

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD NOVEMBER 10, 2025  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:32 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Heidi Husbands, and Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

**CALL TO ORDER:**

[5:32:19 PM](#) call to order.

No public comments

**CONSENT AGENDA:**

- [CA 290](#) Motion to adopt Resolution 2025-106, ratifying the Mayor’s signature on Change Order No. 3 with Peak Venture Group, for additional work during construction of the Water Division Office Building. ACTION ITEM.....
- [CA 291](#) Motion to adopt Resolution 2025-107, authorizing the Mayor to sign contract with Ketchum Computers for IT service. ACTION ITEM .....
- [CA 292](#) Motion to adopt Resolution 2025-108, authorizing the Mayor’s signature on a disbursement request in the amount of \$14,249.70 for the purchase of an Extrication Cutter. ACTION ITEM .....
- ~~[CA 293](#) Motion to adopt Resolution 2025-109, authorizing the Mayor to sign HDR Engineering’s Task Order #9, to study alternatives for extending the operational life of the existing Waste Water Treatment Plant, in the amount of \$30,970.00. ACTION ITEM .....~~
- [CA 294](#) Motion to authorize Pay Application No. 2 with Engineered Structures Inc., in the amount of \$391,685.00, for work completed on the Headworks Improvements project. ACTION ITEM .....
- [CA 295](#) Motion to adopt Resolution 2025-110, authorizing the Mayor’s signature on the GGLO Landscape Architect design services contract, in the amount of \$30,000.00, and the Additional Services contract in the amount of \$15,500.00, for the 2026 Bullion Pathway project. ACTION ITEM.....
- [CA 296](#) Motion to adopt Resolution 2025-111, authorizing a Memorandum of Understanding between the Hailey Police Department and the Blaine County Sherriff for coordination of law enforcement services and mutual aid within Blaine County, Idaho ACTION ITEM.....
- [CA 297](#) Motion to approve minutes of October 27, 2025 and to suspend reading of them ACTION ITEM.....
- [CA 298](#) Motion to ratify claims for expenses incurred paid in October, 2025 ACTION ITEM .....
- [CA 299](#) Motion to approve claims for expenses incurred during the month of October 2025, and claims for expenses due by contract in November, 2025 ACTION ITEM.....

[5:33:12 PM](#) CA 293 pulled by Thea

[5:33:18 PM](#) Martinez moved to approve all consent agenda items minus CA 293, seconded by Stone. Motion passed with roll call vote; Husband, yes. Stone, yes. Thea, yes. Martinez, yes.

CA 293 [5:33:30 PM](#) Thea, is this part of the headworks. Yeager, joining remotely, responds to Thea’s question. This is the conversion from SBR to NBR system, a big item. If one SBR goes

out, you are at half capacity. When one SBR goes down we are at max capacity. This study looks at all components and making them as efficient as possible.

**5:37:26 PM** Thea moves to approve CA 293, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

**MAYOR’S REMARKS:**

**5:38:58 PM** LDS church and new police car with USS Idaho sonar on hood.

**PROCLAMATIONS AND PRESENTATIONS:**

*PP 300 Brief presentation by Gerald Espinoza, Wood River High School Student, as part of his “Personal Project” independent study, examining the shifts in vehicle carbon emissions from increased traffic congestion and construction activities on SH-75, the impact to Hailey residents, and potential responses for improvements*

**5:39:30 PM** Gerald Espinosa WRHS student project presentation. Espinosa presents to council, in the next 15 years, Espinosa gives some estimates statistics on cars, Monthly Average, instead of daily average. Growth is 1.36% per year. Because of this estimated growth of vehicular traffic, Espinosa presents possible solutions, improve bus system, encourage car pooling, Use our time and prep and make our world a better place.

**PUBLIC HEARINGS:**

*PH 301 Consideration of a Planned Unit Development (PUD) Application by Hailey Airport Inn, LLC, for approval to convert the existing Hailey Airport Inn motel/short-term rental units into twenty-five (25) long-term rental units, to comprise of five (5) studio units, nineteen (19) one-bedroom units, and one (1) three-bedroom unit. The twenty-one (21) existing, long-term rental Skyway Apartments, also located on the same property, will remain as currently in use. The new total number of proposed long-term residential units with the Applicant’s PUD Application is forty-six (46) units, exceeding the maximum allowable density. This project is located at 804 South 4<sup>th</sup> Avenue (Lot 1B, Block 137, Townsite) in the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts and is to be known as Skyway Apartments. In exchange for the proposed community benefit of seven (7) rent-restricted housing units, the Applicant requests the following waivers: **ACTION ITEM** .....*

- A waiver to the maximum allowable density in the Limited Business (LB) Zoning District. At 1.62 acres, the property’s maximum allowable density for multifamily developments, including apartments, is thirty-two (32) units. Upon unit conversion, the Applicant is proposing a new density of forty-six (46) units.

**5:48:29 PM** Emily Brooks presents this item to council, looking to convert Hailey Airport Inn into long-term apartment living. Building envelopes will remain untouched, all amendments will be internal.

Applicant comments. [5:50:41 PM](#) Owen Scanlon presents for applicant, currently have 62 living units, make 7 units rent restricted. Brian Evans is here, managing partner and can answer questions.

[5:52:41 PM](#) Brian Evans, 14 units for long-term living, have seen a lot of demand for long-term living. It is a challenge to keep the low budget hotel staffed, this just makes sense.

[5:54:34 PM](#) Thea asks, how many parking spaces? Davis, 72 spaces on site.

[5:57:44 PM](#) Stone, category 2, 3 and 4? Category 2, Evans responds are studio, 1 3 bedroom in category 5, 19 one-bedroom. Stone, will the rent increase with BCHA's current rate? Simms, confirms, yes it should state as such.

