and Environmental Protection Agency conducted a subbasin assessment and adopted the Big Wood River Watershed Management Plan that adopted Total Maximum Daily Loads (TMDLs) within the subbasin for these impairments. In 2017, the 5-year review of the management plan indicated that Water quality is the same or

improving, but the river still remains impaired. This TMDL results in additional requirements for discharges to the river from new or existing facilities, such as wastewater treatment facilities.

Point and non-point sources of pollution may contribute to impairments. Point sources include discharges from municipal wastewater systems and non-point sources include runoff from land use including forestry, rangeland grazing, irrigated agriculture and natural inputs from riparian areas. Minor non-point sources include roads, construction, stream crossings, mining, urban runoff, rural runoff, diversions, septic tanks and recreation.

#### Planning considerations:

- Runoff from urban land uses and infrastructure can contribute to non-point source pollution

## 2.5 AIR QUALITY AND ENERGY

### 2.5.1 SOURCES OF ENERGY

Idaho Power relies on seventeen hydroelectric generating plants on the Snake River and its tributaries, three natural gas-fired plants, shares of two jointly-owned coal-fired plants and purchase of power from renewable sources such as wind and solar. Idaho Power is moving away from coal and towards cleaner forms of energy. The following table provides Idaho Power's 2024 estimate of the fuel mix for Idaho Power's resource portfolio under normal or average water conditions.

#### 2.5.1.1 WIND AND SOLAR

Planning for the future of energy will help Hailey residents increase energy independence and security, as well as reduce future energy costs. In 2022 the City completed streamlining efforts for solar permitting and inspection, including amending the municipal code to facilitate installation of small scale solar systems in all zoning districts. These efforts earned the City designation as a Silver-level community by SolSmart, a national technical assistance program administered by the U.S. Department of Energy.

## Idaho Power Sources of Power<sup>7</sup>

Source	Percentage
Hydroelectric	36.8%
Coal	13%
Natural Gas	15.4%
Wind	9.8%
Solar	5.4%
Biomass, Geothermal, & Other	2.3%
Market Purchases	17.3%
<b>Total</b>	<b>100%</b>

Idaho's Wind Energy Resource Map, created by the US Department of Energy, shows the area of Hailey as having a wind capacity range from 0-14 mph on average. Typically small scale wind turbines with wind speeds of 6-12 mph will generate enough electricity for 1/3 to 1/5 of the average household needs. Roof-mounted wind energy systems, where wind opportunities exist and when appropriately located, can improve energy independence and security, reduce the demand on non-renewable energy sources, and provide a financial benefit to the owner of such systems. It has been shown in numerous case studies that the viability of wind energy systems relies upon whether a system's placement allows for unobstructed wind access. The standards adopted by the city allow for roof-mounted wind energy systems in some zoning districts with a Conditional Use Permit.

Planning considerations:

- Solar panels and small scale wind energy systems are a source of local, clean, renewable energy source.
- Reducing regulatory barriers for small scale renewable energy installations can increase community resilience and support climate mitigation goals.

### 2.5.1.2 GEOTHERMAL

The Wood River Valley has geothermal resources

<sup>7</sup>Idaho Power. <https://www.idahopower.com/energy-environment/energy/>. Accessed 5/8/2024.

in the form of hot springs<sup>8</sup>, including the Hailey Hot Springs source in Democrat Gulch in Croy Canyon west of Hailey. The Hailey Hot Springs source was used to heat the Hiawatha Hotel for 40 years prior to destruction of the hotel by fire in January 1979. Hailey Hot Springs is not within Hailey's AOI, and thus development of this energy source is not expected.

### 2.5.1.3 HYDRO – INDIAN CREEK

The installation of a water storage tank in Indian Creek led to discussions with Idaho Power for the construction of a hydro power plant. A permit was received from the Federal Energy Regulatory Commission (FERC) to register the plant as a Qualifying Facility. The hydro plant went into service in 1985 and has remained in service since. The unit itself is a 62 KW generator; in high water years, it generates between 10,000 – 16,000 KWhrs per month.

In 1984 the City entered into an agreement with Idaho Power to generate power to sell to Idaho Power to help offset costs. This agreement was renewed in 2020.

### 2.5.1.4 NATIONAL INTEREST ELECTRIC TRANSMISSION

There are no National Interest Electric Transmission corridors designated in or near the City of Hailey.<sup>9</sup>

## 2.5.2 AIR QUALITY

The Idaho Department of Environmental Quality monitors air quality in the Wood River Valley from a monitoring station located on the roof of Hemmingway Elementary School in Ketchum and reports the Air Quality Index for PM2.5, the primary pollutant produced by forest fires. One of the primary reasons for locating a monitor in that area was for monitoring during forest fires. Overall, air quality in the Wood River Valley is Good. Wildfires can result in air quality that is "Moderate," "Unhealthy for sensitive groups," or "Unhealthy."<sup>10</sup>

<sup>8</sup>A 1979 the US Department of Energy, Division of Geothermal Energy "Hailey, Idaho Site Specific Geothermal Development Analysis."

DEQ uses the AQI for five major air pollutants regulated by the Clean Air Act: ground-level ozone, particulate matter (PM 2.5 and PM 10), carbon monoxide, sulfur dioxide, and nitrogen dioxide. For each of these pollutants, EPA has established National Ambient Air Quality Standards to protect against harmful health effects.

An AQI value of 100 generally corresponds to the national air quality standard for the pollutant, which is the level EPA has set to protect public health. AQI values below 100 are considered healthful. When AQI values are above 100, air quality is considered to be unhealthy—at first for certain sensitive groups of people, then for everyone as AQI values get higher. An AQI value between 0 and 50 is considered satisfactory air quality and air pollution poses little or no risk. Daily reporting of AQI is posted on the Idaho Department of Environmental Quality website.

Planning considerations:

- Protection of clean air and water is a community priority.
- Traffic on roads and highways resulting from development can increase ozone levels.
- Emergency response plans can address poor air quality during wildfire events.

### 2.5.3 CLIMATE MITIGATION

In February 2007, the Hailey City Council passed Resolution 2007-2 endorsing the U.S. Mayors

Climate Protection Agreement. The agreement urges federal and state governments to enact policies and programs to meet or exceed the Kyoto Protocol targets for reducing global warming pollution.

In March 2007, a Hailey citizen was appointed as the Community Liaison and Volunteer Coordinator to the Committee. In September 2008, the Hailey City Council passed Resolution 2008-12 which adopted the goal of a 15% reduction in CO2 emissions by 2015. The baseline used to measure this goal is the FYE 2005 CO2 level of 2850 tons. Progress is tracked and reported annually to the Council. In 2018 the City conducted a greenhouse gas (GHG) inventory, and in 2022 the Council passed the Hailey Clean Energy Resolution supporting goals to power Blaine County with 100% clean energy by 2045.

The City’s Sustainability and Resilience program coordinates GHG reduction efforts across departments and with regional partners to implement GHG reduction projects. Projects include supporting non- motorized transportation alternatives, streamlining permit processes for renewable energy projects, providing electric vehicle and solar rebates, conducting energy audits of municipal buildings, and supporting waste reduction efforts.

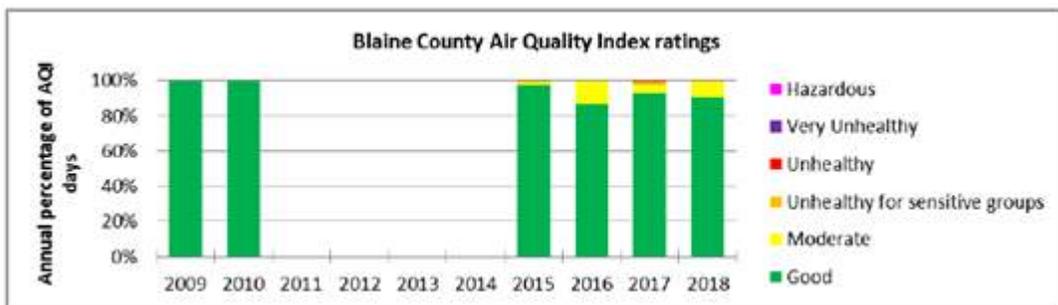


Figure 6: Air Quality for Blaine County<sup>10</sup>

<sup>9</sup>U.S. Department of Energy Grid Deployment Office Initiation of Phase 2 of National Interest Electric Transmission Corridor (NIETC) Designation Process: Preliminary List of Potential NIETCs Issued Pursuant to Section 216(a) of the Federal Power Act. May 8, 2024. <https://www.energy.gov/sites/default/files/2024-05/PreliminaryListPotentialNIETCsPublicRelease.pdf>. Accessed May 9, 2024.

<sup>10</sup>2019. 2018 Air Quality Monitoring Data Summary. State of Idaho Department of Environmental Quality. <https://www.deq.idaho.gov/air-quality/monitoring-network/>. Accessed May 9, 2024.

## 2.6 HAZARDOUS AREAS AND WILDLAND FIRE HAZARDS (67-6508(g))

The purpose of this section is to provide an analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards (Idaho Code Section 67-6508(g)).

In addition, man-made hazards and an analysis of known wildland fire hazards including the presence of wildland urban interface, the presence of structures, access for fire suppression, climatic conditions, the severity of fire hazard that is expected to prevail in an area, and/or other fire hazards as determined is addressed in this section.

### 2.6.1 SEISMIC (EARTHQUAKE) AND GEOLOGIC HAZARD

Building standards adopted by the International Building Code (IBC) address seismic activity. Hailey and vicinity have been assigned a D1 designation according to the seismic risk map of the IBC. The 2018 Hailey Emergency operations plan identifies earthquakes as having a moderate probability of occurrence.

Radon is a radioactive gas created by a natural breakdown of uranium and is found in high concentrations in soils and rocks containing uranium, granite, shale, and phosphates. This gas can move through the soil on which homes are built, and through the house by means of any small openings or through porous building materials.

Planning considerations:

- Seismic hazards can be mitigated through enforcement of adopted building codes.
- Homeowners and renters should be aware of the potential health hazard from radon. The City

has several publications concerning radon that are available to the public.

### 2.6.2 FLOOD HAZARD

The Big Wood River flows adjacent or nearly adjacent to the westernmost City Limits, with FEMA designated Special Flood Hazard areas (100-year floodplains and floodways) extending into areas of the City including China Gardens, Sherwood Forest, Cedar Bend, and Della View Subdivisions. Additional floodplain areas include lands adjacent to several drainage canals throughout the Woodside Subdivision, which carry water from Quigley Creek. Floodplain areas are also located within Hailey's Area of City Impact, including areas adjacent to the Big Wood River, Croy Creek and Quigley Creek. Flood hazards are shown on Figure 3. Development within special flood hazard areas is subject to the Flood Hazard Overlay District, Chapter 17.04J Hailey Municipal Code. The Flood Hazard Overlay district was originally adopted in 1988 and has been periodically updated. The most recent update was adopted by Ordinance 1234 in 2018.

### 2.6.3 AVALANCHE HAZARD

There are numerous hillside and adjacent valley floor areas that are subject to periodic avalanches. Terrain, vegetation, wind conditions, depth and composition of snow layers all affect avalanche potential. Specific site evaluation and technical experience are typically required to determine potential hazard. Avalanche studies have been completed for some areas affecting Hailey. An "Avalanche Hazard Areas" map, prepared by Blaine County Planning and Zoning, shows general locations of high and low hazard areas in the general vicinity of Hailey and its Area of City Impact. Most avalanche prone areas lie well outside the City Limits, but many are within Hailey's Area of City Impact. Some areas within the City may be at risk from avalanche runoff, such as the Della View and Woodside Subdivisions.

### 2.6.4 LANDSLIDES

Landslides (including mudslides) occur when slope forming materials such as rock and soil

move downslope. They may be triggered by weather related events such as heavy rainfall, geologic events such as earthquake, and human activity such as excavation. Landslides can impact life and property and destroy or block roadways, infrastructure, utilities and natural resources. Moderate landslide hazard areas are not mapped on the valley floor, but are mapped on the hillsides that fringe the City by the Blaine County Multi-jurisdiction All Hazard Mitigation Plan (2018) and within the Area of City Impact. The potential for damaging mudslides in Blaine County is exacerbated by deforestation resulting from wildfires.<sup>11</sup>

### 2.6.5 WILDFIRE HAZARD

Hailey is located within the “Wildland Urban Interface” (WUI) mapped in the Blaine County Multi-jurisdiction All Hazard Mitigation Plan (2018). The WUI is defined as the transition areas where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. City’s Emergency Operations Plan identifies wildfire hazard as having a high probability of occurrence as well as a high danger factor. Open sage and grass-covered hillsides fringe the City along much of its boundary. These large expanses of open area, coupled with the arid climate of the Wood River Valley, create high to extreme fire danger during the late summer and autumn of most years. Following fires, these areas are prone to mudslides and debris flows.

### 2.6.6 MAN-MADE HAZARD

Man made hazards include aircraft accident, civil disturbance, extended utility failure, hazardous materials spill, major vehicle accidents, structure fires/conflagration and terrorism waste.<sup>12</sup> Man-made hazards may result in loss of life and property as well as release of contaminated materials into air, soil or water.

An area of particular concern related to pollution and toxic waste is the protection of the Wood River aquifer, from which the City of Hailey obtains

all of its domestic water supply. Highway 75, located within the aquifer recharge area, is the sole through-route for transportation, including the transport of hazardous materials. Vehicle accidents that could result in a spill of hazardous material within the aquifer protection area are a concern. Industries and businesses that create or store hazardous materials are a potential source of accidental spills or releases to air or groundwater.

The Friedman Memorial Airport also presents potential hazards to its residents. Such hazards may include transportation accidents or hazardous materials spills.

### Planning Considerations:

- Zoning requirements for land uses and structures within runway approach and departure zones can mitigate potential hazards and increase aircraft safety
- Zoning, building and fire inspections, wastewater pretreatment requirements, and rules for transporting and storage of hazardous materials are examples of regulations that address the mitigation of many potential man-made hazards.
- Balance/Mitigate hazard risk that could result from growth of light industrial industries by adopting spill prevention and hazardous material storage controls.

### 2.6.7 CLIMATE HAZARD

Changes to global climate is expected to alter the risks and opportunities facing communities. Projected changes to Idaho’s climate indicate that some of the impacts are likely to include significant reduction in the proportion of precipitation falling as snow, and high potential for increased frequency of certain types of droughts, such as snow pack drought.<sup>13</sup> At the local level, these impacts may increase exposure of the City’s economy, built and natural environmental systems to hazards such as wildfire or drought.

<sup>11</sup>Blaine County Multi-jurisdiction all hazard mitigation plan. <https://haileycityhall.org/wp-content/uploads/2022/10/Blaine-County-Multi-Jurisdiction-All-Hazard-Mitigation-Plan.pdf>. Accessed 5/17/2024.

<sup>12</sup>Hailey Emergency Operations Plan, 2018.

### 2.6.8 HAZARD RESPONSE READINESS

The adopted City of Hailey Emergency Operations Plan (EOP) addresses both natural and man-made hazards, and utilizes four phases of emergency management: mitigation, preparedness, response and recovery. The EOP includes resource lists, as well as individual checklists for both natural hazards and man-made hazards:

#### *Natural*

- Extreme Weather/Storms
- Earthquakes
- Avalanches and landslides
- Floods
- Pandemic
- Tornado
- Volcanic Activity
- Wildland fire

#### *Man-Made*

- Aircraft accident
- Hazardous materials release
- Structure fire/Conflagrations
- Civil disturbance
- Extended utility failure
- Major vehicle accident
- Terrorism

The EOP includes a vulnerability assessment of the City to various natural, technological and man-made hazards. The Plan identified the following hazards as having a high probability of occurrence: power failure (extended), wildland fire, extreme weather, floods, aircraft accident and hazardous materials emergencies.

The county-wide Multi-Jurisdiction All Hazards Mitigation plan (AHMP) was adopted by the City Council in 2009. In 2018 the City participated in a major update to the AHMP. The City of Hailey and its Fire Department maintain Mutual Aid Agreements with several organizations and governmental jurisdictions, including but not limited to the cities of Bellevue, Ketchum, Sun

Valley and Blaine County, Sawtooth National Forest, Shoshone BLM and Friedman Memorial Airport.

## 2.7 SPECIAL AREAS OR SITES AND FEATURES

(67-6508(k))

Special sites, areas, and features are diverse in nature and help to create a “sense of place” that many Hailey residents value. Special sites, areas, and features reveal aspects of our city’s origins and development through their form and use. For example, today many of the historic churches are located off Main Street and on the side streets in the historic residential portion of Hailey. However, the churches were originally located on Croy Street which was the main travel route through Hailey. Only later did the main travel route change to a north-south orientation leaving the churches to the side streets.

Overlay districts or other special planning tools can be utilized to help plan for special sites, areas and features. For example, the Original Hailey Townsite Overlay District allows for reasonable flexibility in ordinance requirements, which helps achieve dual goals of a compact community core and retaining the character of Old Hailey.

#### Historic Development

The town’s founder, John Hailey, was an early pioneer in the Northwest who took part in the Boise Basin Gold Rush in 1862. Betting that the Wood River Valley was going to be a center of mining and commercial activity, Hailey filed a homestead of the future townsite in 1879. Calling themselves the Hailey Town Company, Hailey, A.H. Boomer, U.S. Marshal E.S. Chase, and W.T. Riley had the townsite surveyed April 20, 1881 and officially platted at the county seat in Rocky Bar on May 10, 1881. The speculation paid off. By July 6, \$30,000 worth of lots had been sold. On August 24, 1882, the townsite was amended, expanding from 72 blocks to 140 blocks.

<sup>13</sup>Abatzoglou, J. T., Marshall, A. M., Harley, G. L. 2021. Observed and Projected Changes in Idaho’s Climate. Idaho Climate-Economy Impacts Assessment. James A. & Louise McClure Center for Public Policy Research, University of Idaho. Boise, ID.

Hailey was a social center for the area with the opening of the Hailey Hot Springs Hotel and rapidly expanding business and residential areas. Then came the big fire of 1889, which destroyed the entire business section. Little time passed before the town was rebuilt and, according to Mrs. J.C. Fox, “Hailey now is a city of attractive homes. It is the gateway to the Switzerland of America.”

The annexation process has continued throughout Hailey’s history, reaching a peak with the Woodside extension to the south in the 1970s and the Northridge addition in the 1980s. The original Old Town plat, however, remains the heart of the town.

### 2.7.1 SPECIAL SITES

Special Sites include historic buildings and landmarks, such as the Ezra Pound House, the Blaine County Courthouse, the Blaine County Historical Museum, the Masonic Lodge, the Rilato Hotel (Hailey Hotel), historic churches, Hailey Public Library and City Hall, and the Rodeo Grounds (Wertheimer Park).

- Historic buildings and landmarks
- Archeology?

### 2.7.2 SPECIAL AREAS

Special Areas include cultural and scenic amenities, such as trails along the Big Wood River, the original townsite grid pattern and historic downtown area. Open space surrounding Hailey, including the undeveloped area between the cities of Hailey and Bellevue, visible ridgelines, undeveloped hillsides and agricultural areas are also Special Areas that help define the rural character of Hailey.

- Trails along the Big Wood River
- Original townsite grid pattern
- Historic downtown
- Undeveloped ridgelines
- Open space between Hailey and Bellevue

#### 2.7.2.1 SPECIAL FEATURES

Special Features include undeveloped hillsides, the night sky, street names and business names that reflect the local mining heritage, easy access to side canyons such as Colorado Gulch, Croy and

Quigley Canyon, the Blaine County Recreation District trail system, mature trees, historic architecture, and the lilac bushes that originally marked the corners of city lots.

- Undeveloped hillsides
- Night sky
- Mining history – street and business names
- Easy access to recreation in side canyons, Blaine County recreation
- Lilac bushes on corners
- Mature trees

## 3 COMMUNITY RESOURCES, POPULATION AND DEMOGRAPHICS (67-6508(b))

Reference Community Profile Narrative on p. 8-11.

## 4 RECREATION, PARKS AND OPEN SPACE (67-6508(J))

### 4.1 EXISTING CONDITIONS

Hailey residents enjoy a number of developed recreation opportunities. There are a number of neighborhood parks scattered throughout the city. The Blaine County Aquatic Center, the Community Campus and the Wood River Trails (connecting Hailey to the rest of the Wood River Valley via a world-class recreation trail) are assets enjoyed not only by Hailey residents, but a larger community. The Blaine County School District provides approximately 45 acres of sport fields for organized recreation programs. The notable play structure in Hop Porter Park was provided through volunteer efforts, as was the Hailey Skate Park. All these assets, combined with a seeming abundance of surrounding lands still relatively free of development continue to provide adequate recreation opportunities for Hailey residents.

Population growth over the last 30 years has placed high demand on park space within the city. In 2002 the Hailey Parks, Lands and Trails Master Plan was adopted and the Hailey Parks &

Lands Board was formed. Subdivision standards were adopted in 2003 to require parks and trails contributions from new development. In 2007 Development Impact Fees were adopted. The fees are required to be paid by any development within all areas of the City. The fees may be used for park, transportation, police, or Fire/EMS capital facilities.

In April 2018, the City adopted the Hailey Greenway Master Plan. Hailey Greenway includes lands along 1.5 miles of the Big Wood River from Bullion Street Bridge to the Colorado Gulch Road that are owned or controlled by the Wood River Land Trust (WRLT) or the City of Hailey. The Greenway encompasses approximately 350- acres and includes two public parks. The Master Plan provides a framework that guides access and connectivity, land use, recreation, conservation and river restoration and floodplain function within the Greenway.

The following parks are City owned:

- Curtis park – 2.5 acres
- Deerfield Park – 3.3 acres
- E.W Fox Demonstration Garden
- Echo Hill Park
- Foxmoor Park – 1.3 acres
- Hailey Native Plant Arboretum
- Hailey Skate Park
- Heagle Park – 3.5 acres
- Hop Porter Park – 4.3 acres
- Jimmy’s Garden
- Keefer Park – 8.6 acres
- Kiwanis Park – 2.4 acres
- Lion’s Park – 3 acres
- Old Cutters Park – 5.1 acres
- Roberta McKercher Park – 2.5 acres
- Toe of the Hill Trail – 2 mile trail
- Wertheimer Park

## **5. LAND USE, COMMUNITY DESIGN AND PRIVATE PROPERTY**

### **5.1 LAND USE (67-6508(e))**

Land use within the City of Hailey is directed by the natural and geographic features of the area, such as the hillsides confining the valley, and the Big Wood River flowing along the western City limits. Transportation infrastructure, including Highway 75, interconnectivity and transit routes and stops, also influence land uses.

Carrying capacity, geography and economic constraints also affect future growth. The biological concept of carrying capacity is the number of individuals an environment can support without significant negative impacts to the individuals and its environment. Geographic limitations include the topography of the area, county subdivisions adjacent to Hailey that will most likely not be annexed, and the desire to maintain open space between Hailey and the City of Bellevue to the south. Economic limitations include the prices of land and construction, fluctuations in national economy, and limited transportation access.

#### **5.1.1 EXISTING LAND USE**

The City of Hailey includes approximately (verify) square miles or acres within its existing city boundary. Existing land uses are described in Figure 7.

#### **5.1.2 AREA OF IMPACT**

The City’s Area of City Impact (ACI) was updated in 2021 in collaboration with Blaine County and adjacent communities. Includes areas to the north of the current city boundaries, along Quigley and Croy Creeks, and hillside areas on the east side of the City. The ACI contains approximately (verify) acres.

