

**AGENDA OF THE  
HAILEY CITY COUNCIL MEETING  
Monday, April 27, 2026 \* 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. Participants may join our meeting virtually or in-person.

**Via teleconference:** +1 (872) 240-3311, **Access Code:** 543-667-133

**Via One-touch:** United States [tel:+18722403311,,543667133#](tel:+18722403311,543667133#),

**From your computer, tablet or smartphone:** <https://meet.goto.com/CityofHaileyCityCouncil>

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**4:00-5:50 pm- council Goal-setting Session at Hailey Town Center West (No Audio available for this session)**

[GS 093](#) Goal Setting agenda and documents ..... 1

**6:00 p.m. - CALL TO ORDER** Open Session for Public Concerns

**CONSENT AGENDA:**

[CA 094](#) Motion to ratify the Mayor’s signature on the 2026 Arbor Day Proclamation **ACTION ITEM** .....12

[CA 095](#) Consideration of Resolution 2026-031 approving the Planning, Design, Engineering, and Construction Project Agreement between the City of Hailey and the Hailey Urban Renewal Agency for costs related to the Bullion Pathway Project. **ACTION ITEM** ..... 16

[CA 096](#) Motion to approve Resolution 2026-032, a contract for services for a Wayfinding Master Plan with Trademark Consulting and Blue and Pine **ACTION ITEM** .....37

[CA 097](#) Motion to adopt Resolution 2026-033, ratifying the Mayor’s signature on Change Order No. 5 with Peak Venture Group, for additional work during construction of the Water Division Office Building. **ACTION ITEM**.....43

[CA 098](#) Motion to approve fire station remodel estimates **ACTION ITEM** .....48

[CA 099](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application, submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision, is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet. This project is located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farms Subdivision) and is within the General Residential (GR) Zoning District. **ACTION ITEM** .....57

[CA 100](#) Motion to approve minutes of April 13, 2026, and to suspend reading of them **ACTION ITEM** .....90

[CA 101](#) Motion to approve claims for expenses incurred during the month of March 2026, and claims for expenses due by contract in April, 2026 **ACTION ITEM** .....100

**MAYOR’S REMARKS:**

**APPOINTMENTS & AWARDS**

[AA 102](#) Motion to approve Resolution 2026-034, appointing Janet Barton to fill a vacant seat on the Parks and Lands Board. **ACTION ITEM**.....130

**PROCLAMATIONS & PRESENTATIONS:**

[PP 103](#) Presentation and motion to accept FY 2025 audit **ACTION ITEM** .....134

**PUBLIC HEARING:**

[PH 104](#) Consideration of Ordinance No. \_\_\_\_, City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01: Definitions, and Title 17: Zoning Regulations, Chapter 17.02: Definitions, to adopt previous definitions and/or meanings of terms and words due to codifying issues. **ACTION ITEM** .....185

[PH 105](#) Consideration of Resolution 2026-\_\_, an amendment to the Annexation Fee Ordinance to increase the annexation fee regarding municipal water rights buy-in **ACTION ITEM** .....221

[PH 106](#) Motion to conduct a public hearing on Resolution 2026-\_\_\_\_establishing the FY 26 Irrigation Season Metered Water User Surcharge Fee at 30% of standard monthly rates for usage over 30,000 gallons and adopt the resolution with an effective date of May 1, 2026. **ACTION ITEM** .....231

[PH 107](#) Discussion and Motion to direct staff to develop and implement a Water Conservation Program with funding from the Metered Water User Surcharge Fee **ACTION ITEM** .....236

**NEW BUSINESS:**

[NB 108](#) Consideration of Resolution 2026-\_\_, approving a Memorandum of Understanding (MOU) with ARCH Community Housing Trust (ARCH) regarding the acceptance, placement, and management of a Community Housing Unit located at 43 Broadford Road (FR NW TL 3913 SEC 15 2N 18E), a parcel owned by the City of Hailey. **ACTION ITEM** .....240

[NB 109](#) Consideration of naming Rodeo arena after Ted Uhrig **ACTION ITEM** .....251

**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 - 1361      Next Resolution Number- 2026-035

**Hailey City Council**  
**2026 Goal Setting Session**  
**April 27, 2026**  
**4:00-6:00 pm**  
**Hailey Town Center West**

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<b>4:00</b>	<b>Welcome, Introduction, Discussion of Local government Purpose and Mission</b>	<b>Lisa Horowitz, Hailey, Jade Riley, City of Ketchum</b>
<b>4:20</b>	<b>Review of 2025 Goals and State of the City Challenges</b>	<b>Lisa/Jade</b>
<b>4:40</b>	<b>Do these goals address the essential services we need to provide (need to do versus want to do) Do these goals help us get to where we need to go? What are some of the outcomes we hope to realize from our efforts? What is missing?</b>	<b>All</b>
<b>5:30</b>	<b>Break</b>	
<b>5:35</b>	<b>Recap: review of 2026 Goals: would these goals equal success?  If Hailey could afford to do anything else, it would be _____?</b>	<b>All</b>
<b>5:55</b>	<b>Wrap up</b>	

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<b>Council 2026 goals</b>	<b>Council examples to implement 2026 Goals</b>	<b>City 2026 accomplishments towards these goals</b>
<p>Health, Safety and Welfare- Health, Safety and Welfare is a foundational goal that is imbedded in each of the goals</p>		<ul style="list-style-type: none"> <li>• Relunched the Joint Fire Board with BC South Fire District with the intent of exploring consolidation</li> <li>• Took possession of a new fire truck engine, conducted a “push-back” ceremony and launched the new engine into service</li> <li>• Enacted Auto Aid Agreements Sun Valley and North Blaine County Fire Districts</li> <li>• Successful grant recipient from Idaho EMS for new rescue tool</li> <li>• Added two new firefighters and three new EMT’s to the Fire Department</li> <li>• First Responders Softball Tournament</li> <li>• Co-Op Agreement with Sherrif for the World Cup Finals</li> <li>• Adopted new Fire Department tracking Software</li> <li>• Adopted improved Fire Alarm sprinkler compliance contract</li> <li>• Approved installation of three Flock cameras to assist in certain law enforcement activities</li> <li>• Police and Fire hosted the 2<sup>nd</sup> annual Courageous Survival First Responder Softball Tournament</li> <li>• Successfully met state Reaccreditation standards in September of 2025.</li> <li>• Graduated 5 officers from the 40-hour week Crisis Intervention Training, completed 788 Peace Officer Standard &amp; Training recognized hours as a department as well as numerous in-house training hours</li> <li>• Assisted with the first ever Blaine County Law Enforcement Explorer Academy for promising teenagers interested in law enforcement.</li> <li>• Code Enforcement follow-through: warning and ticketing program continues with education and/or enforcement</li> </ul>

		<p>of city ordinances at a lower cost of a fine to the offender.</p> <ul style="list-style-type: none"> <li>• Library and the Hunger Coalition hosted the Hunger Coalition’s Bloom Truck twice weekly during summer months, providing free, healthy lunches to kids</li> <li>• Blaine County Charitable Foundation continued to partner with us on municipal utility bill relief for those in demonstrated financial need</li> <li>• Conducted public hearings and extensive public outreach on amended and simplified ebike and electronic mobility device regulations</li> <li>• Reported and successfully resolved a cybersecurity incident affecting City data bases and emails</li> </ul>
<p><b>Transportation, Mobility and Safety</b>  <b>Build out bike/ped routes, signage, and ADA access</b>  <b>Pilot micro-transit solutions and improve pedestrian crossings/connectivity</b></p>	<ul style="list-style-type: none"> <li>• Establish a comprehensive Bike/Pedestrian Network with prominent mapping and signage.</li> <li>• Improve safety and connectivity: more painted bike lanes, RFBBs, and sidewalk repair prioritization.</li> <li>• Explore micro-transit for last-mile access and integration with Mountain Rides.</li> <li>• Evaluate a pedestrian-only zone.</li> </ul>	<ul style="list-style-type: none"> <li>• River Street: completed grant-funded construction of two blocks of River Street, creating a signature corner that connect downtown with Hop Porter Park. The design is a “complete street” with bike path, sidewalk, street trees lighting landscaping drainage and public art</li> <li>• Completed centerpiece design project for the Bullion Pathway, a pivotal project connecting Main Street to Hop Porter Park.</li> <li>• Rebuilt Fox Acres Pathway from Highway 75 to Eastridge Drive, including new surfacing and improved drainage</li> <li>• Participated in partnership with the Hailey Urban Renewal Agency in the study of the Airport Way Transportation Master Plan, including pedestrian and bicycle routes that connect to downtown.</li> <li>• Bullion Street Sidewalk Replacement: one-half block replaced downtown in a high-traffic pedestrian area across from Atkinsons Market including curb, gutter, sidewalk and storm drainage</li> </ul>

		<ul style="list-style-type: none"> <li>• Completed sidewalk replacement on Galena Street, improving safety, accessibility and walkability</li> <li>• Repaved a busy block of 4<sup>th</sup> Avenue including improved drainage</li> <li>• Street fees?</li> <li>• Conducted a Neighborhood Parking Workshop to explore issues related to parking in the public right of way</li> <li>• Partnership Project: supported Mountain Rides on federal transit grants, including electric buses</li> </ul>
<p><b>Infrastructure</b>  <b>Complete sidewalk and road upgrades</b>  <b>Implement water conservation measures on greenbelts and other areas</b>  <b>Identify the cost to maintain stormwater and wastewater systems</b></p>	<ul style="list-style-type: none"> <li>• Complete and maintain existing infrastructure projects with a multi-year outlook.</li> <li>• Prioritize sidewalk repairs and evaluate long-term strategies for consolidating or decommissioning aging walkways.</li> <li>• Reduce water-intensive landscaping and consider converting turf to alternative materials.</li> </ul>	<ul style="list-style-type: none"> <li>• Continuation of Phase One Downtown Master Plan Implementation and partnership with Hailey Urban Renewal Agency</li> <li>• Hop Porter Park Design and Phase 1 Implementation: Hop Porter Stage base completed with Stage roof funded for 2026 construction</li> <li>• Updated the annual Capital Improvement Plan</li> <li>• Secured Woodside area municipal water rights, building our municipal portfolio</li> <li>• Drilled and tested a new municipal well in Sunbeam Subdivision on land granted through the subdivision process</li> <li>• Major water line replacement, Bullion Street</li> <li>• Design and 80% construction completion on a new Water Shop Building</li> <li>• Added two large new subdivisions to the water system, including inspections pressure testing flushing and sampling</li> <li>• Developed accurate survey points for the water line coming from Indian Spring based on aerial imagery</li> <li>• Completed a state-of-the-art citywide leak detection program with 13 of 17 detected leaks resolved</li> <li>• Complete water annual PFAS test, with “non-detectable” results</li> </ul>

		<ul style="list-style-type: none"> <li>• Essential Infrastructure Purchases: snow wolf plow</li> </ul>
<p><b>Public Amenities, Parks and Green spaces</b>  <b>Expand civic gathering spaces and ensure access for all residents</b>  <b>Support creative public realm improvements through public/private partnerships</b></p>	<ul style="list-style-type: none"> <li>• Activate underutilized parcels into small-scale pocket parks and amenities.</li> <li>• Build on successes like the Town Square area and explore the creation of a pedestrian zone.</li> <li>• Explore riverfront enhancements, including a possible whitewater wave feature if such proves feasible.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued repair and maintenance upgrades to the iconic Hop Porter Play Structure</li> <li>• Hop Porter Stage base completed with partnership between the City, Kiwanis and Webb Landscaping and used through a successful summer concert series</li> <li>• Longstanding Kiwanis partnership: addition of new swing sets at Curtis and Cutters Parks</li> <li>• Continued partnership: Church of the LDS for volunteer maintenance sessions in Hailey parks</li> <li>• Heagle Courts, Pickle Ball Alliance partnership to repair surfaces and restripe pickle ball courts</li> <li>• Grant for Kiwanis tree project: over 30 trees and shrubs planted, creating shade and a noise barrier from Highway 75</li> <li>• Curtis Park: new privacy fence installed on the southern park boundary</li> <li>• Sunbeam Park field: put into service for reservations</li> <li>• Improved playground impact material added to Cutters, Cutis, Kiwanis, and Keefer Parks</li> <li>• Approved the Monster Truck Show at the Rodeo Grounds for the first time since 2018</li> <li>• Skatepark repairs and maintenance to the skatepark surface at this much-loved park</li> </ul>
<p><b>Housing</b>  <b>Celebrate achieving 16% deed or rent-restricted housing stock</b>  <b>Continue collaboration with ARCH and implement smart growth</b></p>	<ul style="list-style-type: none"> <li>• Celebrate achieving 16% deed or rent-restricted housing stock.</li> <li>• Continue collaboration with ARCH and implement smart growth policies that retain Hailey’s character.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued exploration, collaboration, and maintenance of citywide community housing stock.</li> <li>• Partnership: ongoing, robust partnership with ARCH Community Housing Trust to expand Hailey community housing stock and to manage housing units owned by the City, including partnership at Herberger Hideaway for sidewalks</li> </ul>

<p><b>policies that retain Hailey’s character</b></p>		<ul style="list-style-type: none"> <li>• Entitlement/construction of 21 new workforce housing units including ARCH units, Rimrock Cottages, Airport Inn</li> <li>• New Housing Code, Code Amendments, or Pilot Programs: <ul style="list-style-type: none"> <li>○ Amended Hailey’s Design Review Code</li> <li>○ Established the Locals for ADUs Pilot Program, a partnership with ARCH Community Housing Trust</li> <li>○ Amended and Modernized Hailey’s District Use Matrix</li> </ul> </li> <li>• Partnership : Mtn Humane Grant support for pet-friendly housing database</li> <li>• 43 Broadford Road: continued improvements to the main building and developed master site plan for the remainder of the site</li> </ul>
<p><b>Employee Investment</b>  <b>Support retention through competitive pay scale, benefits and training</b>  <b>Plan for leadership transitions and knowledge capture</b></p>	<ul style="list-style-type: none"> <li>• Prioritize employee recruitment, training, and retirement transition planning.</li> <li>• Support Fire Department's move to 24/7 staffing, possibly through consolidation with other districts.</li> <li>• Continue Police investment in competitive pay, training, and mental health.</li> </ul>	<ul style="list-style-type: none"> <li>• Retain and build a strong, stable, committed workforce</li> <li>• Maintain competitive salaries: fiscal Year 2026 budget includes a 3% Merit Based Pay Increase</li> <li>• Leadership &amp; In-House Trainings an ongoing priority: training for all employees with a 1.5% raise based on training</li> <li>• Continually prioritizing police and fire safety, pay, training, and mental health, optimizing safety and customer service to our residents and visitors.</li> <li>• City repair and maintenance improvements to 43 Broadford, now occupied by a city employee and their family with master plan for additional units to be added</li> <li>• Increase in employee housing stipend to offset housing affordability issues, with additional employees participating</li> </ul>

		<ul style="list-style-type: none"> <li>• Working towards Joint Fire Operations with BC South Fire Protection District</li> </ul>
<p><b>Community Engagement, Identity and Cohesion</b>  <b>Engage residents through a mix of informal outreach and formal processes</b>  <b>Celebrate community character while monitoring and planning for change</b></p>	<ul style="list-style-type: none"> <li>• Maintain Hailey’s “quirky, engaged mountain town” character.</li> <li>• Formalize outreach and hearing processes without exhausting staff.</li> <li>• Monitor committee workloads to avoid overextension (e.g., Sustainability Committee).</li> </ul>	<ul style="list-style-type: none"> <li>• Success at our signature Hailey event: 4<sup>th</sup> of July and Halloween Hoopla! All-hands-on-deck across departments makes this day a success year after year</li> <li>• Continued support of the Wood River Chamber, directly and through grant support</li> <li>• Grant support: Wood River Land Trust, Friedman Memorial Airport, Chamber of the Wood River Valley, Mountain Rides, ID State Historic Preservation</li> <li>• Grants: Library STEM, “All that Read”, digital Access for All, Library Pods, SAFER Arbor Day, Kiwanis Tree Planting, Water Leak Detection, FIXR Grant, SMILES Grant</li> <li>• Police Department Community Service Officers: continued strong presence in our city’s schools and preschools, building positive relationships with our community’s youth.</li> <li>• Prioritized police patrols in the more populated areas of our city by utilizing our Community Service Officer in those areas and taking time to listen to citizens in those areas of concern.</li> </ul> <p><b>Planning:</b></p> <ul style="list-style-type: none"> <li>• Continued exploration, collaboration, and data base maintenance of citywide community housing stock.</li> <li>• Continued creative code adoption and program development for community housing <ul style="list-style-type: none"> <li>○ Adopted new code regulations to ensure the preservation of historic structures</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Continued collaboration with local housing agencies to increase affordable housing</li> <li>• Businesses in Hailey: Served over 560 Businesses with licensing and inspections</li> <li>• Building Permits: Assisted over 215 people with Building Permits, building and construction, and building inspections</li> <li>• Successful adoption of the 2024 Comprehensive Plan Update, as well as the adoption of the 2025 Development Impact Fee Study.</li> <li>• Successful integration of new Planning and Zoning Commissioners.</li> <li>• Regular meetings with a citywide sustainability committee assisting in the development of a Hailey Sustainability Action Plan, a first-ever resilience plan for the City of Hailey.</li> </ul> <p><b>Flower Project:</b></p> <ul style="list-style-type: none"> <li>• Adopt-A-Barrel: 15 businesses adopted flower barrels last year (community collaboration)</li> <li>• Volunteers: Eight volunteers from our community help pick up trash and plant flowers along Main Street in 2025</li> <li>• Flower Baskets: Added 10 new flower baskets to Main Street and/or River Street in 2025</li> <li>• New umbrellas at Town Center West</li> </ul> <p><b>Hailey Arts and Historic Preservation Commission:</b></p> <ul style="list-style-type: none"> <li>• Partnership with Gail Severn Gallery to maintain three art sculptures along Main Street and River Street</li> <li>• Continuation of the design and creation of plaques to affix to all public art pieces in Hailey</li> </ul> <p><b>Hailey Library</b></p>
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		<ul style="list-style-type: none"> <li>• Supported public awareness and community engagement around the proposed library district, securing over 2,000 signatures to bring the district initiative to a vote on May 19, 2026</li> <li>• Expanded the Youth Maker Space and added several weekly youth programs, including a free summer lunch program with The Hunger Coalition (Bloom)</li> <li>• Reconfigured the teen room to accommodate the growing number of kids ages 12-18 who use the space after school and during the summer months</li> <li>• Increased investment in staff development to strengthen skills as we build a succession plan</li> </ul>
<p><b>Sustainable Growth</b>  <b>Advance zoning/code reform tied to parking infrastructure and transportation</b></p>	<ul style="list-style-type: none"> <li>• Advance zoning/code reform tied to parking infrastructure and transportation</li> <li>• Continue affordable housing partnerships and incentives</li> </ul>	<ul style="list-style-type: none"> <li>• Hailey honored as Community of the Year Mountain Towns</li> <li>• Monthly meetings with the Sustainability Action Plan Committee</li> <li>• Compost project with 3 new collection bins for a total of 7</li> <li>• Continued sponsorship of Earth Day</li> <li>• Partnership ERC Food Waste composting at Hailey Live Concert Series</li> <li>• Grant funded completed project: City Hall rooftop solar; Fox Acres Pathway rebuild; 30 trees painted at Kiwanis Park</li> <li>• Pilot MF recycling project</li> <li>• Participation Blaine County Climate Action Plan</li> </ul>
<p><b>Revenue Strategy</b>  <b>Formalize support for the creation of a Library District as led by the Library Board and stakeholders.</b></p>	<ul style="list-style-type: none"> <li>• Formalize support for the creation of a Library District as led by the Library Board and stakeholders.</li> </ul>	<ul style="list-style-type: none"> <li>• Provided technical support and factual Q and A materials for a Political Action Group responsible for gathering over 2,000 signatures in support of the creation of the Big Wood Library District</li> </ul>

<p><b>Maximize URA leverage for infrastructure and placemaking</b></p>	<ul style="list-style-type: none"> <li>• Maximize URA leverage for infrastructure and placemaking</li> </ul>	<ul style="list-style-type: none"> <li>• Continued strong partnership with the Hailey Urban Renewal District for the buildout of the Downtown Master Plan and the Bullion Pathway</li> <li>• Updated Development Impact fees, furthering a dedicated revenue stream for parks, fire, police and road infrastructure</li> <li>• Created a dedicated Development Impact Fee for a new Fire Station, anticipated to raise \$2.8 million over a 10-year period</li> <li>• Updated annual citywide fee schedule to keep pace with inflation, including addition of fees for use of public rights of way during construction</li> <li>• Successful passage by 75% of Hailey voters for a Local Option Tax increase of 2% on lodging and car rental, with funds to be spent on police, fire and essential services</li> <li>• Adopted a 10-year franchise agreement with Intermountain Gas, ensuring a revenue stream tied to use of the right of way</li> <li>• Careful budgeting to ensure tax dollars are spent wisely, such as spending one-time revenue only for one-time expenses</li> </ul>
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**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/27/2026

**DEPARTMENT:** PW

**DEPT. HEAD SIGNATURE:** BY

**SUBJECT:** Ratify the Mayor's signature on the 2026 Arbor Day Proclamation

**ACTION ITEM**

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

The City and Hailey Tree Committee have selected May 6<sup>th</sup> as Hailey's Arbor Day Celebration this year. In addition, the City has applied for funding through the Idaho Nursery and Landscape Association to cover a portion of the cost of providing free saplings to Hailey residents at the first Wood River Farmers Market of the year, on June 6<sup>th</sup>.

**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:** (IFAPPLICABLE)

- |   |                                       |   |
|---|---------------------------------------|---|
| <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 type="checkbox"/> Public Works | <input type="checkbox"/> _____              |
| <input type="checkbox"/> Fire Dept.         |                                       |   |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to ratify the Mayor's signature on the 2026 Arbor Day Proclamation

**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. 2026-**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY RATIFYING  
THE MAYOR’S SIGNATURE ON THE 2026 ARBOR DAY PROCLAMATION AND  
ARBOR DAY GRANT PROGRAM APPLICATION.**

WHEREAS, the City of Hailey desires to recognize May 6<sup>th</sup> as Arbor Day of 2026,

WHEREAS, the City of Hailey desires to apply for funding to provide free saplings to the community at the annual Arbor Fest celebration,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO**, that the City of Hailey approves the application with the Idaho Nursery and Landscape Association, ratifies the Mayor’s signature, and authorizes the execution of the attached document.

Passed this 27th day of April, 2026

City of Hailey

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

ATTEST:

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

# 2026 Arbor Day Proclamation



**Bring Life to Your Community!**

- Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and**
- Whereas, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and**
- Whereas, Arbor Day is now observed throughout the nation and the world, and**
- Whereas, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and**
- Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and**
- Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and**
- Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.**

**NOW, THEREFORE, I** Mayor Martha Burke

**Representative of the City of** Hailey **do hereby proclaim**

May 6, 2026 **as Arbor Day in the City of** Hailey

**and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and**

**Further, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.**

**Dated** this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_

**City Official** \_\_\_\_\_

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/27/26

**DEPARTMENT:** ADMIN

**DEPT. HEAD SIGNATURE:** LH

**SUBJECT:** City/Agency Agreement – Bullion Pathway

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

The City of Hailey and the Hailey Urban Renewal Agency (HURA) have collaborated on the advancement of the Bullion Pathway Project, a priority capital improvement identified in the Gateway District Urban Renewal Plan and the Hailey Downtown Master Plan. The project includes construction of a protected multi-use pathway along Bullion Street from Main Street to Hop Porter Park, along with associated streetscape and landscaping improvements.

HURA approved the Planning, Design, Engineering, and Construction Project Agreement for the Bullion Pathway Project by Resolution No. 2026-002. The Agreement formalizes the partnership between the City and HURA, with HURA funding eligible project costs and the City serving as project manager responsible for design, bidding, construction administration, and project oversight.

The total project cost is estimated not to exceed \$1,479,466, which includes unreimbursed costs to date, construction bids and contingency, and projected future eligible costs. HURA has confirmed it has the budget capacity to reimburse the City for these costs in accordance with the terms of the Agreement.

Approval of this Agreement allows the City to proceed with project implementation in coordination with HURA and ensures a clear framework for reimbursement and project delivery.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Total project costs are estimated not to exceed \$1,479,466. All eligible costs will be reimbursed by HURA per the agreement, with no anticipated long-term net impact to the City.

**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:**

Staff recommends approval of the Planning, Design, Engineering, and Construction Project Agreement for the Bullion Pathway Project.

**Motion:**

I move to approve the Planning, Design, Engineering, and Construction Project Agreement between the City of Hailey and the Hailey Urban Renewal Agency for the Bullion Pathway Project and authorize the Mayor to execute the Agreement.

**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. 2026-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, APPROVING THE PLANNING, DESIGN, ENGINEERING, AND CONSTRUCTION PROJECT AGREEMENT FOR THE BULLION PATHWAY PROJECT BY AND BETWEEN THE CITY OF HAILEY AND THE HAILEY URBAN RENEWAL AGENCY; AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT.**

WHEREAS, the City of Hailey (“City”) and the Hailey Urban Renewal Agency (“HURA”) have collaborated on public infrastructure improvements within the Gateway District Urban Renewal Project Area; and

WHEREAS, the Bullion Pathway Project includes the construction of a protected multi-use pathway along Bullion Street from Main Street to Hop Porter Park, including streetscape and landscaping enhancements; and

WHEREAS, HURA has approved the Planning, Design, Engineering, and Construction Project Agreement for the Bullion Pathway Project (“Agreement”) by Resolution No. 2026-002; and

WHEREAS, the Agreement defines the roles and responsibilities of the City and HURA, including that the City will serve as project manager and HURA will reimburse eligible project costs, subject to the terms and conditions set forth therein; and

WHEREAS, the City Council finds it in the best interest of the City to approve the Agreement and proceed with implementation of the Bullion Pathway Project;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO:**

1. The Planning, Design, Engineering, and Construction Project Agreement for the Bullion Pathway Project, attached hereto as Exhibit A, is hereby approved.
2. The Mayor is hereby authorized to execute the Agreement and any necessary documents to implement its terms.
3. This Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026.

City of Hailey

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

ATTEST:

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

**EXHIBIT A**

*Planning, Design, Engineering, and Construction  
Project Agreement for the Bullion Pathway Project*

**PLANNING, DESIGN, ENGINEERING, AND  
CONSTRUCTION PROJECT AGREEMENT  
FOR THE BULLION PATHWAY PROJECT**

THIS PLANNING, DESIGN, ENGINEERING, AND CONSTRUCTION PROJECT AGREEMENT FOR THE BULLION PATHWAY PROJECT (the "Construction Agreement") is made and entered into by and between the City of Hailey, Idaho, a municipal corporation of the State of Idaho (the "City"), and the Urban Renewal Agency of the City of Hailey, Idaho, also known as the Hailey Urban Renewal Agency, an independent public body corporate and politic, duly organized and existing by virtue of the laws of the state of Idaho, specifically the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act") (the "Agency") (individually the City and Agency may be referred to as "Party" and collectively as the "Parties"). The effective date of this Agreement is the date last signed by the Parties (the "Effective Date").

**RECITALS**

A. The Agency is authorized to undertake and carry out urban renewal projects to eliminate, remedy, or prevent deteriorated or deteriorating areas through development, redevelopment, rehabilitation or conservation, or any combination thereof, within its area of operation and is authorized to carry out such projects jointly with the City.

B. The City Council (the "City Council") of the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway District Urban Renewal Project (the "Gateway Plan").

C. Following said public hearing the City Council adopted its Ordinance No. 1138 on October 15, 2013, approving the Gateway Plan, making certain findings and establishing the Gateway District revenue allocation area (the "Gateway Project Area").

D. The Gateway Plan identified the improvement of streets/public rights-of-way, streetscape improvements, and pathways as important objectives to support downtown revitalization.

E. The Agency and the City have jointly and collectively supported the funding of necessary public infrastructure and improvements in the Gateway Project Area as part of the Gateway Plan's contemplated improvements.

F. The Agency retained GGLO to prepare a Hailey Downtown Master Plan to focus and guide public improvements and capital investment in the Gateway Project Area, which planning effort included significant input and involvement from the community.

G. As a result of the Hailey Downtown Master Plan, the Agency prioritized projects in the Gateway Project Area, including construction of Phase 1 of the Bullion Pathway, continued improvements to River Street and property acquisition for public parking.

H. The City has incurred certain preliminary costs for acquisition of materials and staff time in the amount of \$201,718.00 (“Unreimbursed Costs”) related to Phase 1 of the Bullion Pathway, which includes construction of a protected multi-use pathway on Bullion Street from Main Street to Hop Porter Park, including streetscape and landscaping enhancements (collectively, the “Bullion Pathway Project”), which costs are itemized and attached hereto as **Exhibit A**.

I. In pursuit of advancing Phase 1 of the Bullion Pathway, the City solicited bids for three (3) separate scopes: site and civil components, landscape planting and irrigation components, and landscape paver components.

J. The low bidders for each scope bid for the Bullion Pathway Project total \$827,748.00 and include:

- Civil and Site: American Vac Services in the amount of \$474,959
- Landscape Planting and Irrigation: Clearwater Landscaping in the amount of \$138,881
- Landscape Pavers: Clearwater Landscaping in the amount of \$213,908

Plus, \$200,000 for related contingency.

K. The Agency Board reviewed the bid scopes, low bids, and requested contingency at its meeting on April 9, 2026. At that time, the Agency Board moved to recommend that the City enter into agreements with the contractors recognizing the Agency had the budgeted funds to reimburse the City for the Bullion Pathway Project costs.

L. The City has projected an additional \$250,000.00 (“Projected Future Eligible Costs”) anticipated to be incurred by the City and related to completing the Bullion Pathway Project, which costs are itemized and attached hereto as **Exhibit B**.

M. The Agency Board finds it in the best interests of the Agency to continue and enhance the public infrastructure and advance capital improvement projects within the Gateway Project Area, and further, that it is in the best interests of the public to provide financial support for the Bullion Pathway Project.

N. The Agency and City desire that the Bullion Pathway Project be fully planned, designed, engineered, and constructed.

O. The City has expressed its desire to participate with the Agency for the purpose of assisting in the planning, design, engineering, and constructing of the Bullion Pathway Project, and providing construction management services to the Agency for the Bullion Pathway Project.

P. The City and the Agency hereby find and determine that this Construction Agreement enables them to cooperate to their mutual advantage in a manner that will best accord with the needs and development of the City and the Agency.

Q. The ability for the City and Agency to cooperate and jointly benefit each other is expressly permitted pursuant to Idaho Code Section 50-2015.

R. The Agency has the budget capacity to fund the Bullion Pathway Project costs, including the Unreimbursed Costs, the construction related bids and contingency, and the Projected Future Eligible Costs. The Agency Board directed the preparation of an agreement between the Agency and City to memorialize the parties' understanding.

R. In consideration of the payment by the Agency for the Bullion Pathway Project costs, as more specifically defined in this Construction Agreement, the City hereby agrees to serve and perform as project manager for the final planning, design, and engineering of the Bullion Pathway Project; said final construction design to be subject to the review and approval of the Agency. Additionally, the City hereby agrees to serve and perform as project manager for the public works construction of the Bullion Pathway Project (including the solicitation of those services), and to provide project oversight and inspection.

#### AGREEMENT

NOW, THEREFORE, in consideration of the provisions contained herein and the recitals set forth above which are a material part of this Agreement the parties agree as follows:

1. **Definitions.** As used in this Construction Agreement, the following words, unless the context dictates otherwise, shall have the following meanings:

Board shall mean the Board of Commissioners of the Agency as the same shall be duly and regularly constituted from time to time.

Construction Agreement shall mean this Planning, Design, Engineering, and Construction Project Agreement for the Bullion Pathway Project between the City and the Agency.

Contract shall mean the contract or contracts through which a contractor is awarded the construction of some or all of the Bullion Pathway Project.

Contractor shall mean the selected contractor or contractors awarded the construction of some or all of the Bullion Pathway Project.

Bullion Pathway Project shall mean the construction of a protected, multi-use pathway along Bullion Street from Main Street to Hop Porter Park, including streetscape and landscaping enhancements. The Bullion Pathway Project also includes . all costs incurred in the planning,

City-Agency Agreement Re:  
Bullion Pathway Project - 3

purchase and installation of construction materials and related improvements, including without limitation, limited roadway and intersection improvements, drainage system improvements, lighting, curb, gutter and sidewalks and similar common amenities, access drives, traffic control, flow, and safety improvements.

Bullion Pathway Project Design shall mean the services related to specific site and civil planning, design, engineering, and location of the Bullion Pathway Project.

Bullion Pathway Project Installation shall mean those improvements to be constructed and installed at the Agency's expense, which improvements consist of the Bullion Pathway Project. The City and Agency shall determine the Agency's not-to-exceed obligation amount as described in Section 6.

Engineering Services shall mean the planning, design, engineering, cost estimating, surveying work, and locating of certain public improvements related to the Bullion Pathway Project along with the agreement with the selected Engineering Services provider or as performed by the City's Public Works Department.

## 2. **Recitals and Purpose.**

2.1. The Parties agree that the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein.

2.2. The purpose of this Construction Agreement is to provide for the definition of rights, obligations, and responsibilities of the Agency and City regarding the planning, design services, engineering services, project management services, and cost estimating services for this Construction Agreement. Generally, the Agency shall be responsible for the costs of planning, design, surveying, cost estimating, engineering, and construction of the Bullion Pathway Project, including costs for the planning, design, engineering, and administration of the Bullion Pathway Project. The City shall serve as project manager as described below. This Construction Agreement constitutes a joint agreement between the City and the Agency for the successful completion of the Bullion Pathway Project.

3. **City Services and Responsibilities.** City agrees to furnish its skill and judgment necessary to carry out the project administration for the Bullion Pathway Project.

3.1 Planning, Design, Engineering, and Construction. City and Agency shall coordinate hiring of necessary planning, design, engineering or landscape architectural services, cost estimating, and construction management and administration for the Bullion Pathway

Project consistent with the public procurement and bidding requirements. These services include the completion of bid documents for advertising and securing construction bids for the Bullion Pathway Project. City and Agency shall jointly agree on a schedule for the completion of the bid documents. City shall provide the Agency with periodic reports and updates on the completion of the final design services, engineering services, cost estimating, and bid specifications for Agency review and comment, including approval of the final design of the Bullion Pathway Project.

3.2 Engineering Services. Agency and City acknowledge City may complete design and engineering services “in house” through the City’s Public Works Department, or the City shall coordinate hiring of necessary design and engineering services for the Bullion Pathway Project consistent with the public procurement and bidding requirements. The Engineering Services will provide planning, design, engineering, site location, bid preparation, and project management for the Bullion Pathway Project. The Engineering Services will be expected to site the Bullion Pathway Project, provide the final design and engineering services for the Bullion Pathway Project, prepare the bid documents, and assist in the selection of the Contractor for the Bullion Pathway Project. In the event additional engineering services are needed, both City and Agency agree to proceed through the required selection process required by state statute. In that event, Agency may determine a not-to-exceed amount for such design and engineering services. Any scope of work issued to Engineering Services shall be between the City and the Engineering Services.

3.2.1. Planning, Site Location, Architectural Design Services, and Engineering Services. Final engineering and design are to be completed under this Construction Agreement. The completed scope of work shall include a specific cost estimate for the Bullion Pathway Project, including construction costs. If that estimate exceeds the not-to-exceed figure described in Section 6 of this Construction Agreement, the City and Agency shall mutually determine what alternatives should be pursued, including redesign, relocation, seeking additional funds, limiting the scope of the Bullion Pathway Project or not proceeding further.

3.2.2. Construction Project. Upon completion of the final planning, design, and engineering work set forth in this Construction Agreement, both City and Agency agree to consider moving forward with the construction of the Bullion Pathway Project. The Agency’s participation or contribution to the Bullion Pathway Project shall be limited to a not-to-exceed amount as set forth in Section 6 of this Construction Agreement, which includes the planning, design services, engineering services, and cost estimating work described herein. Nothing herein, however, commits either the City or Agency to undertake the construction of the Bullion Pathway Project.

3.3 Bid Solicitation and Award. City shall solicit bids (“Bids”) for the Bullion Pathway Project. Representatives from Agency and City shall review the Bids at opening. The City shall designate the qualified public works contractor submitting the bid in compliance with

City-Agency Agreement Re:  
Bullion Pathway Project - 5

chapter 28, title 67, Idaho Code for the Bullion Pathway Project subject to the City's right to reject all bids.

3.4 Design and Construction. City and Agency shall coordinate on the design and construction of the Bullion Pathway Project. The obligations under this Construction Agreement shall end either thirty (30) days after final payment to the Contractor under the Contract has been paid or determination by the City and Agency to not pursue the construction of the Bullion Pathway Project, whichever occurs first. The City shall:

- a. Provide administration of the Engineering Services to determine the location, design, engineering, and administration of the Bullion Pathway Project, the preparation of the bid documents for the Bullion Pathway Project and administration of the Contract.
- b. Provide administration of the Bullion Pathway Project in compliance with generally accepted standards recognizing that the Bullion Pathway Project is an Agency project with the City providing project management. City shall comply with all applicable statutory provisions including, but not limited to, chapter 28, title 67, Idaho Code;
- c. Provide necessary project management and oversight to assure Contractor's timely progress and process all invoices and payment requests, verify Contractor's entitlement to all progress payments or other payments requested by Contractor;
- d. Recommend necessary or desirable changes to the Agency and, if accepted, prepare and sign necessary change orders;
- e. Inspect the work and advise the Agency whenever work fails to conform with the Contract documents;
- f. Receive and hold all certificates of insurance required by the Contract;
- g. Provide monthly progress reports to Agency either in writing or by presentation to Agency at Agency's board meetings;
- h. Assist in the interpretation of the drawings and specifications among the City, Agency, and the Contractor;

- i. Maintain all necessary records, documents, drawings, and other related documents normally maintained for a public works project; and
- j. Determine when the Bullion Pathway Project or a designated portion thereof is substantially complete, issue Certificates of Substantial Completion (if necessary), and determine when the work is ready for final inspection and final payment to the Contractor.
- k. The Contract for Engineering Services and with any Contractor for construction of the Bullion Pathway Project shall be between the City and the selected Contractor.

4. **Agency and City Obligations.** The purpose of this Construction Agreement is to provide for the definition of rights, obligations and responsibilities of the Agency and City regarding the construction of the Bullion Pathway Project.

5. **Effective Date.** This Construction Agreement shall be effective upon execution of the Construction Agreement by Agency's Chairman of the Board of Commissioners and the Mayor of the City (date last executed by both Parties).

6. **Method of Reimbursement.** As consideration for the City Services and Responsibilities set forth above, the Agency shall pay for the costs of the Bullion Pathway Project, including planning, design and engineering services and project management and administration by the City. Such costs shall not exceed One Million Four Hundred Seventy-Nine Thousand Four Hundred Sixty-Six (\$1,479,466.00), representing the combined amount of the following: 1) the amount of the Unreimbursed Costs; 2) \$827,748 for the bid scopes, plus a contingency of \$200,000, including the project administration costs imposed by the City and 3) the amount of Projected Future Eligible Costs. If the construction costs for the Bullion Pathway Project, including planning, design, and engineering costs, exceed \$1,479,466.00, the City shall request in writing the approval of the Agency for the additional funds. Such request shall be made prior to awarding a contract and/or incurring any costs in excess of \$1,479,466.00.

In order to provide sufficient documentation to ensure compliance, the City shall provide the Agency with the following information in monthly invoices and in a final invoice upon completion of the Bullion Pathway Project:

- a. request for payment by City by a billing invoice in the amount of the Unreimbursed Costs with sufficient documentation to ensure accuracy;

- b. requests for payment for billing invoices received from Engineering Services and the Contractor for work related to the Bullion Pathway Project with sufficient documentation to ensure accuracy;
- c. Requests for payment by City by a billing invoice, or billing invoices received from Engineering Services and the Contractor for Projected Future Eligible Costs related to the Bullion Pathway Project;
- d. ~~accounting of the Direct Personnel Expense and Reimbursable Costs (defined below);~~
- e. certification by the City Public Works Director that the costs incurred by the City and/or for Engineering Services and construction services are consistent with the scope of the Bullion Pathway Project; and
- f. monthly reports on the Bullion Pathway Project's status as described above.

Upon receipt and approval of the monthly invoice, Agency shall remit payment to City for all approved amounts within forty-five (45) days of Agency's receipt of an invoice or payment request. If Agency disputes any amount, Agency shall pay the undisputed amount within forty-five (45) days and reasonably cooperate with City to resolve the disputed amount. City shall do its best to include this payment process within the Contract with the selected contractor and the agreement with the selected Engineering Services firm. **The Agency will not pay the Contractor or Engineering Services directly; Agency payments are made to the City.**

City shall, upon completion of the Bullion Pathway Project, submit an invoice for all Direct Personnel Expense and Reimbursable Costs incurred by City for design, engineering, project management, and construction inspection. If Agency disputes any amount, Agency shall pay the undisputed amount within forty-five (45) days and reasonably cooperate with the City to resolve the disputed amount.

Direct Personnel Expense is defined as that portion of the direct salaries of all of the City's personnel engaged on the Bullion Pathway Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions, and similar contributions and benefits.

The term Reimbursable Costs shall mean costs necessarily incurred by the City in the proper performance of services which directly benefit the Bullion Pathway Project. Such costs shall be at rates not higher than the standard paid in Blaine County for a public works project, except as may be approved by prior consent of the Agency. **City, in its sole and unilateral discretion, may decide to forego reimbursement for expenses incurred for administration of the Bullion Pathway Project as its contribution to the Bullion Pathway Project.**

7. **Records.** Records of Bullion Pathway Project costs, Reimbursable Costs and costs pertaining to Direct Personnel Expense shall be kept on the basis of generally accepted accounting principles and shall be available to the Agency or the Agency's authorized representative at mutually convenient times.

8. **Insurance.**

- a. The City (either itself or the selected Contractor) shall purchase and maintain, for the benefit of the City and the Agency, insurance for protection from claims under the worker's compensation law of the state of Idaho arising from work performed on the Bullion Pathway Project; claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any of the City's employees or of any person while working on the Bullion Pathway Project; claims for damages because of injury to or destruction or loss of use of tangible property as a result of work on the Bullion Pathway Project; and claims arising out of the performance of this Construction Agreement and caused by negligent acts for which the City is legally liable. The terms and limits of liability shall be determined solely by the City, and nothing herein shall be construed as any waiver of any claim or defense by the City or the Agency premised upon any claim of sovereign immunity or arising from the Idaho Tort Claims Act. The amount of insurance shall be in the amounts set forth in the Idaho Tort Claims Act.
- b. The City shall also purchase and maintain for the benefit of the City and Agency property damage insurance for any property damage to the Bullion Pathway Improvements Project or other property owned by the City.