[6:02:34 PM](#) Martinez asks a few questions. Evans responds. Discussion about sidewalk connecting properties on either side of motel.

Public comments:

[6:05:35 PM](#) Fritz Haemmerle Hailey resident, airport inn is in the wrong place, if done today, would not put it there. Feels Evans will do a good job, need to do a good job of parking, and not have it bleed out onto the city.

Stone [6:07:07 PM](#) West side, is that parking? Evans, not technically parking.

Discussion about parking, trailers, Evans, won't allow trailers. Stone, right of way should be built out. [6:14:28 PM](#)

England comments on traffic in winter in this area.

[6:16:20 PM](#) Martinez, would rather have infrastructure, living units instead of the street improved?

[6:17:33 PM](#) Thea comments about parking. Need more organization in the parking area. Davis, improvement to the parking area is planned.

Husbands, doesn't feel there is enough parking for this high a density. Feel like we should take our time, do it right.

More council discussion about application generally, including parking. [6:24:01 PM](#) would like to see 10 category 5's. and 3 category 3 studios.

Evans will not put in 10 category 5's, too much, will continue to operate as motel.

[6:36:34 PM](#) discussion, straw pole, continue to date certain.

[6:38:20 PM](#) Mayor Burke, thinks we are on the right track, don't want to scare you away. Simms suggest further discussions with applicant.

[6:39:56 PM](#) **Martinez moves to continue item to November 24, 2025 meeting, Thea seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.**

*PH 302 Consideration of Ordinance No. \_\_\_\_\_, a City-initiated Text Amendment to the Hailey Municipal Code, Title 10: Vehicles and Traffic, Chapter 10.40 Bicycles, E-Bikes, and Alternative Electric Motored Vehicles, by clarifying certain definitions, mandating helmet use by minors, eliminating the speed limit on multi-use pathways and instead imposing a reasonable and prudent standard of operation, and penalizing repeat and reckless offenders as misdemeanants. ACTION ITEM*

[6:41:29 PM](#) Emily Brooks, gave an overview of this item, history and interested parties, stakeholders, rising public concern regarding ebikes, scooters, one-wheels, etc. looking for council feedback on this proposed ordinance. Some of adjustments, multi-use pathway.

Simms comments, [6:47:28 PM](#) initial take, City should reflect on state law, preempts local law, causes confusion, by altering state statute, the state regulates these vehicles. Haemmerle has made comments, anticipated public comments tonight. Unclear if we can conclude tonight. Eric Rector BCRD is here tonight, adds Horowitz.

Discussion/questions to Chief England regarding this proposed ordinance. [6:52:47 PM](#)

Thea, how are we defining reasonable and prudent? So many complaints and near misses. How do we take serious, infractions, and enforcement. [6:56:57 PM](#)

[6:58:01 PM](#) Eric Rector, getting ahead of ourselves, Haemmerle has great points, start moving towards a solution. Many adults are biggest offenders, 60% adults.

Public comments:

[7:00:43 PM](#) Fritz Haemmerle, unified plan, state law has a plan, bikes are subject to traffic regulations, start enforcing state law. 49-794, bikes must obey all regs as cars. There is nothing that local ordinance will add to the state law. Try enforcing state law first. Use same terminology as state law, roadways local term, use highway as state law. Use state law ebike definition. Reasonable 49=714 code, part b, bikes have to use due care. Applaud a lot of things you are doing here, helmets, fantastic. Use state law, then fill in with local ordinance. [7:06:59 PM](#) suggest revisions before adopting.

[7:07:08 PM](#) Al Pokorny, Hailey resident throttle bikes are motorcycles, must be registered and licensed. Pedal assist, only goes 20 mph max. throttle bikes are motorcycles.

[7:11:05 PM](#) England, get lots of complaints of speeding on bike path, as does BCRD. England speaks generally to a proposed ordinance.

[7:17:22 PM](#) Burke, young and old people ride on the bike path.

Public comments: Sage Sauerbrey Hailey resident, enforcement necessary but tricky [7:18:35 PM](#)

Simms, asks to retain 20 mph, dispense speed limit on bike path? Rector type 1, really hard to differentiate and identify. Rector suggests removing 20 mph.

[7:23:50 PM](#) England, problem statewide, all counties are dealing with this issue.

[7:24:15 PM](#) Stone, suggests keeping 20 mph speed limit. One section on proposed amendment, letter F. England responds. Feels it is okay, unless England prefers changes.

Thea, sees a ton of people never pedaling.

Burke, would like to have this brought back in the future.

### **OLD BUSINESS:**

*OB 303 3rd Reading of Ord. No. 1353: LOT additional 2% for car rental/lodging/short-term rentals and motion to approve Summary of Ordinance No. 1353 ACTION ITEM*

[7:19:53 PM](#) LOT, Simms, have typos, ask to motion authorize publication of summary, Simms will amend before publishing.

**Martinez moves to approve Ord. no. 1353, authorize published upon correction of typos in Ordinance summary, seconded by Thea. Motion passed with roll call vote; Husband, yes. Stone, yes. Thea, yes. Martinez, yes.**

**Burke conducts 3<sup>rd</sup> Reading of Ordinance No. 1353 by title only.**

*OB 304 3rd Reading of Ord. No. 1354: Development Impact Fee Schedule (Title 15) ACTION ITEM*

[7:32:35 PM](#) Martinez moves to approve ord. no. 1354 by title only, Thea seconds. Husbands first.

**Burke conducts 3<sup>rd</sup> reading of Ordinance No. 1354 by title only.**

### **STAFF REPORTS:**

[7:33:57 PM](#) England, Blaine County USS Idaho themed patrol car event. Veterans day presentation speak about service.

**Martinez moves to adjourn, seconded Husbands, motion passed unanimously.**