#### **5.1.3 LAND USE RESIDENTIAL EFFICIENCY** Reference Figure 9.

#### **5.1.4 RESIDENTIAL CAPACITY**

The City of Hailey Housing and Analysis Growth

### Existing Land Utilization - 2023

Category	District	Area (acres)
GR	General Residential	665.11
LR-1	Limited Residential-1	440.90
LR-2	Limited Residential-2	136.64
B	Business District	97.45
SCI-CO	Service Commercial Industrial – SO	29.17
SCI-I	Service Commercial Industrial- I	89.13
LI	Light Industrial	verify
TN	Transitional District	6.12
NB	Neighborhood Business	6.82
LB	Limited Business	107.21
RGB	Recreational Greenbelt	verify
TI	Technological Industry	verify
A	Airport	verify

Figure 7: Existing Land Utilization - 2023

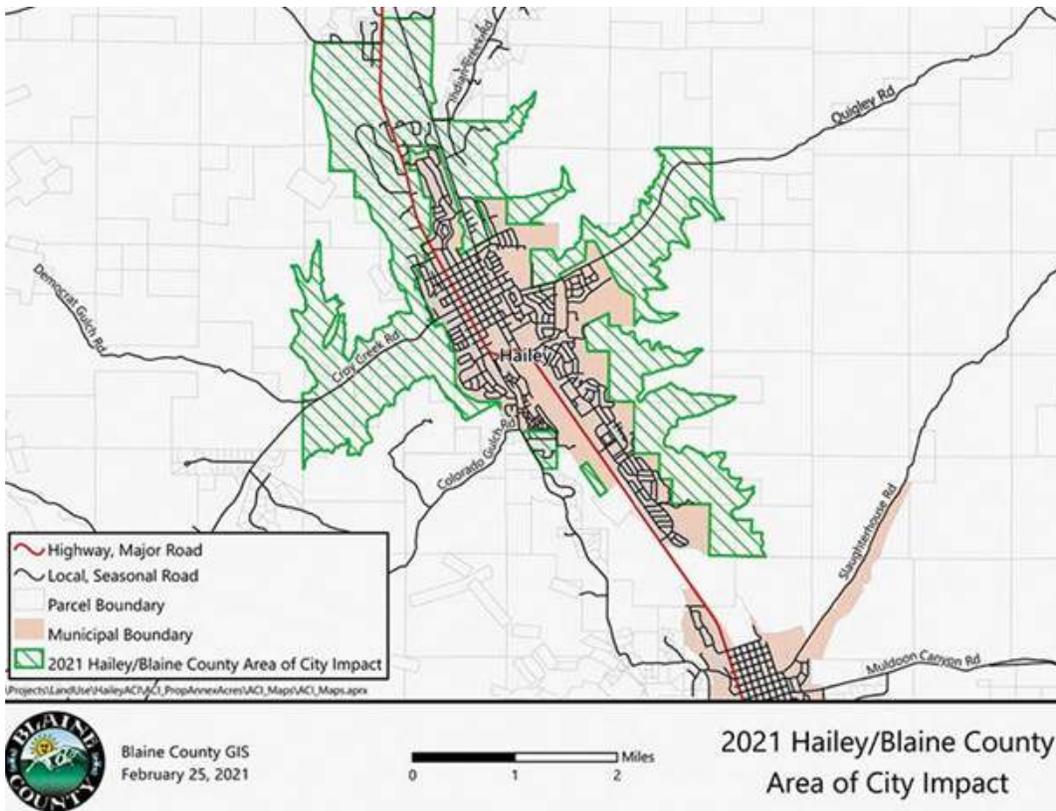


Figure 8: 2021 Hailey/Blaine County Area of City Impact

Zoning District	Acres	Existing Units	Existing Density Units/Acre	Base Density/Min Allowable Density (du/acre)	Max Allowable Density
LR1	440.90	1457	3.3	5.4	
LR2	136.64	204	1.49	3.6	
GR	665.11	1801	2.71	7.3	10
NB	6.82	0	0	7.3	15
LB	107.21	148	1.38	7.3	20
TN	6.12	19	3.10	7.3	
B	97.45	194	1.99		20
SCISO	29.17	1	.03	4	
SCII	89.13	3	.03	4	
<b>Total/ Average</b>	<b>1,579</b>	<b>3,827</b>	<b>Average density: 2.4 units/acre</b>		

Figure 9: Existing achieved residential density 2023 (Agnew Beck)<sup>14</sup>

Projections Process and Findings Report 2023 includes residential capacity calculations for five different scenarios. The five different scenarios are based on existing city boundaries, zoning, densities and vacant land as of Month 2023:

Scenario 1 – Assumes undeveloped parcels in the city will develop to the existing average density in each zoning designation. This represents a low growth scenario where only undeveloped parcels would be developed, representing more easily accessible development potential.

Scenario 2 – Assigns an adjustable minimum density to all parcels in each zoning designation (assuming parcels that are currently developed over the assumed density remain unchanged). The minimum densities are slightly higher than the existing average density in each zoning designation, but still well below the maximum allowed density for each zone. This scenario was designed to give the city a long-term adjustable tool that can be used to test assumptions around changing development patterns of the next 10 to 20 years

Scenario 3 – Assigns an adjustable rate of

maximum build out potential to each of the zoning designations. This scenario was developed with numerous conversations with the City of Hailey to assess and test the percentages represented in this scenario. This scenario was primarily designed to give the city a long-term adjustable tool that can be used as assumptions change about development over the next 10 to 20 years.

Scenario 4A – Assigns an adjustable assumed density to all undeveloped parcels and sets and adjustable minimum densities for all developed parcels. This scenario shows development potential under a high growth framework, where all residential allowed parcels develop to a minimum density. This scenario recognizes that undeveloped and developed parcels may develop at different densities in the future and was designed to give the city a long-term adjustable tool that can be used to test two sets of density assumptions.

Scenario 4B - Builds on scenario 4 to provide additional nuance that assigns vacant parcels in the Downtown Redevelopment Ordinance a different set of parcel minimums regardless of their current zoning. This scenario shows the potential redevelopment opportunities with a focus on the downtown core and Main Street in Hailey.

<sup>14</sup>City of Hailey Housing Analysis and Growth Projections, Process and Findings Report December 2023.

<b>Buildout Scenario</b>	<b>Existing Units 2022</b>	<b>Total Capacity (units)</b>	<b>Average density (units/acre)</b>	<b>Total Population Capacity*</b>
1	3,827	3,947	2.5	9,591
2	3,827	5,409	3.4	13,143
3	3,827	7,398	3.7	17,997
4	3,827	4,997	3.2	12,142
5	3,827	5,694	3.6	

\*Based on average household size of 2.43 people per household

Figure 10: Housing Unit and Population Buildout Scenarios

The housing unit and population capacity for each of the buildout scenarios is shown in Figure 10.

## 5.2 COMMUNITY DESIGN

(67-6508(m))

The purpose of this section is to provide an analysis of needs for governing landscaping, building design, tree planting, signs and suggested patterns and standards for community design, development and beautification.

- Existing conditions (Background) Inventory of existing design plans and design review guidelines

Good community design will create a legacy of well-planned public and private improvements for future generations and will include the conservation and enhancement of structures of architectural or historic value, and assure that new development does not detract from the city’s historic character, which is one of Hailey’s main assets.

The City of Hailey adopted Design Review guidelines in 1990. Since then the guidelines have been regularly amended to improve the results of their implementation.

## 5.3 PRIVATE PROPERTY (67-6508(a))

Guidelines have been established and are updated by the Idaho Attorney General (Idaho Code Section 67 - 8003) to evaluate whether a

contemplated land use action or decision may result in an unconstitutional taking of private property.

As part of every application to be heard only by an administrator or the Planning and Zoning Commission under the Local Planning Act, a statement is included which advises those applicants that decisions may be appealed to the Hailey City Council. After a final decision has been rendered by the City an applicant has the right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003.

## 6 ECONOMIC DEVELOPMENT (67-6508(d))

The purpose of this section is to provide an analysis of the economic base of the area including employment, industries, economies, jobs, and income levels (Idaho Code Section 67-6508(d)).

### 6.1 EXISTING CONDITIONS

#### 6.1.1 ECONOMIC DEVELOPMENT

The City of Hailey is a member of Sun Valley Economic Development (SVED). SVED is a countywide 501(c)(6) not-for-profit public-private partnership economic development organization. In addition to leading economic development initiatives, SVED develops economic profiles for Blaine County municipalities. SVED’s priorities are:

- ATTRACT - New Businesses and Jobs
- PROMOTE - Business Growth and Success
- EDUCATE & ADVOCATE - on Critical Business Issues
- ENHANCE - the Economic Impact of Existing Assets
- ATTRACT - Visitors and Events
- INCREASE - Overall Economic Activity

### 6.1.2 ECONOMIC SECTORS

In 2022 there were 753 business establishments in the City of Hailey and 4,800 jobs.<sup>15</sup> The City has a diverse range of industry sectors. The construction industry is the largest job sector followed by education and health. Leisure/Hospitality and trade/transportation are the third largest job sectors. Hailey has experienced significant growth in jobs and businesses since 2013 (Figure 12).

### 6.1.3 ECONOMIC PROFILE

Reference “Economic Profile” Section of Community Profile Narrative, p. 9.

## 7 HOUSING (67-6508(I))

The purpose of this section is to describe existing housing conditions.

## 7.1 EXISTING CONDITIONS

Reference “How Hailey Residents Live” Section of Community Profile Narrative, p. 8-9.

## 7.2 HOUSING AFFORDABILITY

Rapid development of higher-cost housing in the Wood River Valley over the past decades has contributed to an increased demand for affordable, or “community”, housing in the entire valley including Hailey. The term “community housing” has been commonly adopted to refer to housing that is affordable to the workforce of the community, including low income to moderate income wage earners. Housing that is affordable to retired workers, seniors, and disabled residents is also considered “community housing”.

As of 2022, Hailey has a median household income of \$77,035, slightly less than Blaine County’s median household income of \$81,794 (Agnew Beck 2024). Based on the published Area Median Income (AMI) in 2022, an affordable home price for a household at AMI would be approximately \$234,000 to \$307,350 (calculated based on 7.8% interest, 30 year fixed, \$50,000

**JOBS BY INDUSTRY SECTOR**

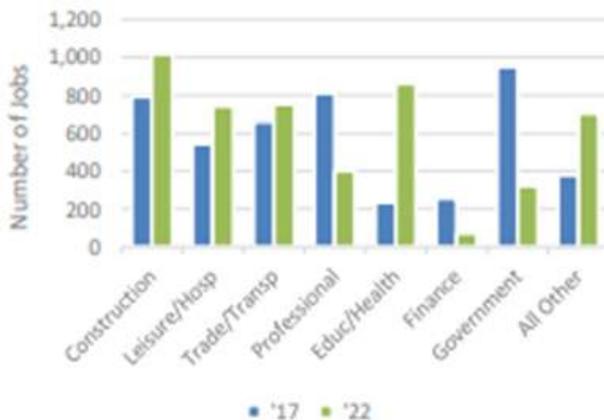


Figure 11: Jobs by Industry Sector, City of Hailey, 2017 & 2012 (SVED)

**NUMBER OF JOBS & BUSINESSES**

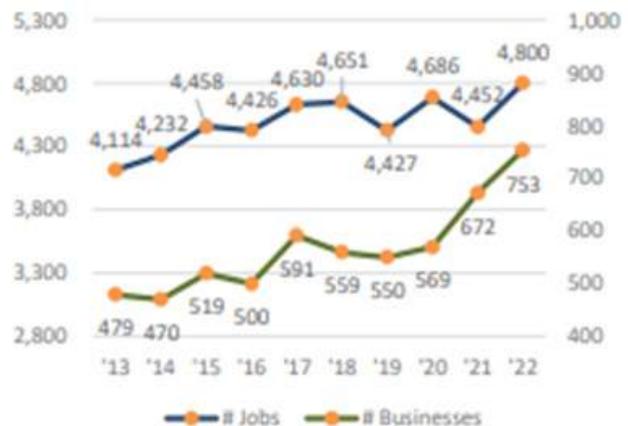


Figure 12: Number of jobs and businesses, City of Hailey, SVED)

<sup>15</sup>Sun Valley Economic Development, 2022 City of Hailey Economic Profile, <https://sunvalleyeconomy.com/wp-content/uploads/2018/02/SVED-Profiles-booklet-1-FINAL.pdf>. Accessed May 20, 2024.

down payment and a monthly payment of \$1,926).<sup>16</sup> Median home value of owner occupied units in 2022 for Hailey, Idaho was \$423,700.<sup>17</sup>

Fair market rent (FMR) for a 2 bedroom rental in Blaine County in 2022 was \$1,116 per month which is affordable to households with an income of \$44,640.<sup>18</sup>

In the United States, a commonly used guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income.

Approximately 25% of households with a mortgage spend 30% or more of income on housing costs.<sup>19</sup> Approximately 44.5% of households who rent spend 30% or more of income on housing costs.<sup>20</sup>

### 7.3 MANUFACTURED HOUSING

Idaho statute 67-6509A requires the comprehensive plan and land use regulations to allow manufactured homes in zones that allow single-family residential uses. The City of Hailey zoning district use matrix complies with this requirement.

## 8 PUBLIC SERVICES, FACILITIES AND UTILITIES (67-6508(h))

The purpose of this section is to provide an analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities,

<sup>16</sup>Chase bank mortgage affordability calculator <https://www.chase.com/personal/mortgage/calculators-resources/affordability-calculator>

<sup>17</sup>ACS 2022, Table CP04

<sup>18</sup>University of Idaho extension, indicators idaho, <http://indicatorsidaho.org/DrawRegion>.

<sup>19</sup>American Community Survey (ACS) 2022, Table CP04 Comparative housing characteristics, <https://data.census.gov/table?t=Financial%20Characteristics:Housing%20Value%20and%20Purchase%20Price:Physical%20Characteristics:Types%20of%20Rooms&g=160XX00US1634390>. Accessed May 27, 2024

<sup>20</sup>ACS 2022

libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings (Idaho Code Section 67-6508(h)).

- Capital improvement plan
- Waste Water Facility Plan
- Water Plan

### 8.1 WATER SYSTEM

The City of Hailey water system consists of water supply sources including Indian Creek Spring, and six wells; 3.2 million gallons of water storage in two storage tanks, booster pumps, pressure reducing valves and distribution lines. The City of Hailey provides water within its municipal boundary. The system serves approximately total 3,653 metered connections. As of December 2022, Current water supply is 8.7 MGD, average day demand (ADD) is 2.83 MGD, and maximum day demand (MDD) is 6.76 MGD.<sup>21</sup>

Over the last 20 years, per capita water usage has decreased by 41%, likely due to implementation of water conservation measures including irrigation ordinances, a leak detection and repair program, implementation of service metering, and a conservation based rate structure.<sup>22</sup>

Future demand projects based on population growth rate of 2.5% and 305 gallons per capita per day Average Daily Demand (ADD). By the year 2043 (2040), a population of 16,291 (15,128), 5 mgd ADD (4.6) and maximum day demand of 12.4 MGD (11.5).

### 8.2 WASTEWATER AND WATER RECLAMATION FACILITY

The City of Hailey Woodside Wastewater Reclamation Facility (WRF) is located on a 6 acre, City-owned property in the southeast portion of the City. The planning area for the Woodside WRF

<sup>21</sup>Clear solutions engineering, Draft- Technical Memorandum #3 Existing Water System Facilities and Production Capacity Evaluation, February 5, 2024.

<sup>22</sup>Clear solutions engineering, Drinking Water System Facility Planning Study, Draft – Technical Memorandum #2, January 16, 2023.

City of Hailey Existing Water System Facilities



Figure 13: City of Hailey Existing Water System Facilities

covers approximately 11,500 acres, including the City of Hailey and its AOI, and additional valley areas outside of west of the AOI. Wastewater is collected and transported to the WRF through a system of pump stations, and gravity and pressure mains. The WRF treats an average of 66 gallons per capita per day and discharges treated effluent to the Big Wood River under an NPDES permit. The current facility has adequate capacity for current (2020) flows and loads.

The Woodside WRF draft facility plan evaluates

the future treatment needs based on 2.5% annual population growth and a forecast population of 14,600 people by the year 2040. Upgrades to the liquid handling system, including headworks system, biological treatment train and ultraviolet disinfection, are anticipated to be needed to treat flows expected in 2040.

### 8.3 PUBLIC SAFETY

The City of Hailey Police Department serves a population of 10,000 with 13 officers, including

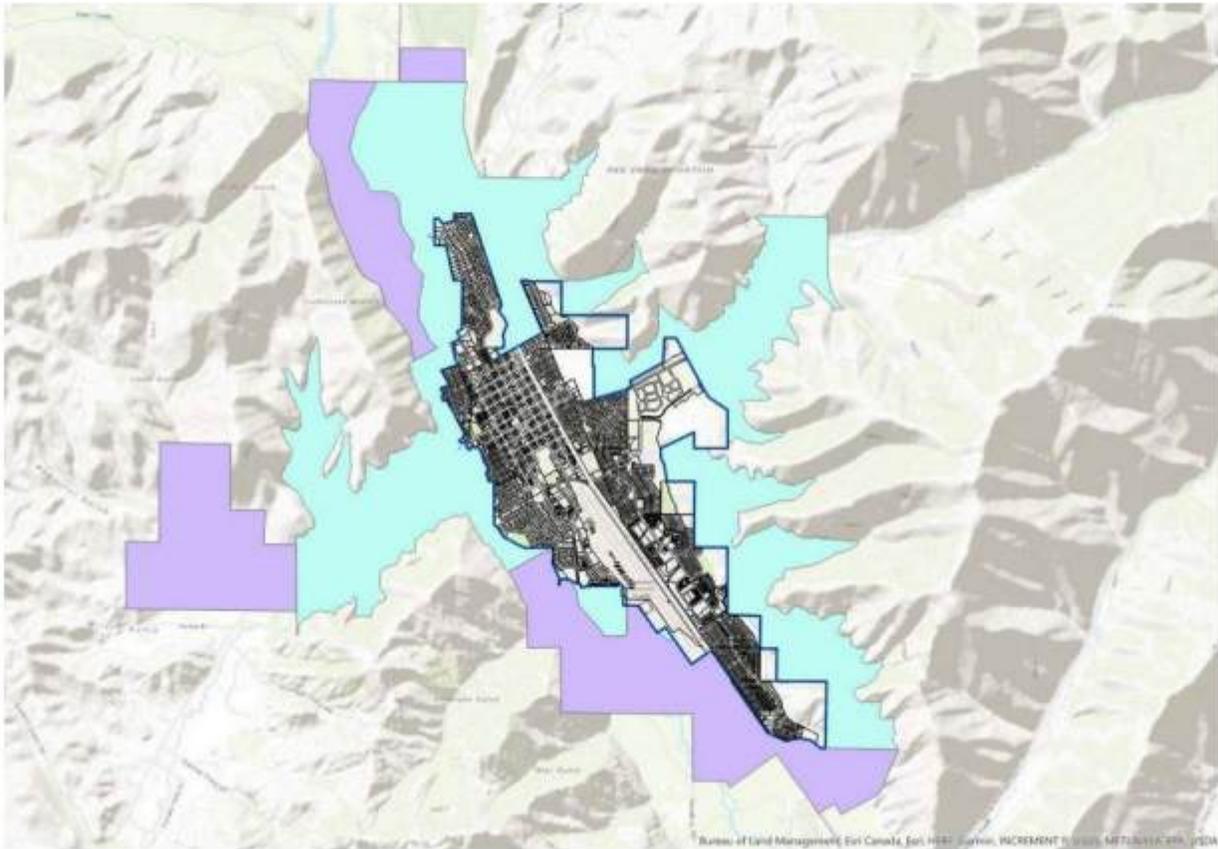


Figure 14: Area of City Impact

three command staff and two school resource officers. The Department is located at 311 Cedar Street East.

In addition to law enforcement, the Hailey Police provide a number of services to the Community, such as bicycle safety, fingerprinting services, vacant home and vacation checks, business checks, theft prevention education, vehicle lockouts, and a traffic school.

**8.4 FIRE FACILITIES**

The City of Hailey Fire & Rescue Department provides medical response and fire suppression, communications and support, plan review for new construction and fire inspections and investigations and other similar functions to the community. 3 Operations. Currently the department has a single station located at 617 S. Third Street and a full time fire chief, part time

assistant fire chief, full time Fire Marshal, a full-time fire inspector, four full-time firefighter/EMTs and approximately 25 paid-per-call or “volunteer” members. New stations are planned for the central Woodside area, and the Northridge areas, which would allow the existing aging station to be decommissioned.

**8.5 HEALTH AND WELFARE**

Health services are provided by the St. Luke’s Center for Community Health Medical Clinic and South Central District Public Health District. Emergency services are provided by St. Luke’s Wood River Emergency Department in Ketchum. ARCH Community Housing Trust owns and operates Blaine Manor in Hailey. Blaine Manor is a 60 unit affordable housing development that includes 30 units of senior housing located in Hailey. Blaine County currently manages Blaine Manor, a nursing home. Several non-

profit organizations provide a wide variety of other services to the public which enhance our community.

## 8.6 OTHER PUBLIC UTILITIES AND SERVICES

### 8.6.1 ELECTRICITY

Electricity to the City is provided by Idaho Power Company. No generation station or power plant is located within city limits, however a distribution substation is located near the corner of Carbonate Street and Sixth Avenue North in east Hailey. This substation serves the Wood River Valley generally between Bellevue and St. Luke's Hospital just south of Ketchum. A primary power transmission corridor runs through Hailey along the ITD right-of-way corridor. A second power transmission corridor enters the Wood River Valley from the southwest. The two transmission corridors converge at a transmission switching station located north of Hailey.

### 8.6.2 NATURAL GAS

Natural gas service within the City is provided by Intermountain Gas Company. Telephone service is provided by Qwest Communications and by a number of wireless companies. Fiber optic lines are currently being installed. A number of internet providers also serve the City and surrounding area

### 8.6.3 SOLID WASTE AND RECYCLING

Solid waste collection and curbside recycling services are provided by Clear Creek Disposal, through a franchise contract with the City of Hailey. The City provides billing services for collection. There are no solid waste disposal sites within the City of Hailey; a solid waste transfer station is located at Ohio Gulch, north of the City.

### 8.6.4 LIBRARY SERVICES

Hailey is served by the Hailey Public Library, a public non-profit library located at 7 West Croy Street. The Hailey Public Library provides print and digital resources and programs to the community.

## 9 TRANSPORTATION (67-6508(i))

### 9.1 EXISTING CONDITIONS

## 10 SCHOOL FACILITIES AND TRANSPORTATION(67-6508(c))

### 10.1 EXISTING CONDITIONS

The purpose of this section is to provide existing public school capacity and transportation considerations associated with future development (Idaho Code Section 67-6508(c)).

Public schools and non-profit educational facilities provide the community with continuing education programs, recreational uses, and public meetings and venues.

The City of Hailey is served by Blaine County School District #61. Hailey Elementary School, Alturas Elementary, Wood River Middle School, Silver Creek High School, and Wood River High School.

BCSD Bus Route 1 (Woodside) and Route 30 (East Hailey and Indian Creek) provide bus transportation to students within the City. BSCD provides bus transportation to students in Pre-K to Grade 5 whose walking route to school is more than 1.25 miles, and for Grades 6-12 is more than 1.75 miles.<sup>23</sup>

## 11 PUBLIC AIRPORT FACILITIES (67-6508(q))

### 11.1 EXISTING CONDITIONS

Friedman Memorial Airport (SUN), Hailey, is a public-use Commercial Service Airport co-owned and operated by Blaine County and the City of Hailey. The Airport is governed by the Friedman Memorial Airport Authority (FMAA) Board under a

<sup>23</sup>Blaine County School District website, <https://www.blaineschools.org/Page/3372> accessed May 27, 2024.

	<b>Hailey Elementary</b>	<b>Alturas Elementary</b>	<b>Wood River MS</b>	<b>Wood River HS</b>	<b>Silver Creek HS</b>
Classroom Capacity at 22 students	506	506	792	1232	66
2008-2009 Enrollment	437	396	630	831	14
May 2024 Enrollment <sup>24</sup>	251	472	565	945	51
2024 Percent of capacity	49%	93%	71%	76%	77%
<b>Change in enrollment 2009-2024</b>	<b>-42%</b>	<b>+20%</b>	<b>-10%</b>	<b>+14%</b>	<b>+260%</b>

Figure 15: Current Public School Capacity

Joint Powers Agreement. The Board is comprised of three representatives appointed by Blaine County, three appointed by the City of Hailey, and a seventh member unanimously agreed upon by the six appointed members. The Airport Manager provides the primary staff support to the FMAA, managing and supervising airport personnel, and maintaining a safe, legal, efficient, and profitable operation.

The airport has a single asphalt runway, Runway 13/31, 7,550 ft. long by 100 ft. Wide. The airport has a full parallel taxiway (Taxiway B) and four aprons for parking and maneuvering aircraft. The airport accommodates approximately 26,000 annual operations. As of 2014, the airport is home to approximately 1576 based aircraft including single engine, multi-engine, jet aircraft, and helicopters. The Airport encompasses 209 acres and is located 5,320 feet above mean sea level. As a Commercial Service Airport, SUN provides critical commercial air service connectivity. In 2024<sup>19</sup>, SUN connects to six (6) non-stop markets including Chicago, Denver, Los Angeles, Seattle, Salt Lake City and San Francisco. Air service is currently provided by Alaska Airlines (operated by Horizon), Delta Airlines (operated by SkyWest Airlines), and United Airlines (operated

by SkyWest Airlines). Current service to Chicago, Denver, Los Angeles, Seattle, and San Francisco is seasonal, with Denver service on United and Salt Lake City service on Delta Airlines being the only year-round service.