9. **Indemnity.** Only to the extent permitted by Idaho law, the City shall defend, indemnify and hold Agency and their respective officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable planning, design and engineering fees and attorney fees (collectively

referred to in this section as "Claim"), which may be imposed upon or incurred by or asserted against Agency or its respective officers, agents, and employees relating to the planning, design and engineering of the Bullion Pathway Project or otherwise arising out of this Construction Agreement. In the event an action or proceeding is brought against Agency or their respective officers, agents, and employees by reason of any such Claim, City, upon written notice from Agency, shall, at City's expense, resist or defend such action or proceeding.

Notwithstanding the foregoing, City shall have no obligation to indemnify and hold Agency and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the negligence or willful act of Agency or its respective officers, agents, or employees or from conduct resulting in an award of punitive damages against Agency.

10. **Amendment.** This entire Construction Agreement may be amended at any time and from time to time by the mutual written consent of the City and the Agency.

11. **Severability.** In the event any provision of this Construction Agreement shall be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

12. **Notice.** Any and all notices required to be given by either of the Parties hereto, unless otherwise stated in this Construction Agreement shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

To Agency:

Lisa Horowitz, Agency Executive Director  
Hailey Urban Renewal Agency  
115 Main Street South  
Hailey, ID 83333  
lisa.horowitz@haileycityhall.org

To City:

Mayor  
City of Hailey  
115 Main Street South  
Hailey, ID 83333

13. **Non-Waiver.** Failure of either party to exercise any of the rights under this Construction Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

14. **Choice of Law.** Any dispute under this Construction Agreement, or related to this Construction Agreement, shall be decided in accordance with the laws of the state of Idaho.

15. **Attorney Fees.** Should any litigation be commenced between the Parties hereto concerning this Construction Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to costs and reasonable attorneys' fees as determined by a court or arbitrator of competent jurisdiction. This provision shall be deemed to be a separate contract between the Parties and shall survive any default, termination, or forfeiture of this Construction Agreement.

16. **Authority to Execute.** Agency and City have duly authorized and have full power and authority to execute this Construction Agreement.

17. **Assignment.** It is expressly agreed and understood by the Parties hereto that City shall not have the right to assign, transfer, hypothecate, or sell any of its rights under this Construction Agreement except upon the prior express written consent of Agency.

18. **Disputes.** In the event that a dispute arises between Agency and City regarding application or interpretation of any provision of this Construction Agreement, the aggrieved party shall promptly notify the other party to this Construction Agreement of the dispute within ten (10) days after such dispute arises. If the Parties shall have failed to resolve the dispute within thirty (30) days after delivery of such notice, each party shall have the right to pursue any rights or remedies it may have at law or in equity.

19. **Entire Agreement.** This Construction Agreement along with any and all exhibits attached hereto and incorporated herein by reference contains and integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the Project.

IN WITNESS WHEREOF, the parties hereto, through their respective governing boards, have executed this Construction Agreement on the date first cited above.

CITY OF HAILEY

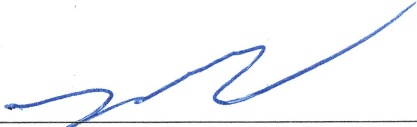
By \_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

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

City-Agency Agreement Re:  
Bullion Pathway Project - 11

URBAN RENEWAL AGENCY OF  
THE CITY OF HAILEY, IDAHO

By   
Chair

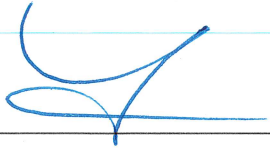
ATTEST:   
Secretary

Exhibit A

Bullion Pathway Project –Unreimbursed Costs

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**Exhibit A**

Bullion Pathway Unreimbursed Costs to Date

Date	Source Description	Amt	Description	URA Amount to Pay	City Work Perfor
2/17/2026	SILVER CREEK SUPPLY	188.39	Supplies for Hop Porter	188.39	
2/17/2026	SILVER CREEK SUPPLY	709.32	Supplies for Hop Porter	709.32	
2/18/2026	SILVER CREEK SUPPLY	866.31	Supplies for Hop Porter	866.31	
2/18/2026	WALKER SAND AND GRAVEL	1,080.70	BULLION PROMENADE COMM. ROADBASE	1,080.70	
2/19/2026	WALKER SAND AND GRAVEL	826.76	BULLION PROMENADE COMM. ROADBASE	826.76	
2/20/2026	SILVER CREEK SUPPLY	118.16	NIPPLE BRASS, COUPLER	118.16	
2/21/2026	AMERICAN VAC SERVICES LLC	10,988.75	RIVER ST & BULLION - IMPROVEMENTS	10,988.75	
2/23/2026	SILVER CREEK SUPPLY	328.43	Supplies for Hop Porter	328.43	
2/23/2026	IDAHO LUMBER & HARDWARE	19.57	PRESSURE TREATED 2X4S	19.57	
2/23/2026	SILVER CREEK SUPPLY	69.86	Supplies for Hop Porter	69.86	
2/23/2026	SILVER CREEK SUPPLY	68.23	Supplies for Hop Porter	68.23	
2/23/2026	SILVER CREEK SUPPLY	7.71	Supplies for Hop Porter	7.71	
2/23/2026	WALKER SAND AND GRAVEL	342.04	BULLION PROMENADE CLEAN FILL	342.04	
2/23/2026	WALKER SAND AND GRAVEL	342.03	BULLION PROMENADE COMM. ROADBASE	342.03	
2/24/2026	SILVER CREEK SUPPLY	46.33	BULLION PATHWAY @ H PORTER - SUPPL	46.33	
2/24/2026	FERGUSON WATERWORKS #1701	916.00	BULLION PRM. DUAL WALL PIPE	916.00	
2/24/2026	SILVER CREEK SUPPLY	134.47	BULLION PATHWAY @ H PORTER - SUPPL	134.47	
2/25/2026	FERGUSON WATERWORKS #1701	1,333.20	BULLION PRM. DUAL WALL PIPE	1,333.20	
2/25/2026	SILVER CREEK SUPPLY	430.45	BULLION PATHWAY @ H PORTER - SUPPL	430.45	
2/25/2026	SILVER CREEK SUPPLY	507.64	BULLION PATHWAY @ H PORTER - SUPPL	507.64	
2/25/2026	WALKER SAND AND GRAVEL	1,000.60	BULLION PROMENADE CLEAN FILL	1,000.60	
2/25/2026	WALKER SAND AND GRAVEL	1,000.60	BULLION PROMENADE COMM. ROADBASE	1,000.60	
2/25/2026	SILVER CREEK SUPPLY	21.16	BULLION PATHWAY @ H PORTER - SUPPL	21.16	
2/26/2026	SILVER CREEK SUPPLY	4.58	BULLION PATHWAY @ H PORTER - SUPPL	4.58	
2/26/2026	WALKER SAND AND GRAVEL	1,109.94	BULLION PROMENADE CLEAN FILL	1,109.94	
2/26/2026	WALKER SAND AND GRAVEL	1,109.94	BULLION PROMENADE COMM. ROADBASE	1,109.94	
2/27/2026	PLATT	206.33	HOP PORTER CONDUIT, COUPLING, PVC	206.33	
2/27/2026	PLATT	95.27	HOP PORTER CONDUIT, COUPLING	95.27	
2/27/2026	AMERICAN VAC SERVICES LLC	22,333.75	HOP PORTER PARK- WORK	22,333.75	
2/28/2026	WINNS COMPOST	324.81	BULLION PROMENADE MIXED WOOD	324.81	
3/1/2026	OPAL ENGINEERING	24,597.50	BULLION ST PROMENADE - DEV PLN SET, MTGS	24,597.50	
3/2/2026	SILVER CREEK SUPPLY	1,179.36	BULLION PATHWAY @ H PORTER - SUPPL	1,179.36	
3/2/2026	WALKER SAND AND GRAVEL	2,478.67	BULLION PROMENADE IMPORTED CLEAN FILL	2,478.67	
3/3/2026	PLATT	193.59	BULLION PATHWAY - PVC	193.59	
3/3/2026	WALKER SAND AND GRAVEL	3,397.93	BULLION PROMENADE IMPORTED CLEAN FILL	3,397.93	
3/4/2026	WALKER SAND AND GRAVEL	3,654.85	BULLION PROMENADE IMPORTED CLEAN FILL	3,654.85	
3/4/2026	SILVER CREEK SUPPLY	104.33	BULLION PATHWAY @ H PORTER - SUPPL	104.33	
3/5/2026	WALKER SAND AND GRAVEL	3,627.17	BULLION PROMENADE 2 1/2 COM RDBASE"	3,627.17	
3/5/2026	SILVER CREEK SUPPLY	69.78	BULLION PATHWAY @ H PORTER - SUPPL	69.78	
3/6/2026	CIVIL SCIENCE, INC.	2,335.70	BULLION PATHWAY SURVEY	2,335.70	
3/11/2026	SILVER CREEK SUPPLY	62.04	Pvc tape	62.04	
3/16/2026	WALKER SAND AND GRAVEL	1,618.57	BULLION PROMENADE IMPORTED CLEAN FILL	1,618.57	
3/17/2026	SILVER CREEK SUPPLY	5.61	Plug brass	5.61	
3/17/2026	SILVER CREEK SUPPLY	5.61	Plug brass	5.61	
3/17/2026	WALKER SAND AND GRAVEL	2,081.09	BULLION PROMENADE COMM. ROADBASE	2,081.09	
3/17/2026	AMERICAN VAC SERVICES LLC	1,340.00	BULLION WORK	1,340.00	
3/18/2026	WALKER SAND AND GRAVEL	423.42	BULLION PROMENADE COMM. ROADBASE	423.42	
3/19/2026	SILVER CREEK SUPPLY	4.06	BULLION PATHWAY @ H PORTER - SUPPL	4.06	
3/19/2026	SILVER CREEK SUPPLY	14.78	BULLION PATHWAY @ H PORTER - SUPPL	14.78	
3/20/2026	SILVER CREEK SUPPLY	69.56	BULLION PATHWAY- SUPPL	69.56	
3/20/2026	AMERICAN VAC SERVICES LLC	2,980.00	bULLION PROM. HOP PORTER PARK - IMPROVEMENTS	2,980.00	

3/24/2026	SILVER CREEK SUPPLY	25.11	BULLION PATHWAY AT H PORTER - SUPPL	25.11	
3/24/2026	SILVER CREEK SUPPLY	23.49	BULLION PATHWAY AT H PORTER - SUPPL	23.49	
3/24/2026	SILVER CREEK SUPPLY	566.96	BULLION PATHWAY AT H PORTER - SUPPL	566.96	
3/24/2026	SILVER CREEK SUPPLY	23.94	BULLION PATHWAY AT H PORTER - SUPPL	23.94	
3/24/2026	SILVER CREEK SUPPLY	11.97	BULLION PATHWAY AT H PORTER - SUPPL	11.97	
3/24/2026	SILVER CREEK SUPPLY	46.34	BULLION PATHWAY AT H PORTER - SUPPL	46.34	
3/25/2026	SILVER CREEK SUPPLY	232.06	BULLION PATHWAY AT H PORTER - SUPPL	232.06	
3/25/2026	EC ELECTRIC	4,413.04	BULLION PATH HOP PORTER ELECTRICAL	4,413.04	
3/26/2026	L.L. GREENS	14.99	CAUTION TAPE	14.99	
3/27/2026	SILVER CREEK SUPPLY	37.25	BULLION PATHWAY AT H PORTER - SUPPL	37.25	
3/27/2026	SILVER CREEK SUPPLY	72.60	BULLION PATHWAY AT H PORTER - SUPPL	72.60	
3/28/2026	AMERICAN VAC SERVICES LLC	36,217.00	bULLION PROM. HOP PORTER PARK - IMPROVEMENTS	36,217.00	
3/31/2026	IDAHO MOUNTAIN EXPRESS	1,343.00	Invt.to bid: Bulliion Landscape Planting	1,343.00	
3/31/2026	IDAHO MOUNTAIN EXPRESS	1,343.00	Invt.to bid: Bulliion Landcape Pavers	1,343.00	
3/31/2026	IDAHO MOUNTAIN EXPRESS	404.00	3/4, 3/11 - ROQ Bullion Pathway Public Art	404.00	
3/31/2026	IDAHO MOUNTAIN EXPRESS	685.00	Invt.to bid: Bulliion Pathway	685.00	
4/1/2026	OPAL ENGINEERING	4,685.00	BULLION ST PROMENADE - FIN. BID SET, BID WORK	4,685.00	
4/9/2026	GGLO, LLC	14,000.00	BULLION PATHWAY IMPLEMENTATION	14,000.00	
4/9/2026	GGLO, LLC	10,250.00	BULLION PATHWAY IMPLEMENTATION	10,250.00	
4/9/2026	GGLO, LLC	15,131.25	BULLION PATHWAY IMPLEMENTATION	15,131.25	
4/9/2026	GGLO, LLC	15,416.78	BULLION PATHWAY IMPLEMENTATION	15,416.78	
4/14/2026	Yeager Labor - Hop Porter	18,200.00	200 hrs. @ \$91/hr. - Jan. 40, Feb. 80, Mar. 80		18,200.00
4/14/2026	Labor Cost	34,547.00	Schwarz spreadsheet		34,547.00
4/15/2026	Equipment Cost	39,598.98	Schwarz spreadsheet		39,598.98
			<b>TOTAL</b>	<b>\$ 201,717.73</b>	<b>92,345.98</b>

Exhibit B

Bullion Pathway Project – Projected Future Costs Eligible for Reimbursement

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Exhibit B

**Bullion Pathway Future Costs**

Purchase Silva Cells	\$	40,000
Import Additional Gravel Base Materials	\$	20,000
GGLO Construction Contract	\$	40,000
Opal Construction Support	\$	10,000
Materials Testing During Construction	\$	10,000
Idaho Power Service Connection & Misc.	\$	30,000
Purchase Site Furnishings	\$	30,000
Purchase & Transport Topsoil	\$	30,000
Electrician After Site Work	\$	20,000
ITD/Signal Alignment & Controller	\$	20,000
<b>TOTAL</b>	<b>\$</b>	<b>250,000</b>

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 4/27/26    **DEPARTMENT:** Admin    **DEPT. HEAD SIGNATURE:** LH

**SUBJECT:**

Motion to approve Resolution 2-26-\_\_\_, a contract for services for Hailey Signage Wayfinding/Branding

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

The City of Hailey’s current signage and wayfinding system has evolved over many years through one-off projects and varying design approaches, resulting in a network of signs that lack visual consistency, clear hierarchy, and a unified sense of place. While many existing signs serve their functional purpose, they do not collectively reflect the cohesive identity, welcoming character, or rich history that define Hailey. Through this initiative, the City seeks to establish a connected visual approach that reflects Hailey’s community values—neighborliness, authenticity, inclusivity, and strong ties to the natural landscape—while honoring our past and the stories that shaped the “Heart of the Valley.” Additionally, signage and wayfinding will be designed along the Bullion Pathway, with a goal of construction summer of 2026.

It is time for Hailey to develop a cohesive visual identity and design strategy that celebrates Hailey’s distinctive character. Hailey—known as the “Heart of the Wood River Valley”—values its walkable neighborhoods, historic Main Street, natural surroundings, and tight-knit community. The City is committed to ensuring that public spaces, wayfinding tools, interpretive elements, and signage reflect these qualities while enhancing usability and community pride. assist with the implementation of the Bullion Pathway Project, which will be constructed in accordance with the previously approved concept plan.

Five (5) proposals were reviewed by the review team, which consisted of one Councilmember (Kaz Thea), one Arts and Historic Commission Member (Kristen Anderson) as well as staff members Lisa Horowitz, Robyn Davis and Emily Williams. The review team interviewed four consultant teams and has recommended the following combination of Trademark Design and Blue and Pine to the Council for approval.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_ Caselle # \_\_\_\_\_  
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 approve Resolution 2026-\_\_\_ regarding a contract for services for Wayfinding and Branding in an amount not to exceed \$40,000.

**ACTION OF THE CITY COUNCIL:**

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

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record

\*Additional/Exceptional Originals to: \_\_\_\_\_

**CITY OF HAILEY  
RESOLUTION NO. 2026-\_\_**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY  
AUTHORIZING THE EXECUTION OF A CONTRACT FOR SERVICES WITH  
TRADEMARK DESIGN RELATED TO WAYFINDING AND BRANDING**

WHEREAS, the City of Hailey desires to enter into an agreement for design services related to wayfinding and branding; and

WHEREAS, the City of Hailey and Trademark have agreed to the terms and conditions of the Services 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 Trademark, and that the Mayor is authorized to execute the attached Agreement,

Passed this 27th day of April, 2026.

City of Hailey

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

ATTEST:

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

# SCOPE OF SERVICES

TRADEMARK CREATIVE STUDIO

PROJECT:  
**CITY OF HAILEY  
VISUAL IDENTITY & SIGNAGE**

REFERENCE:  
**SOW\_COH\_VI&SP\_DEVA\_4.15.26**

## INFO

**PRINCIPAL:** JOHN YARNELL  
**ACCOUNT MANAGER:** CASSIE PHIPPEN  
**EMAIL:** CASSIE@TRADEMARKCREATIVE.COM

**ORGANIZATION:** CITY OF HAILEY  
**CONTACT:** LISA HOROWITZ  
**EMAIL:** LISA.HOROWITZ@HAILEYCITYHALL.ORG

## OVERVIEW

The City of Hailey has recognized the opportunity to bring greater clarity and cohesion to how the city shows up in the public realm. While many existing signs serve their purpose, the system has evolved over time through individual projects and varying design approaches. This initiative provides the chance to bring those elements together into a clear visual framework that reflects Hailey's character, landscape, and strong sense of community.

Trademark Creative Studio will work with the City to develop a visual identity framework and signage strategy that strengthens how Hailey presents itself across public spaces. The work will define a visual language, material palette, and signage structure that can guide future wayfinding, gateways, and interpretive elements. The goal is a system that feels distinctly Hailey while remaining practical for the City to implement and maintain over time.

## SCOPE OF SERVICES

### **Discovery, Brand Audit & Visual Asset Review**

The project begins with a collaborative discovery phase with City leadership and key stakeholders to understand Hailey's character, priorities, and long-term vision for its public spaces. This phase includes a review of the City's existing visual assets across the built environment and digital platforms to identify strengths, inconsistencies, and opportunities to strengthen Hailey's visual presence. A Hailey-based brand strategist and designer, Jess from Blue Pine, will join our team for this phase of the project to bring local insight and community perspective.

### **Visual Identity Development**

Building on discovery findings, this phase establishes the visual language guiding how Hailey presents itself across public environments and communications. Exploration will include typography, color palette, graphic patterns, iconography, and material direction inspired by Hailey's landscape, heritage, and community character. The result is a cohesive identity capable of supporting signage, placemaking elements, and future communications.

### **Wayfinding Strategy & Signage Planning**

This phase focuses on how signage functions across Hailey's public environment. Existing conditions will be evaluated, and a clear hierarchy of signage types will be established to improve navigation and orientation throughout the city. Opportunities for gateways, directional markers, and interpretive elements will also be identified to support a more consistent wayfinding experience.

### **Signage Concept Development**

Using the established visual language, a family of signage concepts will translate the identity into physical form. Exploration will consider typography, materials, scale, and structure to create a cohesive system suited to Hailey's landscape, weather, and temperature extremes.

### **Implementation Strategy & Cost Guidance**

The final phase provides guidance on implementing the signage system over time. This includes recommendations for priority locations and potential phasing, along with a Rough Order of Magnitude (ROM) cost estimate to support future fabrication and installation planning.

## DELIVERABLES

- Discovery sessions with City leadership and stakeholders
  - Brand audit and visual asset assessment
  - Stakeholder review sessions
  - Visual identity system (typography, color palette, graphic elements)
  - Wayfinding hierarchy and signage system planning
  - Signage concept exploration
  - Implementation strategy and phasing recommendations
  - Rough Order of Magnitude (ROM) cost estimate
- 

## EST. TIMELINE

The anticipated project duration is approximately six months, though timing may vary based on stakeholder availability, feedback cycles, and coordination with City schedules. A detailed project schedule will be developed during the kickoff meeting to align with project priorities and the City's desired work sequencing.

---

## BUDGET & PAYMENT TERMS

Payment milestones for this **\$40,000** agreement are outlined below.

**Payment 1 – \$25,000**

Invoiced upon completion of project kickoff and stakeholder alignment meeting.

Initiates consultation, discovery, audit, and assessment of existing conditions, and development of visual identity framework.

**Payment 2 – \$10,000**

Invoiced upon approval of the visual identity framework.

Initiates development of the signage strategy, concept exploration, and continued design refinement.

**Payment 3 – \$5,000**

Due upon delivery of the implementation proposal, including ROM cost estimates, implementation approach, and recommended project phasing.

---

## THE FINE PRINT

The above services, costs, and timeline represent the current understanding of the project scope. Project timelines and costs may be affected by approval timing, material availability, or site readiness. Any adjustments to scope, materials, detailing, installation conditions, or project parameters will be addressed through a formal change order and may result in revisions to the schedule or budget. This scope does not include formal copywriting or translations, fabrication, installation, structural modifications, electrical work, wall preparation, or permitting unless otherwise noted.

---

## CLIENT APPROVAL

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/27/26

**DEPARTMENT:** PW

**DEPT. HEAD SIGNATURE:** BY

**SUBJECT:** Motion to adopt Resolution 2026-\_\_\_, ratifying the Mayor’s signature on Change Order No. 5 with Peak Venture Group, for additional work during construction of the Water Division Office Building.

**ACTION ITEM**

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

Change Order #5 is for a bike rack and its installation as well as grinding, polish and sealing of the concrete floor. The change order is in the amount of \$11,769.51.00. The attached document has been signed in advance of the city council meeting.

**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:** (IFAPPLICABLE)

- |   |  |   |
|---|--|---|
| <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"/> Treasurer          |
| <input type="checkbox"/> City Clerk         | <input type="checkbox"/> Planning                | <input type="checkbox"/> Streets            |
| <input type="checkbox"/> Building           | <input type="checkbox"/> Police                  | <input checked="" type="checkbox"/> Water   |
| <input type="checkbox"/> Engineer           | <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> Wastewater         |
| <input type="checkbox"/> Fire Dept.         | <input type="checkbox"/> P & Z Commission        | <input type="checkbox"/> _____              |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to adopt Resolution 2026-\_\_\_, ratifying the Mayor’s signature on Change Order No. 5 with Peak Venture Group, for additional work during construction of the Water Division Office Building. **ACTION ITEM**

**ACTION OF THE CITY COUNCIL:**

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

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

**FOLLOW-UP:**

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

**CITY OF HAILEY  
RESOLUTION NO. 2026-\_\_\_**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY  
AUTHORIZING THE RATIFICATION OF THE MAYOR'S SIGNATURE ON A  
CHANGE ORDER NO. 5 WITH PEAK VENTURE GROUP, FOR ADDITIONAL  
WORK DURING CONSTRUCTION OF THE WATER DIVISION OFFICE BUILDING**

WHEREAS, the City of Hailey ratifies Change Order No. 5 with Peak Venture Group, for additional work during construction of the Water Division Office Building,

WHEREAS, the City of Hailey and Peak Venture Group have agreed to the terms and conditions of Change Order No. 5.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO,** that the City of Hailey has ratified Change Order No. 5 with Peak Venture Group, and that the Mayor's signature on the attached document is hereby authorized.

Passed this 27th day of April, 2026.

City of Hailey

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

ATTEST:

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



Project: 25-03 - City of Hailey - Water Office Building  
 4297 Glenbrook Drive  
 Hailey, Idaho 83333  
 Phone: 208-727-7614

## Prime Contract Change Order #005: Installation of Bike Rack | Concrete Slab Re-finish

<b>TO:</b>	CITY OF HAILEY CITY OF HAILEY 115 S MAIN ST STE H HAILEY, Idaho 83333-8408	<b>FROM:</b>	Peak Venture Group 120 N Leadville Ave N Ketchum, Idaho 83340
<b>DATE CREATED:</b>	4/10/2026	<b>CREATED BY:</b>	Cody Colombo (Peak Venture Group)
<b>CONTRACT STATUS:</b>	Approved	<b>REVISION:</b>	0
<b>DESIGNATED REVIEWER:</b>		<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	04/10/2026
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>SCHEDULE IMPACT:</b>		<b>EXECUTED:</b>	No
<b>REVISED SUBSTANTIAL COMPLETION DATE:</b>		<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
<b>CONTRACT FOR:</b>	1:Water Office Building	<b>TOTAL AMOUNT:</b>	\$11,769.51

**DESCRIPTION:**

CE #017 - Installation of Bike Rack  
 Added scope to furnish and install bike rack and associated concrete pad per attached sketch:  
 Work includes:

- removal of existing landscape gravel as required,
- preparation and placement of new concrete pad, and finish to match adjacent conditions.
- includes furnishing and installation of galvanized steel bike rack (3-loop, 5-bike capacity) per attached invoice and installation per attached layout and dimensions .

This work is not included in the original contract and is required to accommodate site improvements.

CE #016 - Concrete Slab Re-finish

Added scope for interior concrete slab finishing including grinding, densification, polishing, and joint treatment.

Work includes:

- mechanical grinding of slab with progressive diamond tooling (50 grit and 100 grit),
- application of densifier,
- final polish to 200 grit finish.
- filling of control and expansion joints.
- concrete to be sealed upon completion.

This work is above and beyond original contract scope and was requested by the owner to achieve an elevated finished concrete floor appearance.

Reference subcontractor proposal for detailed scope and pricing.

**ATTACHMENTS:**

[Bike Rack.pdf](#), [Uline\\_Order\\_Confirmation\\_34898850\\_47746150\\_119672518\\_1.pdf](#), [Peak Venture Group.docx.pdf](#)

**POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:**

PCO #	Title	Schedule Impact	Amount
005	Installation of Bike Rack   Concrete Slab Re-finish		\$11,769.51
<b>Total:</b>			<b>\$11,769.51</b>



CHANGE ORDER LINE ITEMS:

PCO # 005: Installation of Bike Rack | Concrete Slab Re-finish

#	Budget Code	Description	Amount
1	10-89 00.O Installation	Bike Rack and Delivery	\$644.51
2	03-35 00.O Diamond Grind and Polish	Concrete Grind and Polish & Seal	\$9,650.00
3	10-89 00.O Installation	Bike Rack Install	\$275.00
4	03-20 00-S.O Concrete Reinforcing:Subcontractor.Other	Concrete Pad	\$1,200.00
<b>Grand Total:</b>			<b>\$11,769.51</b>

The original (Contract Sum)	\$594,181.49
Net change by previously authorized Change Orders	\$199,888.25
The contract sum prior to this Change Order was	\$794,069.74
The contract sum will be increased by this Change Order in the amount of	\$11,769.51
The new contract sum including this Change Order will be	\$805,839.25
The contract time will not be changed by this Change Order.	



**Errin Bliss**  
 126 S Main Ste B-1  
 Hailey, Idaho 83333

**CITY OF HAILEY**  
 CITY OF HAILEY 115 S MAIN ST STE H  
 HAILEY, Idaho 83333-8408

**Peak Venture Group**  
 120 N Leadville Ave N  
 Ketchum, Idaho 83340

*[Signature]* 4/10/2026  
 \_\_\_\_\_  
 SIGNATURE DATE

*[Signature]* 4/13/26  
 \_\_\_\_\_  
 SIGNATURE DATE

*[Signature]* 4-10-26  
 \_\_\_\_\_  
 SIGNATURE DATE

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:**04/20/26      **DEPARTMENT:** HFD    **DEPT. HEAD SIGNATURE:** MB

**SUBJECT:** Station Remodel

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

As part of the efforts to provide consolidated fire and EMS services, the Hailey Fire Department, BC South and Ketchum fire Districts plan to begin operating as a single fire department in July of this year. As part of this transition, the existing Hailey Fire Station will be converted into a 24-hour staffed battalion facility. To support this change, several modifications to the station are required.

On the first floor, four existing offices will be converted into firefighter living quarters. This work will include new flooring, bathroom upgrades, electrical improvements, and painting. The second floor will initially be repurposed as temporary office space, with plans to convert it into additional firefighter quarters as we move closer to full consolidation. To meet code requirements for future residential use, a window installation is needed upstairs.

In addition, a new air handling system will be installed to improve air circulation and provide air conditioning. This upgrade is essential, as the upstairs area has no air conditioning and is currently not tolerable without proper climate control.

All project costs are included in the provided quotes, with the exception of electrical work for the air handling unit, which is estimated at approximately \$4,000. The total projected cost for all improvements is approximately \$95,000. Staff recommends a \$5,000 contingency for a total budget of \$100,000.

The City Administrator recommends that funds be allocated for this project from increased LOT revenues and/or unspent in the Admin/Treasurer and Public Works Departments. A budget amendment will be forthcoming.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

**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:**

This is a great step for the City of Hailey to improve emergency response capabilities and another step to consolidation. The Fire Chief recommends this be passed.

I move to direct staff to prepare a budget amendment to accommodate necessary costs to convert the Hailey Fire Station to a full-time battalion station in the amount of \$100,000.

-----  
**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)

# Project Estimate

This Estimate, Made as of April 9, 2026

Between the Owner: Hailey Fire Station/BC South

And the Contractor: Elevation Builders Inc.  
Brian Bothwell  
PO Box 2540, Hailey, Idaho 83333  
(208) 720-7282

## For the Project:

New LVP, rubber base and heavy duty rubber stairs at Hailey Station  
Electrical upgrades in upstairs areas  
New toilet and kitchen sink  
Close off doorway between offices

**Total Base Price** **\$43,500**

*Upgrades and Change Orders are not included and will be added to the final invoice*

## Base Price Includes:

### Demo

- Remove existing base
- Remove carpet

### Flooring

- LVP upstairs and downstairs of fire station
- Rubber stairs

### Trim/Carpentry

- Install new vinyl base and cove around cabinets
- Close off space between downstairs offices

### Electrical

- Change misc switching, new lights in bedrooms

### Plumbing

- New toilet
- New kitchen sink and faucet

### Paint

- Paint areas that were left from seismic retrofit

## Option #1

**Add window in south upstairs bedroom** **\$ 9,500**

**Initials:** Owner \_\_\_ \_\_\_ Contractor \_\_\_



It's All A Matter Of Pride!



1535 Kimberly Rd. | Twin Falls | ID | 83301  
208-734-4376

Name: **BC South Fire Protection District** Proposal#: **R1004072026013516-2** Date: **04/07/2026**  
 Site Address: **617 3rd Avenue South** Billing Address: **117 E Walnut** Consultant: **Tim Mills**  
 City: **Hailey** City: **Hailey** Email: **tim@terrysheating.com**  
 State: **ID** State: **ID** Cell Phone: **(208) 280-1905**  
 Phone: **2085178896** Zip Code: **83333** Homeowner Email: **mhuntsman@wrfr.com**

**Zone 1**

Carrier Infinity Series Multi Zone Outdoor Unit	Carrier Performance Series Wall-Mounted Indoor Unit	System Investment
---	---	-------------------



Investment Type :Cash/Check	
Base System	<b>\$44646.38</b>
Optional Items Total	<b>\$0.00</b>
Sales Tax 0%	<b>\$0.00</b>
System Total	<b>\$44646.38</b>
Initial Investment	<b>\$0</b>
Balance	<b>\$44646.38</b>
Net Investment After Credits & Rebate	<b>\$44646.38</b>

By signing this agreement I acknowledge that I have read and understand each page, including the terms and conditions.

Representative:  Date: **4/9/26**

Customer: \_\_\_\_\_ Date: \_\_\_\_\_ Approved By: \_\_\_\_\_ Date: \_\_\_\_\_



*It's All A Matter Of Pride!*

1535 Kimberly Rd. | Twin Falls | ID | 83301  
**208-734-4376**



Name: **BC South Fire Protection District** Proposal#: **R1004072026013516-2** Date: **04/07/2026**

Component In Base System Investment			Inclusions
Qty	Model #	Description	
1	DUCTLESS 1 YEAR 3 INDOOR & 1 OUTDOOR WARRANTY TH-JBALSNX)-1)-1	1 YEAR 3 INDOOR & 1 OUTDOOR PARTS AND LABOR WARRANTY	<ul style="list-style-type: none"> <li>• Equipment Pad for outdoor unit</li> <li>• Heat pump risers/legs to prevent ice daming</li> <li>• Includes Home owner walk through and training.</li> <li>• Copper refrigerant lines, highest quality material</li> <li>• Complete system start up</li> <li>• Ensures safety and insurability</li> <li>• Quality assurance review</li> <li>• Charge the unit to factory specifications with virgin refrigerant</li> </ul>
1	DUCTLESS 1 YEAR 4 INDOOR & 1 OUTDOOR WARRANTY TH-JBALSNX)-1)-1)-1	1 YEAR 4 INDOOR & 1 OUTDOOR PARTS AND LABOR WARRANTY	
2	37MGHAQ30EA3	Carrier Ductless Infinity Series Outdoor Heat Pump	
5	45MAHAQ06XA3	Carrier Ductless Performance Series High Wall Mounted Fan Coil, R454B	
1	45MAHAQ12XA3	Carrier Ductless Performance Series High Wall Mounted Fan Coil, R454B	
1	45MAHAQ18XA3	Carrier Ductless Performance Series High Wall Mounted Fan Coil, R454B	
1	MLS141212-15	1/4 x 3/8 / 15 foot 3/8 insulated	
4	MLS141212-30	1/4 x 3/8 / 30 foot 3/8 insulated	
1	MLS141212-50	1/4 x 3/8 / 50 foot 3/8 insulated	
1	MLS143812-30	1/4 x 1/2 / 30 foot 3/8 insulated	
2	SURGE PROTECTOR	Surge protector	<b>Exclusions</b> <ul style="list-style-type: none"> <li>• High voltage electrical BY OWNER.</li> <li>• paint patch and repair not included.</li> </ul>
10	ADD-MAT-100	Additional materials	
5	CONDRAIN-GRAVITY	Condensate gravity drain	
2	Refco Mini Pump	Refco mini condensate pump	
2	Mini Split Stand (Wide) Adj 34-40" Multi-zones	Mini Split Stand (Wide) 24" H Adj 34-40" Multi-zones, 18 3/16"	
2	NORTH OR SOUTH	North or south job	

**Installation Instructions**

Provide and install two 2 1/2 ton High Heat, Heat Pumps on the south side of the building with stands and pads. Provide and install five 6,000 BTU Ductless Heads in each bedroom, Two upstairs and Three down stairs. Provide and install one 12,000 BTU Head in the main area down stairs. Provide and install one 18,000 BTU Head in the main room upstairs. Heads will be located on the outside walls wherever it is possible. Install refrigeration lines from the outdoor units to the indoor heads. cover refrigeration lines with line hide. Condensation to be drained outside. Permits and start up. Excludes High Voltage Electrical.

By signing this agreement I acknowledge that I have read and understand each page, including the terms and conditions.

Representative:

Date:

Customer:

Date:

Approved By:

Date:



*It's All A Matter Of Pride!*



1535 Kimberly Rd. | Twin Falls | ID | 83301  
**208-734-4376**

Name: **BC South Fire Protection District** Proposal#: **R1004072026013516-2** Date: **04/07/2026**

Component In Base System Investment cont.			Inclusions cont.
Qty	Model #	Description	
2	SYSTEM WITH GAS PERMIT	System with gas permit	<ul style="list-style-type: none"> <li>• New Condensate drain</li> <li>• Our Exclusive Installation Warranty</li> <li>• Equipment selection and sizing per our Heating &amp; Cooling load calculations.</li> <li>• Clean up worksite daily.</li> <li>• Timely completion and scheduling process.</li> <li>• Includes Permits.</li> <li>• Installation to meet or exceed the Prevailing Codes.</li> <li>• Protective cover for refrigeration line sets.</li> <li>• Remove and recycle used equipment (green solution)</li> <li>• Triple evacuation to remove moisture and air.</li> </ul>
1	3-HEAD-LEVEL-2	Installation labor for a 3-head ductless ac / heat pump located on the second floor or interior wall of a building or residence	
1	4-HEAD-LEVEL-2	Installation labor for a 4-head ductless ac / heat pump located on the second floor or interior wall of a building or residence	

By signing this agreement I acknowledge that I have read and understand each page, including the terms and conditions.

Representative:

Date:

Customer:

Date:

Approved By:

Date:



*It's All A Matter Of Pride!*



1535 Kimberly Rd. | Twin Falls | ID | 83301  
**208-734-4376**

Name:	<b>BC South Fire Protection District</b>	Proposal#:	<b>R1004072026013516-2</b>	Date:	<b>04/07/2026</b>
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**Inclusions cont.**

- Clean up work area before leaving worksite

By signing this agreement I acknowledge that I have read and understand each page, including the terms and conditions.

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

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

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_



*It's All A Matter Of Pride!*



1535 Kimberly Rd. | Twin Falls | ID | 83301  
**208-734-4376**

Name:	<b>BC South Fire Protection District</b>	Proposal#:	<b>R1004072026013516-2</b>	Date:	<b>04/07/2026</b>
Site Address:	<b>617 3rd Avenue South</b>	Billing Address:	<b>117 E Walnut</b>	Consultant:	<b>Tim Mills</b>
City:	<b>Hailey</b>	City:	<b>Hailey</b>	Email:	<b>tim@terrysheating.com</b>
State:	<b>ID</b>	State:	<b>ID</b>	Cell Phone:	<b>(208) 280-1905</b>
Phone: <b>2085178896</b>	Zip Code: <b>83333</b>	Phone: <b>2085178896</b>	Zip Code: <b>83333</b>		

**Your Home**



*It's All A Matter Of Pride!*

**Your Consultant**



**Terms & Conditions**

50% Down, Cash on Completion, or Finance OAC. The national construction industry has experienced supply chain shortages and multiple price increases this year. This proposal is based on our current material costs and we can only guarantee pricing for 10 days. We appreciate your understanding.

We hereby propose to furnish material and labor in complete accordance with the above specifications for the sum of Forty Four Thousand Six Hundred Forty Six Dollars and Thirty Eight Cents  
(Total extended Price with Tax after Discount)

**\$44,646.38**

By signing this agreement I acknowledge that I have read and understand each page, including the terms and conditions.

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

Customer: \_\_\_\_\_ Date: \_\_\_\_\_ Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/27/2026

**DEPARTMENT:** CDD

**DEPT. HEAD SIGNATURE:** RD

**SUBJECT:** Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application, submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision, is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet. This project is located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farms Subdivision) and is within the General Residential (GR) Zoning District.

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

The Quigley Farms Subdivision Large Block Plat for - Blocks 1-17 - received Final Plat approval in June 2018. Phase I consisted of the Preliminary Plat for Blocks 1, 2, 3, 4, 10, 11 and 15, which included 36 lots comprising of 41 residential units (including eight community housing units), and commercial space. This approval included the provision that individual blocks may be approved for Preliminary and Final Plats, so long as each block supply separate infrastructure to stand on its own. Block 1 was reconfigured via a Lot Line Adjustment Application and received Administrator approval on May 12, 2021. Blocks 2, 3 and 4 received Final Plat approval on November 9, 2020. Block 10 was deeded to the Blaine County Recreation District on November 6, 2018, and Blocks 11 and 15 received Final Plat approval on January 8, 2024.

As part of the Quigley Farms Subdivision, replats have also been approved, both via Preliminary and Final Plat Applications. The property owner of Block 2 within Phase I is seeking to subdivide the land into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet, as contemplated within the Large Block Plat for the subdivision.

The Hailey Planning and Zoning Commission recommended this Preliminary Plat Application for approval by the Hailey City Council on March 16, 2026 (along with a Design Review Application).

The Hailey City Council reviewed and unanimously approved the replat of Block 2 on April 13, 2026. The Findings of Fact, Conclusions of Law, and Decision report from the April 13, 2026, public meeting are attached for review and approval by the Hailey City Council.

**Attachments:**

- 1. [Findings of Fact for the Preliminary Plat of Block 2 \(Lot 8\) within the Quigley Farm Subdivision](#)

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

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

___ City Attorney	___ Finance	___ Licensing	___ Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	___ Public Works	___ Mayor

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application, submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision, is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet. This project is located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farms Subdivision) and is within the General Residential (GR) Zoning District. -----

-----  
**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_

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

-----

**FOLLOW-UP:**

\*Ord./Res./Agrmt. /Order Originals: Record

\*Additional/Exceptional Originals to: \_\_\_\_\_

## FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

On April 13, 2026, the Hailey City Council reviewed and unanimously approved the Preliminary Plat Application, submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision, is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet. This project is located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farms Subdivision) and is within the General Residential (GR) Zoning District.

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

### FINDINGS OF FACT

---

**Applicant:** SLWRF, LLC  
**Location:** Quigley Farm Subdivision, Lot 8, Block 2  
**Size & Zoning:** 0.96 acres (41, 756 square feet); General Residential (GR)

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on March 25, 2026. No public comments were received during the commenting period.

**Application:** The Quigley Farms Subdivision Large Block Plat for Blocks 1-17 received Final Plat approval in June 2018. Phase I consisted of the Preliminary Plat for Blocks 1, 2, 3, 4, 10, 11 and 15, which included 36 lots comprising of 41 residential units (including eight community housing units), and commercial space. This approval included the provision that individual blocks may be approved for Preliminary and Final Plats, so long as each block supply separate infrastructure to stand on its own. The Block 2 Final Plat received approval from the Hailey City Council on November 9, 2020, and final infrastructure improvements were completed in July 2025.

On April 13, 2026, the Applicant requested Council approval for the Preliminary Plat Application (Design Review Application approved by the Planning and Zoning Commission on March 16, 2026). The Applicant proposed a nine (9) unit detached townhome subdivision on Lot 8 of Block 2 of the Quigley Farms Subdivision via this application. The creative housing units created by the proposed subdivision will benefit St. Lukes Healthcare employees through the St. Lukes Wood River Foundation. These lots/sublots within this phase were contemplated within the Large Block Plat and are intended to accommodate for diverse housing development opportunities – a central and integral component of the Quigley Farm Subdivision.