In addition to commercial air service at the airport, there is substantial high-end corporate business jet activity and recreational flying, much of which operates out of the airport's only Fixed Base Operator (FBO), Atlantic Aviation. SUN is included in the FAA's National Plan of Integrated Airport Systems (NPIAS) as a primary non-hub Commercial Service Airport. As a NPIAS airport, SUN receives federal funding via the FAA Airport Improvement Program and is subject to FAA airport design standards, regulations, rules, sponsor obligations, and grant assurances. SUN is also included in ITD Aero's IASP and considered a core Commercial Service Airport in the State of Idaho's public-use airport system. SUN is eligible for ITD Aero's Idaho Airport Aid Program for airport capital improvement grants and is also subject to ITD Aero sponsor obligations and grant assurances

In 2018, the airport adopted a Consolidated Master Plan. In July 2022, the FAA issued a Finding of No Significant Impact/Record of Decision for a 368 acre land acquisition for

<sup>24</sup>Blaine County School District #61 Quick Facts, <https://www.blaineschools.org/domain/129>, accessed May 27, 2024.

airport improvements which include 10.4 acres for possible future aeronautical development, including expansion of aircraft parking apron, construction of aviation hangers, vehicle parking and roadways. The remaining acreage lies under approach and departure surfaces and would allow the airport to protect them from incompatible uses.

*Appendix B*

# **Public Engagement Summaries**



# Envision Hailey

Planning Today for a Resilient Tomorrow

## Hailey Comprehensive Plan Update Final Engagement Summary





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## Engagement Overview

The City of Hailey is working to update its Comprehensive Plan, an important policy document that guides long-range planning efforts, assists in the review of development proposals, and supports other projects that will help shape Hailey and the greater Wood River Valley. As part of the update, the City has developed a robust Community Engagement Program to ensure that the public contributes ideas, visions, and current values to the plan. This document outlines and provides analysis of all feedback collected during the planning phase of the Comprehensive Plan Update process. This includes two Advisory Committee meetings, an Economic Development Subcommittee meeting, a public open house, a survey, and additional wrap-around community forms and events. Appendix A outlines the notification process and how the community was made aware of the plan update and engagement opportunities.

The results of this engagement effort will be utilized to guide the update. As the project team continues to make progress on the update, more opportunities to be involved will arise. A third advisory committee meeting and another open house and survey will be conducted in the fall. The anticipated release of the final City of Hailey Comprehensive Plan Update will be in early 2025.

## Advisory Committees

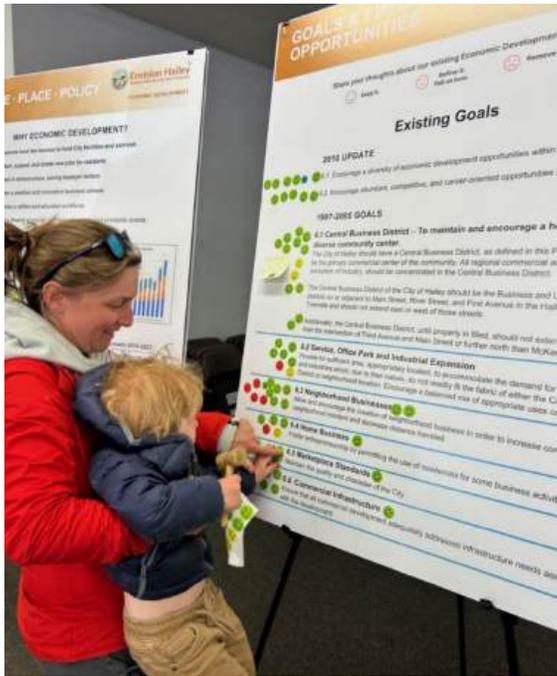
The City hosted an Advisory Committee Meeting on April 17 and June 11, 2024, and an Economic Development Subcommittee Meeting on April 18, 2024, to share, discuss, and identify shared community values and challenges, envision the future of the city's economy, and consider current issues and potential solutions. The June 11<sup>th</sup> committee meeting aimed to dive deeper into the community vision statement and values. A list of committee members and their meeting attendance can be found in Appendix B.

## Survey

The City launched an online survey, both in Spanish and English, on April 1, 2024. The survey, comprised of 30 multiple choice and open response questions, collected feedback to inform the outcomes of the Comprehensive Plan Update. Open ended responses were read, analyzed, and summarized to highlight emerging trends. The survey ended on May 15, 2024.

### *Survey Participation*

- 404 people completed the survey.
- Most responded that they live in the Old Hailey, Deerfield, and Woodside neighborhoods/subareas.
- Most responded that they work in Downtown Hailey, Ketchum, Old Hailey, or are retired.
- 81% identified as white. 5% identified as Hispanic.
- 89% of respondents reported speaking English at home. 1% (five respondents) reported speaking Spanish.
- Survey respondents were split mostly evenly between ages 35 and 84, with 35–44-year-olds being the most common age to respond (26%), and 25–34-year-olds having slightly lower representation than the older groups. Very few residents under the age of 25 participated.
- 32% of survey respondents reported their annual household income as between \$100,000 and \$149,999, which was the most common response.



## Open House

An in-person Open House, held at the Hailey Town Center West Building, accompanied the survey and provided a different avenue to collect feedback from the public. In total, 85 people attended the Open House on April 18, 2024, from 11a.m. to 1p.m. and 4:30-6:30p.m. Spanish materials and interpretation were made available.

### Open House Attendance

- Around 85 people attended the Open House.
- Attendees from a variety of neighborhoods came to the event, including participation from Old Hailey, East Hailey, Woodside, Della View, Quigley, Downtown, and unincorporated Blaine County.

*Picture 1: Participants at the Envision Hailey Open House on April 18, 2024.*

## Community Forums and Events

Community Development Staff implemented several approaches to increase awareness of the Comprehensive Plan Update and gather as many survey responses as possible. Through conversations, Staff informed the public of the plan update and encouraged people to take the survey. These engagements were either tabling events, intercepts, circumstantial, or semi-formal in nature.

*Table 1: Summary of community forums and events*

Date	Outreach type	Outreach description
April – May, 2024	Circumstantial	Ongoing Comprehensive Plan Update education and solicitation of survey responses from public walk-ins (builders/contractors, permit applicants, developers, etc.) at City Hall.
April 20, 2024	Tabling event	Earth Fest community event tabling, education, and survey response solicitation by Community Development Staff.
April 25, 2024	Intercept	Hailey Central Core District survey response solicitation, flyer distribution, and outreach by Community Development Staff.
April 26, 2024	Intercept	Community Campus survey response solicitation, outreach, and education by Community Development Staff.
April 30, 2024	Intercept	The Senior Connection survey response solicitation, outreach, and education by Community Development Staff.



## Advisory Committee Feedback

As part of the engagement process, the City brought together a committee that included members from several different communities, sectors and organizations. The Advisory Committee met on April 17 and June 11, 2024, at Hailey City Hall to discuss characteristics of the vision that will guide the development of the plan update.

During the April Advisory Committee meeting, the group was asked to share what they found to be sacred to Hailey's character, and where there were opportunities to evolve/change. Below is a collection of the values and opportunities discussed during the meeting.

### The Advisory Committee agreed that these values are sacred to Hailey's character:

- **Being a lending-hand community:** Residents cherish the small-town feel characterized by a close-knit, helpful community that creates a safe environment for families and children.
- **Supporting access to recreation and public lands:** People living in Hailey deeply value access to diverse recreational activities and public land. Residents appreciate the ability to uniquely engage in outdoor activities like biking to nearby fishing spots. Members of the group called out the need to ensure access to recreation isn't severed by new developments.
- **Celebrating cultures that makeup Hailey:** The city's identity is tied to its history and intergenerational, familial connection to the Wood River Valley. The community values the showcasing of different cultures and languages, which adds to the city's unique character.
- **Protecting environmental quality:** Clean air, water, and open spaces are considered sacred. The community places importance on maintaining the quality of these natural resources for future generations.
- **Designing a sense of place along Main Street:** The architecture and design within Hailey, including parklets and placemaking projects, contribute to the small-town ambiance and are seen as essential elements that need to be preserved.

### The Advisory Committee also noted the following ideas as opportunities for the improvement of Hailey:

- **Building affordable and diverse housing options:** The need for housing in Hailey is longstanding, yet it has grown to crisis levels in recent years. As such, there is a strong call for affordable and diverse housing options that support both living and recreation. Residents express concern over the housing crisis and the need for solutions that allow people to both work and live in Hailey.
- **Connecting sidewalks and expanding bike routes.** Improvements in traffic management, walkability, and bikeability are desired. The community seeks a redesign of Main Street to prioritize pedestrians and cyclists over vehicles, and better integration overall with the greater Wood River Valley.
- **Providing events and activities beyond recreation:** Residents want more opportunities for community engagement, including a variety of events and activities that go beyond outdoor recreation. There is a strong desire for more family-friendly and adult-oriented spaces and activities.
- **Variety of business spaces and types:** Members highlighted the need for more light industrial zones, business spaces, and support for mobile vendors. Residents believe that improving the streetscape beyond Main Street and supporting diverse businesses will benefit the community.



- **Supporting youth and education opportunities:** The community feels the loss of local higher education options and sees a need for dedicated spaces and activities for teens to engage in. There is a desire for a central community space that is usable year-round that can support a variety of businesses and events.

An additional meeting was held on June 11 to continue deliberation around the vision statement. The meeting focused on enhancing community connection, embracing inclusivity, culture, and history, and promoting sustainable growth while ensuring vibrancy in the downtown area. Below are the values the committee emphasized importance to include within the vision statement:

- **A lending-hand community:** The committee and residents expressed that Hailey’s tight-knit community is an important aspect to protect and expand into communities that are left out. This remained an important topic in the 2<sup>nd</sup> meeting and should be called out within the vision statement.
- **Inclusivity and equity:** The discussion surrounded who has been historically excluded, and the importance of making the vision statement resonate with all community members.
- **Cultural heritage:** Despite being a low-voted aspect in the survey, the meeting acknowledged the importance of embracing the community’s culture and history in the vision statement.
- **Protecting nature through sustainable growth:** Protecting nature and addressing the housing crisis Hailey faces were two values that came up throughout the engagement process. Ensuring the vision statement addresses how the two values can be supported.



## Economic Development Subcommittee Feedback

In addition to the general Advisory Committee, an Economic Development Subcommittee was formed. This Subcommittee met to discuss Hailey's economic future, business challenges, and opportunities to strengthen Hailey's economy. This meeting took place on April 18, 2024, at Hailey City Hall.

**Committee members were asked to respond to what Hailey's economic picture would look like in ten years.** Their discussion is summarized below.

- There is an increase in passive income and remote work. Many of these residents want to be more engaged in the local community.
- Light industry jobs and businesses are in high demand, and the opportunities seem to be moving from north to south. Many are leaving Hailey to relocate to communities south of Hailey, like Carey and Shoshone, ID.
- Hailey is different from Ketchum. There is a desire to create more independence from the tourism economy. What would happen if the mountain closed? What would a balanced tourism economy look like in Hailey? What, economically, sets Hailey apart from other cities in the Wood River Valley? The rodeo grounds and outdoor arena are currently underutilized.
- Local governments say they are friendly to businesses, but many business owners disagree.
- There should be more youth and young adults involved in the process to improve Hailey; they are the future of Hailey's economy; how do we involve them more?
- How can we address seasonality and labor barriers? How can we encourage more authentic, small business development?
- The location of the regional airport in Hailey was discussed. While the airport supports Hailey's economic revenue, there is a desire to mitigate the impacts that the airport has on the local community. How can we maintain a balanced, sustainable relationship with the facility?



*Picture 2: Subcommittee members at the Economic development subcommittee meeting on April 18, 2024.*



## Committee members also discussed various economic themes, including:

### *Business challenges:*

- Lack of rental vacancies. Currently there is a 2/3 to 1/3 ratio of owner-occupied spaces to be rented.
- Housing costs and wages are mismatched. In May 2023, Hailey residents voted in support of the reallocation of the 1% for Air Local Option Tax toward housing. This newly dedicated stream of funding, or 0.5% for Housing, allocates approximately \$80,000 toward developing housing for families living and working in Hailey.
- More diverse housing would help – affordability is key.

### *Commercial real estate market:*

- Light manufacturers and other select industrial operators could pay operational fees. The city could encourage this type of development in certain areas via incentives, and some restructuring of zoning requirements.
- It is difficult for year-round, resident-serving businesses to find affordable space.
- Hours of operation and workforce availability are a real concern for businesses.

### *Economic diversification:*

- Are there infrastructure needs that currently limit types of business that might locate to, build in, or relocate to Hailey? How can we address these limitations?
  - Ample parking, signage, and wayfinding. Better sidewalks, public right-of-way infrastructure, and streetscape enhancements.
- Commercial leakage, or the spending by residents/businesses outside the community. Already have consumer leakage from online shopping.
- The city could be more proactive in attracting new and diverse industries while supporting existing businesses. Which industries should be encouraged and how can they benefit from operating in Hailey?

### *Collaboration:*

- County/region wide meetings with stakeholders is a challenge; City could convene regular quarterly meetings and work to coordinate regionally with other organizations and entities countywide.
- Support for connecting people with a purpose; collaboration and better integration among various groups/stakeholders.
- Look for and pursue stakeholders that have a commitment to improving the region.

### *Workforce readiness:*

- Schools can do better to encourage trade and technical career pathways; this is what Hailey needs in its economy; not just sending kids away to college. City or school district could host vocational training. There could also be a stronger regional higher education presence.
- The College of Southern Idaho's departure from Hailey has negatively impacted the area; Hailey is not in their taxing district.



## Committee members also discussed opportunities for economic improvement, including:

- Analyzing the current state of vacant land in Hailey
- Opening a campground/RV park
- Paying attention to unincorporated areas north of Hailey
- Providing a park and ride
- Better, more consistent, and frequent transit
- Revisioning and redeveloping the rodeo ground and outdoor arena

Following the meeting, committee members were also asked to provide their reflections on what the most important aspects of Hailey's economy to improve are, as well as any other feedback they had to inform the City's economic development planning. Below is a summary of feedback collected after the meeting.

- Do not let the housing situation overtake the Downtown commercial core. Ketchum could be limiting its downtown commercial growth with dense housing. Without enough commercial space, the economy could struggle to grow.
- Light Industrial zoning should be as broad as possible to allow business to function as needed.
- Technological Industry zoning designation accommodates few uses, many of which there is no demand for.
- The Service, Commercial, Industrial subdistricts are not as marketable relative to allowable uses currently permitted.
- While availability of commercial space is very limited, current rents don't allow for speculative development to meet demand.
- In the context of the existing Neighborhood Businesses goal (*Allow and encourage the creation of neighborhood business in order to increase convenience to neighborhood resident and decrease distance traveled*) – while there could be potential for daycares, limited small offices, and churches, this could take a long time to gain traction. Does it make sense to spread already-limited commercial activity outside the core? Does a small town want this suburban feel?

## Public Feedback

Listed and visualized below are key analyses and takeaways from the Envision Hailey Open House, online survey, and community forums and events. This section summarizes findings to align with the six (6) key focus areas of the Comprehensive Plan Update: **Community Vision and Goals, Sustainability, Land Use, Housing, Economic Development, and Transportation.**



*Picture 3: Attendees visit stations at the Envision Hailey Open House on April 18, 2024.*



## Community Vision and Goals

### Survey Summary

- After reading the existing (2010) vision statement, the majority of respondents (57%) felt that it accurately reflected what they value most in Hailey.



Figure 1: Direct quotes pulled from the survey's free response question, "Are there ideas and values that are important to you that you don't see represented in the current vision adopted in 2010? If so, what are they?"

- Respondents were asked if there were ideas and values that were important to them, but not represented in the current vision (Figure 1). 274 survey participants responded to this question. They shared that diversity (people, places, housing types), the natural environment, transportation improvements, expansion of walkable to also include bikeable, education, recreation, and safety could be better represented in an updated vision statement.
  - Many responded with concerns over the current state of housing development for a variety of reasons, including lack of truly affordable housing, high-density complexes that do not align with the character of the town, too much sprawl/encroachment into wilderness spaces, and lack of workforce housing.
  - Many expressed a desire for more youth-focused programming and opportunities, ranging from accessible daycare to activities for teens.
  - Many wrote that growth in Hailey must be done responsibly to limit over-development and loss of town character.
  - Many responded that wildlife conservation, environmental consciousness, and protection or addition of public spaces should be included in a new vision statement.
  - Some shared that while the vision statement addressed their values and what they desire for the city, the city's actions must truly align with the statement for the vision to be fulfilled.
  - Some noted the lack of safety and connectivity of streets and sidewalks and encouraged safer pedestrian infrastructure.



- A few expressed concerns with the current location of the airport, citing air quality and safety.
- A few noted that the statement should apply to all people, not just “families”.
- When asked to rank the accuracy of characteristics that could describe Hailey, most shared that Hailey has clean air and water, is safe and connected to nature, and is family oriented. Few identified Hailey as affordable or a leader in sustainability efforts (*Figure 2*).

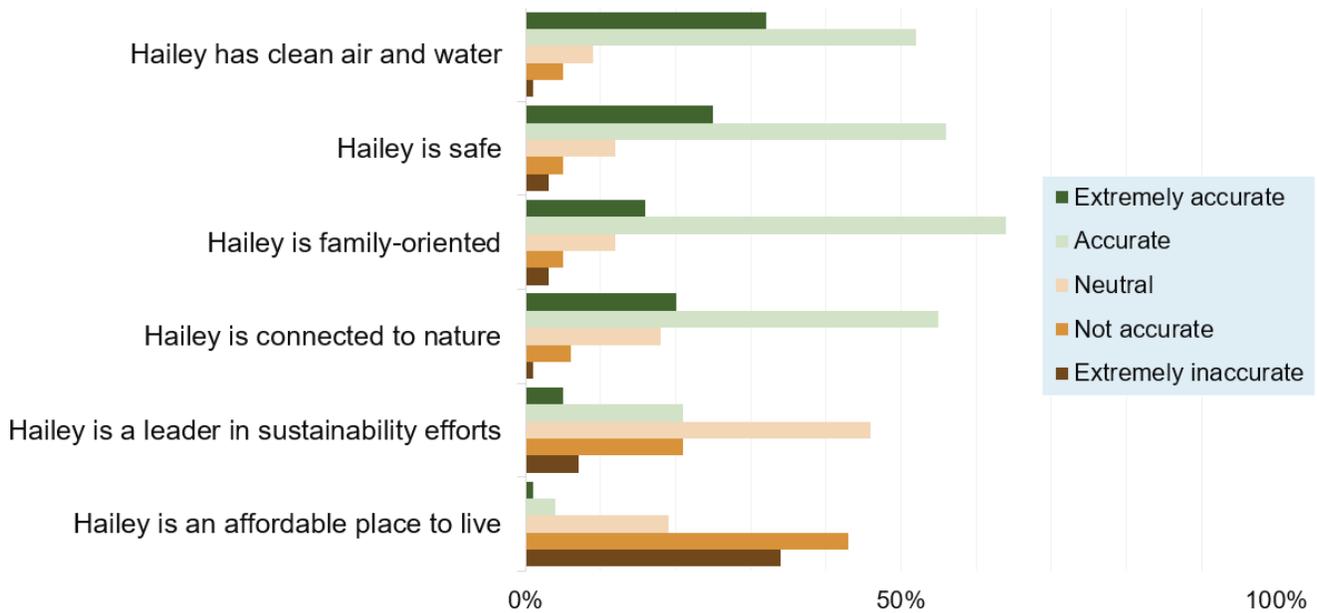


Figure 2: Survey respondent data for the four highest-ranked and two lowest-ranked characteristic statements, by level of accuracy.

### Open House, Community Forum, and Events Summaries

- At an open house station, participants were asked to write down on sticky notes their response to the question, “What makes Hailey special?”
  - A few wrote that Hailey is special because it is family oriented.
  - Many wrote about the small-town character and feel of Hailey, and the sense of community.
  - Many wrote that access to trails, public outdoor spaces, bike trails and other recreation opportunities made Hailey special.
- Another open house station featured a voting activity that asked open house participants to place sticky dots next to the value statements they think are the most important.
  - The highest rated value statements were “Hailey is a community whose character of place is defined by abundant open space, parks and trees” and “Hailey is a community connected to and respectful of the natural assets surrounding us.”
  - The lowest rated value statements were “Hailey City government is a responsible steward of public funds and resources” and “Hailey is a community that honors its history.”



## Sustainability

### Survey Summary

- When asked to select the response that they most strongly agree with,
  - 29% said that the current structure and funding for Hailey's sustainability program seems adequate.
  - 40% said that the City of Hailey should explore the possibility of adjustments for the existing City budget, to help expand sustainability programs and public benefits.
  - 31% said that the City of Hailey should explore fee and/or tax-based tools to create a fully funded sustainability program, capable of growth and expansion in the future.
- Most shared that clean air and water (86%), pathways for bikes and pedestrians (81%), as well as the promotion of walking and biking (73%) are important environmental and sustainable characteristics in Hailey (*Figure 3*).
- Cost concerns (53%), lack of program awareness (49%) and difficulty finding time and energy for efforts (37%) were selected as the top three barriers to participation and/or adoption of sustainability efforts (*Figure 3*).

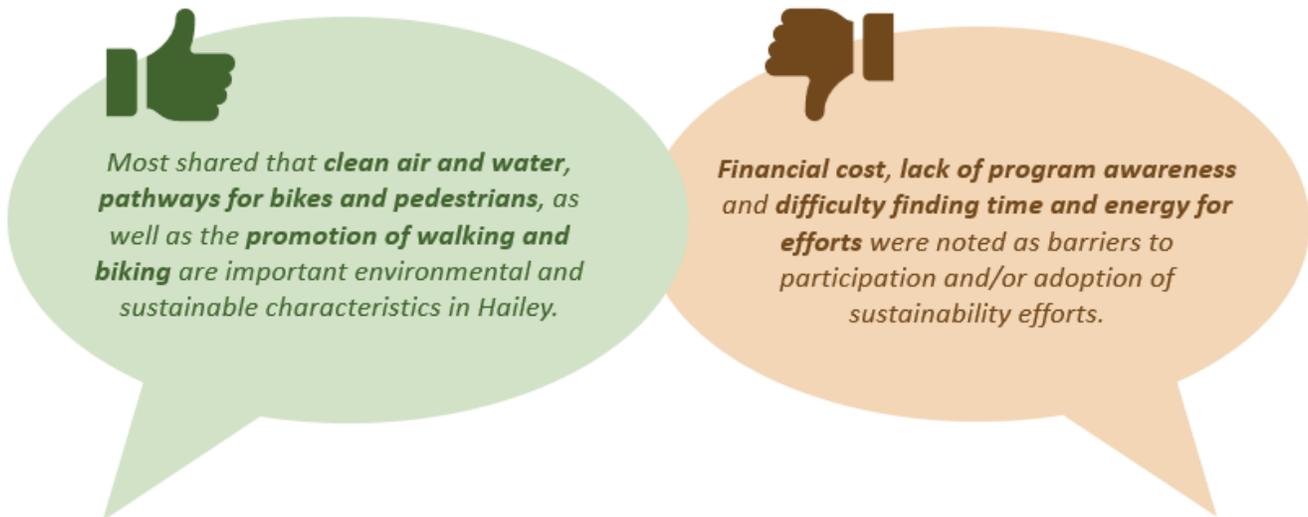


Figure 3: Sustainability values and barriers.



- Other barriers highlighted by the 92 open-response answers provided included:
  - Rental restrictions that prevent tenants from making sustainability upgrades
  - Inability for landlords/property management to enforce sustainability expectations
  - Idaho Power’s lack of solar incentive programming.
  - Difficulty connecting with knowledgeable contractors.
- 280 respondents shared ideas for improving sustainability in Hailey (Figure 4). In addition to those listed, many referenced housing affordability and transportation as common-sense solutions that benefit sustainability.
- Some shared that taxpayer dollars and city time should not be spent on sustainability measures, but rather towards improving housing and infrastructure.



**Ideas for a sustainable Hailey:**

- Water conservation/drought resistant landscaping
- Composting/recycling services
- Improved public transportation/sidewalks/bike lanes (reduce dependency on cars)
- Business collaboration
- Stewardship and environmental education
- Green energy (solar) programs
- Farmers coops/markets
- Homeowner incentive programs
- Electric vehicle charging stations

Figure 4: Popular sustainability program suggestions from survey respondents when asked, “What sustainability programs would you like the City to offer or prioritize?”

*Open House, Community Forum, and Events Summaries*

During the open house, attendees were invited to utilize sticky dots to help the city understand what sustainability projects residents wanted to prioritize (Figures 5 and 6). Options were listed for attendees to prioritize. Attendees could select more than one option.

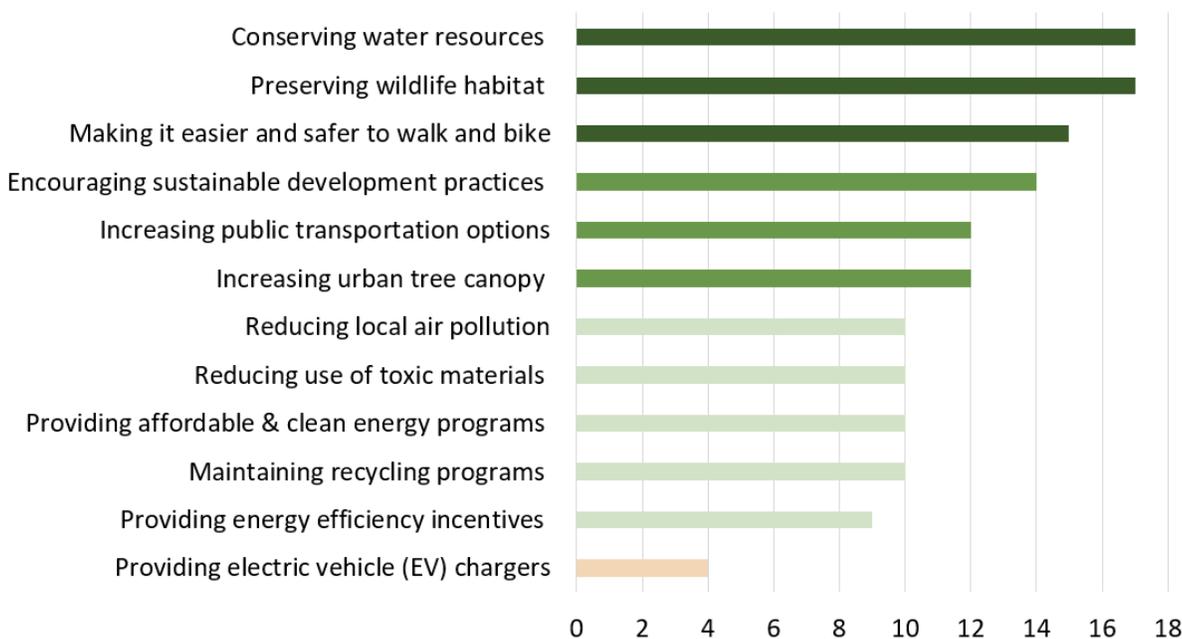


Figure 5: Sticky dot count of open house participant sustainability project priorities.

The City also invited Open House attendees to provide feedback about the current funding structure of the City’s sustainability budget (Figure 6).

- None of the attendees said that the current structure and funding for Hailey’s sustainability program seems adequate.
- Nine attendees said that the City of Hailey should explore the possibility of adjustments for the existing City budget, to help expand sustainability programs and public benefits.
- 12 attendees said that the City of Hailey should explore fee and/or tax-based tools to create a fully funded sustainability program, capable of growth and expansion in the future.
- A common theme amongst attendees was a concern about the impact of development on wildlife. Discussions of pending development in Quigley Canyon and Wood River Land Trust property adjacent to the Draper Preserve were two specific locations that residents noticed concern with.

*\*It should be noted that impacts of development on wildlife is connected to resource use (i.e., open space and habitat) which is a facet of sustainability, but the conversations with Staff generally steered more towards the principles of land use. These two areas are linked in somewhat complex ways.*

- Water conservation amongst the continuous growth pattern that Hailey is experiencing was another topic discussed by attendees.
- Air pollution and toxic materials from the Friedman Memorial Airport was discussed by a handful of attendees.

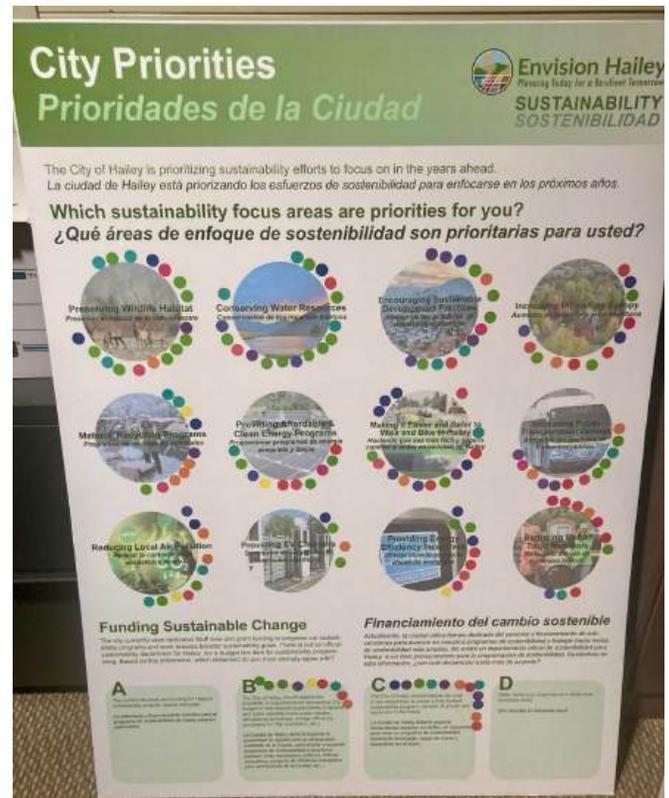


Figure 6: The interactive sustainability board at the Envision Hailey open house on April 18, 2024.



## Land Use

### Open House, Community Forum, and Events Summaries

The Land Use section of the Open House featured a large map of Hailey with approximate neighborhoods labeled. Working with dot stickers and sticky notes, participants were invited to identify where they live and respond to the question, “What makes your corner of Hailey unique”? The “Where do you live” stickers were mostly clustered around the east side of Main Street, and the “Where do you work” stickers were clustered around downtown (Figure 7).

- Attendees noted characteristics such as proximity to the river/trails/wildlife, walkability/bikeability, dark skies.
- Many attendees expressed concerns about vehicle speed and pedestrian safety.
- Some also advocated a slow growth approach relative to the development of high-density housing, specifically citing concerns that impacts on parking, traffic, downtown character and economic development have been negatively affected.

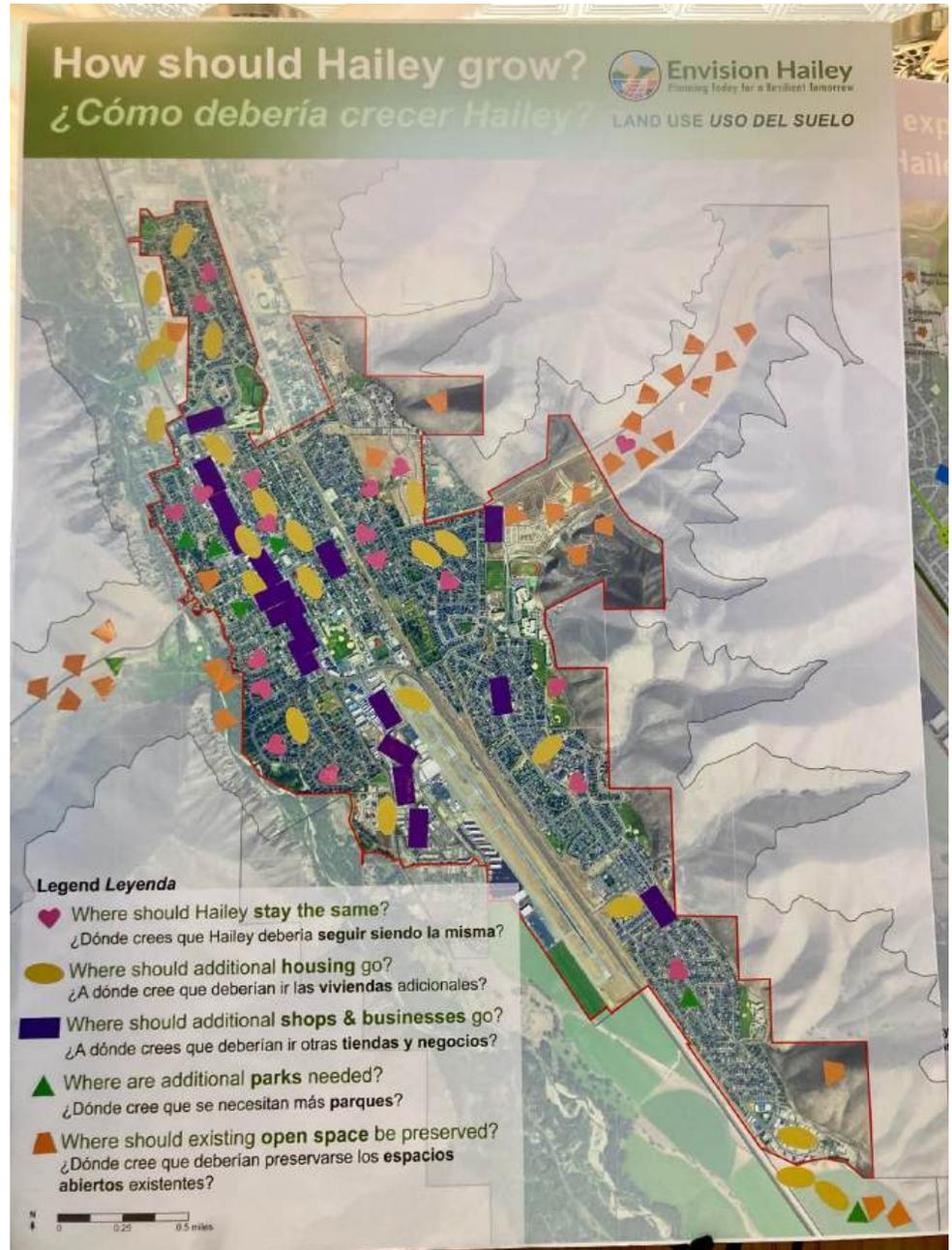


Figure 7: An interactive land use board at the open house asked attendees to mark where in town they lived and worked. Red circles represent “live” and blue squares represent “work.”

At another Open House station, participants were invited to share their thoughts about land use in Hailey. By placing precut symbols on a map of Hailey (*Figure 8*), participants specified areas where “Hailey should stay the same”, “where should additional housing go”, “where should additional shops and businesses go”, “where are additional parks needed”, and where should existing open space be preserved”? Along with placing the precut symbols, attendees were also invited to leave comments.

- Many noted the importance of maintaining open spaces, specifically in areas like Quigley and Olympia Gulch, with several sticky notes notating the desire to save Quigley Canyon as open space.
- Some also emphasized the creation of walkable infrastructure (less focus on the automobile), as well as a strong desire to integrate a more people-focused design.
- Some advocated for more mixed-use and economic-focused development in areas where high density housing is being built or planned. Some expressed concerns about noise and air pollution from the airport.

*Figure 8: An interactive land use board at the open house asked, “how should Hailey grow?” and invited attendees to mark where in town they believed different development types should be prioritized.*





## Housing

### Survey Summary

- 387 survey participants responded to this question. Many described housing in Hailey as expensive, hard-to-find, out-of-reach, and limited. Some had a positive outlook, and responded that housing was improving (Figure 9).

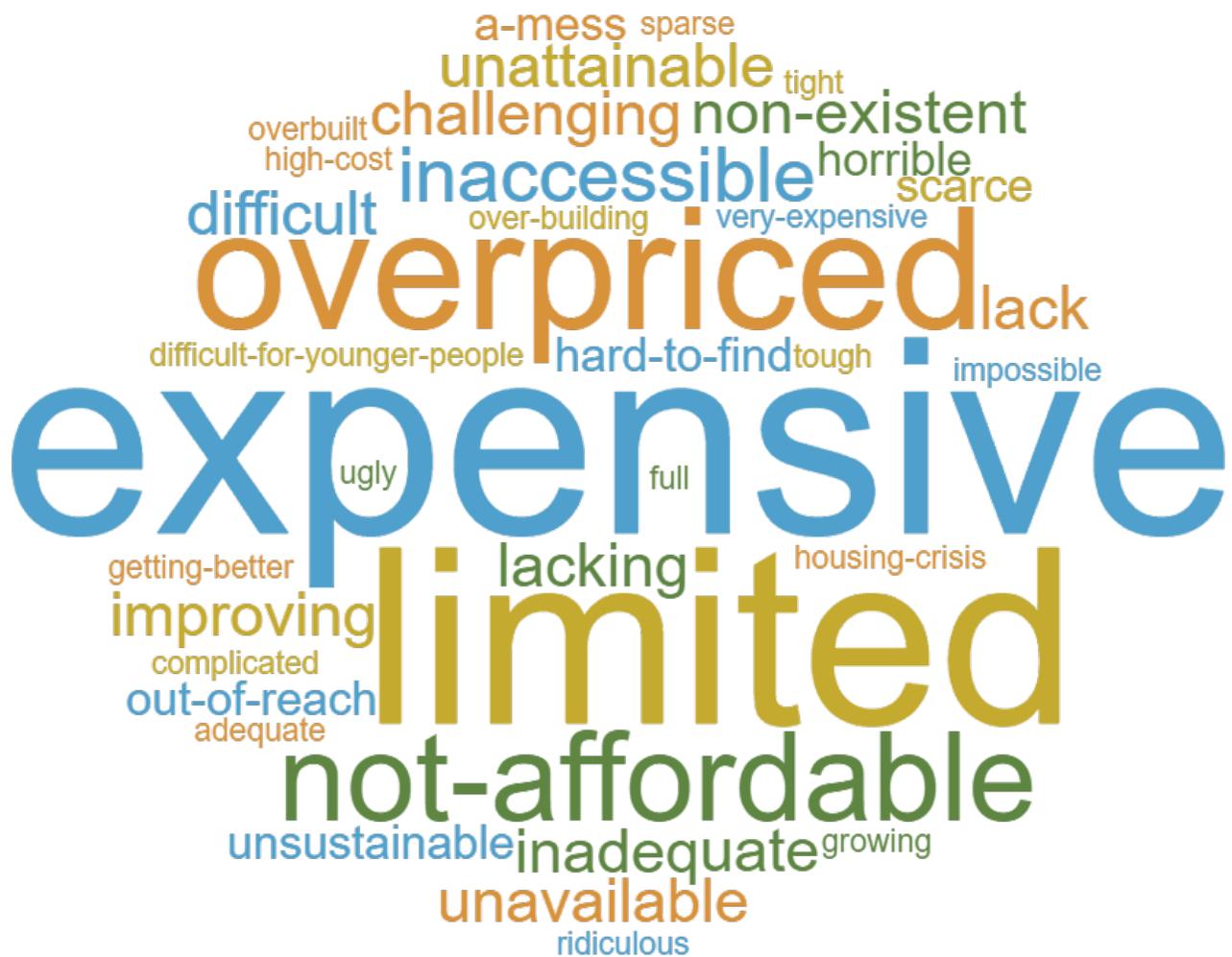


Figure 9: Word cloud representing top responses to the question, “What word or phrase would you use to describe housing in Hailey today?” Words with larger font size were mentioned the most.



- A majority (83%) of respondents described their housing situation as homeowner, living in a single-family home.
- When asked what they pay for housing on a monthly basis (excluding utilities), respondents reported a median of \$1,800 with outliers of zero (mortgage paid off) to \$700 at the low end and \$4,000 to \$7,000 at the high end.
- Most (73%) shared that they were satisfied with their current living arrangements and don't plan on buying or renting a new home. Some (23%) shared that they would like to buy a home in the near future.
- Many felt like good strategies to address housing availability and affordability in Hailey included increasing fees on development to support community housing, working with property owners to convert short-term rentals to long-term rentals and approve an additional increase in Local Option Tax on short term rentals/other lodging (Figure 10).
- When asked where they would be interested in purchasing or renting a home, 75% said they would be interested in Hailey and 39% said they would be interested in Unincorporated Blaine County. Few (under 25%) said they would be interested in Ketchum, Sun Valley, Bellevue, or the Twin Falls region.
- Many shared that compact to medium single family, ADU, and duplex housing/development styles were appropriate for Hailey (Figure 11).



### Most popular housing strategy ideas:

- Increasing fees on development to support community housing
- Working with property owners to convert short-term rentals to long-term rentals
- Approve an additional increase in Local Option Tax on short term rentals/other lodging

Figure 10: On average, these strategies to address housing availability and affordability were the highest ranked by survey respondents.

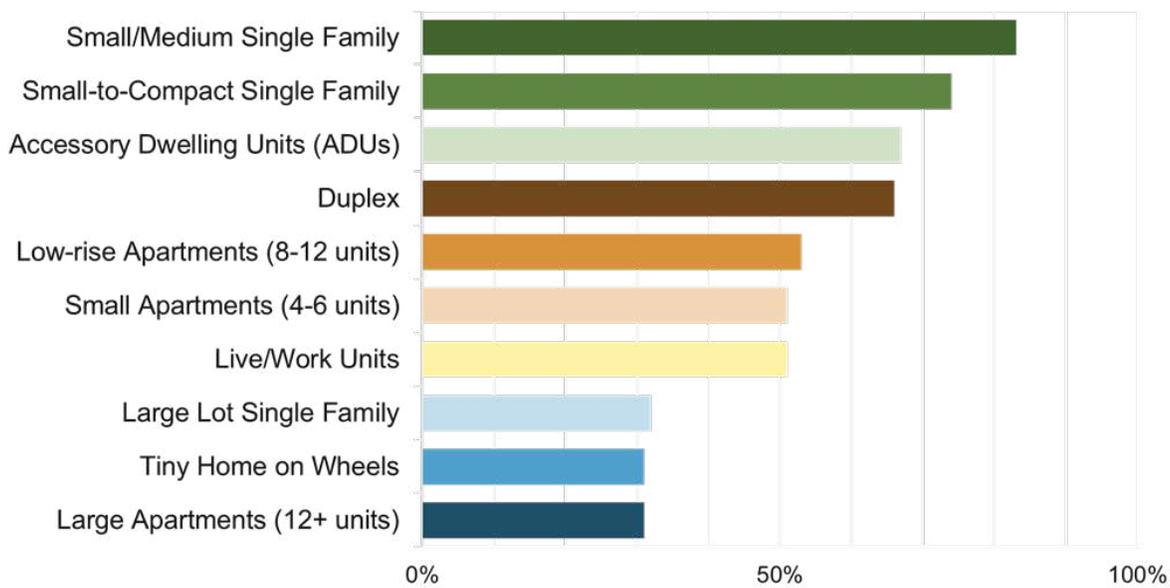


Figure 11: Percentage of respondents who believe the corresponding development styles are appropriate for Hailey.



- When asked about living in Hailey, many shared that the cost of housing is concerning to them (82%) and that finding ways to provide community housing is very important (75%). Very few respondents reported accuracy in the statements, “there is enough housing for everyone who wants to live in the area” (7%) and “my community is an affordable place to live” (5%).
- When asked about looking for a place to live, the three most important factors for respondents were cost (76%), overall feel and safety (72%), recreation (46%), and yard/outdoor access (42%)(Figure 12).



Figure 12: Most important factors when looking for a place to live.



*Open House, Community Forum, and Events Summaries*

At the Open House, attendees placed color-coded sticky dots to indicate where in Hailey different types and sizes of housing should be considered (Figure 13).

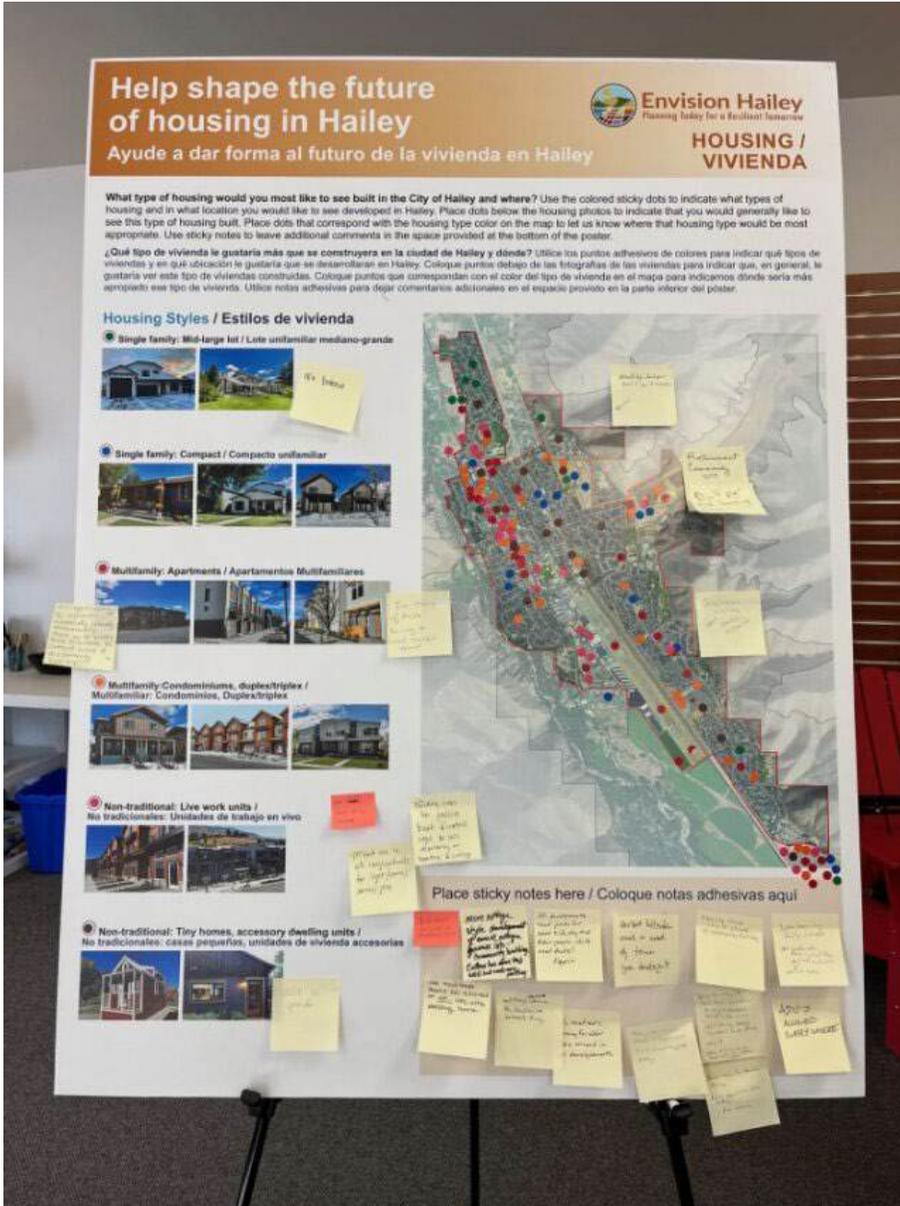


Figure 13: Picture of the “Help shape the future of housing in Hailey” interactive open house board. Participants were asked what type of housing they want to see in different areas of Hailey.

- Many placed stickers representing multifamily apartments and non-traditional live/work units near downtown Hailey. Sticky notes showed varying opinions on this type of housing:
  - One attendee wrote: *“Too many of these [multifamily apartments]. Ruining a small mountain town.”*
  - Another attendee wrote: *“This type of housing [multifamily apartments] is SO important – economically, culturally, environmentally. Thank you for building these to facilitate the continued success of this community. Keep it up!!”*
- Some placed stickers representing small-lot single family homes in the North Woodside neighborhood, and some placed stickers representing large-lot single family homes in the Northridge neighborhood.



Open House attendees also were given the opportunity to share their housing stories (*Figure 14*) and experiences with housing in the Wood River Valley.

- Some expressed the desire for their children to be able to afford to stay in Hailey, concerned that they won't be able to.
- Some wrote about their sadness that friends and other families continue to leave Hailey over lack of affordability.
- Some expressed a desire for elder care/senior housing resources.