Access to these lots will be achieved from Appaloosa Road or Cottontail Way. A ten foot (10') wide public snow storage easement and a five foot (5') wide public utility easement extend around the full property's perimeter. An additional five-foot (5') wide snow storage and public utility easement has been placed around the perimeter of Parcel A as well. Plat note #10 indicates a Party Wall Agreement for sublots 7 and 8, which will be recorded with Blaine County as well (garage areas of townhouse units on sublots 7 and 8 are the only attached elements of the proposed subdivision). Public right-of-way infrastructure such as sidewalks, pedestrian crossings, and grading and drainage features have already been installed for Block 2. The Applicant is proposing to install remaining right-of-way landscaping and street trees.

On April 13, 2026, the Council reviewed and unanimously approved the Preliminary Plat Application submitted by SLWRF, LLC. The deliberation and discussion can be found herein, the Findings of Fact, Conclusions of Law, and Decision.

**Procedural History:** The Applicant submitted concurrent applications for both Design Review and Preliminary Plat on February 18, 2026. The Applications were certified complete on March 2, 2026. A Public Hearing with the Hailey Planning and Zoning Commission for both applications was held on March 16, 2026. The Planning and Zoning Commission approved the Design Review Application and recommended for approval by the Hailey City Council the Preliminary Plat Application. A Public Hearing before the City Council was held on April 13, 2026, at Hailey City Hall, and virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<b>Engineering:</b> <i>All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</i>
				<b>Life/Safety:</b> <i>No comments</i>
				<b>Water and Wastewater:</b> <i>The Wastewater Division Manager has requested that the sewer service line for sublots 5 and 6 shift closer to the middle of the subplot. At the connection of these sewer service lines to the existing mainline, a manhole shall be installed for access and cleaning purposes.</i>  <i>All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</i>  <i>These have been made Conditions of Approval.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
				<b>Building:</b> <i>No comments</i>
				<b>Streets:</b> <i>No comments</i>
				<b>City Arborist:</b> <i>No comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	<b>Applicability:</b> <i>The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.</i>
			Staff Comments	<i>Please refer to the specific standards as noted herein.</i> <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<b>16.04.020: Streets:</b>				

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p> <p><i>Staff Comments</i>            The project will connect to Appaloosa Road, Quigley Farm Road, and Cottontail Way. These streets are public streets, and all are 60-70 feet in width. These streets are adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. The proposed streets were contemplated in the Large Block Plat approval for the Quigley Farms Subdivision with careful attention to safe and efficient access from and to adjacent developments and properties, and for further integration within the existing street pattern.</p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.</p> <p><i>Staff Comments</i>            N/A, as no cul-de-sac or dead-end streets are proposed.  <i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.</p> <p><i>Staff Comments</i>            Access to the sublots can be achieved from a 20'-wide parking access lane, of which will connect to Appaloosa Road and Cottontail Way. Pedestrian access to sublots 1-4 may be achieved via proposed walkways connecting to Quigley Farm Road. No additional access points are required nor requested by Staff at this time.</p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A</p>

				<p><b>minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.</b></p> <p><i>Staff Comments</i>  <i>All streets located near/around Appaloosa Townhomes intersect via an existing roundabout. Additionally, existing streets are separated by the recommended distances, and other nearby traffic calming measures include pedestrian islands and meandering road sections.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p><b>Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</b></p> <p><i>Staff Comments</i>  <i>All surrounding streets exist and have been designed and reviewed to adhere to this standard. No new streets are proposed.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p><b>Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</b></p> <p><i>Staff Comments</i>  <i>No new streets are proposed.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G.	<p><b>Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</b></p> <p><i>Staff Comments</i>  <i>The only newly proposed roadway feature is the interior parking access lane, which is twenty feet (20') in width. Hailey Public Works Director, Streets Division Manager, and the Hailey Fire Marshall have reviewed the proposed design and do not request any changes.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	<p><b>Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</b></p> <p><i>Staff Comments</i>  <i>The proposed grade of the interior parking access lane does not exceed 6%.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<p><b>Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the</b></p>

				<p>subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.</p>
			<i>Staff Comments</i>	<p>The sidewalk and right-of-way drainage improvements were constructed in Phase I of the Quigley Farms Subdivision. The Applicant is proposing four (4) landscape drywells across the project site, as well as two on-site (2) catch basins. While three (3) catch basins in the public right-of-way are labeled as "Proposed" on submitted civil plans, analysis of GIS aerial imagery shows these public catch basins as already installed. Trench drains across driveway areas of sublots 7-9 are also proposed.</p> <p>The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction. This has been made a Condition of Approval.</p> <p>Findings: Compliance. The Council found that this standard has or will be met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	<p><b>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</b></p>
			<i>Staff Comments</i>	N/A. No new street or traffic control signs are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	<p><b>Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.</b></p>
			<i>Staff Comments</i>	N/A. No new public streets or alleys are proposed. Findings: Compliance. The Council found that this standard has or will be met.
			L.	<b>Private Streets:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	<p>Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.</p>
			<i>Staff Comments</i>	N/A, as no private streets are proposed. Findings: Compliance. The Council found that this standard has or will be met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	<p>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</p>
			<i>Staff Comments</i>	N/A, as no private streets are proposed. Findings: Compliance. The Council found that this standard has or will be met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	<p>The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.</p>

			<i>Staff Comments</i>	<i>N/A, as no private street are proposed. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Staff Comments</i>	<i>N/A, as no private street are proposed. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10’x20’) if angle parking, or ten feet by twenty-four feet (10’x24’) if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. Findings: Compliance. The Council found that this standard has or will be met.</i>
			M.	<b>Driveways:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	<i>Sublots 7 and 8 will share a driveway area in a physical sense, although the preliminary plat designates a property line as bisecting the shared driveway area. All other sublots are proposed to have their own driveway with direct connection to the commonly-shared – but separately platted – parking access lane (Parcel A).  Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following maximum roadway widths: a) Accessing one residential unit: twenty feet (20’) b) Accessing two residential units: thirty feet (30’)

				<b>No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.</b>
			<i>Staff Comments</i>	<i>Driveways accessing units on sublots 1-4,5,6, and 9 have widths ranging from ten (10) to eighteen (18) feet. The driveway accessing units on sublots 7 and 8 is proposed at twenty-seven (27) feet in width. The required fire lane width of the driveway is not obstructed by any means.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>M. 3.</b>	<b>Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.</b>
			<i>Staff Comments</i>	<i>N/A. No driveways longer than 150 feet are proposed.</i> <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 4.</b>	<b>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</b>
			<i>Staff Comments</i>	<i>The driveway area accessing sublots 7 and 8 is platted as providing distinct property boundaries respective to each subplot, although there is no physical separation over the area. The Party Wall Agreement referenced in proposed Plat note #10 will address the maintenance of the driveway as well.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 5.</b>	<b>The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.</b>
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.020(M)4 for further details.</i> <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 6.</b>	<b>No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.</b>
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and should be compatible with existing and planned residential units.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>N.</b>	<b>Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</b>
			<i>Staff Comments</i>	<i>The proposed parking access lane complies with all regulations set forth in the IFC and other applicable codes and ordinances.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O.	<b>Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</b>
			<i>Staff Comments</i>	N/A <i>Findings: Compliance. The Council found that this standard has or will be met.</i>

**16.04.030: Sidewalks and Drainage Improvements**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.</b>  <i>Public right-of-way infrastructure such as sidewalks, pedestrian crossings, and grading and drainage features have already been installed for Block 2. The Applicant is proposing to install remaining right-of-way landscaping and street trees around the proposed subdivision of Lot 8, Block 2.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<b>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</b>  <i>Please refer to Section 16.04.030(A) for further details.</i> <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<b>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</b>  <i>Please refer to Section 16.04.030(A) for further details.</i> <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<b>Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</b>  <i>N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.</i> <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<b>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</b>  <i>N/A</i> <i>Findings: Compliance. The Council found that this standard has or will be met.</i>

**16.04.040: Alleys and Easements**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	<b>Alleys:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<b>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</b>  <i>N/A, as no alleys are proposed.</i>

				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 2.</b>	<b>The minimum width of an alley shall be twenty-six (26') feet.</b>
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 3.</b>	<b>All alleys shall be dedicated to the public or provide for public access.</b>
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 4.</b>	<b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. All infrastructure will be installed in the five foot (5') wide platted public utility easement. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 5.</b>	<b>Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.</b>
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed and this project is within a residential area. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 6.</b>	<b>Dead-end alleys shall not be allowed.</b>
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 7.</b>	<b>Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.</b>
			<i>Staff Comments</i>	<i>The Applicant is proposing a five-foot (5') utility easement at the front and rear of each subplot and around the entirety of larger parcel that is proposed for subdivision.  Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<b>Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 1.</b>	<b>To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in</b>

				<p>appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.</p> <p><i>Staff Comments</i>          Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat:</p> <ol style="list-style-type: none"> <li>1. A 10'-wide public snow storage easement around Lot 8's perimeter</li> <li>2. A 5'-wide public utility easement around both Lot 8's perimeter, as well as around the interior parking access lane and adjacent to each subplot.</li> </ol> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p> <p><i>Staff Comments</i>          N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p> <p><i>Staff Comments</i>          Snow storage easements have been delineated on the Plat Plans. 7,675 square feet of snow removal area exists on site. Required snow storage is 1,919 square feet, and 3,250 square feet is provided.</p> <p><i>Snow storage dimensions are not provided within the landscaping plan. The snow storage areas are of varying sizes, some of which appear to possibly be less than 10 feet in width/length. Snow storage dimensions shall be listed on the plat prior to Final Plat approval. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<b>16.04.050: Blocks</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for

				convenient access and safe circulation and the limitations and opportunities of topography.
			<i>Staff Comments</i>	<i>N/A. No new blocks are proposed. Findings: Compliance. The Council found that this standard has or will be met.</i>
<b>16.04.060: Lots</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and <i>Staff Comments</i></b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			<i>Staff Comments</i>	<i>The proposed lots meet the minimum size required for townhouse sublots and are not more than double the minimum size required.  Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			<i>Staff Comments</i>	<i>N/A, as no double frontage lots are proposed.  Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			<i>Staff Comments</i>	<i>The parking access lane is proposed to be platted as “Parcel A” and will remain unbuildable.  Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable

				codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Staff Comments</i>	<i>N/A, as no flag lot is proposed at this time.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Staff Comments</i>	<i>The proposed townhouse development has frontages on Appaloosa Road, Cottontail Way, and Quigley Farms Road.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			<i>Staff Comments</i>	<i>N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>

**16.04.070: Orderly Development**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<b>Phasing Required:</b> Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>N/A. No phasing is proposed or required for this townhouse subdivision.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<b>Agreement:</b> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<i>N/A. See Section 16.04.070(A) for details.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<b>Mitigation of Negative Effects:</b> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: <ul style="list-style-type: none"> <li>a) Provision of on-site or off-site street or intersection improvements.</li> <li>b) Provision of other off-site improvements.</li> <li>c) Dedications and/or public improvements on property frontages.</li> <li>d) Dedication or provision of parks or green space.</li> </ul>

				<p>e) Provision of public service facilities.                  f) Construction of flood control canals or devices.                  g) Provisions for ongoing maintenance.</p>
			<i>Staff Comments</i>	<p>a) Provision of on-site or off-site street or intersection improvements. <i>N/A</i>                  b) Provision of other off-site improvements. <i>Several off-site improvements have and will be made in conjunction with the larger Quigley Farms Large Block Plat, which include, but are not limited to: vehicular/bike lane improvements and Toe of the Hill Trail Connections.</i>                  c) Dedications and/or public improvements on property frontages. <i>N/A</i>                  d) Dedication or provision of parks or green space. <i>Please refer to Section 16.04.110 for further details.</i>                  e) Provision of public service facilities. <i>All public utilities and services proposed will be developed as part of the subdivision.</i>                  f) Construction of flood control canals or devices. <i>The construction and/or incorporation of the parking access lane and drywells are anticipated to improve drainage conditions onsite.</i>                  g) Provisions for ongoing maintenance. <i>A plan for ongoing maintenance was addressed in the Annexation Agreement and associated documents.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D.</b>	<p><b>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</b></p> <ol style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.</li> <li>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> <li>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</li> <li>5. Park land shall be most appropriately located on the Contiguous Parcels.</li> <li>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</li> <li>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</li> </ol> <p><b>The commission and council may require that any or all contiguous parcels be included in the subdivision.</b></p>
			<i>Staff Comments</i>	<p><i>These issues have been covered in the full development of the project through the Annexation Agreement, as well as Large Block Plat.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<b>16.04.080: Perimeter Walls, Gates and Berms</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	

Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A, as it appears no perimeter walls, gates or landscape berms are proposed within Block 2, Lot 8.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<b>16.04.090: Cuts, Fills, Grading and Drainage</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>No floodplain exists and the parcel is currently vacant.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			<i>Staff Comments</i>	<i>Preliminary grading was developed for the proposed streets within the larger Quigley Farms subdivision.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.

			<b>Staff Comments</b>	<p><i>The grading has been developed for the proposed streets within the larger Quigley Farms subdivision. Grading for dwelling units shall meet this standard.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 2.</b>	<p><b>Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.</b></p>
			<b>Staff Comments</b>	<p><i>N/A, as none exist within Lot 8, Block 2.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 3.</b>	<p><b>Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.</b></p>
			<b>Staff Comments</b>	<p><i>Erosion control and re-vegetation shall be included in final design.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 4.</b>	<p><b>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</b></p> <ul style="list-style-type: none"> <li>a) <b>Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</b></li> <li>b) <b>Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing &amp; Materials (ASTM).</b></li> <li>c) <b>Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</b></li> <li>d) <b>Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</b></li> <li>e) <b>Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.</b></li> </ul>
			<b>Staff Comments</b>	<p><i>Grading and drainage have been reviewed by the City Engineer, and no further changes are requested.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 5.</b>	<p><b>The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water</b></p>

				Discharge from Construction Activity” for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>The Applicant has proposed necessary improvements for containing runoff. See Section 16.04.020(I) for details.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<b>16.04.100: Overlay Districts</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			<b>A.</b>	<b>Flood Hazard Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 1.</b>	<b>Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 2.</b>	<b>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 3.</b>	<b>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<b>Hillside Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 1.</b>	<b>Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 2.</b>	<b>Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 3.</b>	<b>All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<b>16.04.110: Parks, Pathways and Other Green Spaces</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</b>
			<i>Staff Comments</i>	<i>Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.).</i>  <i>Findings: Compliance. The Council found that this standard has or will be met.</i>
			<b>A. 1.</b>	<b>Parks:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 1. a.</b>	<b>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</b>  <b>P = x multiplied by .0277</b>  <b>“P” is the Parks contribution in acres</b>  <b>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</b>
			<i>Staff Comments</i>	<i>Mathematical calculations of this formula for the submitted plat result in the following requirements:</i>  <b>Project Buildout with Number of Units:</b> <i>.0277 x 176 = 4.8752 acres</i>  <i>The above calculation was discussed at length during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Park Space was conveyed during this process and the Hailey City Council found that the amount of permanent open space protected by the project greatly exceeds the required amount. Furthermore, Lot 8, Block 2 is within the Large Block</i>

				<p><i>Plat of the Quigley Farm Subdivision, and as an individual plat, is not required to provide separate park space.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A.1.b</b>	<p><b>In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.</b></p>
			<b>Staff Comments</b>	<p><i>N/A, as the proposed subdivision is located in the General Residential (GR) Zoning District.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 2.</b>	<p><b>Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</b></p>
			<b>Staff Comments</b>	<p><i>Pathways were also conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.); however, Lot 8 Block 2 specifically was not required to provide additional pathways.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<p><b>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</b></p> <ul style="list-style-type: none"> <li>a) <b>By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or</b></li> <li>b) <b>By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</b></li> <li>c) <b>Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</b></li> <li>d) <b>Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</b></li> </ul>

			<b>Staff Comments</b>	<p><i>N/A, as these issues were covered in the full development of the project through the Annexation Agreement, as well as within the Large Block Plat. This does not apply specifically to the subject parcel.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<p><b>Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</b></p>
			<b>Staff Comments</b>	<p><i>The Parks and Lands Board reviewed the full project in September 2016 and again in December 2017. In September 2016, the Parks and Lands Board reviewed the plan to develop Quigley Farm. The discussion included the relocation of ball fields and the addition of sports fields. It also included future cross-country skiing trails, biking trails and connections to the existing Toe of the Hill Trail. The addition of paved bike paths, parking, a pavilion and restroom, mountain bike and hand-cycling trails and other connections to existing trails were also discussed.</i></p> <p><i>At the December 2017 meeting, the Parks and Lands Board unanimously voted to approve Quigley Farm Subdivisions open space dedication as proposed, with the following conditions:</i></p> <ol style="list-style-type: none"> <li><i>1) A bike path be added between Quigley Road and Fox Acres Road, east of the dedicated parcel to BCSD;</i></li> <li><i>2) A public process to take place to determine the future of the berms on the west side of the parcel dedicated to the BCSD; and</i></li> <li><i>3) Wayfinding and dog pot station to be added at the end of Antler Drive where the bike path begins.</i></li> </ol> <p><i>These conditions were covered in the full development of the project through the Large Block Plat. They are a work in progress and will see completion through the ongoing development of Quigley Farm Subdivision.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
			<b>D.</b>	<b>Minimum Requirements:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. 1.</b>	<p><b>Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.</b></p>
			<b>Staff Comments</b>	<p><i>No private green space specifically for Lot 8, Block 2 is being proposed at this time. Numerous open space parcels have been delineated on the Large Block Plat, which is protected from redevelopment, and will be managed by the Homeowner’s Association.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 2.</b>	<p><b>Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by</b></p>

				<p>ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no neighborhood park is proposed within Lot 8, Block 2 at this time. Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. The block, if fully developed, will satisfy this standard.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 3.</b>	<p><b>Mini Park:</b> A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no mini park is proposed within Lot 8, Block 2 at this time.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 4.</b>	<p><b>Park/Cultural Space:</b> A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no park/cultural space is proposed within Lot 8, Block 2 at this time.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. 5.</b>	<p><b>Pathway:</b> Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.</p>
			<i>Staff Comments</i>	<p><i>Pathways were conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Other pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to</i></p>

				<p><i>Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.); however, Lot 8, Block 2 specifically was not required to provide additional pathways.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p><b>Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	<p><b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b></p> <p><i>Staff Comments</i>  <i>Please refer to Section 16.040.110 for further details.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	<p><b>Shall provide safe and convenient access, including ADA standards.</b></p> <p><i>Staff Comments</i>  <i>Please refer to Section 16.040.110 for further details.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	<p><b>Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.</b></p> <p><i>Staff Comments</i>  <i>No gates or restricted access are proposed.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	<p><b>Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.</b></p> <p><i>Staff Comments</i>  <i>Please refer to Section 16.040.110 for further details.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	<p><b>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</b></p> <p><i>Staff Comments</i>  <i>Please refer to Section 16.040.110 for further details.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	<p><b>Shall require low maintenance or provide for maintenance or maintenance endowment.</b></p> <p><i>Staff Comments</i>  <i>Please refer to Section 16.040.110 for further details.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	<p><b>Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	<p><b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b></p>

			<b>Staff Comments</b>	<i>Please refer to Section 16.040.110.D for further details. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F. 2.</b>	<b>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</b>
			<b>Staff Comments</b>	<i>Please refer to Section 16.040.110.A for further details. Findings: Compliance. The Council found that this standard has or will be met.</i>
			<b>G.</b>	<b>Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. 1.</b>	<b>Shall meet the minimum applicable requirements required by subsection D of this section.</b>
			<b>Staff Comments</b>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. 2.</b>	<b>Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).</b>
			<b>Staff Comments</b>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. 3.</b>	<b>The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.</b>
			<b>Staff Comments</b>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. 4.</b>	<b>The private ownership and maintenance of green space shall be adequately provided for by written agreement.</b>
			<b>Staff Comments</b>	<i>Maintenance shall be managed and funded by the Subdivision's HOA, if private space is proposed.  Findings: Compliance. The Council found that this standard has or will be met.</i>
			<b>H.</b>	<b>In-Lieu Contributions:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. 1.</b>	<b>After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.</b>
			<b>Staff Comments</b>	<i>N/A Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. 2.</b>	<b>The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.</b>
			<b>Staff Comments</b>	<i>N/A</i>

				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. 3.</b>	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>N/A Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. 4.</b>	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>N/A Findings: Compliance. The Council found that this standard has or will be met.</i>
<b>16.05: Improvements Required:</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.010</b>	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Staff Comments</i>	<i>The Applicant intends to construct all necessary infrastructure, if the project is approved.  Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>This standard will be met. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.

			<b>Staff Comments</b>	<i>This standard will be met. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<b>Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.</b>
			<b>Staff Comments</b>	<i>This standard will be met. Findings: Compliance. The Council found that this standard has or will be met.</i>
<b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.020</b>	<b>Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.</b>
			<b>Staff Comments</b>	<i>All public infrastructure shall meet City specifications. No streetlights are proposed at this time.  Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)</b>
			<b>Staff Comments</b>	<i>Utility stubouts exist on the site, eliminating the need for street cuts. If for any reason street cuts are deemed necessary as construction proceeds, any and all street cuts shall be per this standard and approved by the Streets Division prior to construction.  Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<b>Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.</b>
			<b>Staff Comments</b>	<i>No new streets are proposed. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C.</b>	<b>Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.</b>
			<b>Staff Comments</b>	<i>N/A, as no streetlights are shown and/or proposed.</i>

				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<b>16.05.030: Sewer Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.030</b>	<p><b>Sewer Connections:</b> The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p><i>Sewer services are shown at this time and will be further reviewed by Staff at final design. As part of the Annexation, Services and Development Agreement for Quigley Farm, the design of a Small Diameter Collection System, utilizing a STEP/STEG (septic tank effluent pumping/septic tank gravity tanks), or local system, is underway. The Idaho Department of Environmental Quality (IDEQ) has approved the overall system concept, as well as the collection/distribution system in detail. The Council approved a Wastewater Discharge Agreement on October 14, 2025. This Agreement accounts for the details associated with sewer connections/collections/discharge/maintenance/expense, and more.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<b>16.05.040: Water Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<p><b>Requirements:</b> The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p><i>Water connections are shown at this time and will be further reviewed by Staff at final design. Water connection compliance, per code, per IDEQ, and per the Annexation Agreement, shall be met as development occurs.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<p><b>Townsite Overlay:</b> Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			<i>Staff Comments</i>	<p><i>N/A, as this project is not within the Townsite Overlay (TO) District.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>

16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p><b>Drainage:</b> The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p>
			Staff Comments	<p><i>This matter has been previously addressed. See Section 16.04.020(I) for details.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p><b>Utilities:</b> The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p>
			Staff Comments	<p><i>Utilities will be constructed and installed underground. Additional utility company comment, and engineering details will be required at final design.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p><b>Parks, Green Space:</b> The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p>
			Staff Comments	<p><i>Please refer to Section 16.04.110 for further detail.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p><b>Installation to Specifications; Inspections:</b> All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</p>
			Staff Comments	<p><i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code. This has been made a Condition of Approval.</i></p> <p><i>The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</i></p> <p><i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p><b>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted</b></p>

				with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Staff Comments</i>	<i>This standard shall be met. Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.  Findings: Compliance. The Council found that this standard has or will be met.</i>

**16.05.100: As Built Plans and Specifications**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>As built drawings will be required. This standard will be met. Findings: Compliance. The Council found that this standard has or will be met.</i>

**16.08: Townhouses:**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.010	Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The Applicant has referenced a party wall agreement and homeowner’s association with proposed plat notes of the Preliminary Plat. The townhome subdivision’s party wall agreement and documentation establishing a homeowner’s association shall be provided at time of Final Plat submittal This has been made a Condition of Approval.  Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.020	Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>All proposed garages are attached to their respective individual townhouse int. Garages are shown within the Preliminary Plat.</i>

				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.08.030</b>	<b>Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. Each townhouse subplot proposes a single-car garage, plus at least one (1) driveway parking space, for a total minimum of two (2) spaces per unit.</i>
				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.08.040</b>	<b>Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>All townhouse development will occur in accordance with the IBC, IRC, and IFC. Each townhouse unit is proposed to have its own utilities which do no pass through another building or unit.</i>
				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.08.050</b>	<b>General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>The proposed townhouse development complies with applicable ordinances, rules, and regulations.</i>
				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.08.060</b>	<b>Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015).</b>
			<i>Staff Comments</i>	<i>This standard will be met.</i>
				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.08.070</b>	<b>Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>N/A</i>
				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.08.080</b>	<b>Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>N/A, Cottage townhouse units are not proposed.</i>
				<i>Findings: Compliance. The Council found that this standard has or will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.11.010</b>	<b>Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of</b>

				<p>the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).</p>
			<p><i>Staff Comments</i></p>	<p>N/A  <i>Findings: Compliance. The Council found that this standard has or will be met.</i></p>

### CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following recommendations:

1. Adequate notice, pursuant to Title 16, Section 16.03.010, of the Hailey Municipal Code, was given for the public hearing.
2. Upon compliance with the conditions noted below, the Application substantially meets the standards of approval set forth in the Hailey Municipal Code.

### DECISION

The Preliminary Plat Application, submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision, is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet, is hereby approved, finding that the project meets the standards of approval set forth in the Hailey Municipal Code, and is subject to the following conditions:

#### General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) The townhome subdivision’s party wall agreement and documentation establishing a homeowner’s association shall be provided at time of Final Plat submittal.
- 5) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat.
- 6) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 7) Any Application Development Fees shall be paid prior to recordation Final Plat.

#### Streets and Right-of-Ways:

- 8) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to:
- i. Drywell and other construction details shall be provided for at final design.
  - ii. The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction.
  - iii. Appropriately-sized snow storage dimensions shall be noted on the plat prior to Final Plat approval.

**Water and Wastewater:**

- 9) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required.
- i. All manholes shall be relocated to be wholly in the road or public access easement, and not near and/or on the edits of the public right-of-ways.
  - ii. The sewer service line for sublots 5 and 6 shall shift closer to the middle of the subplot. At the connection of these sewer service lines to the existing mainline, a manhole shall be installed for access and cleaning purposes.
  - iii. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code.

**PASSED BY THE HAILEY CITY COUNCIL** and approved by the mayor this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Martha Burke, Mayor, City of Hailey

Attest:

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

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/27/2026 **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 13, 2026 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 13, 2026  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Sage Sauerbrey, and Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

**CALL TO ORDER:**

[5:30:16 PM](#) call to order

Moving Consent Agenda, go to presentation then public hearing.

**PROCLAMATIONS AND PRESENTATIONS:**

*PP 087 Presentation by Blaine County Commissioner Angenie McCleary and County Administrator Kirk Flanigan as to the upcoming ambulance levy (no documents)*

[5:31:13 PM](#) Angenie McCleary, Blaine County Commissioner speaks about the Blaine County Ambulance District levy on May election ballot. McCleary gives an overview and history of this district in place since the 1980's. funded 75% property taxes, 25% fees for service. Have been spending reserves, by 2028, won't have reserves to sustain current level of service. Nationwide, ambulance service want response times under 9 minutes ours are under 7 minutes. Operational impact, 2 year temporary levy would cover 3 years of funding for the ambulance district. Cost 6.72 per \$100,000, total \$17.75 per \$100,000 valuation.

**PUBLIC HEARINGS:**

*PH 088 Consideration of a Letter of Intent to Annex and Draft Annexation Application Review Agreement, submitted by the Wood River Land Trust and represented by Samantha Stahlnecker of Opal Engineering, an approximate fifteen (15) acre parcel (FR SW TL 7900 SEC 9 2N 18E) into city limit boundaries of the City of Hailey. The Hailey City Council will consider the submitted Letter of Intent to Annex, Exhibit, and Annexation Review Agreement, on April 13, 2026. **ACTION ITEM***

[5:38:47 PM](#) Sauerbrey will be recusing himself from this discussion, he moved away from the council table.

[5:39:24 PM](#) Davis gives an overview of annexation requests, federal, state and local code. An applicant notifies city of intent to annex with a letter mechanism designed to gather information. Currently, no application for annexation. Limited to general discussion of the annexation tonight. Property owners, border the city limits. Next steps, annexation application with all

studies necessary with these applications including property notices within 300 ft. First meeting with Planning and Zoning Commission. P&Z will eventually [5:47:21 PM](#) make a recommendation to the City Council. Then proper noticing will take place after that including on-site signage noticing. Eventually the City Council will decide whether to annex or deny application.

[5:49:53 PM](#) Simms, action tonight is limited to motion language in packet, land is contiguous, in impact area, and agree to terms of consideration, payment of staff time.

[5:50:52 PM](#) Horowitz, please give agenda of this discussion. Davis, 1-hour public comment.

Applicant team presents, [5:51:46 PM](#) Amy Trujillo with Wood River Land Trust, gives presentation on this property. Goal tonight, discuss letter of intent of annexation. Seeking comments from council tonight. Shows parcel in green, adjacent to China Gardens, across from Lions Park on other side of River. North end of the Greenway. Trujillo shows recently acquired properties within care of the Land Trust. Many years of discussions with the property owner, wanted to see this property development for community workforce housing, protect the majority of the parcel. Property owner wanted Land Trust to agree to develop housing on the disturbed area closest to Bullion and leave the southern part undisturbed. Trujillo, shows a Mallory photo of the Big Wood River, meandering. [6:00:26 PM](#) Public Outreach feedback, protect floodplain, detached homes, preferred homeownership. Only thing we have not been able to accommodate, remove street connecting to Walnut street has to remain. Propose General Residential in the blue area, back of parcel, 10 acres, zoned recreational greenbelt, to maintain the natural state. [6:03:35 PM](#) Process contemplating, large block plat subdivision, parcels A and B. A would be given to a non-profit, spoken with Weep Housing in Boise, Art Cochran is online for questions. 100% workforce housing, category L, no income caps, appreciation caps to keep them affordable in the future. [6:05:35 PM](#) Trujillo addresses the Petition in packet, agree with all concerns addressed in the packet, all are in the city's code and available to the community.

[6:06:59 PM](#) Sam Linnet speaks to council, represents Wood River Land Trust, has been involved in Environmental Law in the past. The Land Trust wants what is best for everyone. Want to transfer the property to the City of Hailey. This is intentional and a tough process. Linnet is hoping to learn about this process tonight. Want to make this the best plan. Annexation is a formal request to be a part of the city. [6:10:48 PM](#) we are in the pre-application part of this project. [6:12:42 PM](#) Today, we are here to approve the agreement that governs city staff time. Today is not the day to decide whether or not, to annex the property. Linnet reiterates the process, first application is reviewed with P&Z then City Council, both provide opportunities for public to comment.

[6:15:19 PM](#) Sam Stalhnecker, Civil Engineer working with Land Trust comments on the Comprehensive Plan. This project meets all these goals, she reads from the Comp. Plan. Have studied site specific studies, propose developing on only past disturbed property.

[6:20:45 PM](#) Mayor Burke, offers 1 hour of public comment. Asks to address council, not others in the room, 3 minutes, consideration, thoughtful comments, human decency. Name and address for the record.

[6:22:18 PM](#) Simms, pleas for denial are not acceptable tonight, not appropriate, save for a later meeting.

Public Comments:

[6:22:56 PM](#) Tim East, 300 w. croy, city has to have authority to do this, will happen. Haven't seen a map with what the corners are, must be defined framework, how evaluated?

[6:24:53 PM](#) Joel Loveday Hailey resident, agreement doesn't identify assurances. No survey boundary. No basis for this annexation. No baseline showing what area is buildable, no area showing sensitive area.

[6:27:37 PM](#) Jesse German, 120 little indio lane., LOI, could be an agreement, follows other steps, what are threshold requirements. Appreciate Linnet's comments and what/when information will be available. Would like to see specific process outlined.

[6:29:57 PM](#) Morgan Landers, 521 Willow Street, doing great job, plea that you continue this process. Our comp plan, have balancing of all values, are complicated. Encourage you to support this process.

[6:31:48 PM](#) Daniel Brown, property owner in China Gardens, personal interest. Encourage city to continue working with the Land Trust in this process, they are trusted in preserving sensitive lands. Efforts like this will provide critical support for living in our community.

[6:33:15 PM](#) Miles Sweek, what is the density without annexation. Is this the right place to develop by the river in the riparian even though we have a housing crisis? Implore Land Trust to more detailed in their plan.

[6:34:39 PM](#) Darlene Dyer, a teacher, we have an opportunity to protect landscapes for future generations. WRLT Letter of Intent conflicts with their purpose. Consider what would be lost before making a decision.

[6:36:48 PM](#) Al Stephenson, Board president, Wood River Hospice, thanks council, encourage you to move this process forward, Hospice employs 4 nurses, housing affordability is the reason they've had such turnover in their non-profit. Our employees don't typically qualify for ARCH housing, as they earn higher than limits.

[6:38:55 PM](#) Thomas Howland, in favor of moving forward with this process. Feels city needs to have input on what happens with this land. Clearly next to densely populated area.

[6:39:50 PM](#) Sage Sauerbrey, resident, read all comments, proud of all comments, detail oriented, best version.

[6:41:22 PM](#) Kris Wirth, Aspen Drive, his property borders the ditch, boundary of Hailey. The line of the property is not definitive, don't know if this process should move forward until know boundary is clarified.

Council deliberation. [6:45:02 PM](#) Mayor Burke opens, everything that has been asked for, land boundary,. Floodplain, wildlife. This is all required to be looked at during this process. Only way to answer those questions, is to move forward with this LOI. Is \$10,000 enough? Concerned, if we don't explore this, we won't have these answers.

[6:46:49 PM](#) Stone, why is road required? Davis, it is a requirement in our code. If you look at this, would consider this in the process. Horowitz, staff would ask for road. What is the disturbed area? Amy Trujillo, responds, the old sawmill buildings that were there. Density if developed in County? Stahlnecker, .4 and R5, 3 lots /8 residential units, could be more through subjective County Commissioner process. Stone, would we need to change comp plan? Davis, responds, don't need to update map at this time.

[6:52:27 PM](#) Martinez asks, what is the process like to just preserve the property? Davis, asks WRLT to respond. Stahlnecker responds, gift agreement, preserve 2/3s of the property. If this is not annexed, develop through property, property development rights would be pursued. Rely on profession studies to help determine what needs to be protected. Would like to move towards conservation. Burke, we have strict legal procedures to follow. We choose the professionals to do the analysis. The reason to do this step 1, is to understand what to do with this property, which includes protecting the river.

[6:58:53 PM](#) Thea, this is private land, love to protect land in this county. Has a question, could we do a TDR? Sam Linnet responds, cannot get an answer unless we start the process. Responds to Martinez's comments, this is not a decision on annexation, very early in this process. If any questions about code, if you google search, you can review the annexation application and its requirements. None of that applies until an application is submitted.

[7:02:45 PM](#) Simms, the choice of moving forward is by the applicant.

Thea would like to move through this process, would like river/wildlife protection and also has huge interest in building community housing.

[7:05:42 PM](#) Martinez, feels suffocated with the process.

[7:07:08 PM](#) Stone, the reason there is confusion, not a lot of public process. Encourage more public outreach before an application. Thea, is this contiguous property? Horowitz, yes it is, not sure how it could be otherwise.

More discussion of whether or not to move forward with this LOI. [7:11:20 PM](#)

[7:11:30 PM](#) Simms,. Proposed resolution to move forward or not by adopting it. \$10,000 is reimbursement of staff time not the cost of the studies.

Thea sees value in going through the process. Burke you need to ask for information in order to get the answers. [7:14:50 PM](#) Burke wants a voice in what is done to this property.

[7:16:23 PM](#) more discussion generally about this LOI. Wants to make an informed decision.

[7:20:45 PM](#) more discussion, Mayor Burke gives an overview of the process generally. Thea, if we say no, don't know what would happen with this private property.

Burke asks for a motion.

[7:26:33 PM](#) **Thea moves to approve Resolution 2026-30, annexation letter of intent, submitted by Wood River Land Trust, 15-acre parcel, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, no. Sauerbrey, abstained from discussion and motion.**

Public departs meeting room.

*PH 089 Consideration of a Preliminary Plat Application submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet. This project is located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farms Subdivision) and is within the General Residential (GR) Zoning District. ACTION ITEM*

[7:32:19 PM](#) Mayor Burke continues with Quigley public hearing.

[7:33:32 PM](#) Robyn Davis introduces this item, proposing 9 sublots, applicant is here for questions.

[7:34:22 PM](#) Dave Hennessy, working with St. Luke' Foundation for developing these lots. Megan Tanous is here representing St. Luke's Foundation.

Public comments: [7:35:43 PM](#) no comments.

Council discussion.

[7:36:05 PM](#) Martinez appreciates diversity he has brought to his development.

Thea, St. Luke's will develop and own, lease and owner possibility. Anyone will be able to apply responds Megan Tanous.

[7:37:16 PM](#) **Martinez moves to approve preliminary plat subdivision, with conditions 1-9, Thea seconds. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.**

Mayor next Consent Agenda.

Mayor asks for Public comments for items non on the agenda. There are none.

### **CONSENT AGENDA:**

- [CA 071](#) Motion to ratify the Mayor’s signature on a letter of support for the Hailey Fire Department EMSAVE Grant Application. **ACTION ITEM** .....
- [CA 072](#) Motion to adopt Resolution 2026-022, authorizing the Mayor’s signature on a \$5,000 grant subaward agreement with Frontier Community Resources for the SMILES Grant Program **ACTION ITEM**.....
- [CA 073](#) Motion to approve the Mayor’s signature on a Drinking Water Planning Grant and Wastewater Planning Grant Deadline Amendment. **ACTION ITEM** .....
- [CA 074](#) Motion to adopt Resolution 2026-023, ratifying the Mayor’s signature on an agreement with Utility Service Co., in the amount of \$14,250.00, to inspect and clean the Quigley potable water storage tank. **ACTION ITEM** .....
- [CA 075](#) Motion to accept bid from American Vac Services in the amount of \$474,958.50, for the Site and Civil component of the Bullion Pathway Project, and motion to adopt Resolution 2026-024, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM** .....
- ~~[CA 076](#) Motion to accept bid from Clearwater Landscaping in the amount of \$138,881.01, for the Landscape Planting and Irrigation component of the Bullion Pathway Project, and motion to adopt Resolution 2026-025, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM**..~~
- ~~[CA 077](#) Motion to accept bid from Clearwater Landscaping in the amount of \$213,907.98, for the Landscape Pavers component of the Bullion Pathway Project, and motion to adopt Resolution 2026-026, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM** .....~~
- ~~[CA 078](#) Motion to approve Resolution 2026-027, authorizing the Mayor’s signature and approval of an agreement with Clearwater Landscaping, for maintenance services on Main Street and the Fox Acres Roundabout. **ACTION ITEM** .....~~
- ~~[CA 079](#) Motion to adopt Resolution 2026-028, authorizing the Mayor to sign the Adopt A Park Agreements with Clearwater Landscaping, G&G Landscaping, Sun Valley Services, ArborCare Experts LLC, Webb Landscaping, and Turf and Tree for maintenance of adopted Parks during the 2026 park season **ACTION ITEM** .....~~
- [CA 080](#) Motion to approve Resolution 2026-029, authorizing the Mayor’s signature on agreement with Lantis Fireworks for the Hailey 4<sup>th</sup> of July Fireworks show for \$20,000. **ACTION ITEM**.....
- [CA 081](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application by 1611 Aviation, LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning, with a proposal to subdivide Lot 3B, Block 4 of Airport West Subdivision #2 into twelve (12) commercial condominium sublots, including one (1) mixed-use condominium subplot with an accessory dwelling unit (ADU). This project, to be known as Della Mountain Suites, is located within the Service Commercial Industrial-Industrial (SCI-I) Zoning District. **ACTION ITEM** .....
- [CA 082](#) Motion to approve minutes of March 23, 2026, and to suspend reading of them **ACTION ITEM** .....
- [CA 083](#) Motion to ratify claims for expenses incurred paid in March, 2026 **ACTION ITEM**.....
- [CA 084](#) Motion to approve claims for expenses incurred during the month of March 2026, and claims for expenses due by contract in April, 2026 **ACTION ITEM** .....
- [CA 085](#) Motion to approve unaudited Treasurer’s report for the month of March 2026 **ACTION ITEM**.....

Sauerbrey CA 76, CA 77 and CA 78 and CA 79

**7:39:35 PM Stone moves to approve other items not pulled, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Sauerbrey, yes.**

**7:41:18 PM** Stone, will Clearwater be able to do all of this in time? Yeager, can’t make any guarantees. Have as good as chance as any. Main street work they have been doing for sometime. They were the only bidder for the irrigation on Bullion, they are enthusiastic.

[7:42:47 PM](#) Thea, question on Adopt a park, some don't have prices on all contracts. Is that okay? Yeager, explains, this program is donated time by company. We don't have the obligation to hire for paid work. Yeager explains, in detail.

[7:45:07 PM](#) Stone moves to approve all consent items pulled, Thea seconds. Motion passed with roll call vote; Martinez, yes. Sauerbrey, yes. Stone, yes. Thea, yes.

**PROCLAMATIONS AND PRESENTATIONS:**

PP 087 *Presentation by Blaine County Commissioner Angenie McCleary and County Administrator Kirk Flanigan as to the upcoming ambulance levy documents* (no)

Postpone state of the city [7:45:53 PM](#)

**OLD BUSINESS:**

OB 091 *3rd Reading of Ordinance No. 1359 approving PUD Application for Hailey Ice, Inc. ACTION ITEM*

[7:46:30 PM](#) Thea moves to approve ord. no. 1359 read by title only, seconded by Martinez. Motion passed with roll call vote; Stone, yes. Sauerbrey, abstain. Thea, yes. Martinez, yes.

[7:47:25 PM](#) Mayor Burke conducts the 3<sup>rd</sup> Reading of Ordinance No. 1359, by title only.

OB 092 *Waive 2nd Reading and conduct 3rd Reading of Ordinance No. 1360 approving amendments to Title 17: Cottage and Townhouses ACTION ITEM*

[7:48:12 PM](#) Thea moves to approve Ordinance No. 1360, waive 2<sup>nd</sup> Reading conduct 3<sup>rd</sup> Reading by title only approve summary, seconded by Martinez. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.

[7:49:26 PM](#) Mayor Burke conducts the 3<sup>rd</sup> Reading of Ordinance No. 1360, by title only.

**PUBLIC HEARINGS continued:**

PH 090 *Consideration of program parameters for the No Snow Summer Water Conservation program*

[7:50:32 PM](#) No snow water discussion. Yeager opens with this item. Surcharge fee to fund a water conservation program. To generate funding for the plan. Have notice requirements, first May meeting is earliest we can begin this program. Trying to get your feel for the structure of the program.

Thea likes the diversity of it, thinks that is good to have options. Stone, feels the 3<sup>rd</sup> option is not cost effective to offer. Likes the other 2. Yeager, capped at \$150. Stone, okay with that then.