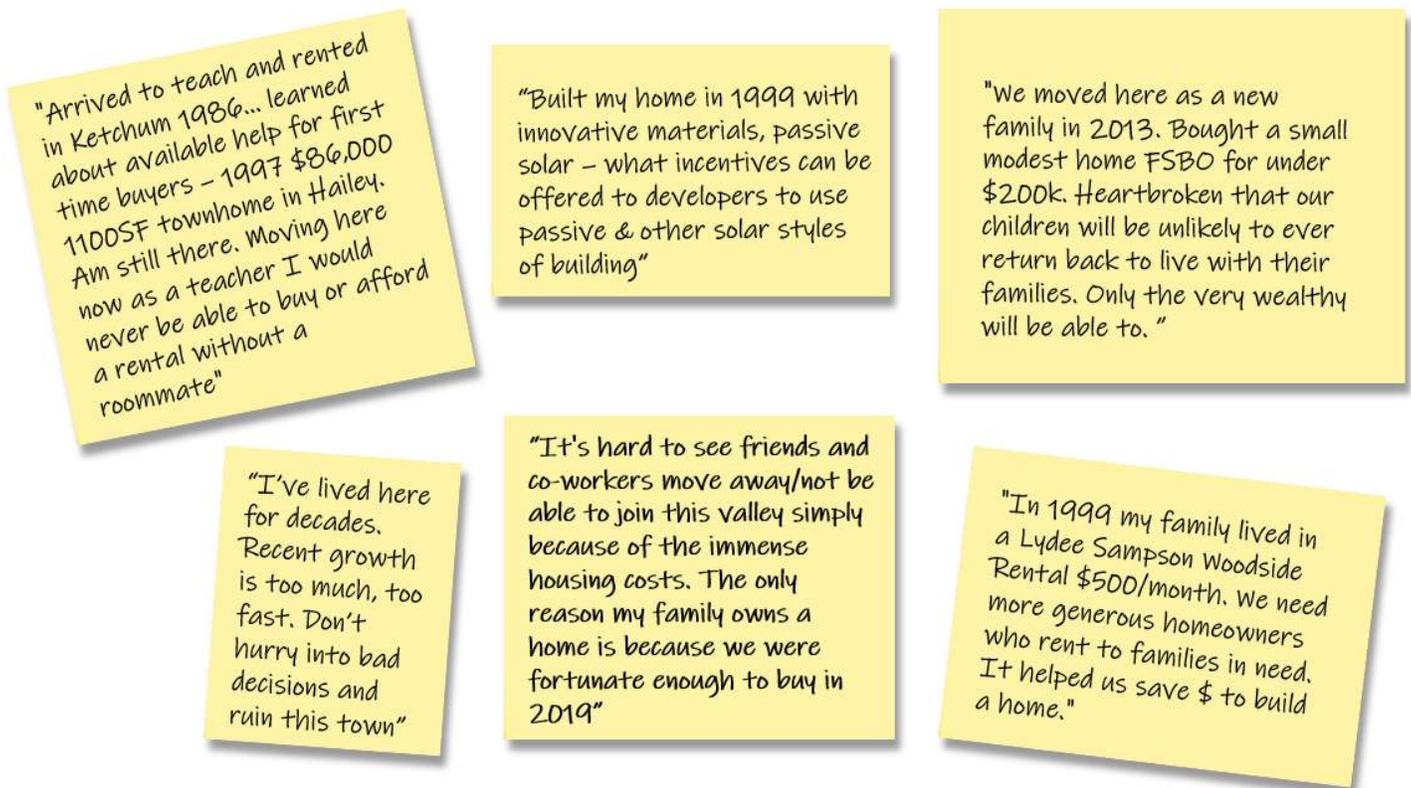


Figure 14: Selected responses from the "Tell Us Your Housing Stories!" open house board.



## Economy and Opportunity

### Survey Summary

- Most shared that higher-paying jobs (71%), childcare availability (67%), and year-round jobs (64%) or jobs outside of the tourism/hospitality industry (63%) were the most important elements to support Hailey residents.
- Most agreed that office/professional (72%) and healthcare (59%) job opportunities should be pursued as part of Hailey’s economic development. In the “other” category, 58 respondents wrote their own responses. Some shared that more creative, tech, finance, and engineering jobs would be a welcomed addition.
- When asked what kind of businesses they would like to see, 288 respondents answered. Many shared that they would like to see more affordable clothing/home goods stores, general retail, veterinarian/pet boarding, kid activities, entertainment, music store, bars/restaurants, markets for local goods, more “King’s”-type places, and art spaces in Hailey. Several shared they were opposed to “big box stores” (*Figure 15*).
- Most identified the cost of housing (86%) and the cost of living (85%) as Hailey’s top economic challenges. Many also selected that it is difficult for young people to remain in town (59%), and that there is a lack of livable wage jobs (60%).
- When asked how Hailey should address these challenges, 195 respondents answered. They shared that incentive programs, more office buildings/retail space, seeking out industry leaders who bring in higher paying jobs, allowing for more “missing middle” zoning, easing zoning restrictions and increasing density would address these challenges.



**Most desired businesses:**

- Affordable clothing/home good
- General retail
- Veterinarian/pet boarding
- Kid activities
- Entertainment
- Music store
- Bars/restaurants
- Markets for local goods
- More “King’s”-type places
- Art spaces

*Figure 15: Popular business recommendations from survey respondents.*

### Open House, Community Forum, and Events Summaries

Open house attendees were asked to place emotion-coded (green smile, yellow neutral, red frown) to indicate which sections of the existing plan’s economic goals should be kept, revised, or eliminated (Figure 16).

- Each section of the current plan received mostly green smile stickers, indicating that attendees believe these goals should be kept.
- Sections that received red stickers included 6.3 – Neighborhood Businesses (four red stickers), 6.4 – Home Business (one red sticker), and 6.2 – Service, Office Park and Industrial Expansion.
- Two attendees placed red stickers next to the statement, “The Central Business District of the City of Hailey should be the Business and Limited Business districts on or adjacent to Main Street, River Street, and First Avenue in the Hailey Original Townsite and should not extend east or west of those streets” within section 6.1.

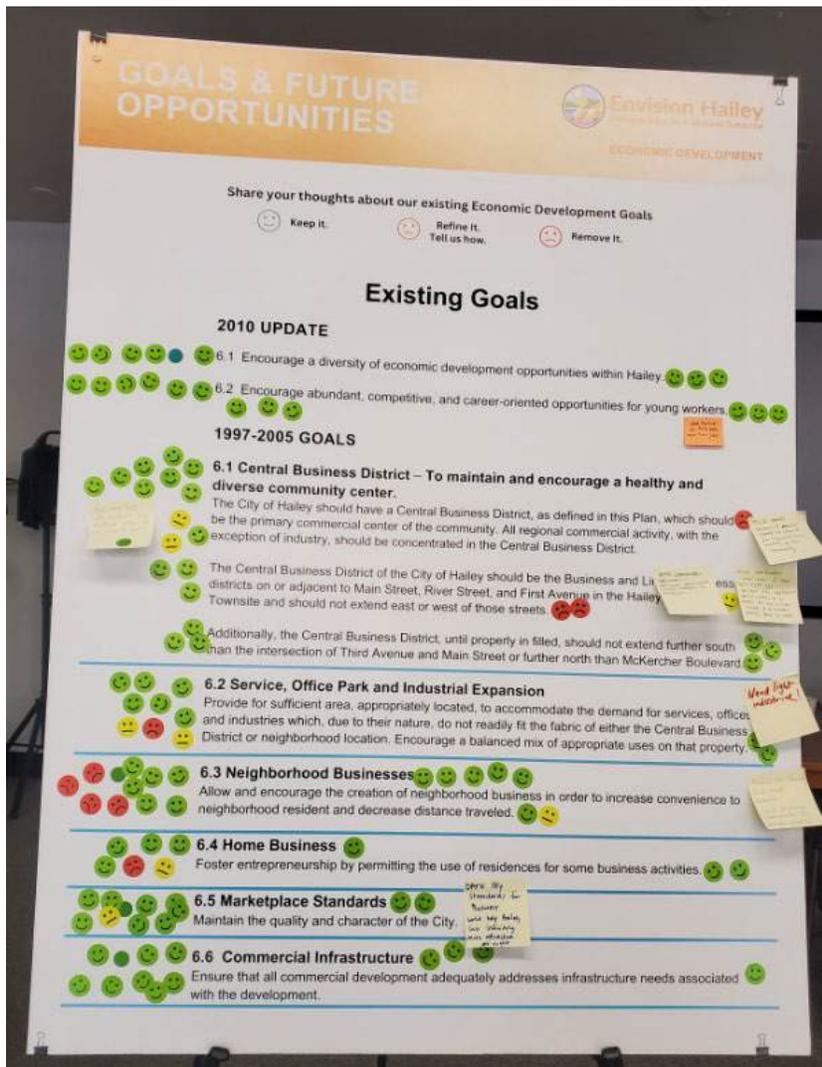


Figure 16: Picture of the “Existing goals” interactive open house board.



Attendees were also asked to rank actions that the City could implement to develop the economy (Figure 17). Stickers were labeled one to six, with one being the most important and six being the least important. Below is the averaged ranking of the six actions:

- 1** **Most important:** Encourage development of downtown as a community gathering place.
- 2** Retain, expand, and attract businesses which serve residents' needs for goods and services.
- 3** Expand childcare availability.
- 4** Year-round, full-time job opportunities outside of hospitality/retail industry.
- 5** Encourage development that will help fund infrastructure improvements.
- 6** **Least important:** Expand jobs in light industrial/manufacturing businesses located in appropriate areas.

Figure 17: Picture of the "What is most important?" interactive open house board.





## Transportation

### Survey Summary

- Respondents reported that congestion mitigation and pedestrian connectivity are the elements of Hailey’s transportation system that need the most attention (*Figure 18*).
- Over half of respondents responded that they believe expanding the bike network, inviting infill development, and improving transit will help Hailey keep up with the region’s growing population. Fewer (28%) believed that building out the road network would help Hailey.
- Most indicated their primary mode of travel for weekday trips within Hailey as always driving alone (53%). 60% said they sometimes use a bike or walk.
- Over half of respondents reported that they would prefer to walk, bike, or use public transit to get to the following destinations:
  - To work or school (52%)
  - For errands or shopping (62%)
  - To social events (70%)

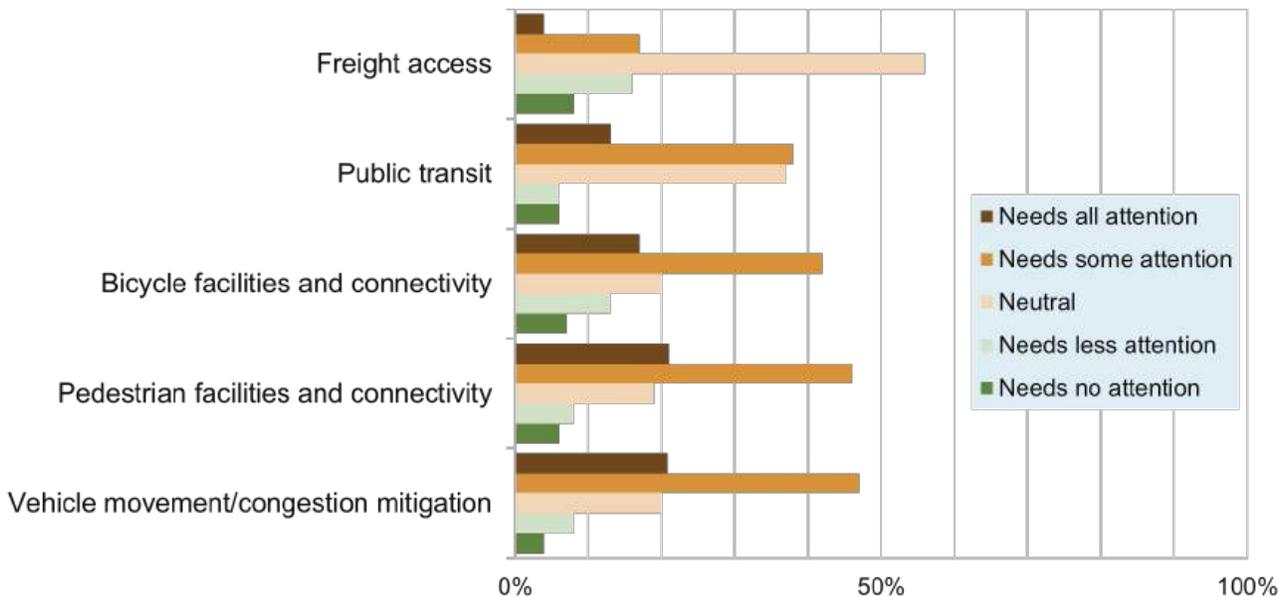


Figure 18: Survey respondent data ranking which features of Hailey’s transportation system need the most attention.



## Open House, Community Forum, and Events Summaries

Open House attendees were asked to place emotion-coded (green smile, yellow neutral, red frown) to indicate which areas of town felt safe, neutral or unsafe while traveling through (Figure 16).

- Many placed red frown and yellow neutral stickers on River Street between W. Walnut St and Myrtle St.
- Many placed red frown stickers near Airport Way.
- Green smile stickers were placed on Elm, Croy, and Myrtle streets.
- Many left comments that asked for increased connectivity and safer pedestrian infrastructure
- Some noted locations that lacked crosswalks (near airport, on Main, near Hailey Skatepark).
- Others noted locations that lacked consistent sidewalks (on River St, near airport).



Figure 19: Interactive transportation open house board showing attendees' comments and opinions on transportation in Hailey.



## Appendix A: Engagement Opportunity Notifications

### Notification Approach

To ensure that the updated Plan reflects the true goals and values of the community, the City of Hailey prioritized diverse and equitable engagement throughout the project. The City was committed to creating language accessible materials that engaged the public, both in English and Spanish. Advertisements for the Open House emphasized that all were welcome. Further, children's activities and materials created an opportunity for youth to be involved in planning for the future of Hailey. Display boards were provided in English and Spanish, and Spanish-speaking Staff were made available for interpretation needs. Additionally, the City encouraged committee members, Staff, and other project partners to take advantage of existing relational and professional networks within the community to share information and motivate people to participate in engagement.

Community Development Staff from the City experimented with a variety of approaches to increase awareness of the project, and to gather as many survey responses as possible. A circumstantial, conversational approach was the typical strategy applied. This approach was deemed appropriate due to the "small-town" nature of Hailey and the leverage of staff's existing networks and interactions with the public.

Staff informed community members that the City of Hailey was in the process of updating their Comprehensive Plan and would ask whether they had taken the survey. Additionally, conversation would occur from intercept engagement, where staff intentionally went into community to garner more survey responses.

**Intercepts:** Staff placed themselves at specific locations where they predicted there would be high foot traffic and/or a diverse sample of respondent types. Staff solicited survey responses directly through iPads, or indirectly via the physical distribution of quarter sheets with basic information about the Update, QR codes to scan with smart phones, and a weblink to the survey. Central Core District "patrol" and flyer distribution was an example of this method. Both citizens and businesses were approach and engaged.

**Circumstantial/conversational:** As often as possible, Staff tried to capture additional survey responses and offer education about the Update during unplanned, but opportunistic, moments of engagement with the public. Direct survey response solicitation through iPads produced strong engagement uptake. Community members almost always accepted a survey quarter sheet (described above) to take with them if they did not want to or couldn't complete a survey in the moment.

### Notifications

Prior to the series of spring engagement opportunities, the City created a plan to notify the public about the various opportunities to be involved in the Update. The goal was to utilize a diverse array of notification mediums to connect with as many Hailey residents as possible, while maintaining consistent messaging and ensuring accessibility.

The following methods were utilized to inform the public of the online survey and in-person Open House:

- Flyer distribution throughout the community
- Facebook posts to advertise survey and open house



# Envision Hailey

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- Instagram posts to advertise survey and open house
- Email distribution through city listserv
- Advertisement in City of Hailey Newsletter
- Email distribution to key community stakeholders
- 3x5 table tent placed at key locations around town

Additionally, throughout the survey run-time, Staff noted key respondent demographic trends and gaps, and worked to complete further engagement to reach underrepresented communities, like Spanish-speaking residents, youth, and low-income families and individuals.

## Appendix B: Committee Members and Meeting Attendance

Table 2: Advisory committee members.

Name	Background	April 17, 2024, meeting attendance	June 11, 2024, meeting attendance
Morgan Buckert	Director of Development and Communications at Blaine County Recreation District; makes custom boots in Hailey	Present	Present
Anna Mathieu	Local realtor and strong project partner with community housing in Hailey	Present	Present
Ben Varner	Operations Manager for ARCH Community Housing Trust. Previously worked for Mountain Rides – background and knowledge in transportation is broad.	Present	Absent
Erika Greenberg	Teaches Spanish within the Blaine County School District (High School), also attended Wood River High School	Present	Present
Todd Hunter	Chief Executive Officer and local business owner of Idaho Lumber/ACE	Present	Absent
Sara Gress	Executive Director of Wood River Trails Coalition	Present	Absent
Ruby Garcia	Small business owner, Bilingual Outreach Coordinator at St. Luke’s Medical Clinic	Present	Present
Chad Stoesz	Land Protection Specialist with the Wood River Land Trust	Present	Present



Name	Background	April 17, 2024, meeting attendance	June 11, 2024, meeting attendance
Scott Runkel	Faculty at Sun Valley Community School, serves as their Sustainability Coordinator; passionate about protecting our environment, and progressing Hailey’s Clean Energy goals	Present	Present
Kenny Aguayo	Employed with the City as a Community Service Officer. Additional employment with La Cabanita Mexican Restaurant	Present	Present

Table 3: Economic Development Subcommittee Members.

Name	Background	April 18, 2024, meeting attendance
Harry Griffith	Executive Director for Sun Valley Economic Development	Present
Chris Pomeroy	Airport Director of Friedman Memorial Airport	Absent - Met individually
Larry Schwartz	Chair of Hailey’s Urban Renewal Agency, Owner of daVinci’s Restaurant in Hailey	Present
Sandi Viau	Member of Hailey’s Urban Renewal Agency, Accountant	Present
Mike McKenna	Executive Director of the Hailey and Wood River Valley Chamber	Present
Matt Gelso	Local realtor/broker	Present



# Envision Hailey

Planning Today for a Resilient Tomorrow

## Hailey Comprehensive Plan Update Final Engagement Summary 2



Fall/Winter 2024



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## Engagement Overview

The City of Hailey is working to update its Comprehensive Plan, an important policy document that guides long-range planning efforts, assists in the review of development proposals, and supports other projects that will help shape Hailey and the greater Wood River Valley. As part of the Update, the City developed a robust Community Engagement Program to ensure that the public contributes ideas, visions, and current values to the plan. This document outlines and provides analysis of all feedback collected during the drafting phase of the Comprehensive Plan Update process. This includes one Advisory Committee meeting, an online open house, a survey, and releasing updated sections of the Draft Plan for public review. Appendix A outlines the notification process and how the community was made aware of the Plan Update and engagement opportunities.

To ensure that the updated Plan reflects the true goals and values of the community, the City of Hailey prioritized diverse and equitable engagement throughout the project. The City committed to creating language accessible materials that engaged the public, both in English and Spanish. For this round of engagement, translated materials were made available for the survey, online open house, and Draft Plan sections.

The results of this engagement effort will be utilized to complete a final draft for presentation to the Planning and Zoning Commission and Hailey City Council. The anticipated release timeline of the final City of Hailey Comprehensive Plan Update is early 2025.

## Advisory Committee

The City hosted an Advisory Committee Meeting on September 18, 2024, to share, discuss, and identify shared community values and challenges and consider current issues and potential solutions. The September committee meeting aimed to dive deeper into the community vision statement and values. A list of committee members can be found in Appendix B.

## Survey

The City launched an online survey, both in Spanish and English, on November 21, 2024. The survey, comprised of 30 multiple choice and open response questions, which collected feedback to inform the outcomes of the Comprehensive Plan Update. Open ended responses were read, analyzed, and summarized to highlight emerging trends. The survey closed on December 12, 2024.

### *Survey Participation*

- 303 people completed the survey.
- Most responded that they live in the Old Hailey, Deerfield, and Woodside neighborhoods/subareas.
- Most responded that they work in Downtown Hailey, Old Hailey, Ketchum, or are retired.
- 76% identified as white. 1% identified as Hispanic.
- 85% of respondents reported speaking English at home. No respondents reported speaking Spanish at home.
- 45 to 64-year-olds were the most common age group to respond (39%), and 19 to 34-year-olds had lower representation than the older groups. Very few residents under the age of 25 participated.
- 30% of survey respondents reported their annual household income as between \$100,000 and \$149,999, which was the most common response.

## Online Open House

During the survey period, an online open house was made available to the public. The site was developed as a story map that visitors could scroll through to learn more about the process of completing the Comprehensive Plan Update and access summaries of each section and its updated goals of the draft Comprehensive Plan. The full draft was also made available as a file link. The online open house also featured multiple links to take the survey, which ran at the same time as the online open house.

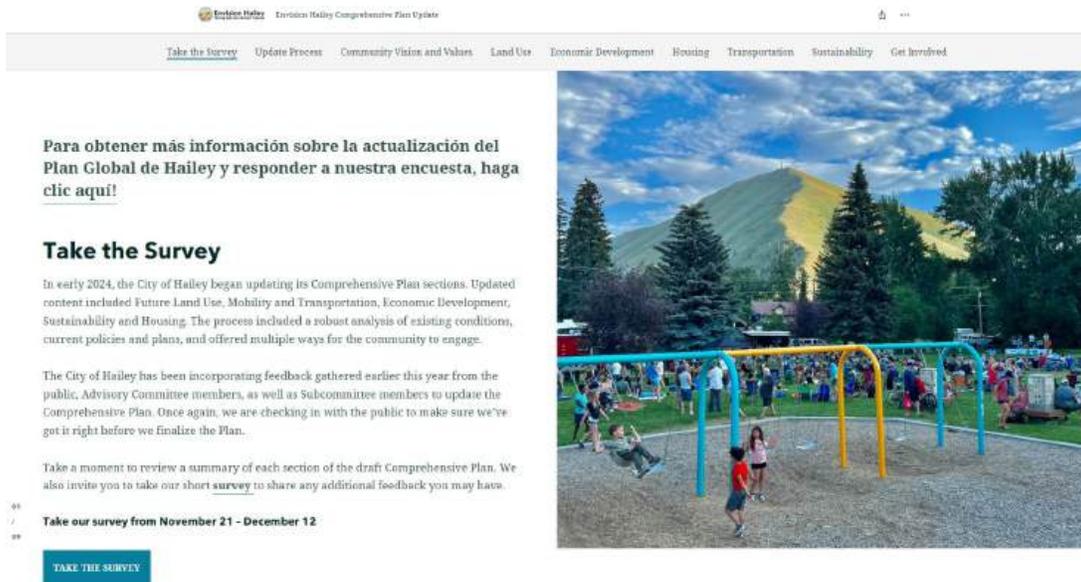


Photo 1: Screenshot of the Online Open House landing page

## Online open house website visits

- Between November 21 and December 12, 384 visitors accessed the English language online open house, an average of 16.7 per day.
- Between November 21 and December 12, 54 visitors accessed the Spanish language online open house, an average of 2.4 per day.

## Community Forums and Events

Community Development Staff implemented several approaches to increase awareness of the Comprehensive Plan Update and gather as many survey responses as possible. Through conversations, Staff informed the public of the Plan Update and encouraged people to take the survey. These engagements were either tabling events, intercepts, circumstantial, or semi-formal in nature.



Table 1: Summary of community forums and events

Date	Outreach type	Outreach description
November 21, 2024	Intercept	Atkinsons Market
November 25, 2024	Tabling Event	Department of Motor Vehicles
December 3, 2024	Intercept	Grocery Outlet
December 4, 2024	Intercept	Albertsons
December 5, 2024	Tabling Event	The Hunger Coalition
December 9, 2024	Tabling Event	Hailey Public Library
December 10, 2024	Intercept	Idaho Lumber

## Advisory Committee Feedback

As part of the engagement process, the City brought together a committee that included members from several different communities, sectors and organizations. During the draft phase, the Advisory Committee met on September 18, 2024, at Hailey City Hall to review and discuss the draft Comprehensive Plan sections.

At the committee meeting, staff presented first drafts of the vision statement, community values, and each key focus area section. Each section prompted a dialogue among members of the committee, who were able to suggest edits and provide their comments. Committee members were also encouraged to submit their written comments and questions for staff.

During the discussion about the vision statement, committee members discussed how the City of Hailey and its residents should be described. Specifically, one committee member questioned whether “hard-working” is a worthwhile descriptor to use to describe Hailey. The vision statement was modified slightly with the agreement of the committee.

## Public Feedback

Listed and visualized below are key analyses and takeaways from the Envision Hailey survey #2. The below sections summarize findings to align with the six (6) key focus areas of the Comprehensive Plan Update: **Community Vision and Values, Land Use, Economic Development, Housing, Transportation, and Sustainability**. Each section gave respondents the opportunity to voice their opinions on the draft Comprehensive Plan. Respondents were asked to provide free-response feedback on what they would change about the goals, objectives, and policies stated in each section. Additionally, respondents were asked to report whether they agreed or disagreed that each section’s goals would help Hailey achieve its community vision. Broadly, each section’s goals received majority support from respondents.

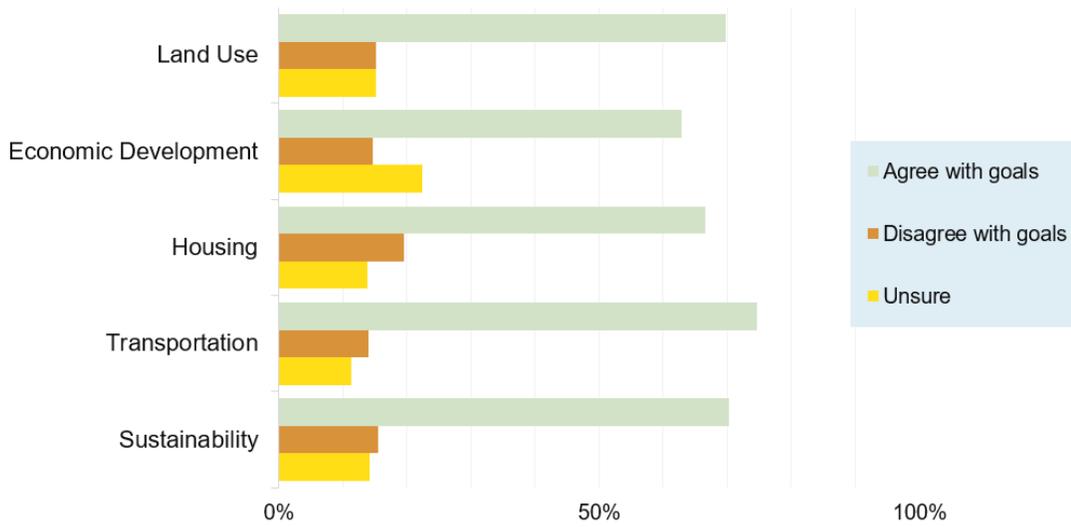


Figure 1: Percentage of respondents who agree with the stated goals for each key focus area



## Community Vision and Goals



### Survey Summary

- After reading the updated Vision, 49% of respondents felt satisfied with the statement.
- Respondents were asked if there was anything they would add or change about the updated Vision. Of the 303 written responses, 137 did not suggest any additions or changes. A summary of the remaining responses can be found below.
  - Many commented about how the vision statement addresses housing. Many want to see density and zoning more explicitly mentioned. Some are critical that the city is involved in housing issues. Others want the city to be more explicit about a commitment to affordable housing.
  - Many shared their concerns about the vision’s reference to growth. Many are skeptical of the City’s wording of “intentional growth.” Some desire less growth or no growth, concerned with a variety of consequences including housing affordability, land development and traffic or parking.
  - Some want to see traffic and speeding addressed more specifically in the statement, citing dangerous roadway conditions.
  - A few expressed concerns that the vision statement lacks a reference to local water availability and other natural resource management.

When asked to select the top three values that they believe should be included in the community’s top values, most respondents shared that environmental stewardship, recreational access, and strong community were their top three values. Few identified quality-built environment or future generations as important values to be included.

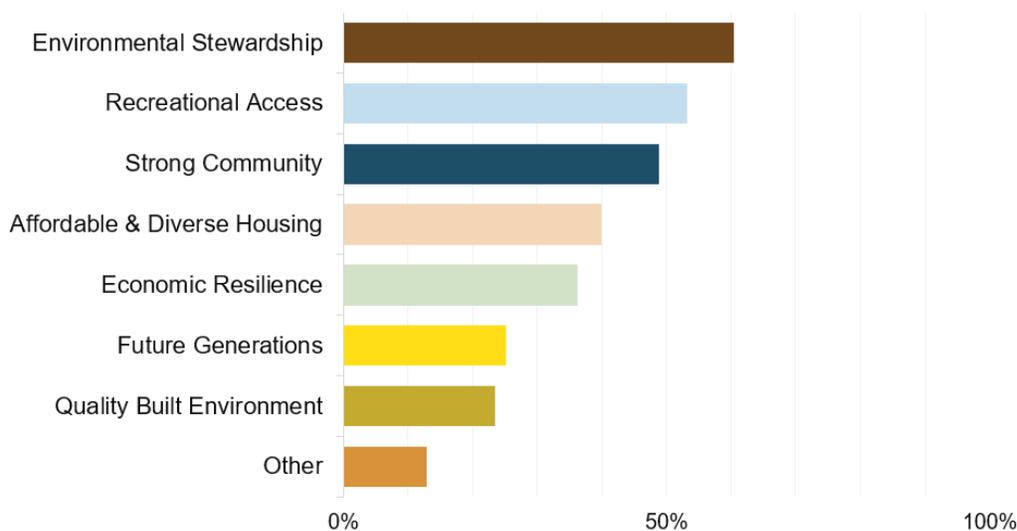
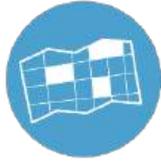


Figure 2: Chart depicting community’s top values, based on respondents’ top three selections



## Land Use

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### Survey Summary

- When asked if they agreed that the goals identified in the Land Use section would help Hailey achieve its Community Vision, 70% answered yes, with 15% responding no, and 15% selecting “unsure.”
- When asked how accurately they believe the drafted Land Use goals will encourage responsible growth while preserving Hailey’s values,
  - 7% believe it is extremely accurate that the goals will encourage responsible growth.
  - 45% believe it is accurate that the goals will encourage responsible growth.
  - 27% reported feeling neutral that the goals will encourage responsible growth.
  - 14% believe it is not accurate that the goals will encourage responsible growth.
  - 7% believe it is extremely inaccurate that the goals will encourage responsible growth.
- 155 people responded when asked what they would change about the land use goals, objectives, and policies in the Draft Comprehensive Plan Update.
  - Many responded that they felt the plan failed to present concrete solutions. Many noted that they sound nice on paper but that they are not convinced that there will be true buy-in from City staff, developers, or the public.
  - Many expressed their concerns about the City’s focus on growth instead of prioritizing current residents and infrastructure.
  - Many wrote in opposition to infill housing. Respondents were opposed for many reasons, including lack of available parking, disappearing sunlight exposure and development of greenspaces.
  - Some shared that land use practices should consider water resource limitations, citing a concern about dwindling water in the valley.
  - Some wrote in favor of infill housing in order to protect the surrounding open spaces from development.
  - A few commented on the airport, expressing a desire to use the land for other purposes to reduce pollution and flyover.
  - A few expressed that the wording used, such as “stewards” does not reflect the community and sounds too jargon-y.
  - A few noted the community’s commitment to protecting open space and recreation areas within the area.



Figure 3: Selected responses for the question: After reviewing the land use goals, objectives, and policies in the Draft Comprehensive Plan Update, what would you change?



## Economic Development

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### *Survey Summary*

- When asked if they agree that the goals identified in the Economic Development section will help Hailey achieve its Community Vision, 63% answered yes, with 15% responding no, and 22% selecting “unsure.”
- When asked if they would support City efforts to foster a wider variety of business and employment opportunities, 74% answered yes, with 12% responding no, and 14% selecting “unsure.”
- 118 people responded when asked what they would change about the economic development goals, objectives, and policies in the Draft Comprehensive Plan Update.
  - Many responded with concerns that trying to develop the economy will lead to more growth, and more strain on the housing market.
  - Many expressed that they feel the goal to grow and develop economically is contradictory to the community’s values of sustainability and the common desire to retain small-town character.
  - Some shared desires and support for programs to enhance the workforce and small business development, including job training, trades education, and business acceleration.
  - Some noted that the Plan does not address support for existing local business.
  - A few expressed that economic development is beyond the scope of what the City can accomplish.
  - A few noted a desire to see better, more walkable essentials in the downtown core, and more small stores that provide essential products and services.



Figure 4: Selected responses for the question: After reviewing the economic development goals, objectives, and policies in the Draft Comprehensive Plan Update, what would you change?



## Housing

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### Survey Summary

- When asked if they agree that the goals identified in the Housing section will help Hailey achieve its Community Vision, 67% answered yes, with 20% responding no, and 14% selecting “unsure.”
- When asked how important it is that Hailey establishes goals and actions to increase housing attainability and create a housing environment that supports the people who live and work in Hailey today and in the future,
  - 50% reported that it is extremely important
  - 27% reported that it is important
  - 15% reported that it is somewhat important
  - 4% reported that it is not important
  - 4% reported that it is not important at all
- 140 people responded when asked what they would change about the housing goals, objectives, and policies in the Draft Comprehensive Plan Update.
  - Many expressed concerns that high-density housing leads to limited parking, which is especially a problem during snowy winter months. There is a desire for the plan to include details on how to solve the parking problem.
  - Many wrote that the newer apartment buildings are being built too quickly and with low quality standards by outside developers who seem to build “low-income” housing to turn a quick profit. More oversight is desired by these respondents.
  - Many expressed that they would like the city to focus on low-to-middle-income housing, noting that the city seems to approve too many high-end housing units.
  - Some respondents want to see more emphasis on senior housing and associated accommodations.
  - Some expressed a desire to approach housing challenges with the purpose to support and welcome new residents, ensuring all Hailey residents are valued.
  - Some shared that the City must define “affordable” in a clearer way, commenting that many of the “low-income” housing projects are not truly affordable.
  - Some viewed housing as an issue that should be handled by the private sector, with some expressing their lack of faith in the City’s ability to truly solve housing challenges.
  - Some desire policies that would prevent Airbnb and VRBO short-term rentals.

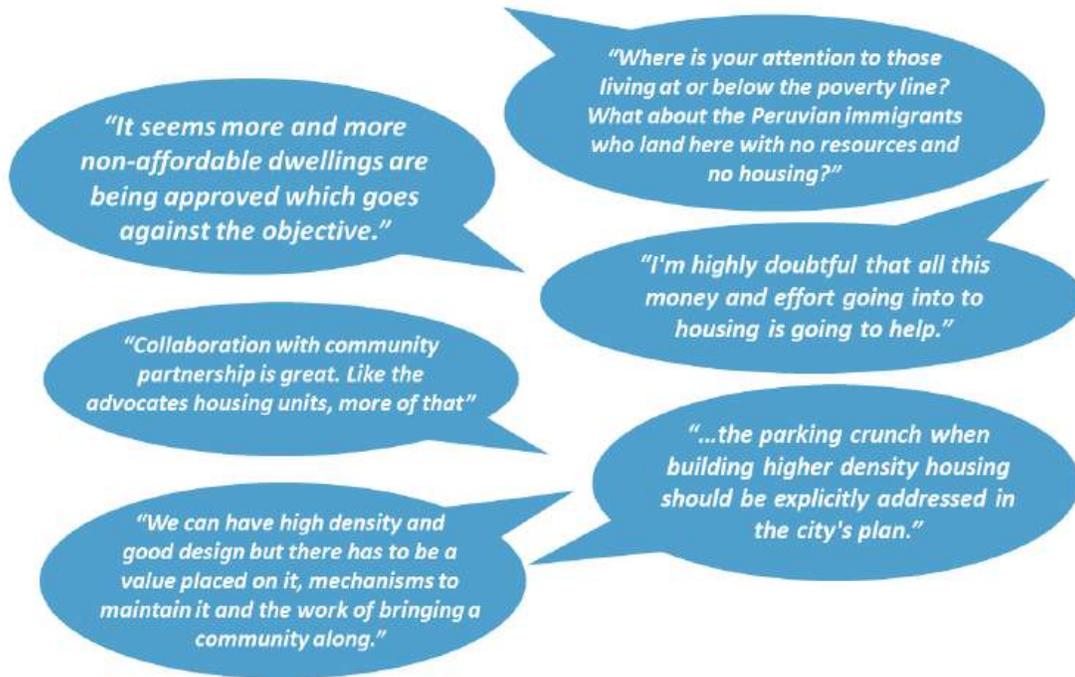


Figure 5: Selected responses for the question: After reviewing the housing goals, objectives, and policies in the Draft Comprehensive Plan Update, what would you change?



## Transportation

### Survey Summary

- When asked if they agree that the goals identified in the Transportation section will help Hailey achieve its Community Vision, 75% answered yes, with 14% responding no, and 11% selecting “unsure.”
- When asked how important they believe it is to put forth goals that encourage residents to walk, bike or take public transit more frequently,
  - 49% reported that it is extremely important
  - 24% reported that it is important
  - 17% reported that it is somewhat important
  - 6% reported that it is not important
  - 5% reported that it is not important at all
- When asked if they thought the goals will improve traffic safety for all road users, 42% answered yes, with 26% responding no, and 32% selecting “unsure.”
- 131 people responded when asked what they would change about the transportation goals, objectives, and policies in the Draft Comprehensive Plan Update.
  - Many responded with concerns about vehicles speeding through town and neighborhoods. Some noted that these drivers often seem to be trying to cut through neighborhoods to avoid traffic from the highway.
  - Many expressed a desire for the city to begin stricter traffic law enforcement through the use of radar, police presence and signage.
  - Many commented about congestion, citing various solutions they would like to see the city prioritize, including widening the highway, removing bike lanes, and improving stop-light infrastructure.
  - Many expressed safety for all in Hailey as a priority. Many of these respondents wrote about safety concerns while crossing the highway.
  - Many responded that repairing and introducing new sidewalk infrastructure should be a priority.
  - Many expressed that alternative modes of transportation will likely not be adopted by Hailey residents, and that many rely on cars for travel that could not be replaced by cycling or walking. Many noted their disapproval of newly built bike lanes, citing worsening traffic, low use in the winter season, and less room for parking.
  - Some shared that e-bikes and scooters seem to be a hazard on some paths, and they would like the City to regulate.
  - Some respondents encouraged the City to collaborate and partner with other jurisdictions at different levels of government to help solve problems with traffic and safety.



Figure 6: Selected responses for the question: After reviewing the transportation goals, objectives, and policies in the Draft Comprehensive Plan Update, what would you change?



## Sustainability

### Survey Summary

- When asked if they agree that the goals identified in the Sustainability section will help Hailey achieve its Community Vision, 70% answered yes, with 15% responding no, and 14% selecting “unsure.”
- When asked how important they believe it is to establish goals and strategies that balance actions of today with the land, water, and energy needs of our community in the future,
  - 57% reported that it is extremely important
  - 27% reported that it is important
  - 10% reported that it is somewhat important
  - 3% reported that it is not important
  - 4% reported that it is not important at all
- When asked what sustainability focus area you want to see the most growth and improvement in, the top three answers included:
  - Using land more efficiently, protecting parks and open space, and conserving our water resources (40%).
  - Reducing the amount of trash we send to the landfill, increasing the amount we recycle or repurpose materials, and reducing the amount of single-use materials (like plastic) we use (23%).
  - Reducing transportation emissions and challenges; less cars on the road, more public transit, more safe walking and biking opportunities in Hailey (19%).
- 113 people responded when asked what they would change about the sustainability goals, objectives, and policies in the Draft Comprehensive Plan Update.
  - Many expressed their desire to deprioritize sustainability as a focus area, due to the urgency of other topics.
  - Many expressed the contradiction between building dense housing and attempting to lower waste.
  - Many wrote about the concern over water scarcity, desiring more emphasis on water resource solutions.
  - Many responded with concerns that switching out energy sources or creating rules for builders to include more sustainable energy options will drive up housing prices.
  - Some shared that they want to see the recycling programs in Hailey improved, while others noted the lack of engagement with the recycling program among residents.
  - Some want to see plastic pollution more adequately addressed.
  - Some want to see vehicle and airplane pollution (noise and air) more adequately addressed.



- A few stated their support for the City's waste management programs, such as recycling and compost pick-up.



Figure 7: Selected responses for the question: After reviewing the sustainability goals, objectives, and policies in the Draft Comprehensive Plan Update, what would you change?



## Appendix A: Engagement Opportunity Notifications

### Notification Approach

To ensure that the updated Plan reflects the true goals and values of the community, the City of Hailey prioritized diverse and equitable engagement throughout the project. The City committed to creating language accessible materials that engaged the public, both in English and Spanish. For this round of engagement, the City sent out mailers to everyone in Spanish and English with a QR code to the online open house, encouraging residents to participate in the online survey.

## Appendix B: Committee Members and Meeting Attendance

Table 2: Advisory committee members.

Name	Background	September 18, 2024, meeting attendance
Morgan Buckert	Director of Development and Communications at Blaine County Recreation District; makes custom boots in Hailey	Present
Anna Mathieu	Local realtor and strong project partner with community housing in Hailey	Present
Ben Varner	Operations Manager for ARCH Community Housing Trust. Previously worked for Mountain Rides – background and knowledge in transportation is broad.	Present
Erika Greenberg	Teaches Spanish within the Blaine County School District (High School), also attended Wood River High School	Not available
Todd Hunter	Chief Executive Officer and local business owner of Idaho Lumber/ACE	Present
Sara Gress	Executive Director of Wood River Trails Coalition	Not available
Ruby Garcia	Small business owner, Bilingual Outreach Coordinator at St. Luke’s Medical Clinic	Not available
Chad Stoesz	Land Protection Specialist with the Wood River Land Trust	Not available
Andy Solomon	Co-Owner of The Trailhead Cycles in Hailey – a full-service bike shop that aims to create a welcoming experience for all and build a space for the cycling community to start and end their rides.	Not available
Scott Runkel	Faculty at Sun Valley Community School, serves as their Sustainability Coordinator; passionate about protecting our environment, and progressing Hailey’s Clean Energy goals	Present



Name	Background	September 18, 2024, meeting attendance
Kenny Aguayo	Employed with the City as a Community Service Officer. Additional employment with La Cabanita Mexican Restaurant	Present

*Appendix C*

# **January 2023 Hailey Housing Report**

JANUARY 2023



# HAILEY HOUSING REPORT





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- 5** PLANNING FOR HOUSING
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- 7** LOOKING FORWARD

**JANUARY 2023**  
**HAILEY HOUSING REPORT**

# MAYOR'S MESSAGE



January 23, 2023

Councilmembers and Constituents,

The people of Hailey are the beating heart of our community. They are our baristas, plow drivers, first responders, teachers, accountants, neighbors, dog walkers, and so much more. While access to affordable housing has been a longstanding challenge in the Wood River Valley, the need has grown to unprecedented levels.

It is my pleasure to lead the City in committing \$550,000 of Hailey's 2022-2023 annual budget to community housing. This report details:

- how the financial commitment to housing is being deliberated and obligated;
- a track record of the City's strategic planning, progress, accomplishments;
- the effectiveness of our community partnerships; and
- what's on deck-- more solutions!

Together-- through community partnerships, caring neighbors, and creative solutions-- we can grow to increase the accessibility and availability of housing in our town. I look forward to working with the Council and our community on shaping and achieving housing solutions for everyone in Hailey.

Respectfully,

Martha Burke, Mayor  
City of Hailey

# OVERVIEW



## HOUSING IN HAILEY

The need for workforce housing in Hailey and the larger Wood River Valley is longstanding, yet it has grown to crisis levels in recent years. The availability and affordability of housing here is challenged by historically high building costs; our proximity to the seasonal and resort-based economy of Sun Valley; prices driven by second-home owners and newer remote workers; land scarcity; and underbuilding, nationally and locally. **Housing insecurity and shortages challenge Hailey's pride in being home to the "locals" and workforce of the valley.** Beyond cultural pride, this tenet of Hailey's identity shapes the City's day to day operations and priorities. Housing maintains its own section in the City's Comprehensive Plan, plus it is central to two other sections— the Land Use, Population and Growth Management and the Demographics, Cultural Vitality, Social Diversity & Well-Being sections. As stated in the Plan, **accessible housing is key to the vibrancy and sustainability of life in Hailey.**

We need a diversity of local and accessible housing options to support of our local businesses, provide necessary government services, avoid congestion and maintain safety on our roads, sustain our beautiful environment, and preserve the cherished qualities of Hailey. Please read on to learn about everything the City is doing to create a more accessible and inclusive housing market in Hailey.

Goals	Indicators	Desired Trends or Benchmarks
8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.	Supply of Affordable Rental Housing	↑
	Percent of Income for Housing Costs	↓
	Home Affordability	↑
	Housing Costs in Relation to Income	↓
	Distribution of Community Housing Units	↑
	Public Dollars Spent for Community Housing	↑

# HAILEY HOUSING POLICY STATEMENT



The City is scheduled to undertake a Comprehensive Plan update and Housing Action Plan in 2023. Meanwhile, the City has adopted the following goals as an Interim Housing Policy Statement:

## City Employees

Work with existing and new employees who seek housing, are housing-burdened, and/or wish to move on the continuum towards home ownership.

## Housing Providers

Strengthen and/or expand our partnerships with new and emerging community housing providers, including both rental and for-purchase housing.

## Community Partnerships

Partner with housing organizations, local governments, and others to increase community housing supply.

## Local Employers

Work with area employers on securing employee and community housing, particularly Hailey employers.

## Housing Diversity

Continue to promote housing diversity by enabling the production of a wide variety of housing types in applicable zoning district.

## Municipal Code

Continue to implement code changes that increase local community housing units, market opportunities, and housing accessibility.

## City Employee Housing Assistance Program

The City of Hailey understands that communities are stronger and more resilient when its people are able to live near where they work. The City seeks to incentivize its employees to reside in Hailey. The City's new Employee Housing Assistance program will provide housing assistance to any permanent full-time employee who is deemed "housing burdened." As deemed by the U.S. Department of Housing and Urban Development, someone who is 'housing burdened' spends 30% or more of their adjusted gross income on rent or mortgage, utilities, and other relevant housing costs.

In addition to the housing assistance program for City employees, the City is exploring the merits and feasibility of other housing partnerships and programs to increase:

- **Housing on City-owned parcels**
- **Dedicated revenue streams**
- **Deed restricted units**
- **Employee housing**

# HOUSING INVENTORY



Discussions about housing are grouped into two main categories: “market housing” and “community housing”-- both are needed for a healthy housing economy. Market housing is not defined in Hailey's Municipal Code, but is generally considered to be any and all housing that is not restricted-- in terms of sales, rental price, residency, or occupancy. Community Housing Units are defined in the Hailey Municipal Code as follows:

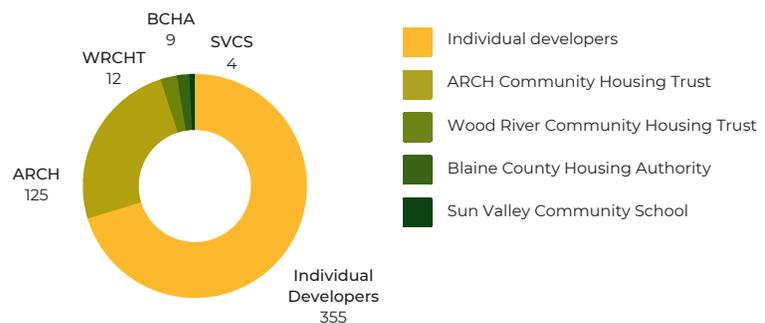
**15%** of Hailey's housing market is **community housing**

**COMMUNITY HOUSING UNIT: Through a deed restriction, a dwelling unit that is restricted by size, type and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.**

Both market and community housing units may span all housing types, from single family homes to duplex, townhouse, cottage, or accessory dwelling units. Staff has developed an inventory of **505 community housing units in Hailey**. Overall, these 505 existing community housing units equate to approximately **15% of Hailey's housing stock of 3,400 units**. An additional 87 community housing units in Hailey are in progress, meaning that they are being planned, have been approved, and/or have an active building permit.

## Community Housing Providers in Hailey

While local partners are instrumental in securing private and public funding to create or support community housing in Hailey, a mix of developers currently provide the bulk of Hailey's community housing units.