When we broadcast this to the public, want to tell what the city is doing to help in this conservation.

Thea, we are not saying that we are running out of water, but this is for another reason, conservation. [7:58:29 PM](#)

Sauerbrey likes the numbers/percentages provided by Yeager. Timeframe.

[8:04:38 PM](#) more discussion, Martinez likes the 29%. Yeager responds.

### **STAFF REPORTS:**

[8:07:42 PM](#) Uhrig family wants Rodeo Grounds named after Ted Uhrig. Ed Uhrig would pay for the sign.

[8:09:24 PM](#) Thea, RRFBs, Yeager, ordered but haven't arrived. Will put them out when they arrive.

[8:10:37 PM](#) Horowitz, goal setting 4 pm in 2 weeks, then come to the meeting at city hall.

[8:11:04 PM](#) **Thea moves to adjourn, Sauerbrey seconds, motion passed.**

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE 04/27/2026      DEPARTMENT:** Finance & Records      **DEPT. HEAD SIGNATURE:** MHC

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**SUBJECT**

Council Approval of Claims costs incurred during the month of March 2026 that are set to be paid by contract for April 2026.

**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 the following check types:

Manual, Payroll, Supplemental, Termination, Transmittal

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
04/16/2026	CDPT	04/21/2026	61066	AFLAC	1	-183.50
04/16/2026	CDPT	04/21/2026	61067	DELTA DENTAL PLAN OF I	2	-4,254.25
04/16/2026	CDPT	04/21/2026	61069	NCPERS GROUP LIFE INS	6	-152.00
04/16/2026	CDPT	04/21/2026	42399	MOUNTAIN WEST BANK	8	-43,786.46
04/16/2026	CDPT	04/21/2026	42402	IDAHO STATE TAX COMMI	9	-5,712.00
04/16/2026	CDPT	04/21/2026	42398	A.W. REHN & ASSOCIATE	21	-1,520.22
04/16/2026	CDPT	04/21/2026	61071	VSP	26	-713.34
04/16/2026	CDPT	04/21/2026	42400	Nationwide 457/Roth	34	-4,034.66
04/16/2026	CDPT	04/21/2026	61070	REGENCE BLUE SHIELD	3	-67,567.11
04/16/2026	CDPT	04/21/2026	42401	PERSI	7	-52,123.61
04/16/2026	PC	04/23/2026	42326	BAILES, RUTH ELIZABETH	8059	-10.88
04/16/2026	PC	04/23/2026	42327	CARRILLO-SALAS, DALIA	8209	-1,715.22
04/16/2026	PC	04/23/2026	42328	CONE, MARY M HILL	8009	-1,923.19
04/16/2026	PC	04/23/2026	42329	HOROWITZ, LISA	8049	-2,942.25
04/16/2026	PC	04/23/2026	42330	POMERLEAU, JENNIFER	8207	-1,642.33
04/16/2026	PC	04/23/2026	42331	TRAN, TUYEN	8205	-1,290.19
04/16/2026	PC	04/23/2026	42332	DAVIS, ROBYN K	8060	-2,540.79
04/16/2026	PC	04/23/2026	42333	DYER, ASHLEY MAUREEN	8401	-1,955.25
04/16/2026	PC	04/23/2026	42334	RODRIGUE, EMILY THERE	8115	-1,873.37
04/16/2026	PC	04/23/2026	42335	WARD, YADIRA	8405	-1,422.32
04/16/2026	PC	04/23/2026	42336	BALEDGE, MICHAEL S	9054	-2,670.03
04/16/2026	PC	04/23/2026	42337	CHASE, AMANDA LUISE	9036	-1,486.26
04/16/2026	PC	04/23/2026	42338	DYM, JACOB W	9204	-258.58
04/16/2026	PC	04/23/2026	42339	GRANT, DARYL ERNEST	9068	-1,598.95
04/16/2026	PC	04/23/2026	42340	HAIRSTON, KEITH GUY	8186	-1,805.06
04/16/2026	PC	04/23/2026	42341	HOOVER, JAMES THOMA	9047	-2,824.91
04/16/2026	PC	04/23/2026	42342	MAYNE, EARL JAMES	9124	-335.00
04/16/2026	PC	04/23/2026	42343	MURPHY, JOSHUA Z	9011	-184.70
04/16/2026	PC	04/23/2026	42344	PRUETT, MATHEW DEAN	9040	-533.32
04/16/2026	PC	04/23/2026	42345	REED, ZACHARY DARRYL	9020	-219.79
04/16/2026	PC	04/23/2026	42346	YEAGER, KAITLYN R	9117	-577.65
04/16/2026	PC	04/23/2026	42347	CROTTY, JOSHUA M	8283	-1,553.74
04/16/2026	PC	04/23/2026	42348	DABNEY, LEE A DONAHUE	1008078	-1,654.23
04/16/2026	PC	04/23/2026	42349	DREWIEN, LYNETTE M	1008271	-1,915.56
04/16/2026	PC	04/23/2026	42350	FOUDY, GRACE ANNA	8128	-90.04
04/16/2026	PC	04/23/2026	42351	HARDING, CHARLOTTE E	8293	-724.05
04/16/2026	PC	04/23/2026	42352	JENSEN, CASSIDY RAE	8129	-1,250.68
04/16/2026	PC	04/23/2026	42353	MAXWELL, LAHELA HINAN	8124	-1,450.29
04/16/2026	PC	04/23/2026	42354	PRIMROSE, LAURA A	8102	-1,258.96
04/16/2026	PC	04/23/2026	42355	RODGERS, AMBER TELLE	8297	-223.03
04/16/2026	PC	04/23/2026	42356	SUWANRIT, AMANDA CHRI	1008059	-1,631.34
04/16/2026	PC	04/23/2026	42357	BAIN, AMY SUE	8554	-1,591.53
04/16/2026	PC	04/23/2026	42358	SAVAGE, JAMES L	8204	-1,829.71
04/16/2026	PC	04/23/2026	42359	ZAVALA MONCADA, FIDEL	8232	-1,677.63
04/16/2026	PC	04/23/2026	42360	AGUAYO, KENNETH	8220	-1,624.53
04/16/2026	PC	04/23/2026	42361	ALLEN, THOMAS HAROLD	8219	-3,149.45
04/16/2026	PC	04/23/2026	42362	CERVANTES, GUSTAVO A	8215	-2,481.10
04/16/2026	PC	04/23/2026	42363	COX, CHARLES F	8161	-3,029.86
04/16/2026	PC	04/23/2026	42364	CRAMER, ADISON AL	8217	-2,104.80
04/16/2026	PC	04/23/2026	42365	CROXFORD, ZACHARY DA	8218	-2,320.50
04/16/2026	PC	04/23/2026	42366	ENGLAND, STEVE J	8143	-3,518.37
04/16/2026	PC	04/23/2026	42367	GONZALEZ, ADRIAN MAN	8170	-1,993.54
04/16/2026	PC	04/23/2026	42368	HAMMOND, EMMA GRACE	8222	-1,959.44



Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Transmittal

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>176 ALLINGTON, RICK</b>											
226	1	Misdemeanor Services	Invoice	05/01/2026	05/01/2026	4,434.00	4,434.00	100-25-41313		526	1
Total 176 ALLINGTON, RICK:						4,434.00	4,434.00				
<b>1913 AMAZON CAPITAL SERVICES</b>											
11HC-L	1	soccer net	Invoice	04/14/2026	04/27/2026	366.30	366.30	100-50-41405		426	1
13VT-N	1	CHARGING STATION	Invoice	04/13/2026	04/27/2026	30.59	30.59	200-60-41211		426	1
14GL-Y	1	CABLES	Invoice	04/09/2026	04/27/2026	19.90	19.90	200-60-41211		426	1
14K4-G	1	FIRE HYDRANT WRENCH	Invoice	04/07/2026	04/27/2026	109.64	109.64	200-60-41405		426	1
14K4-G	2	TV WALL MOUNTS	Invoice	04/07/2026	04/27/2026	93.63	93.63	200-60-41547		426	1
1KN3-Y	1	CABLES	Invoice	04/06/2026	04/27/2026	16.95	16.95	200-60-41211		426	1
1KN3-Y	2	SWIFFER MOP	Invoice	04/06/2026	04/27/2026	23.98	23.98	200-60-41547		426	1
1KN3-Y	3	PAPER TOWELS	Invoice	04/06/2026	04/27/2026	39.84	39.84	200-60-41547		426	1
1KN3-Y	4	VACUUM	Invoice	04/06/2026	04/27/2026	67.99	67.99	200-60-41547		426	1
1LMC-	1	ETHERNET CABLES	Invoice	04/07/2026	04/27/2026	79.49	79.49	200-60-41547		426	1
1NT1-R	1	CH CLEANING SUPPLIES	Invoice	04/20/2026	04/27/2026	34.44	34.44	100-42-41413		426	1
1NT1-R	2	CH CLEANING SUPPLIES	Invoice	04/20/2026	04/27/2026	34.44	34.44	200-42-41413		426	1
1NT1-R	3	CH CLEANING SUPPLIES	Invoice	04/20/2026	04/27/2026	34.44	34.44	210-42-41413		426	1
1P4J-P	1	bungee cords for nets	Invoice	04/13/2026	04/27/2026	97.58	97.58	100-50-41405		426	1
1XXL-H	1	Tcw shade	Invoice	04/14/2026	04/27/2026	44.54	44.54	100-50-41718		426	1
1XXL-H	2	climbing rocks	Invoice	04/14/2026	04/27/2026	69.99	69.99	100-50-41405		426	1
1XXL-H	3	Turnbuckle tcw	Invoice	04/14/2026	04/27/2026	9.79	9.79	100-50-41718		426	1
Total 1913 AMAZON CAPITAL SERVICES:						1,173.53	1,173.53				
<b>5727 AMERICAN VAC SERVICES LLC</b>											
26.319	1	LIONS - BULLION PROM. WATER IMPROVEMENT	Invoice	04/12/2026	04/27/2026	3,522.50	3,522.50	100-50-41403		426	1
Total 5727 AMERICAN VAC SERVICES LLC:						3,522.50	3,522.50				
<b>3251 ANDRES LANDSCAPE</b>											
33393	1	5 PALLETS PAVERS	Invoice	11/11/2025	04/27/2026	1,700.00	1,700.00	100-40-41403	18.40.0001.1	426	1
Total 3251 ANDRES LANDSCAPE:						1,700.00	1,700.00				
<b>375 ATKINSON'S MARKET</b>											
028956	1	Food	Invoice	04/20/2026	04/27/2026	30.95	30.95	100-20-41215		426	1
049188	1	ASPRIN 049000239746	Invoice	04/02/2026	04/27/2026	13.26	13.26	100-55-41219		426	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
049216	1	Sustainability mtg. 4/14/26	Invoice	04/14/2026	04/27/2026	80.05	80.05	100-20-41215		426	1
089759	1	SUPPLIES #0020808975921	Invoice	04/15/2026	04/27/2026	5.99	5.99	100-55-41215		426	1
Total 375 ATKINSON'S MARKET:						130.25	130.25				
<b>6638 BAIN, AMY</b>											
03689	1	hdmi cord, basket - tcw	Invoice	04/09/2026	04/27/2026	25.15	25.15	100-50-41718		426	1
Total 6638 BAIN, AMY:						25.15	25.15				
<b>1521 BLAINE COUNTY SCHOOL DISTRICT</b>											
04/09/2	1	Refund high water usage at 920 2nd Ave N	Invoice	04/09/2026	04/27/2026	17,400.00	17,400.00	100-00-15110		426	1
Total 1521 BLAINE COUNTY SCHOOL DISTRICT:						17,400.00	17,400.00				
<b>3307 BOISE SPRING WORKS, INC.</b>											
24020	1	E514 REPAIR #24020	Invoice	04/16/2026	04/27/2026	2,000.56	2,000.56	100-55-41415		426	1
Total 3307 BOISE SPRING WORKS, INC.:						2,000.56	2,000.56				
<b>6051 CENTURY LINK</b>											
780293	1	9814 260B long distance	Invoice	04/01/2026	04/27/2026	1.93	1.93	100-15-41713		426	1
780293	2	9814 260B long distance	Invoice	04/01/2026	04/27/2026	1.93	1.93	200-15-41713		426	1
780293	3	9814 260B long distance	Invoice	04/01/2026	04/27/2026	1.93	1.93	210-15-41713		426	1
780293	4	9814 260B long distance	Invoice	04/01/2026	04/27/2026	1.93	1.93	100-25-41713		426	1
780293	5	9814 260B long distance	Invoice	04/01/2026	04/27/2026	1.93	1.93	100-20-41713		426	1
780293	6	9814 260B long distance- 33.33%	Invoice	04/01/2026	04/27/2026	.64	.64	100-42-41713		426	1
780293	7	9814 260B long distance- 33.33%	Invoice	04/01/2026	04/27/2026	.64	.64	200-42-41713		426	1
780293	8	9814 260B long distance- 33.33%	Invoice	04/01/2026	04/27/2026	.64	.64	210-42-41713		426	1
780293	9	2211 125B LONG DIST- Water Dept	Invoice	04/01/2026	04/27/2026	.96	.96	200-60-41713		426	1
780293	10	2211 125B LONG DIST- TREATMENT PLANT	Invoice	04/01/2026	04/27/2026	.96	.96	210-70-41713		426	1
780293	11	3147 220B LONG DIST: FIRE DEPT	Invoice	04/01/2026	04/27/2026	1.93	1.93	100-55-41713		426	1
780293	12	5965-737B LONG DIST- STREET SHOP	Invoice	04/01/2026	04/27/2026	1.91	1.91	100-40-41713		426	1
Total 6051 CENTURY LINK:						17.33	17.33				
<b>2243 CHEMDRY OF SOUTHERN IDAHO</b>											
18386	1	-library offices Inv 18386	Invoice	02/21/2026	04/27/2026	145.00	145.00	100-45-41413		426	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 2243 CHEMDRY OF SOUTHERN IDAHO:						145.00	145.00				
<b>5702 CINTAS</b>											
426154	1	UNIFORM SERVICES STS	Invoice	03/04/2026	04/27/2026	479.81	479.81	100-40-41703		426	1
426232	1	UNIFORM SERVICES STS	Invoice	03/11/2026	04/27/2026	118.15	118.15	100-40-41703		426	1
426318	1	UNIFORM SERVICES STS	Invoice	03/18/2026	04/27/2026	127.51	127.51	100-40-41703		426	1
426456	1	UNIFORM SERVICES STS	Invoice	04/01/2026	04/27/2026	118.15	118.15	100-40-41703		426	1
426536	1	UNIFORM SERVICES STS	Invoice	04/08/2026	04/27/2026	118.15	118.15	100-40-41703		426	1
426608	1	UNIFORM SERVICES STS	Invoice	04/15/2026	04/27/2026	118.15	118.15	100-40-41703		426	1
Total 5702 CINTAS:						1,079.92	1,079.92				
<b>4551 CIVIL SCIENCE, INC.</b>											
20516	1	BULLION PATHWAY SURVEY STAKING	Invoice	04/02/2026	04/07/2026	1,894.70	1,894.70	120-50-41539	24.40.0002.1	426	1
Total 4551 CIVIL SCIENCE, INC.:						1,894.70	1,894.70				
<b>3622 CLEAR SOLUTIONS ENGINEERING</b>											
530	1	SUNBEAM WELL - PREP WELL COMPLETION REP	Invoice	04/01/2026	04/27/2026	7,187.50	7,187.50	200-60-41313	21.60.0003.1	426	1
531	1	WATER SYSTEMS FPS- MTGS, PRESSURE EVAL,	Invoice	04/01/2026	04/27/2026	6,095.00	6,095.00	200-60-41313	23.60.0001.1	426	1
Total 3622 CLEAR SOLUTIONS ENGINEERING:						13,282.50	13,282.50				
<b>7000 CLEARWATER LANDSCAPING</b>											
12323	1	spring cleanup skatepark	Invoice	04/07/2026	04/27/2026	543.38	543.38	100-50-41325		426	1
Total 7000 CLEARWATER LANDSCAPING:						543.38	543.38				
<b>5961 CLEARWATER POWER EQUIPMENT LLC</b>											
92229	1	STARTER RECOIL GX160	Invoice	04/08/2026	04/27/2026	115.69	115.69	100-40-41405		426	1
Total 5961 CLEARWATER POWER EQUIPMENT LLC:						115.69	115.69				
<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-				

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>1537 COMMERCIAL TIRE</b>											
09-167	1	AIR CHECK 8 LOADERS, 3 SERVICE	Invoice	03/10/2026	04/13/2026	114.00	114.00	100-40-41405		426	1
09-167	1	AIR CHECK 8 LOADERS, 3 SERVICE CR	Invoice	03/11/2026	04/13/2026	114.00-	114.00-	100-40-41405		426	1
Total 1537 COMMERCIAL TIRE:						.00	.00				
<b>337 COPY &amp; PRINT LLC</b>											
9613	1	WORKSHOP POSTERS - SUSTAINABILITY ACTIO	Invoice	04/14/2026	04/27/2026	36.63	36.63	100-42-41215	22.42.0001.1	426	1
9613	2	WORKSHOP POSTERS - SUSTAINABILITY ACTIO	Invoice	04/14/2026	04/27/2026	36.63	36.63	200-42-41215	22.42.0001.1	426	1
9613	3	WORKSHOP POSTERS - SUSTAINABILITY ACTIO	Invoice	04/14/2026	04/27/2026	36.63	36.63	210-42-41215	22.42.0001.1	426	1
Total 337 COPY & PRINT LLC:						109.89	109.89				
<b>2808 CORE &amp; MAIN LP</b>											
V00003	1	NEPTUNE ANNUAL SUBSCRIPTION	Invoice	04/08/2026	04/27/2026	7,940.40	7,940.40	200-60-41311		426	1
Total 2808 CORE & MAIN LP:						7,940.40	7,940.40				
<b>972 COX COMMUNICATIONS</b>											
04/01/2	1	027815002 Library	Invoice	04/01/2026	04/27/2026	173.99	173.99	100-45-41713		426	1
04/01/2	2	027815002 Library e-rate	Invoice	04/01/2026	04/27/2026	104.39-	104.39-	100-45-41713		426	1
04/01/2	3	0205236602 STREET	Invoice	04/01/2026	04/27/2026	219.74	219.74	100-40-41713		426	1
04/01/2	4	039605901 HPD	Invoice	04/01/2026	04/27/2026	222.99	222.99	100-25-41713		426	1
Total 972 COX COMMUNICATIONS:						512.33	512.33				
<b>663 D&amp;B SUPPLY</b>											
9580	1	WORKWEAR	Invoice	03/17/2026	04/27/2026	175.49	175.49	100-40-41703		426	1
Total 663 D&B SUPPLY:						175.49	175.49				
<b>1062 DELL MARKETING L.P.</b>											
108709	1	Dell Micro Computer, X2 Large Monitors	Invoice	04/15/2026	04/27/2026	1,854.27	1,854.27	200-60-41533		426	1
Total 1062 DELL MARKETING L.P.:						1,854.27	1,854.27				
<b>781 DIGLINE</b>											
007939	1	DIG LINE FEES W.	Invoice	03/31/2026	04/27/2026	65.34	65.34	200-60-41325		426	1
007939	2	DIG LINE FEES WW.	Invoice	03/31/2026	04/27/2026	65.31	65.31	210-70-41325		426	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 781 DIGLINE:						130.65	130.65				
<b>4007 DOPL</b>											
04/15/2	1	PERMIT PR APP	Invoice	04/15/2026	04/27/2026	19,913.76	19,913.76	100-20-41315		426	1
04/17/2	1	PERMIT PR APP	Invoice	04/17/2026	04/27/2026	7,203.68	7,203.68	100-20-41315		426	1
04/21/2	1	PERMIT PR APP	Invoice	04/21/2026	04/27/2026	302.73	302.73	100-20-41315		426	1
Total 4007 DOPL:						27,420.17	27,420.17				
<b>8583 D-SWANER WELDING, INC</b>											
23842	1	SNOW PLOW CNC PLATES	Invoice	04/09/2026	04/27/2026	1,680.34	1,680.34	100-40-41771		426	1
23856	1	ROTARY BLOWER CNC PLATES #4105	Invoice	04/14/2026	04/27/2026	4,296.44	4,296.44	100-40-41405		426	1
23867	1	PLOW #2 WRAP PLOW FACE CNC 1/8" PLATE	Invoice	04/17/2026	04/27/2026	908.00	908.00	100-40-41405		426	1
Total 8583 D-SWANER WELDING, INC:						6,884.78	6,884.78				
<b>5021 EC ELECTRIC</b>											
3478	1	ST LIGHT INSTALL, WIRING N MAIN & GALENA	Invoice	01/28/2026	04/27/2026	1,255.87	1,255.87	100-40-41715		426	1
3497	1	TREE LIGHT PLUGS MULT BLCKS	Invoice	01/28/2026	04/27/2026	3,061.80	3,061.80	100-40-41402		426	1
Total 5021 EC ELECTRIC:						4,317.67	4,317.67				
<b>4895 ELECTRICAL WHOLESALE</b>											
S61716	1	LIGHT BULBS #S6171672.001	Invoice	04/07/2026	04/27/2026	16.56	16.56	100-55-41215		426	1
Total 4895 ELECTRICAL WHOLESALE:						16.56	16.56				
<b>3046 ENGINEERED STRUCTURES, INC</b>											
Q129-7	1	HEADWORKS CONSTR. PROJ. PAY REQ#7	Invoice	03/25/2026	04/27/2026	88,689.91	88,689.91	235-78-41549	24.70.0001.1	426	1
Total 3046 ENGINEERED STRUCTURES, INC:						88,689.91	88,689.91				
<b>1584 FIRST BANKCARD - BALEDGE</b>											
111-402	1	Plate Picture Frame Name Label	Invoice	03/03/2026	04/27/2026	12.68	12.68	100-55-41215		426	1
30161	1	BLUE CARD- YEAGER	Invoice	03/20/2026	04/27/2026	385.00	385.00	100-55-41723		426	1
593932	1	HOOVER HOTEL IDAHO FIRE CHIEFS	Invoice	03/20/2026	04/27/2026	216.37	216.37	100-55-41724		426	1
940410	1	FEDEX- RADIO	Invoice	03/24/2026	04/27/2026	39.95	39.95	100-55-41417		426	1
940410	1	FEDEX- RADIO REPAIR	Invoice	03/27/2026	04/27/2026	30.99	30.99	100-55-41417		426	1
ST ALS	1	ST ALS EMS CEU- HAIRSTON	Invoice	03/11/2026	04/27/2026	100.00	100.00	100-55-41723		426	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
ST ALS	1	ST ALS EMS CEU- MURPHY	Invoice	03/11/2026	04/27/2026	100.00	100.00	100-55-41723		426	1
Total 1584 FIRST BANKCARD - BALEDGE:						884.99	884.99				
<b>5457 FIRST BANKCARD - BALIS</b>											
DOPL 0	1	LICENSE FEES	Invoice	03/12/2026	04/27/2026	25.00	25.00	200-60-41723		426	1
INV-DF	1	STARLINK MONTHLY FEES	Invoice	03/07/2026	04/27/2026	50.00	50.00	200-60-41405		426	1
MQ1W	1	APPLE CLOUD STORAGE - 02/2026	Invoice	02/27/2026	04/27/2026	.99	.99	200-60-41325		426	1
MQ1W	1	APPLE CLOUD STORAGE - 03/2026	Invoice	03/27/2026	04/27/2026	.99	.99	200-60-41325		426	1
Total 5457 FIRST BANKCARD - BALIS:						76.98	76.98				
<b>5372 FIRST BANKCARD - CONE</b>											
ADOBE	1	Adobe - March 2026	Invoice	03/01/2026	04/27/2026	4.33	4.33	100-15-41711		426	1
ADOBE	2	Adobe - March 2026	Invoice	03/01/2026	04/27/2026	4.33	4.33	200-15-41711		426	1
ADOBE	3	Adobe - March 2026	Invoice	03/01/2026	04/27/2026	4.33	4.33	210-15-41711		426	1
G1476	1	G147677293 Microsoft Licenses	Invoice	03/19/2026	04/27/2026	8.40	8.40	100-15-41215		426	1
G1476	2	G147677293 Microsoft Licenses	Invoice	03/19/2026	04/27/2026	8.40	8.40	200-15-41215		426	1
G1476	3	G147677293 Microsoft Licenses	Invoice	03/19/2026	04/27/2026	8.40	8.40	210-15-41215		426	1
HD047	1	InDesign for E.Williams	Invoice	03/25/2026	04/27/2026	25.33	25.33	100-42-41711		426	1
HD047	2	InDesign for E.Williams	Invoice	03/25/2026	04/27/2026	25.33	25.33	200-42-41711		426	1
HD047	3	InDesign for E.Williams	Invoice	03/25/2026	04/27/2026	25.32	25.32	210-42-41711		426	1
INV-15	1	WASABI CLOUD STORAGE - March 2026	Invoice	03/17/2026	04/27/2026	7.08	7.08	100-15-41711		426	1
INV-15	2	WASABI CLOUD STORAGE - March 2026	Invoice	03/17/2026	04/27/2026	7.08	7.08	200-15-41711		426	1
INV-15	3	WASABI CLOUD STORAGE - March 2026	Invoice	03/17/2026	04/27/2026	7.08	7.08	210-15-41711		426	1
INV-DF	1	STARLINK MONTHLY SUBS 03/24/26-04/23/26	Invoice	03/23/2026	04/27/2026	43.33	43.33	100-15-41215		426	1
INV-DF	2	STARLINK MONTHLY SUBS 03/24/26-04/23/26	Invoice	03/23/2026	04/27/2026	43.33	43.33	200-15-41215		426	1
INV-DF	3	STARLINK MONTHLY SUBS 03/24/26-04/23/26	Invoice	03/23/2026	04/27/2026	43.34	43.34	210-15-41215		426	1
UI -03/1	1	Ubiquiti cloud	Invoice	03/18/2026	04/27/2026	1,260.86	1,260.86	100-15-41515		426	1
UI -03/1	2	Ubiquiti cloud	Invoice	03/18/2026	04/27/2026	1,260.86	1,260.86	200-15-41515		426	1
UI -03/1	3	Ubiquiti cloud	Invoice	03/18/2026	04/27/2026	1,260.87	1,260.87	210-15-41515		426	1
Total 5372 FIRST BANKCARD - CONE:						4,048.00	4,048.00				
<b>5618 FIRST BANKCARD - DAVIS (9902)</b>											
1019	1	Minuteman International Printing 03/02/2026	Invoice	03/02/2026	04/27/2026	5.00	5.00	100-20-41215		426	1
Total 5618 FIRST BANKCARD - DAVIS (9902):						5.00	5.00				

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>5429 FIRST BANKCARD - DREWIEN</b>											
300902	1	cleaning supplies - Lowes	Invoice	03/24/2026	04/27/2026	29.80	29.80	100-45-41215		426	1
882637	1	Adult Program - nature journaling	Invoice	03/14/2026	04/27/2026	126.66	126.66	100-45-41326		426	1
Total 5429 FIRST BANKCARD - DREWIEN:						156.46	156.46				
<b>5417 FIRST BANKCARD - ELLSWORTH</b>											
11202	1	WEF COURSE WWT M.R., N.W. WW	Invoice	03/25/2026	04/27/2026	278.00	278.00	210-70-41723		426	1
DOPL 0	1	LICENSE RENEWAL J.S. WW	Invoice	03/18/2026	04/27/2026	120.00	120.00	210-70-41711		426	1
DOPL 0	1	LICENSE RENEWAL B.E. WW	Invoice	03/16/2026	04/27/2026	150.00	150.00	210-70-41711		426	1
DOPL 0	1	LICENSE RENEWAL D.S. WW	Invoice	03/23/2026	04/27/2026	30.00	30.00	210-70-41711		426	1
Total 5417 FIRST BANKCARD - ELLSWORTH:						578.00	578.00				
<b>5789 FIRST BANKCARD - ENGLAND</b>											
019C9	1	100 PARKING ICOPA AT CAPITAL	Invoice	02/26/2026	04/27/2026	20.70	20.70	100-25-41724		426	1
019C9	1	#100 PARKING FOR CAPITAL	Invoice	02/26/2026	04/27/2026	20.70	20.70	100-25-41724		426	1
100ICO	1	100 HOTEL CHARGE ICOPA	Invoice	02/26/2026	04/27/2026	14.95	14.95	100-25-41724		426	1
592204	1	107/108 ICOPA CONFERENCE STAY	Invoice	03/26/2026	04/27/2026	236.26	236.26	100-25-41724		426	1
592204	1	110 ICOPA CONFERENCE STAY 110	Invoice	03/26/2026	04/27/2026	236.26	236.26	100-25-41724		426	1
592205	1	ICOPA CONFERENCE HOTEL STAY 117	Invoice	03/26/2026	04/27/2026	236.26	236.26	100-25-41724		426	1
733834	1	100 HOTEL STAY ICOPA	Invoice	02/26/2026	04/27/2026	130.18	130.18	100-25-41724		426	1
GERNI	1	BAR GERNIKA BOISE DINNER ICOPA	Invoice	02/26/2026	04/27/2026	15.90	15.90	100-25-41724		426	1
ICOPA	1	100 GAS FFOR ICOPA AT CAPITAL	Invoice	02/26/2026	04/27/2026	78.50	78.50	100-25-41724		426	1
VP-PB	1	VISTA PRINT ICOPA LOGO	Invoice	03/02/2026	04/27/2026	10.00	10.00	100-25-41724		426	1
VRBO -	1	FBI TRAINING 107/108	Invoice	03/09/2026	04/27/2026	426.65	426.65	100-25-41724		426	1
Total 5789 FIRST BANKCARD - ENGLAND:						1,426.36	1,426.36				
<b>1588 FIRST BANKCARD - HOROWITZ</b>											
370697	1	March 2026 - GOTO MEETING	Invoice	03/16/2026	04/27/2026	25.33	25.33	100-15-41711		426	1
370697	2	March 2026 - GOTO MEETING	Invoice	03/16/2026	04/27/2026	25.33	25.33	200-15-41711		426	1
370697	3	March 2026 - GOTO MEETING	Invoice	03/16/2026	04/27/2026	25.34	25.34	210-15-41711		426	1
MARC	1	March 2026 Idaho Stateman Sub	Invoice	03/01/2026	04/27/2026	18.66	18.66	100-15-41711		426	1
MARC	2	March 2026 Idaho Stateman Sub	Invoice	03/01/2026	04/27/2026	18.66	18.66	200-15-41711		426	1
MARC	3	March 2026 Idaho Stateman Sub	Invoice	03/01/2026	04/27/2026	18.67	18.67	210-15-41711		426	1
MC181	1	MC18149789 MAILCHIMP	Invoice	03/03/2026	04/27/2026	45.00	45.00	100-15-41711		426	1
MC181	2	MC18149789 MAILCHIMP	Invoice	03/03/2026	04/27/2026	45.00	45.00	200-15-41711		426	1
MC181	3	MC18149789 MAILCHIMP	Invoice	03/03/2026	04/27/2026	45.00	45.00	210-15-41711		426	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 1588 FIRST BANKCARD - HOROWITZ:						266.99	266.99				
<b>1267 FIRST BANKCARD - YEAGER</b>											
115603	1	FUEL CHARGES SURVEYOR CONF. GOLDEN GAT	Invoice	03/15/2026	04/24/2026	14.47	14.47	100-42-41724		426	1
115603	2	FUEL CHARGES SURVEYOR CONF.	Invoice	03/15/2026	04/24/2026	14.48	14.48	200-42-41724		426	1
115603	3	FUEL CHARGES SURVEYOR CONF.	Invoice	03/15/2026	04/24/2026	14.48	14.48	210-42-41724		426	1
182412	1	FUEL CHARGES SURVEYOR CONF. SPEEDEE MA	Invoice	03/20/2026	04/27/2026	27.83	27.83	100-42-41724		426	1
182412	2	FUEL CHARGES SURVEYOR CONF.	Invoice	03/20/2026	04/27/2026	27.84	27.84	200-42-41724		426	1
182412	3	FUEL CHARGES SURVEYOR CONF.	Invoice	03/20/2026	04/27/2026	27.84	27.84	210-42-41724		426	1
460073	1	HOTEL STAY SURVEYOR CONF. YEAGER	Invoice	03/21/2026	04/27/2026	195.99	195.99	100-42-41724		426	1
460073	2	HOTEL STAY SURVEYOR CONF. YEAGER	Invoice	03/21/2026	04/27/2026	195.99	195.99	200-42-41724		426	1
460073	3	HOTEL STAY SURVEYOR CONF. YEAGER	Invoice	03/21/2026	04/27/2026	195.99	195.99	210-42-41724		426	1
91920-	1	CAR RENTAL SURVEYOR CONF. YEAGER	Invoice	03/22/2026	04/27/2026	80.30	80.30	100-42-41724		426	1
91920-	2	CAR RENTAL SURVEYOR CONF. YEAGER	Invoice	03/22/2026	04/27/2026	80.31	80.31	200-42-41724		426	1
91920-	3	CAR RENTAL SURVEYOR CONF. YEAGER	Invoice	03/22/2026	04/27/2026	80.31	80.31	210-42-41724		426	1
96831	1	FUEL CHARGES SURVEYOR CONF. LOVES	Invoice	03/21/2026	04/27/2026	20.14	20.14	100-42-41724		426	1
96831	2	FUEL CHARGES SURVEYOR CONF.	Invoice	03/21/2026	04/27/2026	20.14	20.14	200-42-41724		426	1
96831	3	FUEL CHARGES SURVEYOR CONF.	Invoice	03/21/2026	04/27/2026	20.14	20.14	210-42-41724		426	1
994371	1	FUEL CHARGES SURVEYOR CONF. LOVES	Invoice	03/17/2026	04/27/2026	10.11	10.11	100-42-41724		426	1
994371	2	FUEL CHARGES SURVEYOR CONF.	Invoice	03/17/2026	04/27/2026	10.11	10.11	200-42-41724		426	1
994371	3	FUEL CHARGES SURVEYOR CONF.	Invoice	03/17/2026	04/27/2026	10.11	10.11	210-42-41724		426	1
D6O72	1	SOIL TEST	Invoice	03/10/2026	04/27/2026	25.00	25.00	100-42-41313	24.40.0002.1	426	1
D6O72	2	SOIL TEST	Invoice	03/10/2026	04/27/2026	25.00	25.00	200-42-41313	24.40.0002.1	426	1
D6O72	3	SOIL TEST	Invoice	03/10/2026	04/27/2026	25.00	25.00	210-42-41313	24.40.0002.1	426	1
E/1874	1	FUEL CHARGES SURVEYOR CONF. OASIS	Invoice	03/22/2026	04/27/2026	24.61	24.61	100-42-41724		426	1
E/1874	2	FUEL CHARGES SURVEYOR CONF.	Invoice	03/22/2026	04/27/2026	24.61	24.61	200-42-41724		426	1
E/1874	3	FUEL CHARGES SURVEYOR CONF.	Invoice	03/22/2026	04/27/2026	24.61	24.61	210-42-41724		426	1
RAINBI	1	Rainbird - cutters	Invoice	03/12/2026	04/27/2026	175.00	175.00	100-50-41402		426	1
Total 1267 FIRST BANKCARD - YEAGER:						1,370.41	1,370.41				
<b>6937 FITZGERALD, JORDAN</b>											
P&Z ST	1	P&Z STIPEND 04/2026	Invoice	04/22/2026	04/27/2026	200.00	200.00	100-10-41313		426	1
P&Z ST	2	P&Z STIPEND 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-10-41313		426	1
P&Z ST	3	P&Z STIPEND 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-10-41313		426	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>											
52709	1	Delinquent Notices & Postage	Invoice	04/06/2026	04/27/2026	38.48	38.48	100-15-41323		426	1
52709	2	Delinquent Notices & Postage	Invoice	04/06/2026	04/27/2026	38.48	38.48	200-15-41323		426	1
52709	3	Delinquent Notices & Postage	Invoice	04/06/2026	04/27/2026	38.47	38.47	210-15-41323		426	1
Total 996 FREEDOM MAILING SERVICES:						115.43	115.43				
<b>5909 FUGATE, JANET</b>											
P&Z ST	1	PZ Stipend 04/2026	Invoice	04/22/2026	04/27/2026	200.00	200.00	100-10-41313		426	1
P&Z ST	2	PZ Stipend 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-10-41313		426	1
P&Z ST	3	PZ Stipend 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-20-41313		426	1
Total 5909 FUGATE, JANET:						400.00	400.00				
<b>828 GEM STATE PAPER &amp; SUPPLY COMPA</b>											
115894	1	Cleaning supplies	Invoice	04/07/2026	04/27/2026	659.04	659.04	100-50-41215		426	1
115922	1	library cleaning supplies	Invoice	04/07/2026	04/27/2026	186.64	186.64	100-45-41215		426	1
115922	1	restroom cleaning products - library	Invoice	04/14/2026	04/27/2026	39.93	39.93	100-45-41215		426	1
Total 828 GEM STATE PAPER & SUPPLY COMPA:						885.61	885.61				
<b>5410 HDR ENGINEERING INC</b>											
120081	1	HEADWORKS SDC TO#7 BILLING #8	Invoice	04/10/2026	04/27/2026	26,831.26	26,831.26	235-78-41549	24.70.0001.1	426	1
120081	1	WRF BIOLOGICAL CAP. EVAL. TECH MEMO TO#9	Invoice	04/10/2026	04/27/2026	8,297.51	8,297.51	210-70-41549		426	1
Total 5410 HDR ENGINEERING INC:						35,128.77	35,128.77				
<b>6547 HERNANDEZ, ADAN</b>											
26TRA	1	PER DIEM TRAFFIC CONTROL TECHNICIAN 5/12/	Invoice	03/19/2026	04/27/2026	28.00	28.00	100-40-41724		426	1
26TRA	1	PER DIEM PLANTMIX PAVING WORKSMANSHIP 4/	Invoice	03/19/2026	04/27/2026	28.00	28.00	100-40-41724		426	1
Total 6547 HERNANDEZ, ADAN:						56.00	56.00				
<b>268 HIAWATHA CANAL COMPANY</b>											
2026-2	1	2026-21 PER INCH ASSESSMENT	Invoice	04/01/2026	04/27/2026	379.50	379.50	200-60-41711		426	1
2026-2	2	2026-21 MIN. ASSESSMNT FOR WTR	Invoice	04/01/2026	04/27/2026	100.00	100.00	200-60-41711		426	1
2026-3	1	2026-32 PER INCH ASSESSMENT	Invoice	04/01/2026	04/27/2026	3,783.45	3,783.45	200-60-41711		426	1
2026-3	2	2026-32 MIN. ASSESSMNT FOR WTR	Invoice	04/01/2026	04/27/2026	100.00	100.00	200-60-41711		426	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 268 HIAWATHA CANAL COMPANY:						4,362.95	4,362.95				
<b>1846 HOOVER, JAMES</b>											
26TRA	1	HOOVER - 2026 PER DIEM IFC	Invoice	03/17/2026	04/27/2026	213.00	213.00	100-55-41724		426	1
Total 1846 HOOVER, JAMES:						213.00	213.00				
<b>8606 HRA VEBA TRUST</b>											
MAY 20	1	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	518.01	518.01	100-20-41126		426	1
MAY 20	2	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	3,258.20	3,258.20	100-25-41126		426	1
MAY 20	3	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	98.73	98.73	100-15-41126		426	1
MAY 20	4	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	98.73	98.73	200-15-41126		426	1
MAY 20	5	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	98.74	98.74	210-15-41126		426	1
MAY 20	6	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	888.60	888.60	100-45-41126		426	1
MAY 20	7	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	765.07	765.07	100-40-41126		426	1
MAY 20	8	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	57.56	57.56	100-42-41126		426	1
MAY 20	9	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	57.56	57.56	200-42-41126		426	1
MAY 20	10	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	57.55	57.55	210-42-41126		426	1
MAY 20	11	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	468.87	468.87	200-60-41126		426	1
MAY 20	12	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	345.34	345.34	210-70-41126		426	1
MAY 20	13	MONTHLY VEBA MAY 2026	Invoice	04/21/2026	04/27/2026	172.67	172.67	100-55-41126		426	1
SEMIA	1	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	2,500.00	2,500.00	100-15-41126		426	2
SEMIA	2	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	2,500.00	2,500.00	200-15-41126		426	2
SEMIA	3	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	2,500.00	2,500.00	210-15-41126		426	2
SEMIA	4	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	3,750.00	3,750.00	100-20-41126		426	2
SEMIA	5	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	6,250.00	6,250.00	100-55-41126		426	2
SEMIA	6	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	16,250.00	16,250.00	100-25-41126		426	2
SEMIA	7	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	7,500.00	7,500.00	100-45-41126		426	2
SEMIA	8	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	1,666.67	1,666.67	100-42-41126		426	2
SEMIA	9	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	1,666.67	1,666.67	200-42-41126		426	2
SEMIA	10	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	1,666.66	1,666.66	210-42-41126		426	2
SEMIA	11	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	3,750.00	3,750.00	100-50-41126		426	2
SEMIA	12	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	11,250.00	11,250.00	100-40-41126		426	2
SEMIA	13	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	6,250.00	6,250.00	200-60-41126		426	2
SEMIA	14	SEMIANNUAL APRIL 2026	Invoice	04/21/2026	04/27/2026	7,500.00	7,500.00	210-70-41126		426	2
Total 8606 HRA VEBA TRUST:						81,885.63	81,885.63				