# PLANNING FOR HOUSING



In line with the goals set forth in Hailey's Comprehensive Plan, the City regularly revises the Hailey Municipal Code to encourage the quantity and diversity of housing types in the community. The following Text Amendments prescribe to "smart growth" measures that aim to both maintain a high quality of life in Hailey and accommodate the community's housing needs:

	TEXT AMENDMENT	APPLICABLE ZONING DISTRICT	APPROVAL DATE
COMPLETED	<b>Establishment of Small Residential Overlay (SRO)</b>	Downtown Core: Business	8/7/2017
	<b>Establishment of Downtown Residential Overlay (DRO)</b>	Downtown Core: Business, Limited Business, General Residential	8/13/2017
	<b>Amendment: Timeline Extension for Final Plat Submittal</b>	All Zoning Districts	12/9/2019
	<b>Establishment of Accessory Dwelling Unit Code (ADU)</b>	All Residential Zoning Districts	1/25/2021
	<b>Policy: Seasonal Recreational Vehicle Living</b>	All Zoning Districts	6/28/2021
	<b>Amendment: Reducing Base Setbacks</b>	General Residential	8/9/2021
	<b>Amendment: Lot Coverage Increase for &lt;4,500 sqft Lots</b>	Townsite Overlay: General Residential, Limited Residential	3/14/2022
	<b>Amendment: Planned Unit Development (PUD) Code</b>	All Zoning Districts	5/9/2022
	<b>Establishment of Tiny Homes (adoption of Appendix Q)</b>	All Residential Zoning Districts	5/23/2022
	<b>Policy: RV Occupancy with Active Building Permit</b>	All Zoning Districts	7/11/2022
CURRENT	<b>Rezone: 525 North 1st Avenue into DRO</b>	Townsite Overlay: General Residential	8/22/2022
	<b>Amendment: Co-Living Dwelling</b>	Limited Business, Business	1/17/2023
UPCOMING	<b>Establishment of Tiny Homes on Wheels (THOW)</b>	All Residential Zoning Districts	2/13/2023
	<b>Rezone: Corners of 1st &amp; Myrtle Avenue into the DRO</b>	Limited Business, General Residential	
	<b>Establish: Business Owner Housing</b>	Light Industrial	
	<b>Amendment: Reduce Minimum Lot Sizes</b>	All Residential Zoning Districts	
	<b>Amendment: Develop Cottage Unit Standards</b>	All Residential Zoning Districts	
	<b>Ballot measure: Reallocate 0.5% of 1% for Air Service to Housing</b>	All Residential Zoning Districts	

**Overall, each of these Text Amendments addresses:**

- density & infill development in strategic locations
- flexibility & convenience for those seeking housing
- new & emerging housing types

# COMMUNITY PARTNERSHIPS



Through the years, the City of Hailey has financially supported Community Housing through partnerships with other housing providers. Some of our key partners are listed below.

The City of Hailey coordinates its planning efforts with the other Wood River Valley municipalities, as well as with employers, the real estate industry, and developer stakeholders. Private industry stakeholders are key to regulating and tracking housing programs, such as those involving but not limited to the short-term rental market and the City's new employee housing assistance program.

**Partnerships are key to Hailey's progress and accomplishments.**

With partnerships at the core, the City is rolling out new programs to support housing accessibility. For the first time, the Hailey City Council earmarked \$500,000 for community housing in the FY 2022-2023 Capital Improvement Plan plus \$50,000 of its General Fund to launch an Employee Housing Assistance program.

## Are you housing burdened?

Someone who is **'housing burdened'** spends 30% or more of their adjusted gross income on rent or mortgage, utilities, and other relevant housing costs.

If you're in search of housing or housing burdened, check out the resources and services offered by our community partners. The following organizations may provide you with financial support, as well as rental and ownership opportunities:



# LOOKING FORWARD

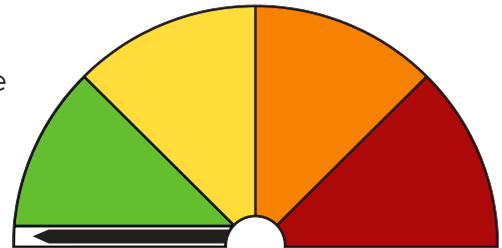


## Tiny Homes on Wheels

Hailey's Planning & Zoning Commission passed a City-initiated draft Ordinance to allow for Tiny Homes on Wheels as a new type of housing unit, now the City Council is reviewing it.

## Housing Needs Assessment

In collaboration with the Sun Valley Board of Realtors, the Community Development Department was awarded a Smart Growth Grant to complete a Housing Needs Assessment that will advise goal-setting and facilitate solutions specific to the severity and types of housing needs in Hailey.



## 2023 Comprehensive Plan

The Community Development Department is gearing up to update Hailey's Comprehensive Plan in 2023. As before, the City will address housing needs as a core component.

## Ballot Measure: 0.5% for Housing

In 2020, Hailey voters approved a 1% Local Option Tax on hotel, motel short-term occupancy, and rental car revenue, to market air service. The tax is commonly known as "1% for Air," Ketchum and Sun Valley have a similar tax. While Hailey's 1% for Air does not expire until 2050, Hailey is considering joining Ketchum to ask voters to reallocate the tax to fund "0.5% for Air" and "0.5% for Housing." The City Council will determine over the next two months whether to put the matter to the voters in May 2023.



# THANK YOU

to the partners who support the City of Hailey in our efforts to ensure housing accessibility for everyone in the community.



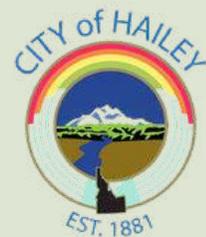
# STAY IN TOUCH

by checking out our housing webpage on the new website!



[WWW.HAILEYCITYHALL.ORG/HOUSING](http://WWW.HAILEYCITYHALL.ORG/HOUSING)

Also, stay up to date with City happenings by subscribing to 'Our Town' e-mail newsletters!



**City of Hailey**

115 Main Street South, Suite H  
Hailey, Idaho 83333  
(208) 788-4221

[www.haileycityhall.org](http://www.haileycityhall.org)   
[housing@haileycityhall.org](mailto:housing@haileycityhall.org)   
[@haileycityhall](https://www.facebook.com/haileycityhall)   
[@cityofhaileyidaho](https://www.instagram.com/cityofhaileyidaho) 

*Appendix D*

# **January 2024 Hailey Housing Report**

JANUARY 2024



# HAILEY HOUSING REPORT



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4 PLANNING FOR  
HOUSING

5 HAILEY HOUSING  
COMMITTEE



JANUARY 2024  
**HAILEY HOUSING REPORT**

# MAYOR'S MESSAGE



Councilmembers and Constituents:

Please join me in reflecting upon our 2023 year and the notable progress that the City of Hailey made in its longstanding effort to provide community housing for its constituents. Here are some highlights from 2023:

- For a second year in a row, the Hailey City Council allocated \$500,000 in the FY 2022-2023 Capital Improvement Housing Budget for creative housing solutions. From these funds, Hailey purchased a deed-restricted townhouse, as well as a tiny home on wheels to provide permanent housing for public employees.
- In partnership with ARCH Community Housing Trust, Hailey piloted a “buy-down” program which deed restricts housing units for Locals Only. Two families, who could not have otherwise afforded to buy a home, were helped by this program. The two homes will be restricted to “locals only” forever! The homes can never be bought by second homeowners or used for short-term rental.
- The Hailey City Council added tiny home on wheels, co-living developments, and cottage housing developments as permitted housing unit types in the City; and
- The people of Hailey voted to create a tax revenue stream to fund housing solutions! The “0.5% for Air” Local Option Tax creates a revenue stream for housing until 2050. We further established a Housing Committee who met several times this past year, and more in the coming year, to learn more about, engage in, and help guide the use of these funds.
- Project partners continue to develop housing solutions in Hailey. Both ARCH and the Wood River Community Housing Trust are actively building new housing in our town.
- The private sector continues to add to our housing stock, ranging from new single-family homes scattered around town to apartment projects in Woodside and along River Street. Several projects in 2023 provided a mix of market-rate and deed-restricted dwelling units.

As the City prepares to update its Comprehensive Plan, the City’s leadership adopted an Interim Housing Policy Statement, and Staff collaborated with consultants and community partners to undertake a Housing Needs Assessment. Our efforts are organized and effective, gaining momentum citywide, and better resourced than ever before.

We welcome you to deep-dive into this report, comb through the details, and keep participating! Your commitment to this community, and engagement in the City’s active projects is integral to what makes Hailey such a wonderful place to live.

A handwritten signature in blue ink that reads "Martha Burke". The signature is fluid and cursive, written in a professional but personal style.

Martha Burke, Mayor

# ANNUAL REPORT



Despite housing challenges, a record year for creative solutions.

We all are attuned to the need for housing. This need - both within the Wood River Valley and the City of Hailey - is longstanding. Locally and nationally, it, too, has grown to crisis levels in recent years. To further mitigate housing crises, and support informed, creative, and diverse housing solutions in Hailey, we've actively pursued the following measures:

## LOCALS ONLY PILOT PROGRAM WITH ARCH

The path to homeownership has become even more difficult due to escalating housing costs. To help ease this burden, the City of Hailey and ARCH Community Housing Trust partnered in this new program that seeks to improve access to homeownership for the workforce.

This innovative programs enables eligible buyers to purchase a home at a 20% discount to the market price. The buyer must agree to a permanent deed restriction which ensures that subsequent buyers also qualify for the program.

Under the Locals Only Pilot Program, the City and ARCH assisted in the purchase of two "Locals Only" homes in Hailey.

We're excited to partner with ARCH on yet another creative housing solution, and look forward to assisting more people in 2024.

## EMPLOYEE HOUSING ASSISTANCE

Another creative measure was the development and implementation of Hailey's Employee Housing Assistance Program. \$50,000 of Hailey's General Fund was utilized to assist City employees with housing costs.

## DEED-RESTRICTED TOWNHOUSE

The City was given the opportunity to purchase two deed-restricted townhouse units along River Street. A longstanding employee of the City purchased one of the restricted units, and the City spent a portion of the \$500,000 monies from the Capital Improvement Housing Budget to purchase the second unit. The second unit is an active long-term rental unit for an active Hailey Police Department employee.

## TINY HOME ON WHEELS

With the remaining funds from the FY 2022-2023 Capital Improvement Housing Budget, the City purchased a Tiny Home on Wheels, or THOW. This THOW, positioned behind the Hailey Fire Department, is utilized as a long-term rental for an employee of Hailey's Streets Department, who is also a volunteer firefighter.



"In the middle of difficulty lies opportunity". - Albert Einstein

# ANNUAL REPORT



Despite housing challenges, a record year for creative solutions.

## 5 COMMUNITY HOUSING UNITS

Housing is grouped into two main categories: “market housing” and “community housing”. Both are needed for a healthy, vibrant, and dynamic housing economy.

In 2023, the City of Hailey negotiated approximately 33 community housing units with local project partners, private developments, or shared partnerships.

Through a deed-restriction, these dwelling units have been restricted in size, type and cost, and/or were for sale or for rent exclusively to individual(s) meeting income, occupancy, and/or other affordable housing criteria.

These units contributed to the current housing landscape of Hailey, increased Hailey’s community housing inventory, and further provided an essential opportunity for our community to retain the very people that call it home: our locals.

## COMMUNITY HOUSING INVENTORY

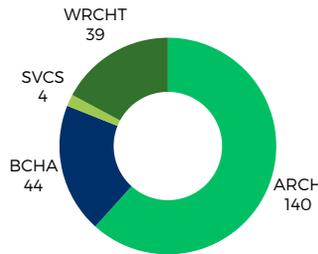
6 For the purposes of this report, the City’s community housing inventory includes units that may not be deed-restricted but are owned by employers or organizations that provide affordable housing.

Staff have developed an inventory of 550 community housing units in Hailey - organized by rental and owner-occupancy, as well as by the partnerships through which they were created.

Overall, the existing community housing units equate to approximately 16% of Hailey’s housing stock of 3,400 units. An additional 100 community housing units are in progress, meaning these units have either been approved and/or have an active building permit.

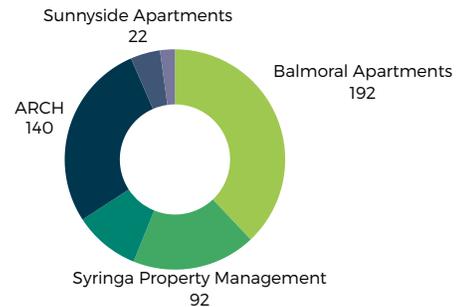
### Local Partners

Local partners are instrumental in securing private and public funding to create or support community housing in Hailey



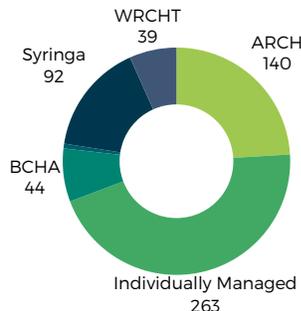
### Housing Providers

More than half of Hailey’s community housing units were developed and are managed by non-local entities



### Private & Public Funding

90+% of the community housing units in Hailey rely on federal Housing & Urban Development (HUD) funding that is administered and augmented by the Idaho Housing and Finance Association



**16%** of Hailey’s housing market is community housing

# HOUSING NEEDS ASSESSMENT



Housing demand and cost - both nationally and locally, dramatically surged due to the 2020 COVID Pandemic.

Since the pandemic, the City of Hailey and the greater Wood River Valley have also experienced greater population growth, and with it, a critical need for housing. This growth was the perfect catalyst for the City of Hailey to reexamine long-term goals around supporting an accessible housing market. As such, we hired Agnew::Beck to assist us with a Housing Needs Assessment. This Assessment identified current and future housing needs, housing affordability, and gaps in housing availability in relation to area median income.

The first step taken was to assess population growth in Hailey, looking at existing population data, historical population estimates, and future population projections. Using local, state, and national data, Agnew::Beck created a 10-year housing demand forecast for the City of Hailey. The compiled data informed the Housing Needs Assessment, which is intended as a tool to better communicate with housing providers, developers, and local policy makers as to creative and strategic investments and decisions that can be made to improve housing outcomes for the City.

Further, the Assessment considered the number of new units needed due to 1) the recent population growth, 2) the total number of people living in a home, and 3) the number of existing units that need substantial repair due to housing condition and age. Combined, these factors provide the total housing need estimate for the City of Hailey, inclusive of both new housing units and renovation of existing housing units over the next 10 years.

To meet the forecasted factors above, between 635-1,242 new housing units will need to be added to the market over the next 10 years. This means that between 65-124 new housing units will need to be added to the market annually.

## 1-Year Housing Need

The chart above illustrates the housing need estimates based on the mid-growth populations forecasts, which results in a demand for approximately 78 new housing units, and 7 units in need of repair and/or replacement each year.

Units in need of Repair/Replacement

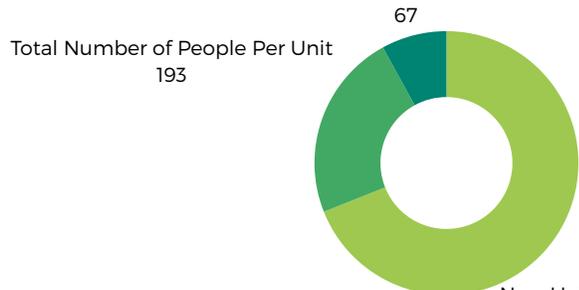


New Units for Population Growth  
78

## 10-Year Housing Need

The chart below illustrates the housing need estimates based on the mid-growth populations forecasts, which results in a demand for approximately 771 new housing units, and 67 units in need of repair and/or replacement over the next 10 years.

Units in need of Repair/Replacement



New Units for Population Growth  
578

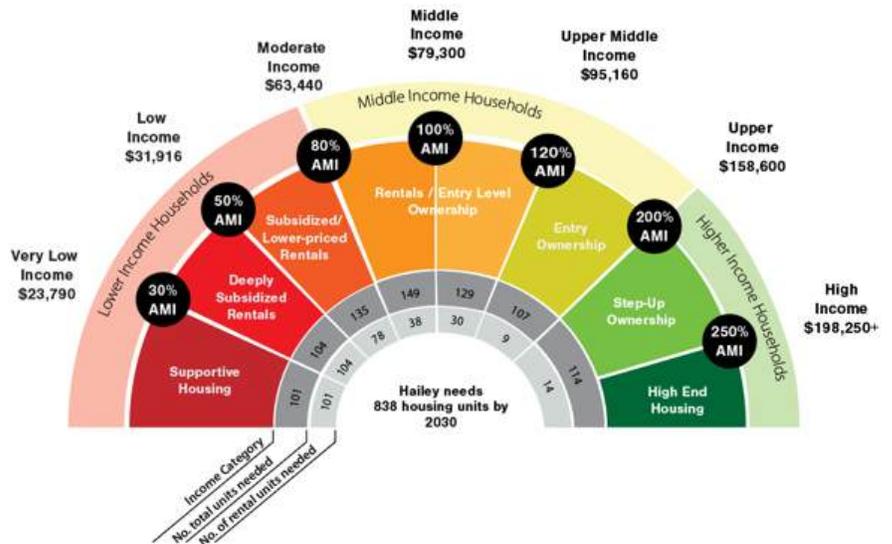
# HOUSING NEEDS ASSESSMENT



This 10-year housing need can also be broken down by income. By looking at housing need in relation to income, we have been better able to understand the types of housing units needed to best serve our diverse community, as well as whether housing is financially feasible in the current market or whether policy changes and investment are needed to spur development.

The “rainbow” illustrates the number of housing units forecasted broken out by income categories, as well as tenure, or renter versus owner occupancy. The income categories are based on the Area Median Income (AMI) published by the Department of Housing and Urban Development (HUD) for Blaine County.

Households who spend more than 30% of their total income on housing costs are considered to be cost burdened. The image below shows affordable housing payments, less than 30% of household income, at each income category. The estimated housing need is also shown for each income category.



**Findings:** The Hailey Housing Needs Assessment provided clear targets for housing development and programs over the next 10 years to better support accessible and informed housing solutions citywide.

Key findings were identified throughout the development of the assessment:

1 Hailey has and will continue to take steps in improving housing affordability by further refining and building upon housing strategies to increase inventory and affordability for Hailey residents.

2 The projected need for new housing units on an annual basis aligns with current housing production, further indicating that under normal operations, the City will continue to meet housing production goals.

3 Future policy, partnerships, and programming should continue to be implemented to ensure that new housing units meet current and future needs for households of all income levels.

Income Category	Percent of AMI	Income Range	Housing Need (New and Rehab) Next 10 Years
Lower Income	<30% AMI	\$0- \$23,790	101 units
	31-50% AMI	\$23,791- \$31,916	104 units
	51-80% AMI	\$31,917 - \$63,440	135 units
Middle Income	81-100% AMI	\$63,441-\$79,300	149 units
	101-120% AMI	\$79,301-\$95,160	129 units
	121-200% AMI	\$95,161-\$158,600	107 units
Higher Income	>200% AMI	\$158,601 +	114 units

# PLANNING FOR HOUSING



Even the best zoning and subdivision ordinances become out of date. Periodic revisions to municipal codes are essential in establishing and/or maintaining a rational land use pattern, as well as to best meeting the needs of diverse and growing communities. The City regularly revises Hailey's Municipal Code to create new provisions - housing or otherwise. The following prescribe to "smart growth" measures that aim to both maintain a high quality of life in Hailey and accommodate the community's housing needs:

## HAILEY'S MOST SUCCESSFUL MEASURES # OF UNITS

### Establishment of Downtown Residential Overlay (DRO)

• Maple Street Apartments	18
• MID RVR	10
• Spruce Street Duplexes	4
• River Lane	51
• RVR North	18
• River Street Townhomes	12
• Silver River Residences	16
• Saddle Lofts	27
• 40 McKercher	44
• Silvercreek Co-Living	33
• 1st & Myrtle Townhouses	20
• The Advocates (Phase III)	21

### Establishment of Accessory Dwelling Unit Code (ADU)

• New ADUs citywide (since 02/2021)	60
-------------------------------------	----

### Amendment: Planned Unit Development Code (PUD)

• Lido Apartment Homes	104
• Star Light Lane Subdivision	5
• Sunbeam Subdivision	147
• River Street Townhomes	12
• ARCH Shenandoah	12
• ARCH/BCSD Employee Housing	5

### Adoption: Tiny Home on Wheels Code (THOW)

• New THOWs citywide	4
----------------------	---

### Adoption: Co-Living Dwelling Development

• Silvercreek Co-Living	33
-------------------------	----



## each of these measures addresses:

- density & infill development in strategic locations
- flexibility & convenience for those seeking housing
- new & emerging housing types

# PLANNING FOR HOUSING



By refining code, we can also better clarify regulations, develop new policy around housing, and further encourage the quantity and diversity of housing types within the community. The following intentions are anticipated to begin in 2024 to further guide and inform creative housing initiatives citywide.



## 2024 COMPREHENSIVE PLAN UPDATE

1

The Community Development Department will update Hailey's Comprehensive Plan in 2024. The City will address housing needs as a core component.

The updated Comprehensive Plan will build consensus around an overarching vision for Hailey's diverse community. The goal is to not overlook current policy framework and guidance provided by various long-range plans and policy adopted by the City, but to review them and incorporate the best applicable practices and recommendations provided by these documents.



## UPCOMING ZONING CHANGES

2

In conjunction with the Comprehensive Plan Update, we will continue to refine code, as well as develop new policy around housing. Specific additions or amendments to Hailey's Municipal Code may include:

- New Policy: Establishment of developer incentives in exchange for community housing (i.e., reduction of building permit/utility connection fees, etc.).
- Amendment: Reduction of minimum lot sizes, minimum setback requirements, and increase density in exchange for community housing.
- New Policy: Establishment of owner/employee housing within the Industrial Zoning Districts.



## HOUSING CAPITAL FUND

While many initiatives related to the provision of housing involve land use code changes, the Housing Capital Fund is Hailey's direct, financial commitment to community housing.

3

Through the years, Hailey has financially participated in community housing via two primary methods: 1) contracts for services with housing nonprofits, and 2) long-term leases of city-owned land for housing projects.

Now, for the second year in a row, the Hailey City Council has set aside an annual appropriation of \$500,000 toward community housing.

# HAILEY HOUSING COMMITTEE



Every year, housing insecurity and shortages challenge Hailey's pride in being home to the "locals" and workforce of the valley. Beyond cultural pride, this tenet of Hailey's identity shapes the City's day-to-day operations and priorities. Housing maintains its own section in the City's Comprehensive Plan, emphasizing accessible housing as key to the vibrancy and sustainability of life in Hailey. We need a diversity of local and accessible housing options to support all of our local businesses, provide necessary government services, avoid congestion, and maintain safety on our roads, sustain our beautiful environment, and preserve the cherished qualities of Hailey.

To guide this longstanding initiative, Hailey residents voted in support of the May 2023 ballot measure to utilize 0.5% of the 1% for Air for Housing - a first-time ever, dedicated stream of funding for housing in Hailey! From this, the Hailey Housing Committee was born.

The Housing Committee, a group of 17 local volunteers, met 6 times since July 2023, with the goal of identifying ways to allocate the 0.5% for Housing, or approximately \$80,000 in FY 2024, that aligns with and implements the ballot language:

- Develop community housing for families living and working in Hailey;
- for all ancillary costs which are associated with the ongoing effort to develop community housing for families living and working in Hailey; and
- direct costs to collect and enforce the tax, including administrative legal fees.



In keeping with the goals of the ballot language, the Hailey Housing Committee identified several options for spending the funds, which include:

## 0.5% FOR HOUSING SPENDING OPTIONS

- Pay for ADU Utility Connections or Building Permit Fees
- Invest in the Locals Only Deed Restriction Program
- Partner with Nonprofit Organizations on Housing Projects
- Build on City-Owned Land
- Publish a Request for Proposals for Specific Housing Projects
- Invest: Purchase Units at Saddle Lofts Apartments
- Bank the Funds
- Issue Municipal Bonds
- Participate in Lease to Locals
- Hire Housing Staff
- Buy Land
- Purchase a Tiny Home on Wheels

# THANK YOU

THANK YOU to the partners who support the City of Hailey in our efforts to ensure housing accessibility for everyone in the community.



## CONNECT WITH US

Stay in touch by checking out our housing webpage:  
[www.haileycityhall.org/housing](http://www.haileycityhall.org/housing)

Stay up to date with City happenings by subscribing to our 'Our Town' email newsletter!

## STAY IN THE LOOP

 @cityofhaileyidaho

 [housing@haileycityhall.com](mailto:housing@haileycityhall.com)

 @cityofhailey



**Exhibit B: Hailey Comprehensive Plan Land Use Map 2024**

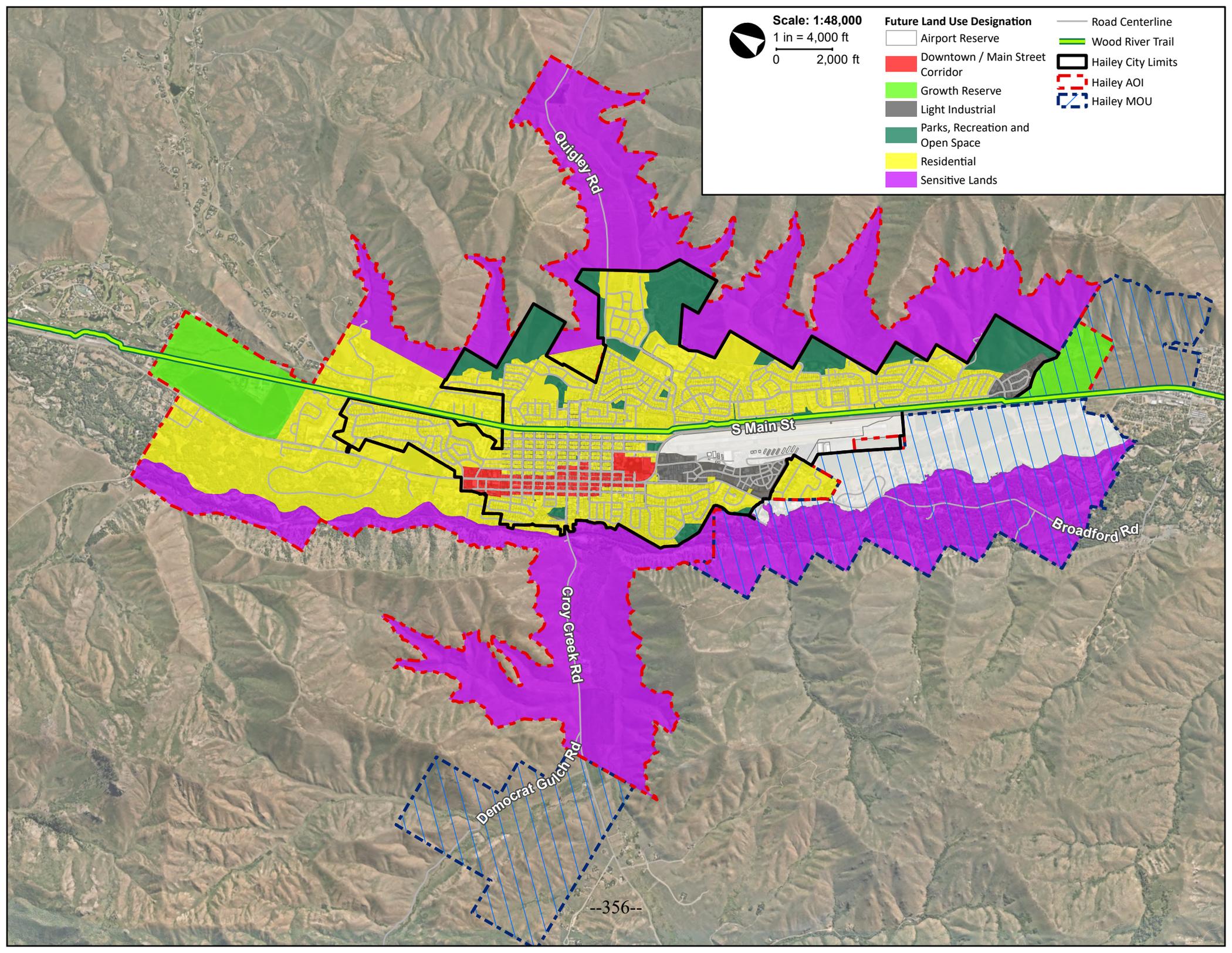


Scale: 1:48,000  
 1 in = 4,000 ft  
 0 2,000 ft

**Future Land Use Designation**

- Airport Reserve
- Downtown / Main Street Corridor
- Growth Reserve
- Light Industrial
- Parks, Recreation and Open Space
- Residential
- Sensitive Lands

- Road Centerline
- Wood River Trail
- Hailey City Limits
- Hailey AOI
- Hailey MOU



**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 05/12/2025      **DEPARTMENT:** Community Development      **DEPT. HEAD SIGNATURE:** RD

**SUBJECT:** Consideration of Ordinance No. \_\_\_\_\_, an ordinance amending Hailey’s Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01 Definitions to modify, refine, remove, and/or add various definitions to the title.

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

**BACKGROUND:** 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. To continue to retain clarity, accurateness, and timelessness, City Staff are proposing amendments to existing definitions, or the addition of terms, to Title 16: Subdivision Regulations, Chapter 16.01.010 General Definitions, of Hailey’s Municipal Code.

The specific objective of the proposed amendment is to modify, clarify, and further define existing and codify new definitions to Title 16: Subdivision Regulations. A draft Ordinance, 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:** (IF APPLICABLE)

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

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to approve and conduct a first reading of Ordinance No. \_\_\_\_\_, an Ordinance amending the Hailey Municipal Code, Title 16, Subdivision Regulations; Chapter 16.01: Definitions, Section 16.01.010: General Definitions, 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, an read by title only.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

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

**ACTION OF THE CITY COUNCIL:**

**Motion Language:**

**Approval:** Motion to approve Ordinance No. \_\_\_\_\_, an Ordinance amending the Hailey Municipal Code, Title 16, Definitions; 16.01, and 16.01.010: General Definitions, 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.





**Staff Report**  
**Hailey City Council**  
**Meeting of May 12, 2025**

**To:** Hailey City Council  
**From:** City Staff

**Overview:** Consideration of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01 Definitions to modify, refine, remove, and/or add various definitions to the title.

**Hearing** May 12, 2025

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**Applicant:** City Staff

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on April 23, 2025.

**Background:** 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. To continue to retain clarity, accurateness, and timelessness, City Staff are proposing amendments to existing definitions, or the addition of terms, to Title 16: Subdivision Regulations, Chapter 16.01.010 General Definitions, of Hailey's Municipal Code.

A "subdivision city code definition" refers to the specific regulations and standards outlined within the city's legal code that governs the process of dividing a parcel of land into smaller lots, typically for residential development, including requirements for things like lot size, street access, utilities, and infrastructure planning, all aimed at ensuring orderly development within a community.

The Planning and Zoning Commission held a public hearing on the item on January 21, 2025. At this meeting, the Commission discussed and refined definitions for Title 16: Subdivision Regulations, Chapter 16.01 Definitions. With very little edits, the Commission unanimously recommended approval by the City Council the proposed text amendment amending Hailey's Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01 Definitions to modify, refine, remove, and/or add various definitions to the title, which are included herein.

Specific amendments and/or additions to be considered include, but are not limited to:

**Title 16: Subdivision Regulations**

**Chapter 16.01: Definitions:** The definitions have been added or modified to add full transparency and clarity, while refining the chapter to align with the State Code, as applicable.

**16.01.010: GENERAL DEFINITIONS:**

Words and phrases used in this title, or referenced in this title, but defined in Titles 17 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:

**Definition Additions:**

As-Built Drawings  
Block  
Common Area  
Common Area, Limited  
Easement  
Improvements Required  
Lot Area  
Lot, Dimensions  
Lot, Unbuildable  
Performance Bond/Surety  
Plat, Final  
Plat, Preliminary  
Plat, Recorded  
Street, Frontage

**Definition Modifications:** Refer to Section 17.02, Definitions, for a detailed definition.

Building Envelope  
Commission  
Dwelling Unit  
Phased Development  
Planning Staff  
Setback

**Attachments:**

- i. Draft Ordinance

**Standards of Review:**

**Criteria for Review.** Section 16.13.010 of the Hailey Municipal Code provides when evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

1. The proposed amendment is in accordance with the comprehensive plan;
2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;
3. The proposed uses are compatible with the surrounding area; and
4. The proposed amendment will promote the public health, safety, and general welfare.

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

Hailey's Municipal Code should continue to address and promote the principles and lifestyle components that are most essential to our community's identity. Our code is the foundation from which our municipality and citizens begin a journey forward to a vibrant and thriving future. While Hailey's Comprehensive Plan does not go into the specificity that this code section contemplates, it is anticipated that the City will continue to update, modify, redefine, define, and/or clarify definitions to guide

development, land uses, and necessary infrastructure. The following goals from the Comprehensive Plan are relevant to this text change:

**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 divers 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.
- 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 Servies, 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.

**2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services.**

The proposed amendments will not result in a change in allowed uses, nor will they create excessive additional requirements at public cost for services.

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

The proposed text amendment will not impact compatibility.

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

The proposed amendment will ensure overall compliance and a thorough understanding of the terms and meanings of Title 16's subdivision definitions. The amendments recommended are consistent with the Hailey Comprehensive Plan, and will have no impact on public health, safety, and general welfare.

**Motion Language:**

**Approval:** Motion to approve Ordinance No. \_\_\_\_\_, an Ordinance amending the Hailey Municipal Code, Title 16, Definitions; 16.01, and 16.01.010: General Definitions, 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. \_\_\_\_\_, an Ordinance amending the Hailey Municipal Code, Title 16, Definitions; 16.01, and 16.01.010: General Definitions, 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, 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 HAILEY'S MUNICIPAL CODE, TITLE 16: SUBDIVISION REGULATIONS, CHAPTERS 16.01: DEFINITIONS; AND SECTION 16.01.010: GENERAL DEFINITIONS, TO ADD NEW DEFINITIONS, AS WELL AS 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 specific regulations 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, areas 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 provide opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

**Section 9: Public Servies, 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 Subdivision definitions will produce greater alignment with the Idaho State Code;

WHEREAS the text set forth in this ordinance will promote public health, safety, and general welfare by updating our definitions to ensure overall compliance and thorough understanding of the terms and meanings of the Subdivision definitions.

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

**Section 1.** Chapter 16.01.010, General Definitions of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

**16.01.010: GENERAL DEFINITIONS:**

Words and phrases used in this title, or referenced in this title, but defined in Titles 17 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:

**AS-BUILT DRAWINGS:** Plans and specifications, certified by the subdivider's engineer, depicting the location, type, and details of improvements installed by the subdivider. "As constructed drawings" and "as built drawings" are synonymous.

**BLOCK:** A group of lots within a defined or fixed boundary that has been legally surveyed, generally surrounded by public streets.

**BUILDING ENVELOPE** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**COMMISSION:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**COMMON AREA:** A common area in a subdivision may include interior or exterior circulation paths, rooms, spaces or elements for use by residents of the subdivision.

**COMMON AREA, LIMITED:** A common area in a subdivision that is reserved for the use of a specific unit or lot, to the exclusion of other units or lots. The area is owned by the community or homeowners' association (HOA), but the owner of the unit or lot has the exclusive right to use it.

**DWELLING UNIT:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**EASEMENT:** A legal property interest (less than fee simple estate) which one person or entity has in land owned by another, entitling the owner of this interest to limited use or enjoyment of the other's land, such as for a driveway, utility lines, or similar.

**IMPROVEMENTS REQUIRED:** Those subdivision improvements required to be constructed after preliminary plat approval and prior to final plat approval by the Council.

**LOT, AREA:** The area within the boundaries of a lot, exclusive of any of the area contained within a public or private street, alley, fire lane or private driveway easement.

**LOT DIMENSIONS:** Lot dimensions are the measurements of a piece of land, including its area, depth, width, and frontage.

**LOT, UNBUILDABLE:** A piece of land that is not suitable for construction, which can be due to several reasons, including zoning laws, environmental regulations, hillside and floodplain/floodway regulations, or safety concerns.

**PERFORMANCE BOND/SURETY:** Either the amount of money, or other negotiable security, deposited by the subdivider with the City Clerk, or a bond executed by a qualified surety company, which guarantees that the subdivider will perform all actions and install all required improvements/infrastructure or the surety will pay the costs and damages up to a limit of the amount of bond or security deposited.

**PHASED DEVELOPMENT:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**PLANNING STAFF:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**PLAT, FINAL:** The plat which, if approved, will be submitted to the county recorder for recording. A map of a subdivision, planned unit development (PUD) or dedication, prepared by a certified engineer and in conformance with the approved preliminary plat. The final plat shall be prepared in accordance with this chapter, as well as Idaho Code title 50, chapter 13, as amended or subsequently codified.

**PLAT, PRELIMINARY:** A preliminary plat, prepared by a certified engineer and in conformance with this chapter, submitted together with other documentation as required by this chapter.

**PLAT, RECORDED:** A final plat which has been accepted by the council and filed with the Blaine County Recorder.

**SETBACK:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**STREET, FRONTAGE:** The property line where a lot abuts a street.

## **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

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 05/12/2025    **DEPARTMENT:** Fire/Legal    **DEPT. HEAD SIGNATURE:** CPS/LH/MB/JH

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**SUBJECT:** Contract for Services Hailey Fire Department and Blaine County Ambulance District  
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**AUTHORITY:**  IC Title 50     IAR \_\_\_\_\_     City Ordinance/Code    HMC  
(IF APPLICABLE)

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**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** Blaine County Ambulance District is an independent taxing district that provides ambulance services throughout Blaine County, including within the City of Hailey. The Ambulance District contracts with Blaine County South Fire District for its primary operations in the Southern regions of Blaine County, including within the City of Hailey. The City of Hailey Fire Department has long played a supporting role in various EMS dispatch calls and is a party to mutual aid and auto aid contracts with Blaine County South Fire District. The proposed contract is a written commitment to continue to perform the same functions as have been performed, based on a "promise and handshake" in the past. The primary purpose is for clear Medical Control licensure as recommended by the Blaine County Ambulance District Medical Director. Proposed is a nominal cost (\$2.00) contract, at this time.  
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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: NA

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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    \_\_\_\_\_  
--x-- City Administrator

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**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to adopt Resolution No. \_\_\_\_\_, authorizing the Mayor to execute FY25 Emergency Medical Services Agreement Between the Blaine County Ambulance District and the City of Hailey the Hailey Fire Department.  
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**FOLLOW-UP REMARKS:**

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

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY  
AUTHORIZING THE MAYOR TO EXECUTE THE FY26 EMERGENCY MEDICAL  
SERVICES AGREEMENT BETWEEN THE BLAINE COUNTY AMBULANCE  
DISTRICT AND THE CITY OF HAILEY AND HAILEY FIRE DEPARTMENT.**

WHEREAS, Blaine County has established an ambulance service district, in accordance with the provisions of Idaho Code § 31-3901, *et seq.*, which is authorized to provide ambulance and emergency medical services (collectively referred to as "EMS Service") within Blaine County, including the City of Hailey and to determine the manner in which that service shall be operated and, if deemed appropriate, to enter into agreements to provide such EMS Service for Blaine County; and

WHEREAS, it is advantageous to both the Ambulance District and the City of Hailey from both a financial and service standpoint for the Ambulance District to enter into an Agreement with the City of Hailey to provide EMS Service to the residents and visitors of the County; and

WHEREAS, The City of Hailey and the Blaine County South Fire District maintain Mutual and Aid and Assistance Agreements, and Blaine County Ambulance District Contracts with Blaine County South Fire District for a services and operations agreement ; and

WHEREAS, HFD continues to develop its EMS capabilities and provide e Basic Life Support ("BLS") service to the District within the City of Hailey; and

WHEREAS, HFD provides certain services to the District when it provides first response and care before an ambulance arrives on scene, including but not limited to paramedic personnel, necessary supplies, and access to lifesaving equipment; and

WHEREAS, the City believes that Hailey Fire providing the described services promote the health, safety, and welfare of citizens throughout the City of Hailey.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF HAILEY AUTHORIZING THE MAYOR TO EXECUTE THE FY26  
EMERGENCY MEDICAL SERVICES AGREEMENT BETWEEN THE BLAINE  
COUNTY AMBULANCE DISTRICT AND THE CITY OF HAILEY AND HAILEY FIRE  
DEPARTMENT.**

Passed this \_\_\_\_\_ day of May, 2025.

City of Hailey

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Martha Burke, Mayor

ATTEST:

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Mary Cone, City Clerk

**FY25 EMERGENCY MEDICAL SERVICES AGREEMENT BETWEEN THE  
BLAINE COUNTY AMBULANCE DISTRICT AND THE CITY OF  
HAILEY AND HAILEY FIRE DEPARTMENT**

THIS AGREEMENT made and entered this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the BLAINE COUNTY AMBULANCE DISTRICT, a legal taxing district of the State of Idaho (hereinafter "Ambulance District"), and the CITY OF HAILEY, a municipal corporation of the State of Idaho and the Hailey Fire Department (hereinafter "HFD").

**WITNESSETH:**

WHEREAS, Blaine County has established an ambulance service district, in accordance with the provisions of Idaho Code § 31-3901, *et seq.*, which is authorized to provide ambulance and emergency medical services (collectively referred to as "EMS Service") within Blaine County, including the City of Hailey and to determine the manner in which that service shall be operated and, if deemed appropriate, to enter into agreements to provide such EMS Service for Blaine County; and

WHEREAS, it is advantageous to both the Ambulance District and the City of Hailey from both a financial and service standpoint for the Ambulance District to enter into an Agreement with the City of Hailey to provide EMS Service to the residents and visitors of Hailey for the primary purpose of clear Medical Control licensure; and

WHEREAS, The City of Hailey and the Blaine County South Fire District maintain Mutual and Auto Aid Assistance Agreements, and Ambulance District Contracts with Blaine County South Fire District for a services and operations agreement ; and

WHEREAS, HFD continues to develop its EMS capabilities and provide Basic Life Support ("BLS") service to the Ambulance District within the City of Hailey; and

WHEREAS, HFD provides certain services to the Ambulance District when it provides first response and care before an ambulance arrives on scene, including but not limited to EMS personnel, necessary supplies, and access to lifesaving equipment; and

WHEREAS, the Ambulance District believes that these services promote the health, safety, and welfare of citizens throughout the District.

NOW, THEREFORE, IT IS HEREBY MUTUALLY AGREED between the parties as follows:

1. Services Provided. HFD agrees to provide Basic Life Support ("BLS") response to the Ambulance District within the following geographical areas as outlined in Exhibit

A: within the city limits of the City of Hailey and or when asked to provide mutual and/or auto-aid assistance by the other first responder agencies throughout Blaine County as resources and personnel allow. Said BLS response shall include an EMT (Emergency Medical Technician) on duty at all times to respond to emergency calls as needed and before an ambulance arrives on scene. EMS Service shall be provided under the terms and conditions contained herein.

2. Performance Metrics:
  - (a) HFD agrees to respond with a minimum of one EMT to all medical calls within a 10-minute travel time at 80% within the City of Hailey.
3. Reporting:
  - (a) HFD will provide quarterly written reports to the BCAD outlining the status of the identified Performance Metrics as well as other General Response Capabilities.
  - (b) HFD will also provide in-person reports to the BCAD as requested.
4. Compliance with Laws and Accreditation: HFD shall comply with all Federal, State, County, and local statutes, regulations, or ordinances in its provision of the EMS Service as described within this Agreement.
5. Communications: HFD shall provide the necessary communications equipment and licenses needed to fulfill this agreement, excepting such equipment necessary to dispatch, receive and transmit from Blaine County Emergency Communications. All ownership and control of communications equipment owned or operated by the HFD shall remain under the sole control of the City of Hailey.
6. Medical Supervision: HFD personnel shall follow the EMS protocols established by the Ambulance District Medical Director. HFD agrees to adhere to the State of Idaho EMS Bureau Protocols, as amended, with respect to medical acts not governed by the protocols developed by the BCAD Physician Medical Director.
7. Training: HFD shall provide sufficient EMS training of personnel and continuing education (CE) of personnel at the current levels in compliance with State of Idaho EMS Bureau standards to all HFD EMS personnel.
8. Equipment: During the term of this agreement, the Ambulance District shall not fund, as part of this agreement, equipment for FY 2026. Future equipment may be negotiated by the parties and added as an Exhibit to an amended agreement.
9. Capital Strategic Planning: HFD will participate with the BCAD, the EMS Medical Director and all contracted EMS Service Providers in the development of a capital strategic plan to focus on capital equipment planning and a consistent approach for data collection and reporting.
10. Policies and Procedures: HFD shall be responsible for developing and

maintaining all Policies and Procedures necessary for fulfillment of this agreement, including dispatch of units, staffing, supply, mutual aid and mutual response, maintenance of apparatus and equipment, and personnel management.

11. Records Management System: HFD shall maintain records of each incident in compliance with national standards and the State of Idaho EMS Bureau.
12. Insurance: HFD shall provide the level of insurance noted in "Exhibit B" on all apparatus, equipment and personnel during the term of this Agreement.
13. Independent Contractor: Notwithstanding any language to the contrary contained in this Agreement, HFD is acting as an independent contractor and not an employee or agent of the Ambulance District.
14. Compensation. Mutually beneficial no money exchanged
  - (a) In return for the service listed above, District agrees to pay the City of Hailey, as a base fee, the nominal sum of TWO DOLLARS (\$2.00) for Fiscal Year 2026.
  - (b) In the event of an automatic renewal of this Agreement, and prior to the commencement of such renewal period, the parties shall negotiate in good faith the annual compensation Blaine County shall pay the City of Hailey for the furnishing of said services and supplies in future years; and
15. Budget. HFD shall submit an annual budget to the Ambulance District Board by the Third Monday of May each year for the operation of the EMS Service, as well as the anticipated revenue and expenses for the coming year as required by Idaho law, from which the Agreement fee for the coming budget year will be negotiated.
16. Term:
  - (a) This Agreement may be terminated by either party at midnight on September 30 of any calendar year upon written notice delivered prior to March 1 of the same calendar year; provided, however, that this Agreement may be subject to immediate termination on material breach of the Agreement by either party. Upon termination of this Agreement, any and all property, apparatus and equipment owned or purchased by either party before or during the term of this Agreement shall remain the sole property of the acquiring party.
  - (b) The Agreement shall commence immediately upon execution, continue through the fiscal year commencing on October 1, 2025, and shall run one (1) year, ending at midnight on September 30, 2026.
17. Assignment:
  - (a) This Agreement shall not be assigned by the City of Hailey (HFD) without the prior written consent of the Ambulance District. The City of Hailey (HFD) retains the right to subcontract any or all services required under this agreement. Ambulance District agrees to provide written consent to assign

this agreement upon merger with, or annexation into another jurisdiction.  
(b) This Agreement constitutes the sole understanding of the parties. Any and all verbal and/or oral agreements are hereby merged into this Agreement. Any subsequent modification of this Agreement must be in writing.

IN WITNESS WHEREOF, Blaine County has caused its name and seal to be subscribed and affixed hereto, pursuant to a motion of the Board of County Commissioners of Blaine County, acting as the Blaine County Ambulance District, and the City of Hailey has hereunto caused its name and seal to be affixed pursuant to resolution of the Hailey City Council.

BLAINE COUNTY AMBULANCE DISTRICT BOARD

\_\_\_\_\_  
ANGENIE MCCLEARY , CHAIR

\_\_\_\_\_  
MUFFY DAVIS, VICE-CHAIR

\_\_\_\_\_  
LINDSAY MOLLINEAUX, COMMISSIONER

Attest: \_\_\_\_\_  
STEPHEN MCDOUGALL GRAHAM, CLERK

CITY OF HAILEY

\_\_\_\_\_  
MARTHA BURKE, MAYOR

Attest: \_\_\_\_\_  
Mary Cone, City Clerk

**EXHIBIT A**

Geographical Area Map

**EXHIBIT B**

## Insurance

- A. The City of Hailey, at its sole expense, shall procure and maintain in full force and effect insurance written by an insurance company or companies with AM Best rating(s) of A VIII or better. All insurance companies must be authorized to do business in the State of Idaho. By requiring insurance herein, the Ambulance District does not represent that coverage, and limits are necessarily adequate to protect the City of Hailey.
- B. Certificates of Insurance evidencing the coverages required herein shall be provided to the Ambulance District prior to the state date of the agreement. All certificates must be signed by an authorized representative of the City of Hailey's insurance carrier and must state that the issuing company, its agents, or representatives will provide the Ambulance District with thirty (30) days' written notice prior to any policies being cancelled. Renewal certificates must be provided to the Ambulance District within thirty (30) days after the effective date of the renewal.
- C. Certificates shall be mailed to:
- Blaine County Administrator  
206 First Avenue South, Suite 300  
Hailey, ID 83333
- D. Certificates must show evidence of the following minimum coverages:
1. **Workers' Compensation** insurance meeting the statutory requirements of the State of Idaho.
  2. **Employers' Liability** insurance providing limits of liability in the following amount:  
\$500,000 for claims brought pursuant to Title 9, Chapter 9 Idaho Code (Tort Claims Act) and \$3,000,000 for all other claims.
  3. **Commercial General Liability** insurance providing limits of liability in the following amounts:  
\$500,000 for claims brought pursuant to Title 9, Chapter 9 Idaho Code (Tort Claims Act) and \$3,000,000 for all other claims.

**Return to Agenda**