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>6501 IDAHO EQUIPMENT</b>											
110370	1	RAM TAMPER COMPACTOR	Invoice	04/15/2026	04/27/2026	90.00	90.00	120-50-41539	24.40.0002.1	426	1
Total 6501 IDAHO EQUIPMENT:						90.00	90.00				
<b>671 IDAHO LUMBER &amp; HARDWARE</b>											
65805	1	SPRAY NOZZLE #4026-1	Invoice	04/01/2026	04/27/2026	64.98	64.98	100-40-41405		426	1
65952	1	DRIVER BIT SET #4003	Invoice	04/02/2026	04/27/2026	14.99	14.99	100-40-41405		426	1
65968	1	LOWER LOT 2X4	Invoice	04/02/2026	04/27/2026	60.67	60.67	100-40-41413		426	1
65983	1	LOWER LOT 3/4" DOG EAR FENCE	Invoice	04/02/2026	04/27/2026	135.43	135.43	100-40-41413		426	1
66094	1	Sand - Mud Kitchen	Invoice	04/03/2026	04/27/2026	423.44	423.44	100-45-41326		426	1
66230	1	BUCKETS, LIDS	Invoice	04/06/2026	04/27/2026	74.47	74.47	100-40-41405		426	1
66310	1	CAP GALV. #4007	Invoice	04/06/2026	04/27/2026	13.36	13.36	100-40-41405		426	1
664468	1	EXT. CORD, PLUG	Invoice	04/07/2026	04/27/2026	18.76	18.76	100-40-41405		426	1
66451	1	hop porter CABLE TIES	Invoice	04/07/2026	04/27/2026	47.97	47.97	120-50-41539	24.40.0002.1	426	1
66463	1	LOWER LOT FENCE - STAIN, CONTAINER	Invoice	04/07/2026	04/27/2026	67.97	67.97	100-40-41413		426	1
66513	1	BULLION PATHWAY - MARKING PAINT	Invoice	04/08/2026	04/27/2026	26.97	26.97	120-40-41549	24.40.0002.1	426	1
66522	1	SHOP MARKING PAINT	Invoice	04/08/2026	04/27/2026	11.99	11.99	100-40-41405		426	1
66535	1	LUMBER CRAYON YELLOW	Invoice	04/08/2026	04/27/2026	10.74	10.74	100-40-41405		426	1
66556	1	SIGNS BASE- CONCRETE MIX	Invoice	04/08/2026	04/27/2026	18.03	18.03	100-40-41405		426	1
66597	1	STORAGE TOTES	Invoice	04/08/2026	04/27/2026	23.97	23.97	200-60-41413		426	1
66610	1	MATERIALS FOR MOUNTING TV'S	Invoice	04/08/2026	04/27/2026	119.56	119.56	200-60-41413		426	1
66613	1	LUMBER FOR TV MOUNTING	Invoice	04/08/2026	04/27/2026	26.21	26.21	200-60-41413		426	1
66662	1	MEASURING TAPE #4021	Invoice	04/09/2026	04/27/2026	41.99	41.99	100-40-41405		426	1
66682	1	ENGINE OIL	Invoice	04/09/2026	04/27/2026	57.99	57.99	100-40-41415		426	1
66702	1	CLAMP #4014	Invoice	04/09/2026	04/27/2026	29.99	29.99	100-40-41405		426	1
66723	1	SIGNS - DRILL BITS	Invoice	04/09/2026	04/27/2026	42.98	42.98	100-40-41405		426	1
66967	1	hop porter bridge repair	Invoice	04/11/2026	04/27/2026	71.32	71.32	100-50-41405		426	1
67034	1	Sand Pallet Return - Credit	Invoice	04/12/2026	04/27/2026	35.00-	35.00-	100-45-41326		426	1
67171	1	TOILET PAPER	Invoice	04/13/2026	04/27/2026	13.99	13.99	200-60-41413		426	1
67228	1	WORK GLOVES	Invoice	04/14/2026	04/27/2026	15.99	15.99	200-60-41703		426	1
67316	1	OSCILLATING TOOL AND BATTERY	Invoice	04/14/2026	04/27/2026	183.97	183.97	200-60-41405		426	1
67316	2	OSCILLATING BLADES	Invoice	04/14/2026	04/27/2026	49.99	49.99	200-60-41405		426	1
67316	3	WALL MOUNTS	Invoice	04/14/2026	04/27/2026	25.56	25.56	200-60-41413		426	1
67357	1	TRIMLINE	Invoice	04/15/2026	04/27/2026	26.99	26.99	100-40-41405		426	1
67578	1	PIPE WRENCH	Invoice	04/16/2026	04/27/2026	57.98	57.98	200-60-41405		426	1
67579	1	hop porter 2X4	Invoice	04/16/2026	04/27/2026	27.34	27.34	120-50-41539	24.40.0002.1	426	1
67852	1	hop porter SAW BLADE, CABLE TIES	Invoice	04/20/2026	04/27/2026	89.96	89.96	120-50-41539	24.40.0002.1	426	1
67990	1	EARTHDAY SUPPLIES - TAPE, MARKING PAINT	Invoice	04/20/2026	04/27/2026	27.96	27.96	100-50-41405		426	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:						1,888.51	1,888.51				
<b>400 IDAHO MOUNTAIN EXPRESS</b>											
127010	1	Library help wanted	Invoice	04/16/2026	04/27/2026	512.50	512.50	100-45-41319		426	1
Total 400 IDAHO MOUNTAIN EXPRESS:						512.50	512.50				
<b>22433 IDAHO POWER</b>											
04/08/2	1	IP 2204414540 - Street Lights	Invoice	04/08/2026	04/27/2026	106.48	106.48	100-40-41717		426	1
04/08/2	2	IP 2222783132 - HPD	Invoice	04/08/2026	04/27/2026	313.33	313.33	100-25-41717		426	1
04/08/2	3	IP 2208519450 - 410 N RIVER ST	Invoice	04/08/2026	04/27/2026	4.62	4.62	100-40-41715		426	1
04/08/2	4	IP 2207893211 - BLAINE MANOR ST APT	Invoice	04/08/2026	04/27/2026	35.12	35.12	100-40-41715		426	1
04/08/2	5	IP 2203575119 - STREET	Invoice	04/08/2026	04/27/2026	28.42	28.42	100-40-41715		426	1
04/08/2	6	IP 2200663470 - Control Elm Alley	Invoice	04/08/2026	04/27/2026	26.34	26.34	100-40-41717		426	1
04/08/2	7	IP 2204305425 Street - Traffic Lights	Invoice	04/08/2026	04/27/2026	134.53	134.53	100-40-41717		426	1
04/08/2	8	IP 2220558908 - Heagle Park	Invoice	04/08/2026	04/27/2026	26.34	26.34	100-40-41717		426	1
04/08/2	9	IP2221408442 Park - 851 Shenandoah - Balmoral	Invoice	04/08/2026	04/27/2026	26.34	26.34	100-50-41717		426	1
04/08/2	10	IP 2226639884 - Parks Arboratum	Invoice	04/08/2026	04/27/2026	28.79	28.79	100-50-41717		426	1
Total 22433 IDAHO POWER:						730.31	730.31				
<b>5593 IDAHO POWER COMPANY</b>											
277002	1	Hop Porter Modify Power	Invoice	04/21/2026	04/27/2026	12,308.00	12,308.00	120-50-41539	24.40.0002.1	426	1
Total 5593 IDAHO POWER COMPANY:						12,308.00	12,308.00				
<b>432 IDAHO POWER COMPANY - CSPP</b>											
202603	1	HydroPlant O&M March. 2026	Invoice	03/15/2026	04/27/2026	185.29	185.29	200-60-41613		426	1
Total 432 IDAHO POWER COMPANY - CSPP:						185.29	185.29				
<b>849 IDAHO STATE TAX COMMISSION</b>											
01/01/2	1	1/01/2026- 3/31/2026 STATE SALES & USE TAX RE	Invoice	04/16/2022	04/27/2026	79.49	79.49	100-00-20317		426	1
Total 849 IDAHO STATE TAX COMMISSION:						79.49	79.49				
<b>50352 IDAHO TRANSPORTATION DEPT</b>											
2026 -	1	1993 SPCN TL VIN#NONE45 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-40-41415		426	2
2026 -	1	2013 Mack TK VIN#1699 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-40-41415		426	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
2026 -	1	1958 Cook TI VIN#2312 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-40-41415		426	1
2026 -	1	1996 Mack TK VIN#3048 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-40-41415		426	1
2026 -	1	2002 Intl Tk VIN#3575 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-55-41415		426	1
2026 -	1	2018 Ford F-150 VIN#3601 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-40-41415		426	1
2026 -	1	1995 Ford Bronco VIN#4817 - Title Fees	Invoice	04/21/2026	04/27/2026	14.00	14.00	100-40-41415		426	1
2026 -	1	2020 Trlr TI VIN#5729 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-40-41415		426	1
2026 -	1	1987 Trlr TI VIN#6910 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-40-41415		426	1
2026 -	1	2000 FRHT TK VIN#8924 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-40-41415		426	1
2026 -	1	2007 Freightliner TR VIN#9472 - Exempt Plates	Invoice	04/21/2026	04/27/2026	23.00	23.00	100-40-41415		426	3
2026 -	1	2007 Freightliner TR VIN#9472 - Title Fees	Invoice	04/21/2026	04/27/2026	14.00	14.00	100-40-41415		426	3
Total 50352 IDAHO TRANSPORTATION DEPT:						258.00	258.00				
<b>534 IDEQ</b>											
2026Q	1	DRINKIG WATER ASSESSMENT FEE	Invoice	04/01/2026	04/27/2026	2,747.00	2,747.00	200-60-41311		426	1
Total 534 IDEQ:						2,747.00	2,747.00				
<b>229 INTEGRATED TECHNOLOGIES</b>											
280305	1	INK #280305	Invoice	04/01/2026	04/27/2026	86.47	86.47	100-55-41711		426	1
280879	1	Sharp/BP-70C31 for 03/12/2026 to 04/11/2026	Invoice	04/09/2026	04/27/2026	347.16	347.16	100-20-41411		426	1
Total 229 INTEGRATED TECHNOLOGIES:						433.63	433.63				
<b>5883 IWORQ SYSTEMS, INC</b>											
215629	1	ASSET TRACKER AND SUPPORT FEE - WATER	Invoice	04/01/2026	04/27/2026	1,250.00	1,250.00	200-60-41325		426	1
215629	2	STREET LIGHT - ANNUAL MGMT AND SUPPORT	Invoice	04/01/2026	04/27/2026	500.00	500.00	100-40-41325		426	1
Total 5883 IWORQ SYSTEMS, INC:						1,750.00	1,750.00				
<b>5617 JOHNSTON, JAIMEY</b>											
26TRA	1	PER DIEM TRAFFIC CONTROL TECHNICIAN 5/12/	Invoice	03/19/2026	04/27/2026	28.00	28.00	100-40-41724		426	1
Total 5617 JOHNSTON, JAIMEY:						28.00	28.00				
<b>4542 KETCHUM COMPUTERS</b>											
21655	1	Admin: DC DNS updts, Email, TT Comp issues, new	Invoice	04/16/2026	04/27/2026	881.25	881.25	100-15-41313		426	1
21655	2	Admin: DC DNS updts, Email, TT Comp issues, new	Invoice	04/16/2026	04/27/2026	881.25	881.25	200-15-41313		426	1
21655	3	Admin: DC DNS updts, Email, TT Comp issues, new	Invoice	04/16/2026	04/27/2026	881.25	881.25	210-15-41313		426	1
21655	4	CD: Yadira SharePoint/365 Outlook, Emily Adobe Acr	Invoice	04/16/2026	04/27/2026	900.00	900.00	100-20-41313		426	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
21655	5	WW: VLANS setup, Data patch cables, SCADA maint	Invoice	04/16/2026	04/27/2026	1,012.50	1,012.50	210-70-41313		426	1
21655	6	Water: Data Ports, TM removal, HDMI SCADA, VLAN	Invoice	04/16/2026	04/27/2026	2,812.50	2,812.50	200-60-41313		426	1
21655	7	HFD: Network down, TS and reboot bridge	Invoice	04/16/2026	04/27/2026	112.50	112.50	100-55-41313		426	1
21655	8	Library: C.J. Email setup/SharePoint	Invoice	04/16/2026	04/27/2026	168.75	168.75	100-45-41313		426	1
Total 4542 KETCHUM COMPUTERS:						7,650.00	7,650.00				
<b>3295 KNOTT, JEANNE</b>											
04/02/2	1	March program services	Invoice	04/02/2026	04/27/2026	795.00	795.00	100-45-41313		426	1
Total 3295 KNOTT, JEANNE:						795.00	795.00				
<b>386 L.L. GREENS</b>											
A79652	1	TOTE FOR CL2 PARTS	Invoice	04/09/2026	04/27/2026	14.99	14.99	200-60-41405		426	1
A79679	1	CLEANING SUPPLIES	Invoice	04/13/2026	04/27/2026	12.97	12.97	200-60-41413		426	1
A79679	2	STORAGE TOTE	Invoice	04/13/2026	04/27/2026	6.49	6.49	200-60-41413		426	1
A79684	1	CLEANING SUPPLIES	Invoice	04/14/2026	04/27/2026	55.47	55.47	200-60-41413		426	1
A79697	1	KEY RING	Invoice	04/15/2026	04/27/2026	2.72	2.72	200-60-41413		426	1
A79697	2	TORX SET	Invoice	04/15/2026	04/27/2026	14.99	14.99	200-60-41405		426	1
B49950	1	XMAS TREE STORAGE TOTE	Invoice	03/30/2026	04/27/2026	12.99	12.99	100-40-41405		426	1
B50038	1	RUBBER GLOVES	Invoice	04/10/2026	04/27/2026	39.98	39.98	200-60-41405		426	1
B50058	1	STREET LIGHT FASTENERS, DRILL BITS	Invoice	04/13/2026	04/27/2026	55.49	55.49	100-40-41715		426	1
B50063	1	KEY	Invoice	04/14/2026	04/27/2026	39.90	39.90	100-40-41405		426	1
B50086	1	HOP PORTER - CABLE TIES	Invoice	04/16/2026	04/27/2026	104.97	104.97	120-50-41539	24.40.0002.1	426	1
B50123	1	SHelving	Invoice	04/21/2026	04/27/2026	43.98	43.98	100-45-41411		426	1
Total 386 L.L. GREENS:						404.94	404.94				
<b>1009 MINERT &amp; ASSOCIATES,INC.</b>											
347693	1	COLLECTION FEE, DOT DRUG TEST - ST	Invoice	02/06/2026	04/27/2026	110.00	110.00	100-40-41747		426	1
Total 1009 MINERT & ASSOCIATES,INC.:						110.00	110.00				
<b>1999 MK TRAILERS INC.</b>											
27091	1	ALUMINUM FLAT BAR	Invoice	03/23/2026	04/27/2026	104.00	104.00	100-40-41405		426	1
27112	1	DUMP TRUCK BED, GATES	Invoice	03/31/2026	04/27/2026	1,000.00	1,000.00	100-40-41405		426	1
Total 1999 MK TRAILERS INC.:						1,104.00	1,104.00				

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>3293 MORAWSKI, BOZENA M</b>											
P&Z ST	1	PZ Stipend 04/2026	Invoice	04/22/2026	04/27/2026	200.00	200.00	100-10-41313		426	1
P&Z ST	2	PZ Stipend 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-10-41313		426	1
P&Z ST	3	PZ Stipend 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-10-41313		426	1
Total 3293 MORAWSKI, BOZENA M:						400.00	400.00				
<b>2225 MOUNTAIN HUMANE</b>											
8643	1	Q2 - Quarterly Impound Fees April - June 2026	Invoice	03/31/2026	04/27/2026	6,922.50	6,922.50	100-10-41707		426	1
Total 2225 MOUNTAIN HUMANE:						6,922.50	6,922.50				
<b>251 NAPA AUTO PARTS</b>											
1026	1	62197 AR CR	Invoice	02/28/2026	03/09/2026	19.00-	19.00-	100-40-41405		326	1
1026	2	62605 AR CR	Invoice	02/28/2026	03/09/2026	112.86-	112.86-	100-40-41405		326	1
252556	1	AIR FILTER CR	Invoice	03/02/2026	03/09/2026	14.78-	14.78-	210-70-41719		326	1
252556	2	AIR FILTER CR	Invoice	03/02/2026	03/09/2026	14.45-	14.45-	100-55-41415		326	1
252556	3	AIR FILTER CR	Invoice	03/02/2026	03/09/2026	14.45-	14.45-	210-70-41415		326	1
256107	1	DEF	Invoice	04/08/2026	04/27/2026	30.98	30.98	200-60-41415		426	1
Total 251 NAPA AUTO PARTS:						144.56-	144.56-				
<b>1255 NAPA AUTO PARTS - STREETS #1228</b>											
253457	1	BALL HITCH 34021	Invoice	03/11/2026	04/27/2026	39.99	39.99	100-40-41415		426	1
253533	1	CONNECT, BRAKE HOSE #4096	Invoice	03/11/2026	04/27/2026	49.27	49.27	100-40-41405		426	1
253647	1	AUTO GASKET CREDIT	Invoice	03/12/2026	04/27/2026	41.79-	41.79-	100-40-41415		426	1
253980	1	LED TEST BLADE #4022	Invoice	03/17/2026	04/27/2026	27.99	27.99	100-40-41423		426	1
254067	1	GAT ADAPTERS, HOSE FITTINGS #4032-1	Invoice	03/18/2026	04/27/2026	82.63	82.63	100-40-41405		426	1
254079	1	HOSE END #4032-1	Invoice	03/18/2026	04/27/2026	68.80	68.80	100-40-41405		426	1
254149	1	ADAPTER	Invoice	03/18/2026	04/27/2026	14.84	14.84	100-40-41405		426	1
254197	1	COUPLER	Invoice	03/19/2026	04/27/2026	11.62	11.62	100-40-41405		426	1
254561	1	FUSE BLOCK PANEL #4020	Invoice	03/23/2026	04/27/2026	34.18	34.18	100-40-41405		426	1
254563	1	RETURN 1 FUSE BLCK PANEL	Invoice	03/23/2026	04/27/2026	17.09-	17.09-	100-40-41405		426	1
254799	1	NYLON TUBING #4089	Invoice	03/25/2026	04/27/2026	4.59	4.59	100-40-41405		426	1
255088	1	KLO RUST BLAST PEN LUBE, OIL ABSORB, SHOP	Invoice	03/27/2026	04/27/2026	558.88	558.88	100-40-41405		426	1
255339	1	NAPA LOOM #4032-1	Invoice	03/31/2026	04/27/2026	25.50	25.50	100-40-41405		426	1
255426	1	4WAYAIR VALVE #4013	Invoice	04/01/2026	04/27/2026	191.99	191.99	100-40-41405		426	1
255477	1	OIL ABSORB CR	Invoice	04/01/2026	04/27/2026	239.70-	239.70-	100-40-41405		426	1
255788	1	AIR COMPRESSOR #4013	Invoice	04/06/2026	04/27/2026	154.99	154.99	100-40-41405		426	1
255796	1	OIL FILTERS #4094	Invoice	04/06/2026	04/27/2026	88.99	88.99	100-40-41405		426	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
255940	1	GRIND DISCS #4013, PRESSURE SWITCH	Invoice	04/07/2026	04/27/2026	86.78	86.78	100-40-41405		426	1
256031	1	MEGA CLAMP #4094	Invoice	04/07/2026	04/27/2026	26.99	26.99	100-40-41405		426	1
256161	1	EXT. LIFE ANTIFREEZE #4007	Invoice	04/08/2026	04/27/2026	19.98	19.98	100-40-41405		426	1
256327	1	AIR TANK RESERVOIR #4013	Invoice	04/09/2026	04/27/2026	93.92	93.92	100-40-41405		426	1
Total 1255 NAPA AUTO PARTS - STREETS #1228:						1,283.35	1,283.35				
<b>257 NORTHWEST EQUIPMENT SALES, INC</b>											
XA102	1	HEADLAMP HIGH/LOW BEAM #4004	Invoice	04/09/2026	04/27/2026	300.00	300.00	100-40-41405		426	1
XA102	1	HEADLAMP HIGH/LOW BEAM #4032	Invoice	04/09/2026	04/27/2026	300.00	300.00	100-40-41405		426	1
Total 257 NORTHWEST EQUIPMENT SALES, INC:						600.00	600.00				
<b>401 OHIO GULCH TRANSFER STATION</b>											
003497	1	TRANSFER WASTE	Invoice	02/02/2026	04/27/2026	10.00	10.00	100-40-41403		426	1
003540	1	TRANSFER WASTE	Invoice	03/30/2026	04/27/2026	28.35	28.35	100-40-41403		426	1
003548	1	ASPHALT DIRT LUMBER	Invoice	04/08/2026	04/27/2026	5.00	5.00	100-40-41403		426	1
003553	1	MSW	Invoice	04/13/2026	04/27/2026	10.00	10.00	100-40-41403		426	1
Total 401 OHIO GULCH TRANSFER STATION:						53.35	53.35				
<b>5099 OLDCASTLE PRECAST INC.</b>											
900012	1	DRYWELLS	Invoice	04/01/2026	04/27/2026	12,876.96	12,876.96	100-40-41403		426	1
Total 5099 OLDCASTLE PRECAST INC.:						12,876.96	12,876.96				
<b>50298 O'REILLY AUTO PARTS</b>											
4635-1	1	credit for mower parts	Invoice	10/29/2025	04/27/2026	9.00-	9.00-	100-50-41405		426	1
Total 50298 O'REILLY AUTO PARTS:						9.00-	9.00-				
<b>755 O'REILLY AUTO PARTS - STREETS #2883989</b>											
4635-1	1	AUDIO TERMINAL #4089	Invoice	03/11/2026	04/27/2026	20.98	20.98	100-40-41405		426	1
4635-1	1	HEATER HOSE #4032-1	Invoice	03/16/2026	04/27/2026	17.00	17.00	100-40-41405		426	1
4635-1	1	STARTER SWITCH #4022	Invoice	03/17/2026	04/27/2026	29.29	29.29	100-40-41415		426	1
4635-1	1	STARTER SWITCH #4022 RETURN	Invoice	03/18/2026	04/27/2026	29.29-	29.29-	100-40-41415		426	1
4635-1	1	AIR FILTER #4067	Invoice	03/18/2026	04/27/2026	81.87	81.87	100-40-41405		426	1
4635-1	1	OIL FILTER, AIR FILTER #4000	Invoice	03/18/2026	04/27/2026	21.12	21.12	100-40-41415		426	1
4635-1	1	PINION SEAL, FUEL FILTER, OIL FILTER #4003	Invoice	03/19/2026	04/27/2026	32.75	32.75	100-40-41415		426	1
4635-1	1	WHEEL SEAL, BEARING	Invoice	03/19/2026	04/27/2026	42.68	42.68	100-40-41415		426	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
4635-1	1	WHEEL SEAL #4003	Invoice	03/19/2026	04/27/2026	7.68	7.68	100-40-41415		426	1
4635-1	1	REMOVER	Invoice	03/23/2026	04/27/2026	123.98	123.98	100-40-41423		426	1
4635-1	1	REMOVER RETURN	Invoice	03/23/2026	04/27/2026	61.99-	61.99-	100-40-41423		426	1
4635-1	1	BAND CLAMP, FLEX PIPE #4094	Invoice	04/02/2026	04/27/2026	89.91	89.91	100-40-41405		426	1
4635-1	1	MUFFLER #4094	Invoice	04/07/2026	04/27/2026	284.39	284.39	100-40-41405		426	1
4635-1	1	MURRAY LEAK DETECTOR #4094	Invoice	04/08/2026	04/27/2026	13.99	13.99	100-40-41405		426	1
4635-1	1	OIL FILTER #4070	Invoice	04/09/2026	04/27/2026	5.29	5.29	100-40-41415		426	1
4635-2	1	LIGHT POLES SCREW BIT	Invoice	04/15/2026	04/27/2026	18.99	18.99	100-40-41405		426	1
Total 755 O'REILLY AUTO PARTS - STREETS #2883989:						698.64	698.64				
<b>6217 OVERDRIVE</b>											
03040C	1	Electronic purchases	Invoice	04/15/2026	04/27/2026	932.80	932.80	100-45-41735		426	1
03040D	1	Electronic book purch 033126	Invoice	03/31/2026	04/27/2026	47.50	47.50	100-45-41535		426	1
Total 6217 OVERDRIVE:						980.30	980.30				
<b>130 OXARC</b>											
006227	1	GEMACEMCB	Invoice	03/31/2026	04/27/2026	38.44	38.44	100-40-41719		426	1
Total 130 OXARC:						38.44	38.44				
<b>520 PACIFIC STEEL &amp; RECYCLING</b>											
929493	1	posts for tcw shade	Invoice	03/26/2026	04/27/2026	308.62	308.62	100-50-41718		426	1
Total 520 PACIFIC STEEL & RECYCLING:						308.62	308.62				
<b>1250 PARKS, ALEXANDER</b>											
26TRA	1	PER DIEM TRAFFIC CONTROL TECHNICIAN 5/12/	Invoice	03/19/2026	04/27/2026	28.00	28.00	100-40-41724		426	1
Total 1250 PARKS, ALEXANDER:						28.00	28.00				
<b>3308 PETERSON, FRANK ROSS</b>											
111	1	Speaker Stipend	Invoice	04/21/2026	04/27/2026	250.00	250.00	100-45-41549	23.45.0007.1	426	1
4/20/20	1	Travel - Mileage	Invoice	04/20/2026	04/27/2026	339.30	339.30	100-45-41549	23.45.0007.1	426	1
Total 3308 PETERSON, FRANK ROSS:						589.30	589.30				
<b>438 PLATT</b>											
7F4440	1	BULLION PATHWAY - ELECTRIC	Invoice	04/03/2026	04/27/2026	2,970.41	2,970.41	120-40-41539	24.40.0002.1	426	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
7F4863	1	RIVER ST. PROJ. - HEAVU DUTY BOX WITH LID	Invoice	04/08/2026	04/27/2026	2,000.49	2,000.49	120-40-41539	18.40.0001.1	426	1
7F9086	1	IRRIGATION BOX	Invoice	04/08/2026	04/27/2026	777.14	777.14	120-40-41539	18.40.0001.1	426	1
7G226	1	BULLION PATHWAY - HOLOPHANE	Invoice	04/13/2026	04/27/2026	609.30	609.30	120-40-41549	24.40.0002.1	426	1
7G226	1	BULLION PATHWAY - HOLOPHANE	Invoice	04/13/2026	04/27/2026	232.70	232.70	120-40-41549	24.40.0002.1	426	1
Total 438 PLATT:						6,590.04	6,590.04				
<b>6964 PRECISE MRM LLC</b>											
IN200-	1	FEB 2026 SUBSCRIPTION	Invoice	03/31/2026	04/27/2026	60.00	60.00	100-40-41771		426	1
Total 6964 PRECISE MRM LLC:						60.00	60.00				
<b>4409 REHN &amp; ASSOCIATES</b>											
19792	1	2025 Dependent/Health Care FSA Admin Fee	Invoice	04/16/2026	04/27/2026	5.25	5.25	100-15-41215		426	1
19792	2	2025 Dependent/Health Care FSA Admin Fee	Invoice	04/16/2026	04/27/2026	5.25	5.25	200-15-41215		426	1
19792	3	2025 Dependent/Health Care FSA Admin Fee	Invoice	04/16/2026	04/27/2026	5.25	5.25	210-15-41215		426	1
19792	4	2026 Health Care FSA	Invoice	04/16/2026	04/27/2026	29.75	29.75	100-15-41215		426	1
19792	5	2026 Health Care FSA	Invoice	04/16/2026	04/27/2026	29.75	29.75	200-15-41215		426	1
19792	6	2026 Health Care FSA	Invoice	04/16/2026	04/27/2026	29.75	29.75	210-15-41215		426	1
Total 4409 REHN & ASSOCIATES:						105.00	105.00				
<b>4694 ROB BECK LLC</b>											
8149	1	4th ave tree removal	Invoice	04/13/2026	04/27/2026	500.00	500.00	100-50-41325		426	1
Total 4694 ROB BECK LLC:						500.00	500.00				
<b>5129 RUSH TRUCK CENTERS OF ID INC</b>											
304575	1	INT'L NAVISTAR RADIATOR	Invoice	04/10/2026	04/24/2026	1,260.48	1,260.48	100-40-41405		426	1
Total 5129 RUSH TRUCK CENTERS OF ID INC:						1,260.48	1,260.48				
<b>5494 SILVER CREEK SUPPLY</b>											
002602	1	valve box #0026022978-001	Invoice	04/06/2026	04/27/2026	44.09	44.09	100-50-41403		426	1
Total 5494 SILVER CREEK SUPPLY:						44.09	44.09				
<b>7002 SMITH, DAN</b>											
P&Z ST	1	P&Z Stipend 04/2026	Invoice	04/22/2026	04/27/2026	200.00	200.00	100-10-41313		426	1
P&Z ST	2	P&Z Stipend 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-10-41313		426	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
P&Z ST	3	P&Z Stipend 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-10-41313		426	1
Total 7002 SMITH, DAN:						400.00	400.00				
<b>6630 SMITH, MICHAEL</b>											
P&Z ST	1	PZ STIPEND 04/2026	Invoice	04/22/2026	04/27/2026	200.00	200.00	100-10-41313		426	1
P&Z ST	2	PZ STIPEND 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-10-41313		426	1
P&Z ST	3	PZ STIPEND 04/2026	Invoice	04/22/2026	04/27/2026	100.00	100.00	100-10-41313		426	1
Total 6630 SMITH, MICHAEL:						400.00	400.00				
<b>2786 SNAKE RIVER HYDRAULICS</b>											
INV466	1	4 CYL REPAIR KIT	Invoice	02/10/2026	04/27/2026	178.25	178.25	100-40-41405		426	1
Total 2786 SNAKE RIVER HYDRAULICS:						178.25	178.25				
<b>1506 STANDARD PLUMBING SUPPLY</b>											
AHBJ2	1	REPLACEMENT 2" RP BACKFLOW FOR HYDRANT	Invoice	04/08/2026	04/27/2026	930.00	930.00	220-65-41403		426	1
AHR63	1	PARTS FOR HYDRANT BACKFLOW	Invoice	04/14/2026	04/27/2026	239.52	239.52	200-60-41403		426	1
Total 1506 STANDARD PLUMBING SUPPLY:						1,169.52	1,169.52				
<b>2158 TRADEMARK DESIGN &amp; FABRICATION</b>											
6064	1	BULLION PATHWAY WAYFINDING, ART, SIGNAGE	Invoice	02/02/2026	04/27/2026	9,000.00	9,000.00	120-50-41539	24.40.0002.1	426	1
Total 2158 TRADEMARK DESIGN & FABRICATION:						9,000.00	9,000.00				
<b>5731 TRAFFIC SAFETY SUPPLY</b>											
INV090	1	NO PARKING FIR EHYDRANT SYMBOL SIGNS	Invoice	04/08/2026	04/27/2026	173.53	173.53	100-40-41403		426	1
INV090	1	TRAFFIC PAINT	Invoice	04/09/2026	04/27/2026	3,476.70	3,476.70	100-40-41403		426	1
Total 5731 TRAFFIC SAFETY SUPPLY:						3,650.23	3,650.23				
<b>2817 UNITED OIL</b>											
CL0874	1	#CL08744 HPD FUEL	Invoice	03/15/2026	04/27/2026	1,126.53	1,126.53	100-25-41719		426	1
CL0957	1	HFD FUEL #CL09576	Invoice	03/31/2026	04/27/2026	498.42	498.42	100-55-41719		426	1
CL0957	1	FUEL CHARGES STS	Invoice	03/31/2026	04/27/2026	2,590.05	2,590.05	100-40-41719		426	1
CL1055	1	FUEL CHARGES PARKS	Invoice	04/15/2026	04/27/2026	217.08	217.08	100-50-41719		426	1
CL1055	1	FUEL CHARGES STS	Invoice	04/15/2026	04/27/2026	2,061.41	2,061.41	100-40-41719		426	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 2817 UNITED OIL:						6,493.49	6,493.49				
<b>1216 UPPER CASE PRINTING, INK</b>											
4267	1	11x17 Newsletter 4/4	Invoice	04/08/2026	04/27/2026	434.88	434.88	100-15-41323		426	1
4267	2	11x17 Newsletter 4/4	Invoice	04/08/2026	04/27/2026	434.88	434.88	200-15-41323		426	1
4267	3	11x17 Newsletter 4/4	Invoice	04/08/2026	04/27/2026	434.88	434.88	210-15-41323		426	1
Total 1216 UPPER CASE PRINTING, INK:						1,304.64	1,304.64				
<b>762 VERIZON WIRELESS</b>											
614003	1	MONTHLY CELL PHONE BILL Parks only	Invoice	04/01/2026	04/27/2026	72.08	72.08	100-50-41713		426	1
614045	1	MONTHLY CELL PHONE BILL STREETS	Invoice	04/07/2026	04/27/2026	157.44	157.44	100-40-41713		426	1
614045	2	MONTHLY CELL PHONE BILL WATER	Invoice	04/07/2026	04/27/2026	134.96	134.96	200-60-41713		426	1
614045	3	MONTHLY CELL PHONE BILL WASTE WATER	Invoice	04/07/2026	04/27/2026	249.08	249.08	210-70-41713		426	1
614045	4	MONTHLY CELL PHONE BILL Parks	Invoice	04/07/2026	04/27/2026	78.72	78.72	100-50-41713		426	1
Total 762 VERIZON WIRELESS:						692.28	692.28				
<b>367 WALKER SAND AND GRAVEL</b>											
161513	1	BULLION PROMENADE IMPORTED CLEAN FILL	Invoice	03/24/2026	04/27/2026	1,717.90	1,717.90	120-40-41539	24.40.0002.1	426	1
161526	1	BULLION PROMENADE IMPORTED CLEAN FILL	Invoice	03/25/2026	04/27/2026	217.59	217.59	120-40-41539	24.40.0002.1	426	1
161589	1	BULLION PROMENADE IMPORTED CLEAN FILL	Invoice	03/30/2026	04/27/2026	877.94	877.94	120-40-41539	24.40.0002.1	426	1
161656	1	BULLION PROMENADE IMPORTED CLEAN FILL	Invoice	04/02/2026	04/27/2026	1,483.67	1,483.67	120-40-41539	24.40.0002.1	426	1
161728	1	BULLION PROMENADE CLEAN FILL	Invoice	04/07/2026	04/27/2026	920.58	920.58	120-50-41539	24.40.0002.1	426	1
161907	1	IMPORTED CLEAN FILL	Invoice	04/15/2026	04/27/2026	20.67	20.67	100-40-41403		426	1
Total 367 WALKER SAND AND GRAVEL:						5,238.35	5,238.35				
<b>4004 WAXIE SANITARY SUPPLY</b>											
828091	1	library restroom soap	Invoice	10/21/2024	01/27/2025	119.12	119.12	100-45-41215		125	1
828091	1	Ref-restroom soap	Invoice	01/16/2025	01/27/2025	119.12-	119.12-	100-45-41215		125	1
Total 4004 WAXIE SANITARY SUPPLY:						.00	.00				
<b>368 WESTERN STATES CAT</b>											
IN0035	1	CAT 938 PARTS	Invoice	02/17/2026	04/27/2026	696.57	696.57	100-40-41405		426	1
IN0035	1	FLASH LIGHT KIT	Invoice	04/14/2026	04/27/2026	4.12	4.12	100-40-41405		426	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 368 WESTERN STATES CAT:						700.69	700.69				
<b>759 WHITE CLOUD COMMUNICATIONS INC</b>											
110485	1	HANDHELD PROGRAMING #110485	Invoice	04/02/2026	04/27/2026	330.80	330.80	100-55-41713		426	1
Total 759 WHITE CLOUD COMMUNICATIONS INC:						330.80	330.80				
Total :						411,423.25	411,423.25				
Grand Totals:						411,423.25	411,423.25				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	17,400.00	.00	17,400.00
100-00-20317	79.49	.00	79.49
100-10-41313	1,900.00	.00	1,900.00
100-10-41707	6,922.50	.00	6,922.50
100-15-41126	2,598.73	.00	2,598.73
100-15-41215	86.73	.00	86.73
100-15-41313	881.25	.00	881.25
100-15-41323	473.36	.00	473.36
100-15-41515	1,260.86	.00	1,260.86
100-15-41711	100.40	.00	100.40
100-15-41713	1.93	.00	1.93
100-20-41126	4,268.01	.00	4,268.01
100-20-41215	116.00	.00	116.00
100-20-41313	1,000.00	.00	1,000.00
100-20-41315	27,420.17	.00	27,420.17
100-20-41411	347.16	.00	347.16
100-20-41713	1.93	.00	1.93
100-25-41126	19,508.20	.00	19,508.20
100-25-41313	4,434.00	.00	4,434.00
100-25-41713	224.92	.00	224.92
100-25-41717	313.33	.00	313.33

## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-25-41719	1,126.53	.00	1,126.53
100-25-41724	1,426.36	.00	1,426.36
100-40-41126	12,015.07	.00	12,015.07
100-40-41325	500.00	.00	500.00
100-40-41402	3,061.80	.00	3,061.80
100-40-41403	18,301.21	.00	18,301.21
100-40-41405	11,740.79	675.04-	11,065.75
100-40-41413	264.07	.00	264.07
100-40-41415	471.79	71.08-	400.71
100-40-41423	151.97	61.99-	89.98
100-40-41703	1,255.41	.00	1,255.41
100-40-41713	379.09	.00	379.09
100-40-41715	1,379.52	.00	1,379.52
100-40-41717	293.69	.00	293.69
100-40-41719	4,689.90	.00	4,689.90
100-40-41724	112.00	.00	112.00
100-40-41747	110.00	.00	110.00
100-40-41771	1,740.34	.00	1,740.34
100-42-41126	1,724.23	.00	1,724.23
100-42-41215	36.63	.00	36.63
100-42-41313	25.00	.00	25.00
100-42-41413	34.44	.00	34.44
100-42-41711	25.33	.00	25.33
100-42-41713	.64	.00	.64
100-42-41724	373.45	.00	373.45
100-45-41126	8,388.60	.00	8,388.60
100-45-41215	375.49	119.12-	256.37
100-45-41313	963.75	.00	963.75
100-45-41319	512.50	.00	512.50
100-45-41326	550.10	35.00-	515.10
100-45-41411	43.98	.00	43.98
100-45-41413	145.00	.00	145.00
100-45-41535	47.50	.00	47.50
100-45-41549	589.30	.00	589.30
100-45-41713	173.99	104.39-	69.60
100-45-41735	932.80	.00	932.80
100-50-41126	3,750.00	.00	3,750.00
100-50-41215	659.04	.00	659.04

## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-50-41325	1,043.38	.00	1,043.38
100-50-41402	175.00	.00	175.00
100-50-41403	3,566.59	.00	3,566.59
100-50-41405	633.15	9.00-	624.15
100-50-41713	150.80	.00	150.80
100-50-41717	55.13	.00	55.13
100-50-41718	388.10	.00	388.10
100-50-41719	217.08	.00	217.08
100-55-41126	6,422.67	.00	6,422.67
100-55-41215	35.23	.00	35.23
100-55-41219	13.26	.00	13.26
100-55-41313	112.50	.00	112.50
100-55-41415	2,023.56	14.45-	2,009.11
100-55-41417	70.94	.00	70.94
100-55-41711	86.47	.00	86.47
100-55-41713	332.73	.00	332.73
100-55-41719	498.42	.00	498.42
100-55-41723	585.00	.00	585.00
100-55-41724	429.37	.00	429.37
120-40-41539	10,045.14	.00	10,045.14
120-40-41549	868.97	.00	868.97
120-50-41539	24,483.52	.00	24,483.52
200-15-41126	2,598.73	.00	2,598.73
200-15-41215	86.73	.00	86.73
200-15-41313	881.25	.00	881.25
200-15-41323	473.36	.00	473.36
200-15-41515	1,260.86	.00	1,260.86
200-15-41711	100.40	.00	100.40
200-15-41713	1.93	.00	1.93
200-42-41126	1,724.23	.00	1,724.23
200-42-41215	36.63	.00	36.63
200-42-41313	25.00	.00	25.00
200-42-41413	34.44	.00	34.44
200-42-41711	25.33	.00	25.33
200-42-41713	.64	.00	.64
200-42-41724	373.48	.00	373.48
200-60-41126	6,718.87	.00	6,718.87
200-60-41211	67.44	.00	67.44

## Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
200-60-41311	10,687.40	.00	10,687.40
200-60-41313	16,095.00	.00	16,095.00
200-60-41325	1,317.32	.00	1,317.32
200-60-41403	239.52	.00	239.52
200-60-41405	521.54	.00	521.54
200-60-41413	286.94	.00	286.94
200-60-41415	30.98	.00	30.98
200-60-41533	1,854.27	.00	1,854.27
200-60-41547	304.93	.00	304.93
200-60-41613	185.29	.00	185.29
200-60-41703	15.99	.00	15.99
200-60-41711	4,362.95	.00	4,362.95
200-60-41713	135.92	.00	135.92
200-60-41723	25.00	.00	25.00
210-15-41126	2,598.74	.00	2,598.74
210-15-41215	86.74	.00	86.74
210-15-41313	881.25	.00	881.25
210-15-41323	473.35	.00	473.35
210-15-41515	1,260.87	.00	1,260.87
210-15-41711	100.42	.00	100.42
210-15-41713	1.93	.00	1.93
210-42-41126	1,724.21	.00	1,724.21
210-42-41215	36.63	.00	36.63
210-42-41313	25.00	.00	25.00
210-42-41413	34.44	.00	34.44
210-42-41711	25.32	.00	25.32
210-42-41713	.64	.00	.64
210-42-41724	373.48	.00	373.48
210-70-41126	7,845.34	.00	7,845.34
210-70-41313	1,012.50	.00	1,012.50
210-70-41325	65.31	.00	65.31
210-70-41415	.00	14.45-	14.45-
210-70-41549	8,297.51	.00	8,297.51
210-70-41711	300.00	.00	300.00
210-70-41713	250.04	.00	250.04
210-70-41719	.00	14.78-	14.78-
210-70-41723	278.00	.00	278.00
220-65-41403	930.00	.00	930.00

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
235-78-41549	115,521.17	.00	115,521.17
Grand Totals:	<u>412,542.55</u>	<u>1,119.30-</u>	<u>411,423.25</u>

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
01/25	119.12	119.12-	.00
05/25	.00	172.39-	172.39-
03/26	.00	175.54-	175.54-
04/26	407,989.43	652.25-	407,337.18
05/26	4,434.00	.00	4,434.00
Grand Totals:	<u>412,542.55</u>	<u>1,119.30-</u>	<u>411,423.25</u>

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 4/27/2026      **DEPARTMENT:** Admin/Legislative      **DEPT. HEAD SIGNATURE:** LH\_\_

**-- SUBJECT:**

Motion to approve Resolution 2026-\_\_\_\_\_, appointing Janet Barton to fill a vacant seat on the Parks and Lands Board. **ACTION ITEM**

**-- AUTHORITY:** ID Code \_ \_ IAR\_\_\_\_\_ City Ordinance/Code \_2.32\_  
(IFAPPLICABLE)

**-- BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

Hailey resident Janet Barton has expressed the desire to be appointed to fill the the vacant seat on the Parks and Lands Board.

The attached Resolution sets the appointment and terms.

**- FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

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

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

___ City Attorney	Finance	Licensing	Administrator
___ Library	Community Development	P&Z Commission	Building
___ Police	Fire Department	Engineer	W/WW
___ Streets	Parks	Public Works	Mayor

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve Resolution 2026-\_\_\_\_\_, appointing Janet Barton to fill a vacant seat on the Parks and Lands Board. **ACTION ITEM**

**-- 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)

**HAILEY RESOLUTION 2026-\_\_\_\_\_**  
**A RESOLUTION OF THE HAILEY CITY COUNCIL**  
**TO SET APPOINTMENT AND TERMS OF OFFICE FOR**  
**THE HAILEY PARKS & LANDS BOARD**

WHEREAS, the City Council of the City of Hailey, Idaho deems it in the best interest of the City to have an active and productive Parks & Lands Board and to receive the committee’s recommendations.

WHEREAS, the Mayor and City Council of the City of Hailey has adopted Hailey Resolution 2016-058 which establishes bylaws governing the Parks & Lands Board authorities.

WHEREAS, the Hailey City Council accepts the nominations for appointments to expired or unfilled seats on the Hailey Parks & Lands Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE HAILEY CITY COUNCIL:**

The City of Hailey appoints a five to seven member Hailey Parks & Lands Board and the mayor appoints and the city council confirms the following members for the following terms:

<u>TERM LENGTH</u>	<u>APPOINTEE</u>	<u>TERM EXPIRES</u>
3 Year Term	Darin Sales	December 31, 2028
3 Year Term	Penny Thayer	December 31, 2028
3 Year Term	Janet Barton	December 31, 2026
3 Year Term	David Fluetsch	December 31, 2026
3 Year Term	Bob Wiederrick	December 31, 2026
3 Year Term	Lamar Waters	December 31, 2027
3 Year Term	Bryan Brennan	December 31, 2027

THIS RESOLUTION IS ADOPTED this 27<sup>th</sup> day of April , 2026, and is immediately in effect.

ATTEST:

\_\_\_\_\_  
 Martha Burke, Mayor  
 City of Hailey

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

March 24, 2026

City of Hailey/ Parks and Land Board

115 Main St South

Hailey Idaho 83333

To the Parks and Land Board of Hailey,

I am writing to respectfully request consideration for a seat on the Parks and Land Board. My interest in serving on this committee comes from more than three decades of enjoying Hailey's parks and appreciating the thoughtful effort the city invests in their design, maintenance, and evolution.

As a resident living near Curtis Park, I've been delighted to see the recent improvements to this small but meaningful neighborhood space. I am also deeply interested in the development of Sunbeam Park. The BYLA plan is impressive, and I am excited to see the next phase take shape. I am also excited about the Bullion Pathway project and its vision.

I bring to the board many years of experience as a residential contractor. I understand what it takes to execute a plan—balancing budget, design, and functionality to create something that truly serves the community. Additionally, I was one of the founding members of the Bellevue Tree Committee and worked closely with the City of Bellevue and the Land Trust to help procure the land that is now the Howard Preserve.

After stepping away from civic involvement during my career in nursing, I am ready to re-engage and contribute to the community in a meaningful way. It would be an honor to help shape the future of this great little town.

Thank you for your consideration.

Janet Barton

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/27/26 **DEPARTMENT:** Administration **DEPT. HEAD SIGNATURE:** LH/RB

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**SUBJECT:** Motion to accept the audited FY2025 Annual Financial Statements for City of Hailey

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

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**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

Auditor Dennis Brown and/or Brady Workman will present the FY 2025 Financial Statements, making themselves available for questions. Following the presentation, the City Council should make a motion to accept the financial statements as presented (or request amendments).

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS**

The financial statements show growth in net position, assets, and cash reserves within the City of Hailey. The auditors are again delivering financial statements free of any material deficiency. The work of our Treasurer remains thorough, and the Management Analyses written by the City Administrator and Treasurer help to understand the financial statements and set the tone for the future. This management report highlights the general fiscal health of the City and outlines key financial decisions initiated by City leadership.

**FINANCIAL HIGHLIGHTS**

- The total assets of the City of Hailey exceeded its liabilities on September 30, 2025, by \$55,387,530. This is a 5.70% increase in assets over the fiscal year ending September 30, 2024. Of this amount, \$26,005,281 is unrestricted and available to meet the City's on-going obligations and programs.
  - During fiscal year 2025 the City's total net position increased \$ 2,988,374, which is an increase of 2.5% over the prior year. Net position of the governmental activities increased \$ 1,273,844 and net position of business type activities increased \$1,714,530. Over the last five years, the City's net position has remained healthy, representing a growth of 72% over the last five (5) years.
  - The total fund balance of governmental funds on September 30, 2025, was \$7,999,385 compared to the total governmental fund balance on September 30, 2024, of \$ 8,902,110. This decrease was a result of successful completion of a variety of capital projects.
  - Based on healthy fund balances, the city has invested \$1,000,000 into US Government Bonds at a higher rate of return than the LGIP as per the City's adopted investment policy.
  - The City experienced robust interest earnings during fiscal year 2025, taking advantage of nationally high interest rates. Interest earnings for the year equaled \$1,457,232 across all funds.
  - The City has \$ 13,284,918 in debt, including remaining debt on the water storage facility and sewer revenue bond (bio-solids facility upgrade). Increases in liabilities over FY2024 are primarily from a new Wastewater Bond passed by the Hailey voters in May of 2023, which was funded in November 2023. Engineering costs have been expended as of the end of FY25.
-



**CITY OF HAILEY, IDAHO**

**Financial Statements**

**Year Ended September 30, 2025**

**CITY OF HAILEY, IDAHO**  
**Financial Statements**  
**For the year ended September 30, 2025**

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2190 Village Park Avenue, Suite 300 • Twin Falls, ID 83301 • 208.733.1161 • Fax: 208.733.6100

## INDEPENDENT AUDITOR'S REPORT

January 21, 2026

To the City Council  
City of Hailey, Idaho  
Hailey, Idaho

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Hailey, Idaho, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Hailey, Idaho's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Hailey, Idaho, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Hailey, Idaho, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Hailey, Idaho's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibility**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

Report Continued—

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Hailey, Idaho's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Hailey, Idaho's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planning scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and post-employment information on pages 3–9 and 35–38 and 39 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Hailey, Idaho's basic financial statements. The long-term debt payment schedules on pages 40-42 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The long-term debt payment schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated January 21, 2026, on our consideration of the City of Hailey, Idaho's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

**Workman & Company**

Certified Public Accountants  
Twin Falls, Idaho

## MANAGEMENT'S DISCUSSION AND ANALYSIS September 30, 2025

This section of the City of Hailey's annual financial report presents management's discussion and analysis of the City's financial performance during the year ended September 30, 2025. Please use this information in conjunction with the information furnished in the City's financial statements.

This management report highlights the general fiscal health of the City and outlines key financial decisions initiated by City leadership.

### FINANCIAL HIGHLIGHTS

The total assets of the City of Hailey exceeded its liabilities on September 30, 2025, by \$55,387,530. This is a 5.70% increase in assets over the fiscal year ending September 30, 2024. Of this amount, \$26,005,281 is unrestricted and available to meet the City's on-going obligations and programs.

During fiscal year 2025 the City's total net position increased \$2,988,374, which is an increase of 2.5% over the prior year. Net position of the governmental activities increased \$ 1,273,844 and net position of business type activities increased \$1,714,530. Over the last five (5) years, the City's net position has remained healthy, representing a growth of 72% over the last five (5) years.

The total fund balance of governmental funds on September 30, 2025, was \$7,999,385 compared to a total governmental fund balance on September 30, 2024, of \$8,902,110. This decrease was a result of successful completion of a variety of capital projects.

Based on healthy fund balances, the City has invested \$1,000,000 into US Government Bonds at a higher rate of return than the LGIP as per the City's adopted investment policy.

The City experienced robust interest earnings during fiscal year 2025, taking advantage of nationally high interest rates. Interest earnings for the year equaled \$1,457,232 across all funds.

The City has \$ 13,284,918 in debt, including remaining debt on the water storage facility and sewer revenue bond (bio-solids facility upgrade). Increases in liabilities over fiscal year 2024 are primarily from a new Wastewater Bond passed by the Hailey voters in May 2023, which was funded in November 2023. Engineering costs have been expended as of the end of fiscal year 25.

### OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of five (5) parts – management discussion and analysis, the government-wide financial statements, fund financial statements, notes to the financial statements, and required supplementary information.

#### Government-Wide Financial Statements

These statements report information about all of the operations of the City using accounting methods similar to those used by private sector businesses. These reports help inform city leaders and citizenry as to whether the City is "better or worse off" as a result of the previous year's activities. The information in the government-wide financial statements helps to answer that question, as it captures all of the City's assets and liabilities using accepted accounting methods. The table on page 5 in particular captures these assets and liabilities as compared to last fiscal year.

The government-wide financial statements are divided into two (2) categories:

The Statement of Net Position presents all of the City's assets and liabilities with the difference between the two (2) reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. In other words, it will help show the solvency of the City.

## ***Management's Discussion and Analysis, Continued***

The Statement of Activities presents information showing how the government's assets changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. This accrual basis of accounting requires that revenues be reported when they are earned, and expenses are reported as soon as liabilities are incurred. Items such as uncollected taxes, unpaid vendor invoices for items received in the previous year and earned but unused paid time off will be included in the statement of activities as revenues and expenses, even though the cash associated with these items will not yet be received or distributed.

These two (2) government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (government activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). Examples of the government type activities of the City of Hailey include general governmental, administrative and community development services, public safety and emergency services, and street maintenance, parks, and library operations. The business-type activities of the City include the water and wastewater systems.

### **Fund Financial Statements**

The Fund financial statements provide information about the City's major *funds*, not the City as a whole. The City uses fund accounting to separate specific sources of funds and corresponding expenditures. Funds may be required by law or may be established by the City Council to segregate funds for specific activities or objectives. The City of Hailey has the following funds:

Governmental Funds: These funds encompass the City's basic governmental, administrative and community development services, public safety and emergency services, and street maintenance, parks, and library operations. These are essentially the same functions reported as governmental activities in government-wide financial statements. Governmental fund financial statements focus on short-term inflows and outflows of resources. Information provided by these statements provides a short-term view of what resources will be available to meet needs.

The City of Hailey has four (4) governmental funds:

General Fund— The General Operating Fund of the City derives most of its income from property tax, state taxes, local option taxes, franchises, and fees for services. Its function is operations and maintenance. Most of the fund balance from the General Fund is shown in the financial statements as unassigned resources.

Debt Service Fund— The Debt Service Fund is used to account for financial resources derived from the tax levied to pay off general obligation bond debt. Fund balance from the Debt Service Fund is shown in the financial statements as committed resources. Residual funds from the GO Bond (Hailey Rodeo Park) and the Temporary Levy Override (Pathways for People) continue to earn interest. The tax receipts are almost fully collected, except for some late balances.

Capital Improvement Fund— The Capital Improvement Fund is used to account for financial resources to be used for the planning, acquisition and development of major capital facilities, equipment, and assets. It is shown in the financial statements as assigned resources, created in 2009 by the Hailey City Council, with the intent that it is not used for operation and maintenance. After property and facilities are acquired or constructed using resources from the Capital Fund, the new capital assets then become depreciable assets in their respective General or Proprietary Funds, where operation and maintenance of these assets occur.

Grant Fund— In 2010, the Hailey City Council established a Grant Fund, developed for the purpose of transparency and accountability in tracking City-wide grant programs, including grant revenues, in-kind and cash matches from appropriate City funds, and total grant expenditures. The Grant Fund is used specifically for large, complex grants which may span multiple fiscal years. This fund is combined in the General Fund.

Proprietary Fund: User fees finance activities in the proprietary fund. The City of Hailey only has one type of propriety fund, the enterprise fund. The water and wastewater utilities and all the activities necessary to support their operation, including system component development, improvement, or replacement, are accounted for in this fund. Accounting for this fund is the same as a private business on a full accrual basis.

### **Notes to the Financial Statements**

The notes provide additional information that is necessary to fully understand the data presented in the government-wide and fund financial statements.

*Management's Discussion and Analysis, Continued*

**Required Supplementary Information**

This section has information that further explains and supports the information in the financial statements by including a comparison of the City's financial data from the current and prior years.

A comparison of the City of Hailey Idaho's Assets, Liabilities and Net Position				
	FY 2025			FY 2024
	Governmental Activities	Business- type Activities	Total Primary Government	Total Primary Government
<b>ASSETS</b>				
Current and Other Assets	\$ 10,831,077	\$ 22,620,327	\$ 33,451,404	\$ 33,085,394
Capital Assets - Net	24,280,981	14,859,749	39,140,730	36,810,714
<b>Total Assets</b>	<b>35,112,058</b>	<b>37,480,076</b>	<b>72,592,134</b>	<b>69,896,108</b>
Deferred Outflows of Resources	319,698	125,141	444,839	711,367
<b>LIABILITIES</b>				
Current Liabilities	2,831,693	650,764	3,482,457	3,217,659
Long Term Liabilities	1,958,822	11,186,231	13,145,053	14,925,716
<b>Total Liabilities</b>	<b>4,790,515</b>	<b>11,836,995</b>	<b>16,627,510</b>	<b>18,143,375</b>
Deferred Inflows of Resources	734,446	287,487	1,021,933	64,944
<b>NET POSITION</b>				
Invested in Capital Assets, Net of Debt	24,280,981	3,916,417	28,197,398	25,319,430
Restricted	0	1,184,851	1,184,851	3,242,679
Unrestricted	5,625,814	20,379,467	26,005,281	23,837,047
<b>Total Net Position</b>	<b>\$ 29,906,795</b>	<b>\$ 25,480,735</b>	<b>\$ 55,387,530</b>	<b>\$ 52,399,156</b>

**Net Position**

Net position measures the difference between what the City owns (assets) versus what the City owes (liabilities). The total assets of the City of Hailey exceeded its liabilities on September 30, 2025, by \$55,387,530, an increase of \$2,988,374 over the previous year's net position balance of \$52,399,156. This means that the City was able to capably cover its year's overall costs. Of this amount \$26,005,281 is unrestricted and available to meet the City's on-going obligations to citizens and creditors. The unrestricted net position equals 46.95% of total net position. The unrestricted net position is slightly higher than FY24 because of ongoing projects in the business activities of the City.

The largest portion of the City's net position, \$28,197,398 or 50.91%, is invested in capital assets net of related debt. Capital assets include land, building, equipment and machinery, and infrastructure, and are used to provide services to the citizens and are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

*Management's Discussion and Analysis, Continued*

A comparison of the City of Hailey Idaho's Statement of Activities				
	FY 2025			FY 2024
	Governmental Activities	Business- type Activities	Total Primary Government	Total Primary Government
<b>Revenue:</b>				
Program revenues				
Charges for services	\$ 896,718	\$ 6,550,979	\$ 7,447,697	\$ 7,670,367
Capital grants /contributions	121,063	9,613	130,676	155,088
Total program revenues	1,017,781	6,560,592	7,578,373	7,825,455
General revenues				
Taxes	4,418,742		4,418,742	4,207,736
Franchise, licenses, permits	1,557,245		1,557,245	1,567,200
State shared revenues	2,154,651		2,154,651	2,261,214
Interest	520,916	936,316	1,457,232	1,438,621
Gain (Loss) on sale of assets		17,384	17,384	10,831
Other revenues (Losses)	662,901	21,859	684,760	1,205,537
Total general revenues	9,314,455	975,559	10,290,014	10,691,139
Total revenues	10,332,236	7,536,151	17,868,387	18,516,594
<b>Program expenses:</b>				
General government	1,838,646		1,838,646	1,375,945
Public safety	3,111,868		3,111,868	3,002,997
Streets	1,556,260		1,556,260	2,194,580
Parks and recreation	706,721		706,721	853,236
Library	889,295		889,295	878,704
Unallocated Depreciation	955,602		955,602	620,313
Wastewater		2,607,123	2,607,123	2,525,462
Water		2,734,040	2,734,040	2,299,981
Interest, long-term debt		480,458	480,458	452,956
Total program expenses	9,058,392	5,821,621	14,880,013	14,204,174
<b>Change in net position</b>	1,273,844	1,714,530	2,988,374	4,312,420
Beginning net position	28,632,951	23,766,205	52,399,156	48,086,736
Ending net position	\$ 29,906,795	\$ 25,480,735	\$ 55,387,530	\$ 52,399,156

**Changes in Net Position**

During the year, the City's financial position increased by \$ 2,988,374, compared to the previous year ending September 30, 2024, during which the City's financial position increased by \$ 4,312,420.

**Governmental Activities:**

Governmental activities increased the City's net position by \$ 1,273,844, compared to the previous year's increase of \$ 2,007,232. This increase is primarily due to the cost of program revenues decreasing while general revenues increased, particularly state-shared revenues. Post-COVID costs and inflation have increased throughout all aspects of business-type activities as well as governmental activities.

**Business-Type Activities:**

Business-type activities increased net position by \$ 1,714,530, compared to the previous year's increase of \$ 2,305,188. This increase is due largely to increased operational revenue and interest income.

## *Management's Discussion and Analysis, Continued*

### **FINANCIAL ANALYSIS OF THE CITY'S FUNDS**

#### **Governmental Funds**

General Fund - The general fund balance on September 30, 2025, was \$6,661,238, compared to \$8,216,222 the previous year. Costs have increased across the board as post-Covid inflation and rising fuel costs. In addition, payroll increases have resulted in this slight decrease in the general fund balance.

Capital Improvement Fund - The capital fund was established in fiscal year 2009 with a transfer of annexation fees which had previously been accounted for in general, water, and wastewater operating funds. Development impact fees are collected within the capital fund. The total fund balance, which includes In-lieu, residual Pathways for People, Public Arts and 0.5% for Housing on September 30, 2025, increased by \$648,267 to \$ 1,238,019.

Debt Service Fund - The debt service fund was established in 2010 to account for the bond proceeds of the Wertheimer Park facilities. These bonds are a general obligation to be paid from the general funds of the City over a ten-year period. These bonds were paid in full in previous fiscal years. The fund continues to receive delinquent property taxes that will be used for maintaining or improving the park facilities.

Grant Fund - The grant fund was created to track large or multi-year grants, including revenues, in-kind and cash matches from appropriate City funds, and total grant expenditures. Within the fund, each grant project is tracked separately. At fiscal year-end these captured project amounts are transferred out to the government fund or enterprise fund in which the grant activity or depreciable asset should reside. FY24 hosted no large, multi-year reimbursement grants. Small single-year grants, such as those earned by the Library, are handled completely within the General Fund, not the Grant Fund.

#### **General Fund Budgetary Highlights**

The City's General operating fund balance decrease of \$1,554,984 resulted from expenditures being less than budget within most of the general fund departments, but \$1,913,000 was transferred to the Capital Improvement Fund for City developments.

In fiscal year 2024, the City implemented a citywide fee schedule, with modest fee increases across most fees, tracking with inflation. This fee schedule will be re-evaluated annually as part of the municipal budget process.

#### **Capital Improvement Fund Budgetary Highlights**

The City of Hailey capital improvement plan focuses on one-, five- and ten-year planning horizons. The capital budget is planned to be spent over multiple years. Revenues come largely from development fees. When revenue received in the year is planned for a future year expense, the Capital Fund Balance may increase, as most of the capital fund projects are paid from fund balance. In 2022, the City returned to a pre-recession budgeting practice of identifying a dedicated Rolling Stock Replacement and System Maintenance Plan, with these expenditures earmarked in City department operations budgets instead of within the City capital budget.

### **CAPITAL ASSET AND DEBT ADMINISTRATION**

#### **Capital Assets**

At the end of fiscal year 2025 the City had \$39,140,730 invested in capital assets (net of accumulated depreciation) compared to last year's \$36,810,714, an increase of \$2,330,016 compared to the previous year's increase of \$2,651,668. Net capital assets of governmental activities increased by \$2,214,364 as compared to \$2,895,289 in fiscal year 2024. This can be attributed to the completion of works-in-progress, and the ability to take advantage of local contractors for smaller-scale projects. Business-type activities increased by \$115,382 in the current period. The City investment in capital assets includes land, facilities, park improvements, automobiles and equipment, street improvements, and sidewalks.

#### **Long-Term Debt**

In 2014, the City adopted a new sewer revenue bond ordinance authorizing up to \$6,545,000 additional bonded indebtedness for a wastewater biosolids treatment facility. The current amount owed on this debt is \$4,750,000. This sewer revenue bond is combined under one (1) bond agreement with the Idaho Bond Bank Authority. The City also refinanced its debt on the Quigley Canyon Water Storage Facility in 2012, with a term through 2028, which was used to pay off a DEQ State Revolving Fund Loan. The current amount owed on this debt is \$655,000. The City's maximum general obligation debt capacity is 2% of the taxable assessed value of properties within the City limits. Hailey has met the principal and interest payments on outstanding bonds and other indebtedness in the past 10 years when due. Additionally, no refunding bonds have been issued for the purpose of preventing an impending default.

*Management's Discussion and Analysis, Continued*

Additional long-term debt related to May 2023 voter approval of a \$6 million wastewater aging headworks bond is reflected in this fiscal year 2025 audit.

The following items are reporting tasks that are disclosure requirements of the fiscal year 2025 Wastewater Aging Headworks General Obligation Bond. These tables have been incorporated into the Annual Report outlining financial, statistical and operating data.

<b>City of Hailey</b>						
<b>Wastewater System</b>						
<b>Historic Net Revenues and Debt Service Coverage</b>						
	Actual	Actual	Actual	Actual	Actual	
	2021	2022	2023	2024	2025	
Rate Adjustment	0%	9.96%	14.07%	9.58%	11.10%	
<b>OPERATING REVENUES</b>						
Charges for Services	2,192,452	2,439,202	2,805,066	3,077,618	3,844,982	
Total Operating Revenues	2,192,452	2,439,202	2,805,066	3,077,618	3,844,982	
<b>OPERATING EXPENSES</b>						
Salaries and Benefits	666,398	869,782	1,040,981	1,028,335	950,317	
Administrative and supplies	626,527	608,178	777,515	1,103,081	1,054,388	
Depreciation	494,327	518,258	312,683	333,076	602,418	
Total Operating Expenses	1,787,252	1,996,218	2,131,179	2,464,492	2,607,123	
<b>NET OPERATING INCOME</b>						
	405,200	443,014	673,887	613,127	1,237,859	
Add: Investment/Interest income	16,117	28,503	202,389	210,125	546,006	
Add: Depreciation expense	49,327	518,258	312,683	333,076	602,418	
<b>AVAILABLE FOR DEBT SERVICE</b>	<b>470,644</b>	<b>989,775</b>	<b>1,188,959</b>	<b>1,156,328</b>	<b>2,386,283</b>	
<b>DEBT SERVICE</b>						
Series 2014C Wastewater Revenue Bonds	298,425	566,925	569,675	566,925	567,226	
Series 2012D Wastewater Revenue Bonds	270,400	0	0	0	0	
Total Debt Service	568,825	566,925	569,675	566,925	567,226	
<b>DEBT SERVICE COVERAGE (Recurring Revenues)</b>	<b>0.83</b>	<b>1.75</b>	<b>2.09</b>	<b>2.04</b>	<b>4.21</b>	
Hookups, connections, and fees	352,935	483,066	214,326	283,066	157,344	
Grant Revenue	0	0	0	0	0	
<b>DEBT SERVICE COVERAGE</b>						
<b>(Including Non-recurring Revenues)</b>	<b>1.45</b>	<b>2.60</b>	<b>2.46</b>	<b>2.54</b>	<b>4.48</b>	

**Fiscal Year 2026 BUDGETARY CONSIDERATIONS**

The City of Hailey establishes the budgets in each of its funds from estimated revenue. In 2023, the Hailey City Council modified their policy requiring that the City maintain a fund balance that is at least 35% of budget to meet first-quarter expenses and for emergencies by increasing the fund balance amount to 35%. The FY 2026 general fund budget is \$12,889,790, with 35% of that equaling \$4,511,426, the amount now designated as general operating reserve. Based on healthy fund balances, the city invested \$1,000,000 into an investment fund at a higher rate of return than the LGIP fund as per the City's adopted investment policy. A third policy of the City Council is to transfer the general operating fund balance to the capital fund if the goal of the primary policy has been achieved. The unassigned general fund balance at fiscal year-end is \$7,999,385, which exceeds the 35% reserve target of \$4,511,426, by \$3,712,041. Sufficient fund balance exists to transfer the \$358,016 general operating fund revenue over expenses to the capital fund for capital project spending, per that policy.

The water and wastewater operating funds, per bond covenants, are required to be 125% of net revenue, which creates surplus fund balance which can be used, in later years, on capital projects. During 2020, Rate Stabilization accounts were established under the provisions of Hailey's bond ordinance to help ensure that this important bond covenant be met throughout the life of the bonds. Another rate stabilization fund was created in the general operating fund for rubbish franchise revenue to be used to stabilize garbage rates when new services are made available.

The City of Hailey developed expense policies for its capital and grant projects as explained more fully in prior year audits.

Rate structures within the enterprise funds have incrementally been amended over several years, creating a curve which aggressively encourages water conservation and afford users better personal management of their impact upon the City's water and wastewater system and its budget. In many cases, per capita consumption of water has decreased, and expenses have been adjusted to the City's rate-based income. A wastewater rate structure was implemented in 2015 that allocates bond costs by the amount of usage rather than the number of meters. An amended water rate structure was implemented in FY 24/25 as part of the annual budget.

**Requests for Information**

This report is designed to provide a general overview of the City of Hailey's finances for our citizens and customers. If you have questions about this report or need additional financial information, contact the Finance Office: 115 Main Street S., Hailey, Idaho 83333, 208-788-4221.

**CITY OF HAILEY, IDAHO**  
**Statement of Net Position**  
**at September 30, 2025**

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total Primary Government</u>	<u>Component Unit Urban Renewal Agency</u>
<b><u>ASSETS</u></b>				
Cash and Deposits	\$ 8,460,717	\$ 20,748,247	\$ 29,208,964	\$ 2,758,560
Investments	1,000,000	0	1,000,000	
Accounts Receivable	829,986	595,624	1,425,610	
Taxes Receivable	58,999		58,999	15,556
Due From Other Governments	481,375		481,375	
Inventory		91,605	91,605	
Restricted Cash, Deposits and Investments	0	1,184,851	1,184,851	
Totals	<u>10,831,077</u>	<u>22,620,327</u>	<u>33,451,404</u>	<u>2,774,116</u>
Capital Assets:				
Land, Easements and Water Rights	3,117,021	235,391	3,352,412	
Construction in Progress	1,945,495	0	1,945,495	
Infrastructure	16,877,985	25,115,354	41,993,339	
Buildings and Improvements	6,608,908	1,033,573	7,642,481	1,052,905
Equipment and Vehicles	<u>7,047,257</u>	<u>6,139,174</u>	<u>13,186,431</u>	
	35,596,666	32,523,492	68,120,158	1,052,905
Accumulated Deprecation	<u>(11,315,685)</u>	<u>(17,663,743)</u>	<u>(28,979,428)</u>	
Total Capital Assets	<u>24,280,981</u>	<u>14,859,749</u>	<u>39,140,730</u>	<u>1,052,905</u>
<b>Total Assets</b>	<u>35,112,058</u>	<u>37,480,076</u>	<u>72,592,134</u>	<u>3,827,021</u>
Deferred Outflows of Resources:				
Deferred Outflows from Pension Activity	<u>319,698</u>	<u>125,141</u>	<u>444,839</u>	
<b><u>LIABILITIES</u></b>				
Accounts Payable	2,568,038		2,568,038	351,306
Accrued Payroll and Benefits Payable	263,655	68,386	332,041	
Accrued Interest Payable		19,007	19,007	
Surety and Security Bonds Payable		13,371	13,371	
Long-term Liabilities:				
Portion due or payable within one year:				
Bonds Payable	0	550,000	550,000	
Portion due or payable after one year:				
Bonds Payable	0	9,975,000	9,975,000	2,730,000
Unamortized Bond Premium	0	399,325	399,325	
Compensated Absences	262,304	147,831	410,135	
Net Pension Liability	<u>1,696,518</u>	<u>664,075</u>	<u>2,360,593</u>	
<b>Total Liabilities</b>	<u>4,790,515</u>	<u>11,836,995</u>	<u>16,627,510</u>	<u>3,081,306</u>
Deferred Inflows of Resources				
Deferred Inflows from Pension Activity	<u>734,446</u>	<u>287,487</u>	<u>1,021,933</u>	
<b><u>NET POSITION</u></b>				
Invested in Capital Assets - net of related debt	24,280,981	3,916,417	28,197,398	0
Restricted For:				
Debt Service		1,184,851	1,184,851	
Other Purposes	0		0	
Unrestricted	<u>5,625,814</u>	<u>20,379,467</u>	<u>26,005,281</u>	<u>745,715</u>
<b>Total Net Position</b>	<u>\$ 29,906,795</u>	<u>\$ 25,480,735</u>	<u>\$ 55,387,530</u>	<u>\$ 745,715</u>

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Statement of Activities**  
**For the Year Ended September 30, 2025**

Activities:	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Assets			Component Unit - Urban Renewal Agency
		Fees, Fines, and Charges for Services	Capital Grants and Contributions	Governmental Activities	Business Type Activities	Total	
<b>Governmental:</b>							
General Government	\$ 1,838,646	\$ 678,524	\$ 96,565	\$ (1,063,557)		\$ (1,063,557)	
Public Protection:							
Public Safety	3,111,868	189,133		(2,922,735)		(2,922,735)	
Streets	1,556,260			(1,556,260)		(1,556,260)	
Parks and Recreation	706,721	22,547		(684,174)		(684,174)	
Library	889,295	6,514	24,498	(858,283)		(858,283)	
Interest - on long-term debt				0		0	
Unallocated Depreciation	955,602			(955,602)		(955,602)	
Total Governmental Activities	<u>9,058,392</u>	<u>896,718</u>	<u>121,063</u>	<u>(8,040,611)</u>		<u>(8,040,611)</u>	
<b>Business Type:</b>							
Water	2,734,040	2,548,653	9,613		\$ (175,774)	(175,774)	
Wastewater	2,607,123	4,002,326			1,395,203	1,395,203	
Interest - on long-term debt	480,458				(480,458)	(480,458)	
Total Business-type Activities	<u>5,821,621</u>	<u>6,550,979</u>	<u>9,613</u>		<u>738,971</u>	<u>738,971</u>	
Total City of Hailey, Idaho	<u>\$ 14,880,013</u>	<u>\$ 7,447,697</u>	<u>\$ 130,676</u>	<u>(8,040,611)</u>	<u>738,971</u>	<u>(7,301,640)</u>	
Component Units:							
Urban Renewal Agency	\$ 811,418						\$ (811,418)
Total							<u>(811,418)</u>
General Revenues:							
Property taxes				3,336,031		3,336,031	733,542
Local Option sales taxes				1,071,700		1,071,700	
Franchises, licenses, permits				1,557,245		1,557,245	
State of Idaho revenue sharing				1,068,166		1,068,166	
State of Idaho liquor receipts				290,304		290,304	
State highway user collections				796,181		796,181	
Penalty and interest on property taxes				11,011		11,011	
County court fines				96,187		96,187	
Earnings on investments				520,916	936,316	1,457,232	138,313
Refunds and Reimbursements				590,337		590,337	
Premium Earned on Bond Refinancing					21,859	21,859	
Gain (Loss) on Pension Activities				(23,623)	17,384	(6,239)	
Gain (Loss) on Sale of Assets						0	
Total general revenues and transfers				<u>9,314,455</u>	<u>975,559</u>	<u>10,290,014</u>	<u>871,855</u>
Changes in net position				1,273,844	1,714,530	2,988,374	60,437
Net Position - Beginning				<u>28,632,951</u>	<u>23,766,205</u>	<u>52,399,156</u>	<u>685,278</u>
Net Position - Ending				<u>\$ 29,906,795</u>	<u>\$ 25,480,735</u>	<u>\$ 55,387,530</u>	<u>\$ 745,715</u>

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Balance Sheet**  
**Governmental Funds**  
for the year ended September 30, 2025

	<u>General Fund</u>	<u>Capital Improvement Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS:</b>				
Cash and Deposits	\$ 7,122,571	\$ 1,238,019	\$ 100,128	\$ 8,460,718
Investments	1,000,000			1,000,000
Accounts Receivable	829,986	0		829,986
Due From Other Governments	481,375			481,375
Property Taxes Receivable	<u>58,999</u>	<u>0</u>		<u>58,999</u>
 Total Assets	 <u>9,492,931</u>	 <u>1,238,019</u>	 <u>100,128</u>	 <u>10,831,078</u>
 <b>LIABILITIES:</b>				
Accounts Payable	2,568,038			2,568,038
Accrued Payroll Expenses	263,655			263,655
Surety and Security Bonds Payable				<u>0</u>
 Total Liabilities	 <u>2,831,693</u>	 <u>0</u>	 <u>0</u>	 <u>2,831,693</u>
 <b>FUND BALANCE:</b>				
Non-spendable				0
Restricted				0
Committed			100,128	100,128
Assigned				0
Unassigned	<u>6,661,238</u>	<u>1,238,019</u>		<u>7,899,257</u>
 Total Fund Balance	 <u>6,661,238</u>	 <u>1,238,019</u>	 <u>100,128</u>	 <u>7,999,385</u>
 Total Liabilities and Fund Balance	 <u>\$ 9,492,931</u>	 <u>\$ 1,238,019</u>	 <u>\$ 100,128</u>	 <u>\$ 10,831,078</u>

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Reconciliation of the Balance Sheet of Governmental Funds**  
**To the Statement of Net Position**  
**for the year ended September 30, 2025**

Total Governmental Fund Balances (Page 12) \$ 7,999,385

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial  
resources and, therefore, are not reported in the governmental funds.  
The cost of assets is \$35,596,666 less accumulated depreciation \$ 11,315,685 24,280,981

Long-term liabilities, including net pension liability, bonds payable  
and compensated absences are not payable in the current period and  
therefore are not reported in the governmental funds (2,373,571)

Net Position of Governmental Activities (Page 10) \$ 29,906,795

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Funds**  
**for the year ended September 30, 2025**

	<u>General Fund</u>	<u>Capital Improvement Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
<b>REVENUE:</b>				
Property taxes	\$ 3,336,031	\$	\$	\$ 3,336,031
Local Option sales taxes	1,071,700			1,071,700
Franchises, licenses, permits	1,550,769			1,550,769
State of Idaho shared revenue	1,068,166			1,068,166
State of Idaho liquor receipts	290,304			290,304
State highway user collections	796,181			796,181
Penalty and interest on property taxes	11,012			11,012
County court fines	96,187			96,187
Fees, fines and charges for services	383,527	513,190		896,717
Grants	83,317	11,010		94,327
Contributions	39,608			39,608
Property Sales	59,102			59,102
Earnings on investments	398,479	118,445	3,992	520,916
Refunds and Reimbursements	79,329	456,386		535,715
Miscellaneous	6,477			6,477
	<u>9,270,189</u>	<u>1,099,031</u>	<u>3,992</u>	<u>10,373,212</u>
<b>EXPENDITURES:</b>				
General Government	1,848,700	1,110,285		2,958,985
Public Safety	3,175,116	129,141		3,304,257
Streets	2,279,826	455,307		2,735,133
Parks and Recreation	719,236	466,758		1,185,994
Library	889,295			889,295
Capital outlay		202,273		202,273
Debt Service				0
	<u>8,912,173</u>	<u>2,363,764</u>	<u>0</u>	<u>11,275,937</u>
<b>EXCESS REVENUE (EXPENDITURES)</b>	358,016	(1,264,733)	3,992	(902,725)
<b>OTHER FINANCING SOURCES (USES):</b>				
Operating transfers from other funds		1,913,000		1,913,000
Operating transfers (to) other funds	(1,913,000)			(1,913,000)
<b>NET CHANGE IN FUND BALANCES</b>	(1,554,984)	648,267	3,992	(902,725)
<b>FUND BALANCE - BEGINNING</b>	<u>8,216,222</u>	<u>589,752</u>	<u>96,136</u>	<u>8,902,110</u>
<b>FUND BALANCE - ENDING</b>	<u>\$ 6,661,238</u>	<u>\$ 1,238,019</u>	<u>\$ 100,128</u>	<u>\$ 7,999,385</u>

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Reconciliation of the Statement of Revenues,**  
**Expenditures, and Changes in Fund Balances of Governmental Funds**  
**To the Statement of Activities**  
**For the year Ended September 30, 2025**

Net Change in Fund Balance - Total Governmental Funds (Page 14)	\$ (902,725)
<p>Governmental funds report capital outlays as current year expenditures. In the Statement of Activities the cost of these assets is allocated over their estimated useful lives as depreciation expense. This is the amount of current capital outlay for new fixed assets.</p>	
This is the amount of current year depreciation.	(955,602)
This is the amount of new Governmental Fund assets.	3,170,236
This is the amount of disposed Governmental Fund assets.	0
<p>Long term liabilities are not recorded in the Governmental funds. Principal and interest paid on capital debt are recorded as expenditures in the Governmental Funds. Principal amounts paid are not recorded as expenditures in the Statement of Net Assets.</p>	
This is the amount of current year principal payments on capital debt.	0
This is the amount of changes in net pension liabilities	(23,623)
<p>Liability for personal leave days are not recorded in Governmental funds.</p>	
This is the increase in compensated leave during the year.	<u>(14,442)</u>
Change in Net Position of Governmental Activities (Page 11)	<u>\$ 1,273,844</u>

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Statement of Net Position**  
**Proprietary Funds**  
**at September 30, 2025**

<b>Assets:</b>	<u>Water</u>	<u>Wastewater</u>	<u>Totals</u>
<b>Current Assets:</b>			
Cash and deposits	\$ 8,492,984	\$ 12,255,263	\$ 20,748,247
Investments			0
Accounts receivable	272,006	323,618	595,624
Inventory	<u>91,605</u>	<u>          </u>	<u>91,605</u>
	8,856,595	12,578,881	21,435,476
<b>Restricted Current Assets:</b>			
Cash and deposits	<u>226,689</u>	<u>958,162</u>	<u>1,184,851</u>
Total Current Assets	<u>9,083,284</u>	<u>13,537,043</u>	<u>22,620,327</u>
<b>Non Current Assets:</b>			
Plant and equipment	12,927,656	19,595,836	32,523,492
Accumulated depreciation	<u>(8,134,943)</u>	<u>(9,528,800)</u>	<u>(17,663,743)</u>
Net Non Current Assets	<u>4,792,713</u>	<u>10,067,036</u>	<u>14,859,749</u>
<b>Total Assets</b>	<u>13,875,997</u>	<u>23,604,079</u>	<u>37,480,076</u>
<b>Deferred Outflows of Resources:</b>			
Deferred Outflows from Pensions	<u>59,052</u>	<u>66,089</u>	<u>125,141</u>
<b>Liabilities:</b>			
<b>Current Liabilities:</b>			
Accrued Payroll and Benefits Payable	32,521	35,865	68,386
Accrued Interest Payable	854	18,153	19,007
Customer Deposits	13,371	0	13,371
Current portion long-term debt	<u>130,000</u>	<u>420,000</u>	<u>550,000</u>
Total current liabilities	<u>176,746</u>	<u>474,018</u>	<u>650,764</u>
<b>Noncurrent Liabilities:</b>			
Bonds Payable, Less Current	280,000	9,695,000	9,975,000
Premium on Bonds Payable	12,837	386,488	399,325
Compensated Absences Payable	64,214	83,617	147,831
Net Pension Liability	<u>313,367</u>	<u>350,708</u>	<u>664,075</u>
Total noncurrent liabilities	<u>670,418</u>	<u>10,515,813</u>	<u>11,186,231</u>
<b>Total Liabilities</b>	<u>847,164</u>	<u>10,989,831</u>	<u>11,836,995</u>
<b>Deferred Inflows of Resources:</b>			
Deferred Inflows from Pensions	<u>135,660</u>	<u>151,827</u>	<u>287,487</u>
<b>Net Position:</b>			
Investment in capital assets net of related debt	4,369,022	(452,605)	3,916,417
Restricted	226,689	958,162	1,184,851
Unrestricted	<u>8,356,514</u>	<u>12,022,953</u>	<u>20,379,467</u>
<b>Total Net Position</b>	<u>\$ 12,952,225</u>	<u>\$ 12,528,510</u>	<u>\$ 25,480,735</u>

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**Proprietary Funds**  
**for the year ended September 30, 2025**

	<b>Water</b>	<b>Wastewater</b>	<b>Totals</b>
<b>Operating Revenues:</b>			
Charges for services	\$ 2,337,364	\$ 3,844,982	\$ 6,182,346
Hookups, connections and fees	211,289	157,344	368,633
Total Operating Revenue	2,548,653	4,002,326	6,550,979
<b>Operating Expenses:</b>			
Salaries and benefits	967,438	950,317	1,917,755
Administrative and supplies	1,474,763	1,054,388	2,529,151
Depreciation	291,839	602,418	894,257
Total Operating Expenses	2,734,040	2,607,123	5,341,163
Operating Income	(185,387)	1,395,203	1,209,816
<b>Nonoperating Revenues (Expenses):</b>			
Interest Income	390,310	546,006	936,316
Interest Expense	(26,179)	(454,279)	(480,458)
Grants	9,613	0	9,613
Premium Earned on Bond Refinancing	8,545	13,314	21,859
Gain (Loss) on Pension Activity	15,426	1,958	17,384
Gain (Loss) on Sale of Assets	0	0	0
Total Nonoperating	397,715	106,999	504,714
Income before transfers	212,328	1,502,202	1,714,530
Transfers in			0
Transfers out			0
Net Income	212,328	1,502,202	1,714,530
Total Net Position - Beginning	12,739,897	11,026,308	23,766,205
Total Net Position - Ending	\$ 12,952,225	\$ 12,528,510	\$ 25,480,735

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**for the year ended September 30, 2025**

	<b>Water</b>	<b>Wastewater</b>	<b>Total</b>
<b>Cash Flows From Operating Activities:</b>			
Receipts from customers	\$ 2,537,791	\$ 4,013,308	\$ 6,551,099
Payments to suppliers	(1,498,924)	(1,054,388)	(2,553,312)
Payments to employees	(963,473)	(948,473)	(1,911,946)
Other receipts			0
Net cash provided (used) by operations	75,394	2,010,447	2,085,841
<b>Cash Flows From Capital and Related Financing Activities:</b>			
Purchase and construction of capital assets	(180,325)	(779,786)	(960,111)
Disposition of Assets	0	0	0
Principal paid on capital debt	(125,000)	(400,000)	(525,000)
Interest paid on capital debt	(26,439)	(455,113)	(481,552)
Net cash provided (used) by capital and related financing activities	(331,764)	(1,634,899)	(1,966,663)
<b>Cash Flows From Investing Activities:</b>			
Bond Proceeds	0	0	0
Interest Income	390,310	546,006	936,316
Net cash provided (used) by investing	390,310	546,006	936,316
<b>Net Increase (Decrease) in Cash and Deposits</b>	133,940	921,554	1,055,494
<b>Balances - Beginning of the year</b>	8,585,733	12,291,871	20,877,604
<b>Balances - Ending of the year</b>	\$ 8,719,673	\$ 13,213,425	\$ 21,933,098
Displayed as:			
Pooled Cash and Investments	8,492,984	12,255,263	20,748,247
Restricted Assets	226,689	958,162	1,184,851
<b>Balances - Ending of the year</b>	\$ 8,719,673	\$ 13,213,425	\$ 21,933,098
<b>Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:</b>			
Operating Income	(185,387)	1,395,203	1,209,816
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation expense	291,839	602,418	894,257
Changes in assets and liabilities:			
Receivables, net	(10,934)	9,755	(1,179)
Inventory	(24,161)		(24,161)
Accrued Payables			0
Compensated absences	2,896	3,071	5,967
Customer deposits	1,141		1,141
<b>Net Cash Provided (Used) by Operating Activities</b>	\$ 75,394	\$ 2,010,447	\$ 2,085,841

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Hailey, Idaho (City) was incorporated in 1903. The City operates under a Mayor-Council form of government and provides the following services: public safety, public works, recreation, social services, and community development. The City also provides water and wastewater services which are financed by user charges. The significant revenues and receivables are generated by the residents of the City of Hailey through property tax and water and wastewater charges.

The financial statements of the City of Hailey have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for established governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

**1. Financial Reporting Entity**

The City's financial statements include the accounts of all operations under the oversight authority of the City Council and those of separately administered organizations over which the City exercises significant influence. Significant influence or accountability is based primarily on operational or financial relationships with the City (as distinct from legal relationships).

**2. Government-Wide and Fund Financial Statements**

The government-wide financial statements include the Statement of Net Position and the Statement of Activities. These statements report financial information for the City as a whole excluding fiduciary activities such as employee pension plans. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers.

The Statement of Activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees, fines and forfeitures, and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets and include fees to developers. These revenues are subject to externally imposed restrictions to these program uses. Taxes and other revenue sources not properly included with program revenues are reported as general revenues.

Fund financial statements are provided for governmental and proprietary funds. Major individual governmental and enterprise funds are reported in separate columns with composite columns for non-major funds.

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

**3. Discretely Presented Component Unit**

The Component unit column in the financial statements includes the financial data of the City's only discretely presented component unit, the Hailey Urban Renewal Agency. It is reported in a separate column to emphasize that it is separate from the City's operations.

**4. Measurement Focus and Basis of Accounting**

The financial statements of the City are prepared in accordance with generally accepted accounting principles (GAAP). The City's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements and applicable Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless they conflict with GASB pronouncements. The City's reporting entity does not apply FASB pronouncements or APB opinions issued after November 30, 1989.

The government-wide statements report, using the economic resources measurement focus and the accrual basis of accounting, generally includes the reclassification or elimination of internal activity (between or within funds). However, internal eliminations do not include utility services provided to City departments. Reimbursements are reported as reductions to expenses. Proprietary fund financial statements also report using this same focus and basis of accounting although internal activity is not eliminated in these statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property tax revenues are recognized in the year for which they are levied while grants are recognized when grantor eligibility requirements are met.

Governmental fund financial statements report, using the current financial resources measurement focus and the modified accrual basis of accounting, recognizes revenues when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The City of Hailey uses an availability period of sixty days. Expenditures are recorded when the related liability is incurred, except for general obligation bond principal and interest which are reported as expenditures in the year due.

Major revenue sources susceptible to accrual include sales and use taxes, property taxes, and intergovernmental revenues. In general, other revenues are recognized when cash is received.

Operating income reported in proprietary fund financial statements includes revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for proprietary funds are charges to customers for sales of services. Principal operating expenses are the costs of providing goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as non-operating in the financial statements.

**CITY OF HAILEY, IDAHO**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**AT SEPTEMBER 30, 2025**

Continued...

**5. Fund Accounting**

The accounts of the City are organized and operated on the basis of funds and account groups. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

The City has adopted GASB Statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions" (GASB 54) which defines how fund balances of the governmental funds are presented in the financial statements. There are five classifications of fund balances as presented below:

Non-spendable – These funds are not available for expenditures based on legal or contractual requirements. In this category, one would see inventory, long-term receivables, unless proceeds are restricted, committed, or assigned and legally or contractually required to be maintained intact (corpus or a permanent fund).

Restricted – These funds are governed by externally enforceable restrictions. In this category, one would see restricted purpose grant funds, debt service or capital projects.

Committed – Fund balances in this category are limited by the governments' highest level of decision making. Any changes of designation must be done in the same manner that it was implemented and should occur prior to end of the fiscal year, though the exact amount may be determined subsequently.

Assigned – These funds are intended to be used for specific purposes, intent is expressed by governing body or an official delegated by the governing body.

Unassigned – This classification is the default for all funds that do not fit into the other categories. This, however, should not be a negative number for the general fund. If it is, the assigned fund balance must be adjusted.

Order of Use of Fund Balance – The City's policy is to apply expenditures against non-spendable fund balance, restricted fund balance, committed fund balance, assigned fund balance and unassigned fund balance at the end of the fiscal year. For all funds, non-spendable fund balances are determined first and then restricted fund balances for specific purposes are determined.

**GOVERNMENTAL FUNDS**

The City reports the following major governmental funds:

**General Fund** - The General Fund is the general operating fund of the City. It is used to account for all financial resources not reported in another fund.

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

**Debt Service Funds** — The debt service fund is used to account for the accumulation of financial resources for the payment of principal and interest on the City's governmental debt.

**Capital Projects Funds** - These funds account for proceeds from long-term debt financing and revenues and expenditures related to authorized construction and other capital asset acquisitions.

**PROPRIETARY FUNDS**

**Enterprise Funds** - Enterprise funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) Where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. Enterprise funds include the Water, Wastewater, and Bio-Solids funds.

**6. Budgetary Data**

The City of Hailey follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. Prior to September 1, the Treasurer submits to the City Council a proposed operating budget for the fiscal year commencing on October 1. The operating budget includes proposed expenditures and the means of financing them.
- b. After reviewing the preliminary budget, the City Council sets a public budget hearing to obtain taxpayer comments.
- c. Prior to October 1, the budget is legally enacted through passage of an ordinance.

The budget is prepared on the modified accrual basis of accounting, as described above. The City does not use the encumbrance method of accounting.

**7. Cash and Cash Equivalents**

The City maintains and controls cash and investment pools in which the primary government funds share. Each fund's portion of a pool is displayed on its respective balance sheet.

For purposes of the Statement of Cash Flows, the enterprise funds consider cash and cash equivalents to include cash on hand and all amounts on deposit with financial institutions.

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

**8. Inventory**

Inventories in governmental funds are considered to be immaterial and are not reported. Proprietary fund inventories are recorded at the lower of cost or market on a first-in, first-out basis.

**9. Capital Assets, Depreciation, and Amortization**

The City's property, plant, equipment, and infrastructure with useful lives of more than one year are stated at historical cost and comprehensively reported in the government-wide financial statements. The City maintains infrastructure asset records consistent with all other capital assets. Proprietary capital assets are also reported in their respective fund financial statements. Donated assets are stated at fair value on the date donated. The City generally capitalizes assets with costs of \$5,000 or more as purchase and construction outlays occur. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations. The City has not, nor is required to retroactively report infrastructure assets. The City has capitalized all acquired infrastructure after October 1, 2003.

Estimated useful lives, in years, for depreciable assets are as follows:

Building and Improvements	20-50
Equipment	5-15
Infrastructure	15-20
Books	5-10
Trucks and Vehicles	3-10

Interest costs are capitalized when incurred by proprietary funds on debt where proceeds were used to finance the construction of assets.

**10. Long-Term Debt**

In the government-wide and proprietary financial statements, outstanding debt is reported as liabilities.

**11. Deferred Outflows/Inflows of Resources**

In 2007, the Governmental Accounting Standards Board (GASB) released Concepts Statement No. 4 *Elements of Financial Statements* which provides a framework for determining the nature of financial accounting or reporting issues. Since the release of the framework, GASB has been looking at the assets and liabilities on the balance sheet to determine if they should continue to be reflected as

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

such. GASB has concluded that, in order to improve financial reporting, there are assets and liabilities that no longer should be reflected as assets and liabilities. These changes are included in the recently issued GASB Statement No. 65, *Items Previously Reported as Asset and Liabilities*.

These changes include two new items that are reflected on the Statement of Net Position.

- Deferred outflow of resources – the current *consumption* of net assets that is applicable to a *future* reporting period.
- Deferred inflows of resources – the current *acquisition* of net assets that is applicable to a *future* reporting period.

The City's financial statements may report a separate section for deferred inflows of resources which reflects an increase in resources that applies to a future period.

**12. Compensated Absences**

The liability for compensated absences reported in the government-wide and proprietary fund statements consists of unpaid, accumulated annual vacation and sick leave balances. The liability has been calculated using the vesting method, in which leave amounts for both employees who currently are eligible to receive termination payments and other employees who are expected to become eligible in the future to receive such payments upon termination are included.

**13. Pensions**

For purposes of measuring the net pension liability and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**NOTE 2 - CASH AND CASH EQUIVALENTS**

Interest Rate Risk — The City does have a formal investment policy that limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk — The City has no investment policy which would further limit its investment choices beyond those stated in Idaho Code. The City's investment in the State Treasurer's Investment Pool is not currently rated. All deposits in the State Investment Pool are either FDIC insured or fully collateralized, with securities held in trust by the State Treasurer but not in the name of the City of Hailey

Concentration of Credit Risk — The City places no limit on the amount to invest in any one issuer.

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

Custodial Credit Risk, Deposits — Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a deposit policy for custodial credit risk. The City's pooled and non-pooled deposits are categorized to give an indication of the level of risk assumed by the City at fiscal year-end. The cash is recorded in terms of US currency and consists of: There are three categories of credit risk that apply to the City's cash and investments:

- 1) Insured or collateralized or for which the securities are held by the City or the City's agent in the City's name.
- 2) Uninsured and uncollateralized; or
- 3) Uninsured and unregistered for which the securities are held by the counter party or by its trust department or agent but not in the City's name. This category also includes repurchase agreements with no underlying securities.

Balances are held in each category as follows:

	Bank Balance Categories		
	1	2	3
Deposits	\$ 689,895	\$ 300	\$ 0
State of Idaho LGIP		29,706,481	
Investments		<u>1,000,000</u>	
 Total Cash and Investments	 \$ <u>689,895</u>	 \$ <u>30,706,781</u>	 \$ <u>0</u>

Funds held in the Water and Wastewater Funds (Enterprise funds) in the amount of \$ 36,256 are reserved for repayment of existing debt, \$ 921,906 of reserved funds from the BioSolids project (Wastewater rate stabilization), and \$226,689 in Water Fund rate stabilization. Funds held in the General Fund of \$ 1,234,437 are reserved for specific requirements from donations, employee flexible spending accounts, and capital project related reserved accounts.

The City held the following investments as of September 30, 2025:

Measurement/Investment	Measurement Amount	Maturity	Moody's Rating	Percent of Total Investments
Fair Value - Level One Inputs				
None	0	N/A	N/A	0.00%
Fair Value - Level Two Inputs				
Federal Farm Credit Bnks 4.150%	<u>1,000,000</u>	8/17/2028	AA+	100.00%
Total Fair Value Level Two	<u>1,000,000</u>			

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

**NOTE 3 - TAXES RECEIVABLE**

Property taxes are levied in November of each year and recognized as revenue when the tax notices are printed. Taxes are due in two equal installments at December and June following the levy date. If payment is not received upon the due dates, a 2% penalty is charged, and taxes are classified as past due subject to 12% interest. Taxes receivable are stated at taxes levied less amounts collected and canceled. The City has not experienced any significant loss of delinquent taxes receivable in past years, and, therefore, does not consider it necessary to establish any allowance for uncollectible taxes receivable.

**NOTE 4 - ACCOUNTS RECEIVABLE**

The City charges for water and wastewater services and garbage collection on the first of the month. The water is metered and charged according to actual usage. The wastewater rate is based upon actual winter (non-irrigation) water usage. Water and wastewater are billed in arrears; garbage collection is prepaid. The balance of accounts receivable is for billings occurring Sept 30 and prior. Due to water and wastewater services that would be terminated if an account goes 60 days overdue, very few accounts become uncollectible.

**NOTE 5 - VOUCHERS PAYABLE AND ACCRUED LIABILITIES**

Vouchers payable and accrued expenses are stated at cost and are recognized liabilities for goods and services rendered to the City as of September 30.

**NOTE 6 - ACCRUED COMPENSATED ABSENCES**

Compensated absences for vacation pay, sick pay, and "comp" time have been accrued. "Comp" time is computed at the rate of 1-hour overtime equals 1.5 hours off. Compensated absences are reported as accrued in the government-wide and proprietary fund financial statements. Such compensation in the governmental fund financial statements will be paid from future resources of the City and is, therefore, reported only if matured compensated absences are payable to currently terminating employees, when it is included in accrued payroll and benefits.

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

**NOTE 7 – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2025, is as follows:

	<b>Beginning</b>		<b>Decrease</b>		<b>Ending</b>
	<b>Balances</b>	<b>Increases</b>	<b>s</b>	<b>Balances</b>	
<b>Governmental Activities:</b>					
<i>Capital Assets not being depreciated:</i>					
Land	\$ 3,117,021	\$	\$	\$	3,117,021
Construction in Progress	1,577,592	367,903			1,945,495
Total	<u>4,694,613</u>	<u>367,903</u>	<u>0</u>		<u>5,062,516</u>
<i>Capital Assets being depreciated:</i>					
Buildings & Improvements	5,380,479	1,228,429			6,608,908
Infrastructure	15,698,547	1,179,438			16,877,985
Vehicles and Equipment	6,754,824	411,818	119,385		7,047,257
Total	<u>27,833,850</u> (10,462,116)	<u>2,819,685</u>	<u>119,385</u>		<u>30,534,150</u>
Less: Accumulated Depreciation:	)	(955,602)	102,033		(11,315,685)
Total Net Depreciated Assets	<u>17,371,734</u>	<u>3,775,287</u>	<u>17,352</u>		<u>19,218,465</u>
 Governmental capital assets, net	 \$ <u>22,066,347</u>	 \$ <u>4,143,190</u>	 \$ <u>17,352</u>	 \$	 <u>24,280,981</u>
<b>Business-type activities:</b>					
<i>Capital Assets not being depreciated:</i>					
Land	\$ 235,391	\$	\$	\$	235,391
Construction in Progress	158,746		158,746		0
Total	<u>394,137</u>	<u>0</u>	<u>158,746</u>		<u>235,391</u>
<i>Capital Assets being depreciated:</i>					
Buildings & Improvements	1,033,573				1,033,573
Infrastructure	23,946,968	1,168,386			25,115,354
Vehicles and Equipment	6,143,834		4,660		6,139,174
Total	<u>31,124,375</u> (16,774,145)	<u>1,168,386</u>	<u>4,660</u>		<u>32,288,101</u>
Less: Accumulated Depreciation	)	(894,258)	4,660		(17,663,743)
Total Net Depreciated Assets	<u>14,350,230</u>	<u>274,128</u>	<u>0</u>		<u>14,624,358</u>
 Business-type capital assets, net	 \$ <u>14,744,367</u>	 \$ <u>274,128</u>	 \$ <u>158,746</u>	 \$	 <u>14,859,749</u>

**NOTE 8 - LONG-TERM OBLIGATIONS**

The City has entered into the following agreements:

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

<u>Description</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Amount</u>			<u>Amount</u>	<u>Amount</u>
			<u>Outstanding</u>	<u>Additions</u>	<u>Reductions</u>	<u>Outstanding</u>	<u>Due</u>
			<u>9/30/2024</u>			<u>9/30/2025</u>	<u>1 Year</u>
<b>GENERAL FUND</b>							
<b>Other:</b>							
Accrued							
Compensated							
Absences	N/A		247,861	14,443		262,304	
<b>Total General Fund</b>			<u>\$ 247,861</u>	<u>\$ 14,443</u>	<u>\$ 0</u>	<u>\$ 262,304</u>	<u>\$ 0</u>
<b>PROPRIETARY FUND</b>							
<b>Bonds and Loans Payable:</b>							
2014 Sewer Bio-Solids Bonds	9/15/2034	Var.	4,750,000	0	(400,000)	4,350,000	420,000
2012 Water Refunding	9/28/2028	Var.	535,000	0	(125,000)	410,000	130,000
2023 Sewer Headworks Bonds	9/15/2043	5.00%	5,765,000	0		5,765,000	0
<b>Other:</b>							
Accrued							
Compensated							
Absences	N/A		153,997		(6,166)	147,831	
<b>Total Proprietary Fund</b>			<u>\$ 11,203,997</u>	<u>\$ 0</u>	<u>\$ (531,166)</u>	<u>\$ 10,672,831</u>	<u>\$ 550,000</u>

On November 6, 2014, the City of Hailey sold \$6,335,000 of Sewer Revenue Bonds to finance a new Bio-Solids processing facility. The bond was sold at a premium resulting in a decrease of the principal balance by \$210,856 compared to the principal balance of the satisfied bond. The premium will be amortized over the life of the bond. This Sewer Revenue Bond requires semi-annual interest payments in March and September with an annual principal payment in September. The bond has a variable interest rate and will mature in September of 2034.

In 2007 the City of Hailey constructed a two-million-gallon drinking water storage facility in Quigley Canyon. The City obtained permanent financing through an Idaho Department of Environmental Quality Drinking Water Revolving Loan Program promissory note. The loan was refinanced in December of 2012 with a Water Revenue Bond. The bond requires semi-annual interest payments in March and September with an annual principal payment in September. The bond has a variable interest rate and will mature in September of 2028.

In 2023, the City of Hailey sold \$5,765,000 of Sewer Revenue Bonds to finance a new Headworks project. The bond was sold at a premium resulting in \$241,701 more received than compared to the principal balance bond. The premium will be amortized over the life of the bond. This Sewer Revenue Bond requires semi-annual interest payments in March and September with an annual principal payment in September beginning in 2035. The bond has an interest rate of 5% and will mature in September of 2043.

Bond maturity and interest schedules of the issued bonds is contained in the schedule on pages 40-42 of these financial statements.

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

Fiscal Year	Water Revenue		Wastewater Revenue		Wastewater Revenue	
	Refunding Bonds 2012		Refunding Bonds 2014		Refunding Bonds 2023	
	Interest	Principal	Interest	Principal	Interest	Principal
2026	\$ 20,500	\$ 130,000	\$ 147,425	\$ 420,000	\$ 288,250	\$ 0
2027	14,000	135,000	126,425	440,000	288,250	0
2028	7,250	145,000	113,225	455,000	288,250	0
2029			99,575	465,000	288,250	0
2030			85,625	480,000	288,250	0
2031-35			181,912	2,090,000	1,441,250	0
2036-40					1,021,500	2,890,000
2041-43					224,750	2,875,000
Totals	\$ <u>41,750</u>	\$ <u>410,000</u>	\$ <u>754,187</u>	\$ <u>4,350,000</u>	\$ <u>4,128,750</u>	\$ <u>5,765,000</u>

**NOTE 9 – LEASES**

The City of Hailey has entered into various operating leases for police vehicles and public works equipment that require the City to make lease payments through FY2028. Future annual operating lease payments are as follows:

Description	2026	2027	2028
John Deere Excavator	\$23,400		
2022 Ford Explorer Police Cars (2)	19,909		
2021 Cat Tractor, Small Wheel Loader (2)	32,524		
305 Mini Excavator	3,049	3,049	3,049
906 Mini Loader	18,990	18,990	18,990
938 Wing Loader	20,567	20,567	
938 Loader			
160 Grader	34,400	34,400	34,400
A7 Sweeper	55,094	55,094	55,094
Totals	<u>\$207,933</u>	<u>\$132,100</u>	<u>\$111,533</u>

**NOTE 10 – EMPLOYEE RETIREMENT PLAN**

*Plan Description*

The City of Hailey contributes to the Base Plan which is a cost-sharing multiple-employer defined benefit pension plan administered by Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov).

**CITY OF HAILEY, IDAHO**  
**Notes to the Financial Statements**  
**September 30, 2025**

-Continued

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service and three members who are Idaho citizens not members of the Base Plan except by reason of having served on the Board.

*Pension Benefits*

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age and highest average salary. Members become fully vested in their retirement benefits with five years of credited services (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months. The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature.

The Base Plan is required to provide a 1% minimum cost of living increase per year provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

*Member and Employer Contributions*

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2025, it was 7.18% for general employees and 10.36% for police and firefighters. The employer contribution rate, as a percent of covered payroll, is set by the Retirement Board and was 11.96% for general employees and 13.48 for police and firefighters. The City's contributions were \$600,296 for the year ended September 30, 2025.

*Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.*

At September 30, 2025, the City reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At June 30, 2025, the City's proportion was 0.0976193 percent.

For the year ended September 30, 2025, the City recognized pension expense (revenue) of \$6,239. At September 30, 2029, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

**CITY OF HAILEY, IDAHO**  
**Notes to the Financial Statements**  
**September 30, 2025**

-Continued

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 444,839	\$ 0
Changes in assumptions or other inputs	\$ 0	\$ 415,104
Net difference between projected and actual earnings on pension plan investments	\$ 0	\$ 606,829
Changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate contributions	\$ (151,737)	
City's contributions subsequent to the measurement date	\$ 151,737	
<b>Total</b>	<b>\$ 444,839</b>	<b>\$ 1,021,933</b>

\$ 151,737 reported as deferred outflows of resources related to pensions resulting from Employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2025.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2025, the beginning of the measurement period ended June 30, 2024, is 4.6 and 4.6 for the measurement period June 30, 2025.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

**Year ended September 30, 2025:**

2026	\$ 403,734
2027	\$ (394,203)
2028	\$ (361,038)
2029	\$ (225,264)

*Actuarial Assumptions*

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

**CITY OF HAILEY, IDAHO**  
**Notes to the Financial Statements**  
**September 30, 2025**

-Continued

The total pension liability in the June 30, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40%
Salary increases	3.15%
Salary inflation	3.15%
Investment rate of return	6.55%, net of investment expenses
Cost-of-living adjustments	1%

**Contributing Members, Service Retirement Members, and Beneficiaries**

- General Employees and All Beneficiaries - Males Pub-2010 General Tables, increased 11%
- General Employees and All Beneficiaries - Females Pub-2010 General Tables, increased 21%
- Fire & Police - Males Pub-2010 Safety Tables, increased 21%
- Fire & Police - Females Pub-2010 Safety Tables, increased 26%
- Disabled Members - Males Pub-2010 Disabled Tables, increased 38%
- Disabled Members - Females Pub-2010 Disabled Tables, increased 36%

An experience study was performed for the period July 1, 2015, through June 30, 2020, which reviewed all economic and demographic assumptions including mortality. The Total Pension Liability as of June 30, 2025, is based on the results of an actuarial valuation date of July 1, 2025.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System's assets. The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of 2025.

2025

Asset Class	DB Plans	Sick Leave
Fixed Income	30.00%	50.00%
US/Global Equity	55.00%	39.30%
International Equity	15.00%	10.70%
Cash	0.00%	0.00%

**CITY OF HAILEY, IDAHO**  
**Notes to the Financial Statements**  
**September 30, 2025**

*-Continued*  
*Discount Rate*

The discount rate used to measure the total pension liability was 6.55%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

*Sensitivity of the Employer's proportionate share of the net pension liability to changes in the discount rate.*

The following presents the Employer's proportionate share of the net pension liability calculated using the discount rate of 6.55%, as well as what the Employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.55%) or 1-percentage-point higher (7.55%) than the current rate:

	<b>1% Decrease (5.55%)</b>	<b>Current Discount Rate (6.55%)</b>	<b>1% Increase (7.55%)</b>
Employer's proportionate share of the net pension liability (asset)	\$2,336,987	\$2,360,593	\$2,384,199

*Pension plan fiduciary net position*

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov)

*Payables to the pension plan*

At September 30, 2025, the City reported payables to the defined benefit pension plan of \$ 0 for legally required employer contributions and \$ for legally required employee contributions which had been withheld from employee wages but not yet remitted to PERSI.

**NOTE 11 - INVESTMENT IN JOINT VENTURE - FRIEDMAN MEMORIAL AIRPORT**

Effective October 1, 1994, Blaine County, Idaho and the City of Hailey, Idaho entered into a Joint Powers Agreement creating the Friedman Memorial Airport Authority for the purpose of operating and managing airport activities in the City of Hailey, Idaho. The Authority is a public entity of the State of Idaho and therefore the Authority's income is exempt from Federal and Idaho income taxes.

**CITY OF HAILEY, IDAHO  
NOTES TO THE FINANCIAL STATEMENTS  
AT SEPTEMBER 30, 2025**

Continued...

A five-member board governs the Airport Authority with two members representing Blaine County, two members representing the City of Hailey and one member who is unanimously selected by the other four members. The Authority has hired employees to provide for the day-to-day operations and management.

Pursuant to the Joint Powers Agreement, all buildings, improvements, facilities, equipment, and personal property used by the Authority were conveyed by Blaine County and the City of Hailey to the Authority for use and benefit of the Authority and title thereof shall be held by the Authority. Upon termination of this Agreement, title to all buildings, improvements, facilities, equipment and personal property held by the Authority shall vest jointly in Blaine County and the City of Hailey.

Audited financial statements of the Friedman Memorial Airport Authority for the year ended September 30, 2024, can be obtained at the Airport, Blaine County, or the City of Hailey offices.

**NOTE 12 -RISK MANAGEMENT**

A City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During the fiscal year, the City contracted with Idaho County Risk Management Program (ICRMP) for property, crime and fleet insurance and the State Insurance Fund for workman's compensation. Under the terms of the ICRMP policy, the City of Hailey's liability is limited to the amount of annual financial membership contributions, including a per occurrence deductible. There has been no significant reduction in insurance coverage in the current year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

**NOTE 13 – LITIGATION**

The City, at the financial statement date, is not involved in any legal actions that would have a material financial consequence.

**NOTE 14 – SUBSEQUENT EVENTS**

Subsequent events were evaluated through the date of the auditor's report, which is the date the financial statements were available to be issued.

**REQUIRED  
SUPPLEMENTARY INFORMATION**

**CITY OF HAILEY, IDAHO**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual -- General Fund**  
**for the year ended September 30, 2025**

	<u>Original Budget Amounts</u>	<u>Final Budget Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUE:</b>				
Property taxes	\$ 3,258,432	\$ 3,258,432	\$ 3,336,031	\$ 77,599
Local Option sales taxes	1,409,715	1,409,715	1,071,700	(338,015)
Franchises, licenses, permits:				
Alcohol Catering Licenses	700	700	526	(174)
Police Security	500	500	14,602	14,102
Building Permits	702,500	702,500	784,055	81,555
Business Licenses	46,350	46,350	63,276	16,926
Encroachment Permits	23,270	23,270	17,069	(6,201)
Franchises - Cable TV	90,000	90,000	74,730	(15,270)
Banner Fees	4,000	4,000	7,880	3,880
Franchises - Idaho Power	225,000	225,000	251,654	26,654
Franchises - Intermountain Gas	90,000	90,000	73,015	(16,985)
Franchises - Rubbish Company	130,000	130,000	135,803	5,803
Sign Permits	515	515	1,128	613
Fire Dept Permits	50,000	50,000	80,090	30,090
Subdivision Inspection Permits	20,600	20,600	1,000	(19,600)
Zoning Applications	45,392	45,392	38,425	(6,967)
Maps, Copies, and Postage	5,000	5,000	7,516	2,516
State of Idaho shared revenue	1,100,000	1,100,000	1,068,166	(31,834)
State of Idaho liquor receipts	333,695	333,695	290,304	(43,391)
State highway user collections	765,389	765,389	796,181	30,792
Penalty and interest on property taxes	14,500	14,500	11,012	(3,488)
County court fines	75,000	75,000	96,187	21,187
Fees, fines and charges for services:				
Library Fines and Memberships	6,180	6,180	6,514	334
Park Rental Fees	25,000	25,000	19,997	(5,003)
Rodeo Park Fees	4,000	4,000	2,550	(1,450)
RV Dump Fees	1,500	1,500	803	(697)
Rubbish Bookkeeping Contract	130,000	130,000	135,803	5,803
Recycling Outreach Contract	25,957	25,957	22,634	(3,323)
Police Security Contracts	10,000	10,000	4,787	(5,213)
Police Security Contr-School	169,744	169,744	169,744	0
Room Lease/Rentals	15,000	15,000	20,695	5,695
Grants	51,600	51,600	83,317	31,717
Donations and contributions	18,000	18,000	39,608	21,608
Earnings on investments	350,000	350,000	398,479	48,479
Miscellaneous:				
Property Sales	5,000	5,000	59,102	54,102
Refunds and Reimbursements	15,000	15,000	78,018	63,018
Mutual Aid Reimbursements	45,000	45,000	1,311	(43,689)
Other	0	0	6,477	6,477
<b>Total Revenue</b>	<u>9,262,539</u>	<u>9,262,539</u>	<u>9,270,189</u>	<u>7,650</u>

**CITY OF HAILEY, IDAHO**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual -- General Fund**  
**for the year ended September 30, 2025**

Continued.....

	<b>Original Budget Amounts</b>	<b>Final Budget Amounts</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>EXPENDITURES:</b>				
General Government:				
Legislative Department	655,456	655,456	380,383	275,073
Finance and Records	523,487	523,487	520,620	2,867
Community Development	786,215	786,215	769,317	16,898
Public Works	203,361	203,361	178,380	24,981
Public Safety:				
Police	2,252,464	2,252,464	2,270,538	(18,074)
Fire Protection	850,621	850,621	904,578	(53,957)
Streets	2,297,163	2,297,163	2,279,826	17,337
Library	895,889	895,889	889,295	6,594
Parks and Recreation	797,883	797,883	719,236	78,647
Total Expenditures	9,262,539	9,262,539	8,912,173	350,366
<b>EXCESS REVENUE (EXPENDITURES)</b>	0	0	358,016	358,016
<b>OTHER FINANCING SOURCES (USES):</b>				
Operating transfers from other funds				
Operating transfers (to) other funds	0	0	(1,913,000)	(1,913,000)
<b>NET CHANGE IN FUND BALANCES</b>	0	0	(1,554,984)	(1,554,984)
<b>FUND BALANCE - BEGINNING</b>	8,216,222	8,216,222	8,216,222	
<b>FUND BALANCE - ENDING</b>	\$ 8,216,222	\$ 8,216,222	\$ 6,661,238	

**CITY OF HAILEY, IDAHO**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual -- Capital Improvement Fund**  
**for the year ended September 30, 2025**

	<u>Original Budget Amounts</u>	<u>Final Budget Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUE:</b>				
Annexation Fees	\$ 0	\$ 0	\$ 0	\$ 0
In-Lieu Fees for Capital Projects	0	0	159,970	159,970
DIF Parks	0	0	75,862	75,862
DIF Transportation	0	0	239,334	239,334
DIF Fire and EMS	0	0	32,701	32,701
DIF CIP Cost	0	0	5,323	5,323
Property Sales	3,000,000	3,000,000		(3,000,000)
Earnings on investments	45,000	45,000	118,445	73,445
Grants and Contributions	0	0	11,010	11,010
Reimbursements and Other	0	0	456,386	456,386
	<u>3,045,000</u>	<u>3,045,000</u>	<u>1,099,031</u>	<u>(1,945,969)</u>
Total Revenue				
<b>EXPENDITURES:</b>				
General Government	813,650	813,650	1,110,285	(296,635)
Public Works				
Streets	7,210,000	7,210,000	455,307	6,754,693
Capital outlay	250,000	250,000	202,273	47,727
Parks and Recreation	510,000	510,000	466,758	43,242
Library	0	0	0	0
Fire Department	285,479	285,479	129,141	156,338
Police	0	0	0	0
	<u>9,069,129</u>	<u>9,069,129</u>	<u>2,363,764</u>	<u>6,705,365</u>
Total Expenditures				
<b>EXCESS REVENUE (EXPENDITURES)</b>	(6,024,129)	(6,024,129)	(1,264,733)	(8,651,334)
<b>OTHER FINANCING SOURCES (USES):</b>				
Operating transfers from other funds	0	0	1,913,000	1,913,000
Operating transfers (to) other funds	0	0	0	0
	<u>0</u>	<u>0</u>	<u>1,913,000</u>	<u>1,913,000</u>
<b>NET CHANGE IN FUND BALANCES</b>	(6,024,129)	(6,024,129)	648,267	<u>\$ (6,738,334)</u>
<b>FUND BALANCE - BEGINNING</b>	<u>589,752</u>	<u>589,752</u>	<u>589,752</u>	
<b>FUND BALANCE - ENDING</b>	<u>\$ (5,434,377)</u>	<u>\$ (5,434,377)</u>	<u>\$ 1,238,019</u>	

**CITY OF HAILEY, IDAHO**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual -- Debt Service Fund**  
**for the year ended September 30, 2025**

	<u>Original Budget Amounts</u>	<u>Final Budget Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUE:</b>				
Property taxes	\$ 0	\$ 0	\$ 0	\$ 0
Local Option sales taxes				
Franchises, licenses, permits				
State of Idaho shared revenue				
State of Idaho sales tax				
State of Idaho liquor receipts				
State highway user collections				
Penalty and interest on property taxes	0	0	0	0
County court fines				
Fees, fines and charges for services				
Grants and contributions				
Earnings on investments	0	0	3,992	3,992
Miscellaneous - Sale of G.O. Bonds				
	<u>0</u>	<u>0</u>	<u>3,992</u>	<u>3,992</u>
Total Revenue	<u>0</u>	<u>0</u>	<u>3,992</u>	<u>3,992</u>
<b>EXPENDITURES:</b>				
General Government				0
Public Safety				
Streets				
Capital outlay				
Parks and Recreation				
Transportation				
Affordable Housing				
Debt Service				0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>EXCESS REVENUE (EXPENDITURES)</b>	0	0	3,992	3,992
<b>OTHER FINANCING SOURCES (USES):</b>				
Operating transfers from other funds				
Operating transfers (to) other funds	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>NET CHANGE IN FUND BALANCES</b>	0	0	3,992	<u>\$ 3,992</u>
<b>FUND BALANCE - BEGINNING</b>	<u>96,136</u>	<u>96,136</u>	<u>96,136</u>	
<b>FUND BALANCE - ENDING</b>	<u>\$ 96,136</u>	<u>\$ 96,136</u>	<u>\$ 100,128</u>	

**CITY OF HAILEY, IDAHO**  
**PUBLIC EMPLOYEE PENSION INFORMATION**  
For the year ended September 30, 2025

**Required Supplementary Information**

**Schedule of Employer's Share of Net Pension Liability**  
**PERSI - Base Plan**  
**Last 10 - Fiscal Years**

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Employer's portion of the net pension liability	0.0864362%	0.0897437%	0.0902462%	0.0922113%	0.0967492%
Employer's proportionate share of the net pension liability (asset)	\$ 2,007,163	\$ 1,024,399	\$ 1,331,148	\$ 1,449,403	\$ 1,961,255
Employer's covered-employee payroll	\$ 3,283,689	\$ 3,112,591	\$ 2,925,478	\$ 2,880,645	\$ 2,731,511
Employer's proportional share of the net pension liability (asset) as a percentage of its covered-employee payroll	61.13%	32.91%	45.50%	50.32%	71.80%
Plan fiduciary net position as a percentage of the total pension liability	88.22%	93.79%	91.69%	90.68%	87.26%
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Employer's portion of the net pension liability	0.0976193%	0.0956485%	0.0970666%	0.0900305%	0.0853995%
Employer's proportionate share of the net pension liability (asset)	2,360,593	\$ 3,577,871	\$ 3,873,607	\$ 3,546,083	\$ (67,447)
Employer's covered-employee payroll	4,799,217	\$ 4,472,426	\$ 4,128,931	\$ 3,592,957	\$ 3,128,381
Employer's proportional share of the net pension liability (asset) as a percentage of its covered-employee payroll	49.19%	80.00%	93.82%	98.70%	-2.16%
Plan fiduciary net position as a percentage of the total pension liability	90.89%	85.54%	83.83%	83.09%	100.36%

Data reported is measured as of June 30, 2025

**Schedule of Employer's Contributions**  
**PERSI - Base Plan**  
**Last 10 - Fiscal Years**

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Statutorily required contributions	\$ 375,475	\$ 356,050	\$ 334,781	\$ 329,831	\$ 312,849
Contributions in relation to the statutorily required contribution	\$ (375,475)	\$ (356,050)	\$ (334,781)	\$ (329,831)	\$ (312,849)
Contribution (deficiency) excess	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Employer's covered-employee payroll	\$ 3,283,689	\$ 3,112,591	\$ 2,925,478	\$ 2,880,645	\$ 2,731,511
Contributions as a percentage of covered-employee payroll	11.43%	11.44%	11.44%	11.45%	11.45%
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Statutorily required contributions	606,949	\$ 539,720	\$ 497,734	\$ 441,362	\$ 382,559
Contributions in relation to the statutorily required contribution	(606,949)	\$ (539,720)	\$ (497,734)	\$ (441,362)	\$ (382,559)
Contribution (deficiency) excess	0	\$ 0	\$ 0	\$ 0	\$ 0
Employer's covered-employee payroll	4,799,217	\$ 4,472,426	\$ 4,128,931	\$ 3,592,957	\$ 3,128,381
Contributions as a percentage of covered-employee payroll	12.65%	12.07%	12.05%	12.28%	12.23%

**OTHER  
SUPPLEMENTARY INFORMATION**

**CITY OF HAILEY, IDAHO**  
**Loan-Future Principal and Interest Requirements**  
**at September 30, 2025**

Annual Payment			
Interest Rate	Fiscal Year	Principal Payment	Interest Payment
Wastewater Revenue Bonds 2014			
\$6,335,000, November 6, 2014			
2.00% - 5.00%			
5.000%	2026	\$ 420,000	\$ 147,425
3.000%	2027	440,000	126,425
3.000%	2028	455,000	113,225
3.000%	2029	465,000	99,575
3.125%	2030	480,000	85,625
3.250%	2031	495,000	70,625
3.250%	2032	515,000	54,537
3.500%	2033	530,000	37,800
3.500%	2034	550,000	19,250
		\$ 4,350,000	\$ 754,487

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Loan-Future Principal and Interest Requirements**  
**at September 30, 2025**

Annual Payment			
Interest Rate	Fiscal Year	Principal Payment	Interest Payment
Water Revenue Refunding 2012 \$1,660,000, December 20, 2012 2.00% - 5.00%			
5.00%	2026	\$ 130,000	\$ 20,500
5.00%	2027	135,000	14,000
5.00%	2028	145,000	7,250
		\$ 410,000	\$ 41,750
		\$ 410,000	\$ 41,750

The accompanying notes are a part of these financial statements.

**CITY OF HAILEY, IDAHO**  
**Loan-Future Principal and Interest Requirements**  
**at September 30, 2025**

Annual Payment				
	Interest Rate	Fiscal Year	Principal Payment	Interest Payment
Wastewater Revenue Bonds 2023 \$5,765,000, November 28, 2023 5.00%				
	5.000%	2026	\$ 0	\$ 288,250
	5.000%	2027	0	288,250
	5.000%	2028	0	288,250
	5.000%	2029	0	288,250
	5.000%	2030	0	288,250
	5.000%	2031	0	288,250
	5.000%	2032	0	288,250
	5.000%	2033	0	288,250
	5.000%	2034	0	288,250
	5.000%	2035	525,000	288,250
	5.000%	2036	550,000	262,000
	5.000%	2037	575,000	234,500
	5.000%	2038	605,000	205,750
	5.000%	2039	635,000	175,500
	5.000%	2040	665,000	143,750
	5.000%	2041	700,000	110,500
	5.000%	2042	735,000	75,500
	5.000%	2043	<u>775,000</u>	<u>38,750</u>
			<u>\$ 5,765,000</u>	<u>\$ 4,128,750</u>

The accompanying notes are a part of these financial statements.

2190 Village Park Avenue, Suite 300 • Twin Falls, ID 83301 • 208.733.1161 • Fax: 208.733.6100

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

January 21, 2026

To the City Council  
City of Hailey, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Hailey, Idaho, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Hailey, Idaho's basic financial statements, and have issued our report thereon dated January 7, 2026.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City of Hailey, Idaho's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Hailey, Idaho's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Hailey, Idaho's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City of Hailey, Idaho's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Report Continued—

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Workman & Company*

WORKMAN AND COMPANY  
Certified Public Accountants  
Twin Falls, Idaho

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/27/2026

**DEPARTMENT:** CDD

**DEPT. HEAD SIGNATURE:** RD

**SUBJECT:** Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01: Definitions, and Title 17: Zoning Regulations, Chapter 17.02: Definitions, to adopt previous definitions and/or meanings of terms and words due to codifying issues, and approval of the associated Summary.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 17  
(IFAPPLICABLE)

**BACKGROUND:** City Staff are proposing the readoption of various definitions and/or meanings of terms and words due to recent codifying issues via Sterling Codifiers. The specific objective of the proposed ordinance is to reincorporate all definitions back into Title’s 16 and 17, as shown in the comprehensive draft ordinance, attached.

While no edits to Title 16 and Title 17 Definitions are proposed as this time, Staff recognize that amendments and/or modifications are needed to said definitions. An amendment will be brought forward for via a public hearing for review and discussion by the community, the Planning and Zoning Commission, and the Hailey City Council, at a later date.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Caselle # \_\_\_\_\_  
Budget Line Item \_\_\_\_\_ YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: Robyn Davis Phone # 788-9815 #2015

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

\_\_\_ City Attorney      \_\_\_ City Administrator      \_\_\_ Engineer      \_\_\_ Building  
\_\_\_ Library            \_\_\_ Planning            \_\_\_ Fire Dept.      \_\_\_\_\_  
\_\_\_ Safety Committee    \_\_\_ P & Z Commission    \_\_\_ Police            \_\_\_\_\_  
\_\_\_ Streets            \_\_\_ Public Works, Parks    \_\_\_ Mayor            \_\_\_\_\_

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to approve, waive the first and second readings, and conduct a third reading of Ordinance No. \_\_\_\_\_, an Ordinance amending Hailey’s Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01: Definitions, and Title 17: Zoning Regulations, Chapter 17.02: Definitions, to adopt previous definitions and/or meanings of terms and words, and approval of the associated Summary, and read by title only.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

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

**ACTION OF THE CITY COUNCIL:** Motion to approve, waive the first and second readings, and conduct a third reading of Ordinance No. \_\_\_\_\_, an Ordinance amending Hailey’s Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01: Definitions, and Title 17: Zoning Regulations, Chapter 17.02: Definitions, to adopt previous definitions and/or meanings of terms and words, and approval of the associated Summary, and read by title only.

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

**FOLLOW-UP:**

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



**Staff Report  
Hailey City Council  
Meeting of April 27, 2026**

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

**Overview:** Consideration of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01: Definitions, and Title 17: Zoning Regulations, Chapter 17.02: Definitions, to adopt previous definitions and/or meanings of terms and words due to codifying issues.

**Hearing** April 27, 2026

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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 March 30, 2026.

**Background:** City Staff are proposing the readoption of various definitions and/or meanings of terms and words due to recent codifying issues via Sterling Codifiers. The specific objective of the proposed ordinance is to reincorporate all definitions back into Title's 16 and 17, as shown in the comprehensive draft ordinance, attached.

**Attachments:**

- i. Draft Ordinance

**Standards of Review:**

**Criteria for Review. Section 17.14.060(A) 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. Hailey's 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 amendment will not result in a change of 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 with Hailey’s Municipal Code, and a thorough understanding of the Terms and Meanings of Title 16 and Title 17’s 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, waive the first and second readings, and conduct a third reading of Ordinance No. \_\_\_\_\_, an Ordinance amending Hailey’s Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01: Definitions, and Title 17: Zoning Regulations, Chapter 17.02: Definitions, to adopt previous definitions and/or meanings of terms and words, 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.

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

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, TITLE 16: SUBDIVISION REGULATIONS, CHAPTER 16.01: DEFINITIONS AND TITLE 17: ZONING REGULATIONS, CHAPTER 17.02: DEFINITIONS; TO READOPT PREVIOUS DEFINITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the changes proposed will address supplemental design and quality of life with the intent of reinforcing the following statements and goals contained within the Comprehensive Plan:

**Section 3: Special Areas or Sites and Features**

- 3.1 Assure the protection and preservation of Special Sites, area features to maintain a strong community identity for future generations.
- 3.3 Protect the traditional Character and scale of the historic downtown and Main Street corridor.

**Section 4: Recreation, Parks and Lands**

- 4.1 Create and maintain interconnected systems of parks, recreation facilities, trails, green spaces and natural lands to provide diverse recreation opportunities for Hailey residents.

**Section 5: Land Use, Population and Growth**

- 5.1 Retain a compact City comprised a central downtown and surrounding diverse neighborhoods, areas of characteristics as depicted in the Land Use Map.
- 5.7 Encourage development at the densities allowed in the Zoning Code.

**Section 6: Economic Development**

- 6.1 Encourage a diversity of economic development opportunities within Hailey.

**Section 7: Demographics, cultural Vitality and Social Diversity and Well-Being**

- 7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged, that educate, elevate and empower those at risk.
- 7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

**Section 8: Housing**

- 8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

**Section 9: Public 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 zoning definitions will better align with the Idaho State Code;

WHEREAS the text set forth in this ordinance will promote public health, safety, and general welfare.

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

**Section 1.** Chapter 16.01; Definitions, Section 16.01.010: General Definitions, of the Hailey Municipal Code is hereby amended by the addition of the underlined 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 this title, certain terms or words used herein shall be interpreted as follows:

**ADMINISTRATOR:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**ALLEY:** A minor way which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

**AREA DEVELOPMENT PLAN:** A plan encompassing all contiguous parcels controlled by the same developer, which includes:

- A. Legal description of contiguous parcels.
- B. Name(s) of developer(s) of contiguous parcels.
- C. Streets, whether public or private.
- D. Water main lines and sewer main lines.
- E. Other utilities, including power, telephone, cable, gas.
- F. Parks, if required under this title.
- G. Grading and drainage.
- H. Easements.
- I. Hazardous or natural resource areas.

**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.

**CITY:** The City of Hailey, Idaho.

**CITY ENGINEER:** The Hailey City Engineer.

**CITY STANDARDS:** Those standards for street, drainage, water, sewer, wastewater and other infrastructure improvements as set forth in Title 18 of this code as adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code Section 67-6509.

**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.

**COMMON OPEN SPACE:** A shared landscaped area, or areas, meeting the requirements of Sections 16.04.110D1 and 17.06.080F when incorporated within a cottage development.

**COMPREHENSIVE PLAN:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**CONDOMINIUM:** An estate consisting of an undivided interest in common in real property, in an interest or interests in real property, or any combination thereof, together with a separate interest in real property, in an interest or interests in real property, or any combination thereof.

**CONTIGUOUS PARCELS:** Two (2) or more parcels of real property that share at least one common boundary of any length, or any portion of a boundary, with a separate parcel of real property, or are separated only by intervening streets or other city owned parcels not more than one hundred feet (100') in width, controlled by the same developer.

**COUNCIL:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**COUNTY RECORDER:** The County Recorder of Blaine County, Idaho.

**CURB CUT:** An interruption in a curb or street edge to allow vehicular access from a property to the street typically associated with a driveway or parking area entrance or exit.

**DATUM:** A common vertical elevation reference point, usually in relation to sea level.

**DEDICATION, LAND:** The deliberate appropriation of land by its owner for any general and public use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public use to which the property has been devoted.

**DEVELOPER:** Any individual, firm, association, syndicate, corporation, trust, partnership, limited liability company, or other legal entity having an ownership or contractual interest in the land sought to be subdivided under this title.

**DOUBLE FRONTAGE LOT:** A lot other than a corner lot having frontage on two (2) parallel or approximately parallel streets.

**DRIVEWAY:** A way or means of vehicular access to a single building, or buildings, per the requirements of Section 16.04.020M, Driveways.

**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.

**FILL:** Deposit of earthen material or other materials typically associated with new construction (e.g., landscaping, pavers, pavement and culverts).

**FIRE CHIEF:** The Fire Chief of the City of Hailey.

**FIRE LANE:** A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

**FLAG LOT:** A lot or parcel of land that has a narrow projection or "flagpole" to the public or private right of way.

**FLOODPLAIN:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FLOODWAY:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**GREEN SPACE:** Land dedicated or restricted as parks, pathways, connective greenways, recreational assets, and/or open space.

**HISTORIC STRUCTURE:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**IBC:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**IFC:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**IRC:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**IMPROVEMENTS REQUIRED:** Those subdivision improvements required to be constructed after preliminary plat approval and prior to final plat approval by the Council.

**INFRASTRUCTURE:** The public or private capital improvements within the City that provide water, sewer, transportation, communication, electrical, gas or similar services to the public.

**LOT:** Plot, parcel or tract of land with fixed boundaries of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot may consist of:

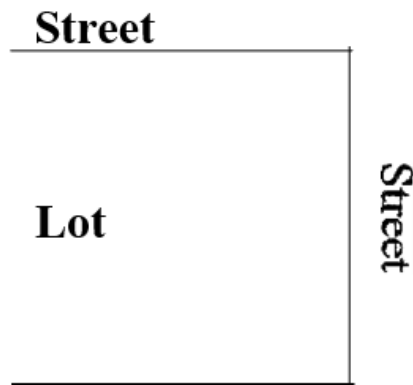
- A. A single lot of record.
- B. A combination of complete lots of record, or portions of lots of record.

**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.

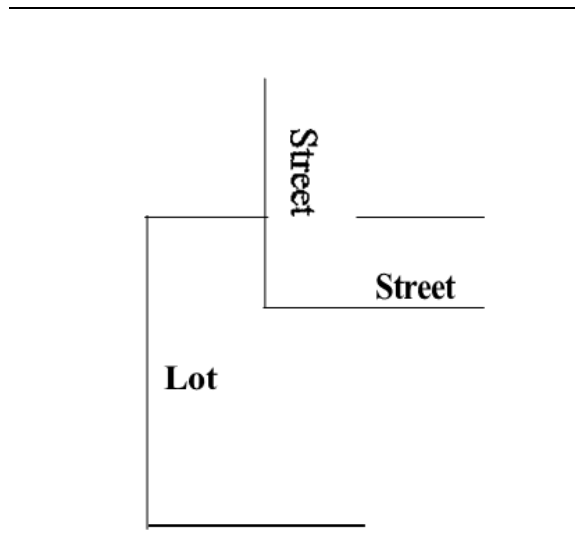
**LOT DIMENSIONS:** Lot dimensions are the measurements of a piece of land, including its area, depth, width, and frontage.

**LOT, CORNER:** A lot located at the intersection of two (2) or more streets.

- A. Lot, normal corner:



- B. Lot, reverse corner:



**LOT LINE ADJUSTMENT:** A modification of easement lines, the creation or modification of a building envelope, or modification of boundary lines between existing lots, parcels of land or properties, which does not reduce the area, frontage, width, depth, or building setback lines of each lot, parcel of land or property below the minimum zoning requirements and which does not create additional lots or new streets.

**LOT LINE, FRONT:** The property line dividing a lot from a street. On a corner lot, only one street line shall be considered the front lot line and the main or front entrance to the principal building on the lot shall face such lot line. For buildings located on a corner with more than one business within the building, the front lot line is the side where the businesses' street address is listed.

**LOT LINE, REAR:** The lot line opposite or most directly opposite the front lot line.

**LOT LINE, SIDE:** Any lot line other than the front or rear lot lines.

**LOT OF RECORD:** A lot which is part of a subdivision or within the Hailey townsite recorded in the office of the county recorder or a lot described by metes and bounds, the description of which has been so recorded before the adoption of the subdivision ordinance.

**LOT SIZE:** The area of land within the fixed boundaries of a “lot”, as defined in this section, excluding any portion of the lot lying between the mean highwater marks.

**LOT WIDTH:** The distance parallel to the front lot line, measured between side lot lines through that part of the building envelope or buildable area of the lot where the lot is narrowest.

**LOT, UNBUILDABLE:** A piece of land that is not suitable for construction, which can be due to several reasons, including but not limited to, zoning laws, environmental concerns, physical constraints, hillside and floodplain/floodway regulations, or safety concerns.

**MASTER PLAN:** The Hailey parks, lands and trails master plan, adopted by resolution, as may be amended from time to time.

**MEAN HIGH WATER MARK:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**MAY:** Is permissive.

**ORIGINAL PARCEL:** A parcel of land that is owned or otherwise controlled, in any manner, directly or indirectly: a) by the same individual(s) or entity(ies), including, but not limited to, corporation(s), partnership(s), limited liability company(ies) or trust(s); or b) by different individuals or entities, including, but not limited to, corporations, partnerships, limited liability companies or trusts where: 1) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies); or 2) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies).

**PARK:** A parcel of land dedicated to the city or privately owned and clearly accessible to the public free of charge for nonexclusive recreation and/or cultural use. A park is maintained for the primary purposes of diverse recreational and social opportunities. A park may include one of the following:

- A. Minipark: A parcel of land, between one-fourth (1/4) acre and one acre in size that is privately owned and maintained, unless otherwise allowed by the council, but that is used for nonexclusive public recreation and/or cultural purposes.
- B. Neighborhood Park: A parcel of land generally one or more acres in size dedicated to the city for nonexclusive public recreation and/or cultural use.
- C. Park/Cultural Space: A parcel of land less than one-fourth (1/4) acre in size and located in the Business (B), Limited Business (LB), and Transitional (TN) Zoning Districts, that is privately owned and maintained but that is used for nonexclusive public recreation and/or cultural purposes. A park/cultural space may include courtyards, plazas, gardens, expanded sidewalks and covered areas, provided access to the park/cultural space is available from a public street or property and is normally open to the exterior (e.g., not enclosed in a building).

**PARKING ACCESS LANE:** A way or means of vehicular access from and to off-street parking.

**PARKS AND LANDS BOARD:** The Hailey Parks and Lands Board, a recommending body whose members are appointed by the City Council.

**PATHWAYS:** A meaningful pedestrian circulation system dedicated or granted by easement for public use, such as sidewalks and trails that are physically separated from vehicular traffic thoroughfares, which connects to major trail systems, parks, schools, shopping areas and community assets.

**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.

**PERSON:** Includes a firm, association, organization, partnership, trust, company or corporation, or any other entity capable of owning or holding any interest in real property, as well as an individual.

**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:** A map of a plot of land divided into building lots or other parcels.

**PLAT, FINAL:** 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.

**RECORD GRADE:** The natural grade existing prior to any site preparation, grading or filling, unless a new record grade is approved at the time of subdivision approval and noted on the filed preliminary or final plat.

**SETBACK:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**SHALL:** A mandatory requirement.

**SIDEWALK:** A pathway for nonmotorized vehicles, normally designated for pedestrians and which is separated from motorized vehicle travel lanes (e.g., by curb, landscaping, etc.).

**STREAM ALTERATION:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**STREET:** A strip of land which provides access to abutting property.

**STREET, ARTERIAL OR MAJOR:** A fast or heavy traffic street of considerable continuity and used primarily as a traffic artery for travel between large areas.

**STREET, COLLECTOR OR SECONDARY:** A street which carries traffic from local or minor streets, and which serves for the circulation of traffic in residential areas or developments.

**STREET, CUL-DE-SAC OR DEAD END:** A street with only one outlet.

**STREET, FRONTAGE:** The property line where a lot abuts a street.

**STREET, LOCAL OR MINOR:** A street used primarily for access to the abutting properties.

**STREET, PRIVATE:** A street which provides public and emergency vehicular and public pedestrian access but is not accepted for dedication or maintenance by the city and will be owned and maintained by a private entity, owners' association or person(s).

**STREET, PUBLIC:** Land, property or interest therein, usually in a strip, acquired for or devoted to public vehicular and public pedestrian access.

**STREET SUPERINTENDENT:** The Hailey Street Superintendent.

**SUBDIVISION:** Any division of land or real property into two (2) or more parts, or a modification of boundaries of a parcel of land that includes a new street.

**SUBSTANTIAL DAMAGE:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**SUBSTANTIAL IMPROVEMENT:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**SUBDIVISION ORDINANCE:** Hailey Subdivision Ordinance, and as subsequently amended.

**TOWNHOUSE DEVELOPMENT:** Refer to Section 17.02, Definitions, for a detailed definition.

**TOWNHOUSE OR COTTAGE SUBLLOT:** The lot resulting from platting a residential townhouse or cottage development. Townhouse or cottage sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse or cottage dwelling unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect.

All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse subplot, except as otherwise permitted herein.

**TOWNHOUSE DWELLING UNIT:** Refer to Section 17.02, Definitions, for a detailed definition.

**VEHICLE:** Any motorized device designed for the purpose of carrying or conveying persons or materials. For this title, those devices directly powered by human action, such as a bicycle, shall not be considered vehicles.

**ZONING ORDINANCE:** Refer to Section 17.02, Definitions, for a detailed definition.

**Section 2.** Chapter 17.02.20, Meaning of Terms or Words of the Hailey Municipal Code is hereby amended by the addition of the underlined language, as follows:

**17.02.010: INTERPRETATION OF TERMS OR WORDS:**

Words and phrases used in this title, or referenced in this title, but defined in Titles 16 and/or 18, shall have the meanings set forth in this and/or those sections. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. The present tense includes the future tense, the singular includes the plural, and the plural number includes the singular, unless the context clearly indicates otherwise. For this title, certain terms or words used herein shall be interpreted as follows:

**ACCESSORY DWELLING UNIT:** A structure subordinate to the principal use on the same lot or premises having kitchen facilities and at least one (1) bathroom, to be occupied as a residence, which is incidental to the use of the principal building.

**ACCESSORY STRUCTURE:** A structure containing the accessory use upon a lot.

**ACCESSORY STRUCTURE, ATTACHED:** Any accessory structure located within three feet (3') of or attached to the principal building.

**ACCESSORY STRUCTURE, DETACHED:** Any accessory structure located more than three feet (3') from the principal building.

**ACCESSORY USE:** A use subordinate to the principal use on the same lot or premises and serving a purpose customarily incidental to the use of the principal use.

**ADMINISTRATOR:** The person designated by the Mayor or City Administrator to oversee the administration of this Title. Also known as the Hailey Planning and Zoning Administrator (e.g., Community Development Director, Public Works Director, etc.).

**AIRPORT:** Any runway, landing area, or other facility designed or used for all landing and taking off of aircraft, including all associated taxiways, aircraft storage, maintenance and tie down areas, fueling facilities, hangars, passenger terminals and other buildings, either for regularly scheduled commercial aircraft or for general aviation only when there is also regularly scheduled commercial aircraft service. For the purposes of this definition, regularly scheduled commercial aircraft shall mean an air carrier (certified under CFR title 14, part 121) other than a charter air carrier (certified under CFR title 14, part 135), while general aviation shall mean all other aircraft use.

**ALLEY:** Refer to Section 16.01, Definitions, for a detailed definition.

**ALTERATION:** Any change in size, shape, character, occupancy, or use of a building or structure.

**ANSI:** The American National Standards Institute, and as may be subsequently amended.

**APARTMENT:** A residential unit that is part of one (or several) residential buildings, with its own entrance, living area, bathroom, and kitchen. Apartments are typically one-story units within a multi-family building or development. Regardless of the unit type, the unit may be occupied by the owner or may be rented or leased.

**APIARY:** Any place where one (1) or more colonies of honeybees are located and the honeybees are kept within hive(s).

**AREA DEVELOPMENT PLAN:** Refer to Title 16, Section 16.01, Definitions, for a detailed definition.

**AREA MEDIAN INCOME (AMI):** The combined gross income for all persons living in a dwelling unit as calculated by the United States Department of Housing and Urban Development annually for Blaine County.

**ATV:** Any self-propelled vehicle with two (2) or more tires with a seat or saddle for use of the rider (e.g., dirt bikes and 4 wheelers), or any self-propelled vehicle designed primarily for travel on snow or ice, which may be steered by tracks, skis or runners (e.g., snowmobiles and snow cats).

**AUTOMOTIVE REPAIR AND MAINTENANCE:** Services for motor vehicles, including repair, washes, and detailing services.

**BAR:** Any commercial establishment serving alcoholic beverages and providing entertainment for patrons including nightclubs, lounges and cabarets, but not including food services, as provided by Idaho Code.

**BASE FLOOD:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**BASE FLOOD ELEVATION (BFE):** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**BASEMENT:** The portion of a structure or story of a building, including crawl space, that is partially or completely below ground level on all sides.

**BED AND BREAKFAST INN:** A building which has no more than eight (8) sleeping rooms available for rent for short-term (less than 15 days) residential occupancy, served through a main entrance.

**BEEKEEPER:** A person who owns or has charge of one (1) or more colonies of honeybees.

**BEEKEEPING:** The occupation of owning and breeding honeybees for their honey.

**BOARDING AND ROOMING HOUSE:** A building or portion thereof where lodging is provided for compensation, with or without meals; however, no cooking or dining facilities are provided in the individual rooms. Generally, the proprietor resides onsite and the house has no more than six (6) rooms available for rent or lease for residential occupancy.

**BUFFER:** Something which provides protection from and lessens the negative impacts one land use may have on another. A buffer may include, but is not limited to, a landscape strip, solid fence or

solid wall. A zoning district may also serve as a buffer by inclusion or exclusion of certain uses and/or bulk or other requirements that serve to lessen the negative impacts of a more intensive zoning district.

**BUILDING:** Any structure used or intended for supporting or sheltering any use or occupancy.

**BUILDING DIMENSION:** The total length or width of a building's footprint (see diagram).

**BUILDING FOOTPRINT:** The area of the lot which is within the perimeter created by a vertical extension to the ground of the exterior walls of all enclosed portions of a building, including all attached structures, enclosed decks and porches, and accessory structures. Enclosed projections and other like features, located/constructed on upper levels, shall also be included within the building footprint.

**BUILDING OFFICIAL:** The Hailey Building Official.

**BULK REQUIREMENTS:** The combination of controls which establishes minimum and maximum lot sizes and dimensions, and minimum and maximum size of buildings and their location on a lot, including:

- A. The size of buildings and other structures.
- B. The shape of buildings and other structures.
- C. The location of exterior walls of buildings and other structures, in relation to property lines, streets and other buildings or structures.
- D. Lot coverage.
- E. Lot area per dwelling unit.

**CATERING SERVICES:** A type of food service business that prepares and stores food and utensils for off-premises consumption.

**CENTRAL BUSINESS DISTRICT:** That area which contains all properties lying within the Business and Limited Business Districts on or adjacent to Main Street, River Street, and First Avenue, and between the intersection of Third Avenue and Main Street, and the intersection of McKercher Boulevard and Main Street.

**CHANNEL:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**CHICKEN COOP:** A building or enclosed structure which houses hens.

**CITY:** The City of Hailey, Idaho.

**CITY ENGINEER:** Refer to Section 16.01, Definitions, for a detailed definition.

**CITY STANDARDS:** Refer to Section 16.01, Definitions, for a detailed definition.

**CLEAN ENERGY:** A form of stationary energy that is derived from sources that produce little to no greenhouse gas emissions or other harmful pollutants and particulates when generating power. Clean energy includes solar, wind, hydroelectric, and geothermal.

**CO-LIVING DEVELOPMENT:** A building, or portion thereof, containing ten (10) or more private living spaces, at least one (1) shared kitchen, and at least one (1) shared living space. Each private living space shall include a bedroom and private bathroom. Private living spaces within a co-living development shall be leased for residential occupancy only, and each unit shall meet the occupancy requirements of the International Building and International Fire Codes. A full-time or onsite Property Manager is required.

**COMBINED RETAIL/WHOLESALE TRADE:** A type of retail trade that incorporates wholesale trade. Combined retail/wholesale trade businesses:

- A. Share check stands or storage areas.
- B. Share management; or
- C. Are owned, leased, possessed or otherwise controlled, in any manner, directly or indirectly:
  - 1. By the same individual(s) or entity(ies), including, but not limited to, corporation(s), partnership(s), limited liability company(ies) or trust(s); or
  - 2. By different individuals or entities, including, but not limited to, corporations, partnerships, limited liability companies or trusts where: a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies); or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), and are located within one or more separate buildings or structures within eight hundred feet (800') of one another, regardless whether they are attached or detached.

**COMMERCIAL PROJECT:** A structure or development that, after completion, would be devoted to commercial or business use.

**COMMERCIAL USE:** An occupancy of a building, structure, or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility, or other nonresidential use. However, this definition shall not include churches, public schools, hospitals, public civic centers, or public recreational facilities, or other facilities owned by or operated strictly for the benefit of the public.

**COMMISSION:** A governing body of the City of Hailey, Idaho, maintaining the power to make decisions or recommendations. Commissions for the City of Hailey, Idaho, include the Hailey Arts and Historic Preservation Commission and the Hailey Planning and Zoning Commission.

**COMMUNAL AREA:** Communal areas may include one (1) or more common lounges, recreation rooms, dining rooms, living rooms, useable entry areas, foyers and lobbies that are accessible to all residents of the building, with sufficient accommodation for socializing and meeting. Not included are hallways and corridors, supply, janitorial, or laundry areas, operations and maintenance areas, staff areas and offices, and required bicycle parking areas or tenant storage areas.

**COMMUNITY BUILDING:** A small building, intended as a gathering space, to be shared by residents of a residential development and platted as part of the development's common area.

**COMMUNITY CENTER:** A facility, which may be located on public or private property, that functions primarily to provide a community-centered meeting hall for members of the public to carry out local

community-oriented activities and public and civic functions. Examples of such facilities include grange halls, community sponsored meeting halls, and veterans' halls, typically consisting of one (1) or more meeting or multipurpose rooms, a kitchen, and/or outdoor barbecue facilities, that are available for use by various groups for such activities as public assemblies, meetings, private meetings, parties, weddings, receptions, and dances.

**COMMUNITY HOUSING FUND:** An interest-bearing account held in trust by the City for the creation of community housing for the benefit of the City.

**COMMUNITY HOUSING PLAN:** A plan that specifically describes the market rate units and the community housing units to be constructed in any development, or alternatives to community housing units, and that is approved by the City in accordance with standards and criteria adopted by a local housing authority or agency, or as otherwise allowed by the Council.

**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.

**COMPATIBILITY:** The characteristics of different designs which, despite their differences, allow them to be located near each other in harmony, such as scale, height, materials, fencing, landscaping and location of service areas.

**COMPREHENSIVE PLAN:** The Comprehensive Plan of the City of Hailey, as adopted by resolution or ordinance by the City pursuant to Idaho Code Section 67-6501 et seq., and as may be subsequently amended.

**CONDITIONAL USE:** A use or occupancy of land permitted only upon the issuance of Conditional Use Permit, and subject to the limitations and restrictions specified in such permit, in addition to all other applicable regulations and provisions of this Title.

**CONDOMINIUM:** Refer to Section 16.01, Definitions, for a detailed definition.

**CONTIGUOUS PARCELS:** Refer to Section 16.01, Definitions, for a detailed definition.

**CONVENIENCE STORE:** A retail business with an emphasis placed on providing the public with a convenient location to quickly purchase from a wide array of consumable products (predominantly food or gasoline) and services. Convenience stores have the following characteristics:

- A. Building size may vary significantly.
- B. Off-street parking and/or convenient pedestrian access.
- C. Extended hours of operation with many open twenty-four (24) hours a day, seven (7) days a week.
- D. Stock of at least five hundred (500) SKUs (stock keeping units).
- E. Product mix includes grocery type items and items from the following groups: beverages, snacks (including confectionery), and tobacco.

**COTTAGE DEVELOPMENT:** A residential project of two (2) or more detached cottage dwelling units that are either fee simple, located on platted sublots, or are rental units, located on a shared parcel owned by a single landlord entity. Cottage developments are subject to the provisions of Title 16: Subdivision Regulations and Title 17: Zoning Regulations, which allow for increased density, limit lot and dwelling unit sizes, describe parking standards, require common open space, and outline other, additional requirements. Separation between units and/or buildings shall comply with applicable building and fire code requirements and all other applicable codes and ordinances.

**COTTAGE DWELLING UNIT:** A detached dwelling unit characterized by its small size, vernacular aesthetic with porches, and intended purpose of promoting a sense of community within the development. Cottagedwelling units shall include independent living facilities, including provisions for sleeping, eating, cooking and sanitation. Cottage dwelling units shall be located in a cottage development and are subject to the applicable cottage requirements within Title 16: Subdivision Regulations and Title 17: Zoning Regulations.

**COUNCIL:** The City Council of the city of Hailey, Idaho.

**COVERED PARKING:** Covered parking refers to any parking space that has a roof or structure shielding it from the elements.

**CURB CUT:** Refer to Section 16.01, Definitions, for a detailed definition.

**CUT:** Excavation and/or removal of earthen material.

**DATUM:** Refer to Section 16.01, Definitions, for a detailed definition.

**DAYCARE BUSINESS:** The care and supervision provided for compensation, during part of a twenty-four (24) hour day, for a child or children, under the age of thirteen (13), not related by blood or marriage to the person or persons providing the care, in a place other than the child's own home. This term includes preschools, nursery schools, play schools, kindercare, childcare and any like or similar operation.

**DAYCARE CENTER:** A daycare business providing care for thirteen (13) or more children.

**DAYCARE FACILITY:** A daycare business providing care for seven (7) to twelve (12) children.

**DAYCARE HOME:** A daycare business providing care for six (6) or fewer children at any one time, having not more than three (3) employees, and operating between the hours of seven o'clock (7:00) A.M. and six o'clock (6,00) P.M.

**DECK:** An exterior floor system supported on at least two (2) opposing sides by an adjacent structure and/or posts, piers or other independent supports.

**DEED RESTRICTION:** A permanent restriction on the use, occupancy, and transfer of real property that runs with the land and is recorded against the property in the Blaine County Clerk and Recorder's Office.

**DENSITY:** A unit of measurement; the number of dwelling units per acre of land area.

**DESIGN PROFESSIONAL:** An individual who is registered or licensed to practice their respective design profession, as either an architect, engineer, landscape architect, or surveyor, as defined by statutory requirements of the professional registration laws in Idaho.

**DEVELOPMENT:** Any disturbance, cut, fill, new construction, exterior remodeling, landscaping, fencing, grubbing or site preparation.

**DISTURB:** To alter the position or arrangement of the ground and its features.

**DRIVE-THROUGH FACILITY:** A structure where service associated with a principal use is provided to the customer from a service window or service area designed to accommodate motorized vehicle access.

**DRIVEWAY:** Refer to Section 16.01, Definitions, for a detailed definition.

**DROUGHT TOLERANT:** Plants' ability to survive and grow during periods of limited water availability and can maintain their biomass production during periods of low water availability or drought conditions. Drought-tolerant plants can withstand long periods of dryness without deterioration, and can go several weeks, or even an entire season, between deep waterings.

**DUPLEX:** A multiple-family dwelling containing two (2) dwelling units.

**DWELLING UNIT:** A building or separate portion thereof having a single kitchen and providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, designed to be occupied as a residence. Every unit shall have a total gross floor area of not less than two hundred (200) gross square feet and shall include other requirements as specified in the IBC or IRC.

**ELEVATION:** A drawing showing the entire height and width of an exterior wall of a building.

**EMPLOYEE:** A person working for compensation in any business.

**ENCLOSED:** An enclosed area is defined as any space between a floor and ceiling that is bound on all sides by walls, doorways, or windows. This includes, but not limited to, retractable dividers, garage doors, or other physical barriers to light or air.

**ENCLOSURE (SENSE OF):** An experience in which a pedestrian feels sheltered in a semi-private realm. Buildings, trees, landscaping and street widths are all factors in creating a sense of enclosure.

**ENERGY STAR:** A joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping participants save money and protect the environment through energy efficient products and practices. Standards are set forth jointly by the U.S. Environmental Protection Agency and the U.S. Department of Energy.

**ERECT:** To build, construct, reconstruct, move upon or perform any other physical operations on the premises required for building. Associated excavation or fill shall be considered a part of erection.

**FAÇADE:** The exterior wall of a building exposed to public view or that can be viewed by persons not within the building.

**FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FENCE:** A barrier constructed to be an enclosure or to delineate a boundary and is located within twenty feet (20') of a property line.

**FENESTRATION:** The arrangement of windows in a building.

**FILL:** Deposit of earthen material or other materials typically associated with new construction (e.g., landscaping, pavement, and culverts).

**FINANCE AND INSURANCE FIRMS:** Establishments primarily engaged in financial transactions (transactions involving the creation, liquidation, or change in ownership of financial assets) and/or in facilitating financial transactions, including, but not limited to banks, insurance companies, and investment companies.

**FLOOD OR FLOODING:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FLOOD FRINGE:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FLOODPLAIN DEVELOPMENT PERMIT:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FLOOD INSURANCE RATE MAP (FIRM):** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FLOOD INSURANCE STUDY (FIS):** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FLOOD PROTECTION ELEVATION (FPE):** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FLOODPLAIN:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FLOODPLAIN ADMINISTRATOR:** The individual that is designated by the Administrator to administer Chapter 17.04, Article J, of this Title.

**FLOODWAY:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FOOD SERVICE:** A business that prepares or serves food and drink on or offsite. Food may also be distributed to customers through take-out, delivery, or catering. Typical food services include, but are not limited to, restaurants, cafes, and delis. A food service business may also serve alcoholic beverages.

**FOOTPRINT:** See definition of Building Footprint (Footprint).

**FREEBOARD:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**FRONTAGE:** The distance along the front lot line.

**GABLE:** Any triangular shaped, upper part of a building wall, usually under a pitched roof.

**GALLERY:** A space used for the display or sale of works of art. Galleries typically welcome the public.

**GARAGE:** A building or portion thereof in which a motor vehicle is or is intended to be stored. Garages contain parking spaces.

**GASOLINE STATION:** Retail establishment selling gasoline, diesel, and similar fuel products.

**GOVERNMENT AND PUBLIC ADMINISTRATION:** Offices for federal, state, and local government agencies that administer, oversee and manage public programs and have executive, legislative or judicial authority over other institutions within a given area.

**GREEN SPACE:** Land dedicated or restricted as parks, pathways, connective greenways, recreational assets and/or open space.

**GRID-CONNECTED SYSTEM:** A photovoltaic solar energy system that is connected to an electric circuit served by an electric utility company.

**GROSS FLOOR AREA:** The floor area within the inside perimeter of the exterior walls of the building, exclusive of vent shafts and open courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

**GROUPED RETAIL TRADE:** A combination of two (2) or more individual retail trades and/or wholesale trades (e.g., a shopping center).

**HEALTH AND FITNESS FACILITY:** A business or membership organization providing exercise facilities and/or non-medical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

**HEIGHT OF BUILDING:** The greatest vertical distance measured from the lowest point of record grade or finish grade, whichever is lower, within any portion of the building footprint to the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to ten feet (10') above the highest point of the roof surface, steeples, and spires.

**HEIGHT OF FENCE OR SCREEN:** The vertical distance measured from record grade to the top of the fence.

**HILLSIDE:** The land located within the hillside overlay district as shown on Hailey's official zoning map.

**HISTORIC STRUCTURE:** Any building or structure that was originally constructed, in whole or in part, prior to the year 1975, regardless whether the building or structure was constructed or relocated within the City, unless the Hailey Arts and Historic Preservation Commission has recommended that the building or structure does not maintain the historic architectural qualities, historic associations, or archaeological values of other historic structures within the City.

**HIVE:** A frame hive, including a Langstroth hive, which has removable frames.

**HOME OCCUPATION:** A business-related activity conducted entirely within a dwelling which is incidental and secondary to the use of a dwelling as a residence and does not negatively impact the surrounding neighborhood. A daycare business located within a dwelling is not considered a home

occupation for the purposes of city business licensing. Home occupations, where permitted, shall meet the following requirements:

- A. The home occupation shall not change the residential character of the dwelling or neighborhood.
- B. There shall be no exterior advertising.
- C. There shall be no sale or rental of stocks, supplies, or products conducted on the premises.
- D. There shall be no exterior storage on the premises of material or equipment associated with the home occupation.
- E. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property lines. There shall be no operation of power tools whether indoors or outdoors.
- F. The home occupation shall not create the need for additional parking.
- G. The home occupation shall employ no unrelated person who is not a permanent resident of the dwelling.
- H. There shall be no significant increase in traffic in the vicinity of the dwelling as a result of the home occupation.
- I. Storage of explosive, combustible, or hazardous materials shall conform to the regulations and restrictions of the IFC, IRC, and/or IBC.

**HONEYBEE:** The common honeybee, Apis mellifera L., at any stage of maturity, but excluding the African honeybee, Apis mellifera scutellata. Honeybees include queens, workers and drones.

**HOTEL:** A building which is used for short term occupancy, offering sleeping accommodations to the public on a nightly basis and access to all sleeping rooms through an interior entrance, and which may provide food, entertainment, meeting facilities or various personal services.

**HUMAN SCALE:** Architectural and site design elements clearly oriented to human proportions, activity and perception.

**HYBRID PRODUCTION FACILITY:** A commercial operation or use, on one or more premises, where finished consumer goods are manufactured or produced and those same goods are offered for sale to the public. Hybrid production facilities must be similar in size, scale and scope of operation with adjacent or nearby uses.

**IBC:** The International Building Code as adopted by state law and/or the city, and as may be subsequently amended.

**IFC:** The International Fire Code as adopted by state law and/or the city, and as may be subsequently amended.

**IRC:** The International Residential Code as adopted by state law and/or the city, and as may be subsequently amended.

**INCOME CATEGORY:** A grouping of household incomes based on a percentage of AMI, as determined annually by the U.S. Department of Housing and Urban Development (HUD) for Blaine County, ID.

**INFILL:** The placement of new buildings into established urban areas, which usually results in an increase in the existing building stock.

**INVESTIGATION AND SECURITY SERVICES:** Establishments engaged in providing services, including, but not limited to, locksmiths, alarm system companies and armored car services. Investigation and security services are considered a type of personal service.

**KITCHEN:** A room or other portion of a structure intended for cooking food, which at a minimum, contains a functioning sink, refrigerator, and cooking facilities to include a range or built in cooktop.

**LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) GREEN BUILDING RATING SYSTEM:** The rating system adopted by the U.S. green building council as established in the applicable current edition of LEED for new construction, LEED for multiple buildings, LEED for existing buildings, LEED for commercial interiors, LEED for core and shell, LEED for schools, LEED for retail, LEED for healthcare, LEED for homes, and LEED for neighborhood development.

**LETTER OF MAP CHANGE (LOMC):** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**LETTER OF MAP AMENDMENT (LOMA):** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**LETTER OF MAP REVISION (LOMR):** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**LIGHT MANUFACTURING:** Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Light manufacturing is capable of operating in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, dust, dirt, vibration, odor, etc., by containing operations within building(s), and with exterior storage areas comprising less than twenty percent (20%) of the floor area of the building(s).

**LIVE/WORK UNITS:** A dwelling unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant. Live/work units are held jointly in common ownership and the live and workspaces cannot be sold or platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property.

**LOADING SPACE, OFF-STREET:** Space logically and conveniently located for pick-ups and deliveries and accessible to such vehicles when required parking spaces are filled.

**LOCAL HOUSING AUTHORITY:** An independent public body corporate and politic created under the housing authorities and cooperation law, Idaho Code section 50-1901 et seq., including the Blaine County Housing Authority or other entity, created by the City of Hailey, providing oversight, review, and general assistance in the provision of community housing units to the city.

**LODGING ESTABLISHMENTS:** Hotels, motels, bed and breakfast inns, and boarding and rooming houses.

**LOT:** Refer to Section 16.01, Definitions, for a detailed definition.

**LOT, CORNER:** Refer to Section 16.01, Definitions, for a detailed definition.

**LOT COVERAGE:** The area of a lot occupied by the primary building(s) and any accessory building(s).

**LOT DIMENSIONS:** Refer to Section 16.01, Definitions, for a detailed definition.

**LOT LINE, FRONT:** Refer to Section 16.01, Definitions, for a detailed definition.

**LOT LINE, REAR:** Refer to Section 16.01, Definitions, for a detailed definition.

**LOT LINE, SIDE:** Refer to Section 16.01, Definitions, for a detailed definition.

**LOT OF RECORD:** Refer to Section 16.01, Definitions, for a detailed definition.

**LOT SIZE:** Refer to Section 16.01, Definitions, for a detailed definition.

**LOT WIDTH:** Refer to Section 16.01, Definitions, for a detailed definition.

**LOWEST FLOOR:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**MAY:** Refer to Section 16.01, Definitions, for a detailed definition.

**MANUFACTURED HOME:** A structure, constructed according to HUD/FHA home construction and safety standards, transportable in one or more sections, which is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities. Manufactured homes, where permitted, shall meet the following minimum requirements:

- A. The manufactured home shall be multisectional and shall enclose a space, exclusive of garage or accessory space, of not less than eight hundred sixty four (864) square feet.
- B. The manufactured home shall be placed on a foundation that meets all city requirements under the IBC and IRG. The foundation shall be backfilled so that the manufactured home is no more than twelve inches (12") above finished grade. The individual installing the manufactured home shall remove the wheels and trailer tongue from the home immediately upon installation.
- C. The manufactured home shall have a minimum roof pitch of three to twelve (3:12).
- D. The manufactured home shall have exterior roofing and siding which is similar in material, texture and color to material commonly used throughout the neighborhood or subdivision in which the manufactured home is to be located.

**MARKET RATE UNIT:** A dwelling unit in a residential or mixed-use development that is not a community housing unit.

**MASS:** The combination of three (3) dimensions of length, height, and depth, which give a building its overall shape.

**MASTER PLAN:** A strategic plan, adopted by the City via Resolution or Ordinance, and as may be subsequently amended.

**MAYOR:** The duly elected or appointed mayor of the City of Hailey.

**MEAN HIGH WATER MARK:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**MEDICAL SERVICE:** A service provided by a healthcare professional or organization, to treat and prevent any illness or condition associated with the human body, such as psychotherapy, chiropractic therapy, acupuncture, in-patient or out-patient surgery, dentistry, nutrition counseling, dermatology, obstetrics, gynecology, and midwifery.

**MIXED-USE BUILDING:** A building that has more than one use, usually residential units in combination with commercial/retail, office, institutional, or industrial use within the same structure.

**MIXED-USE DEVELOPMENT:** A development project with one (1) or more buildings that allows for various combined uses, such as commercial/retail, office, institutional, industrial, or residential uses within the same structure or structures.

**MOTEL:** A building or group of buildings which are used for short term occupancy, offering sleeping accommodations to the public on a nightly basis, which may provide food and entertainment totally within the principal building of the motel.

**MULTIFAMILY BUILDING:** A residential building containing two (2) or more attached dwellings units, including but not limited to apartments, condominiums, and attached townhouses.

**MULTIFAMILY DEVELOPMENT:** A development containing a multifamily building or buildings with attached dwellings units, including but not limited to apartments, condominiums, and attached townhouses.

**MUNICIPAL CODE:** The Hailey Municipal Code, as may be amended.

**MUNICIPAL USES:** Use for public purposes by the City only.

**MURAL:** A painting created directly on a wall or painted directly on a panel(s), or other material and permanently or temporarily applied to a wall.

**NAICS:** The most recent edition of the North American industrial classification system published by the United States department of commerce.

**NET FLOOR AREA:** The actual occupied area of a building, not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

**NONCONFORMING BUILDING OR STRUCTURE:** A building or structure not conforming to the provisions of this title, but which was lawfully existing or for which a valid building permit existed at the time of adoption of this title.

**NONCONFORMING LOT:** A lot or parcel of land not conforming to the provisions of this title, but which lawfully existed at the time of adoption of this Title.

**NONCONFORMING USE:** A use not conforming to the provisions of this title, but which was lawfully existing at the time of adoption of this Title.

**OFFICE:** A room or group of rooms used for conducting a business, profession, service, industry or government.

**OUTDOOR STORAGE:** An area designated on a property for the storage of items owned by the occupants of the property and screened from view of the public street by an acceptably designed landscape buffer or fence.

**OUTPATIENT ANIMAL SERVICES:** An outpatient facility dedicated to the veterinary examination, care, and treatment, or the grooming, of domestic animals or pets, excluding livestock. Outpatient animal services shall, as a minimum, meet the following requirements:

- A. Outpatient animal services shall not have or make any provision for boarding any animal.
- B. Any animal brought to the service location shall stay under the direct control and supervision of the animal's owner or owner's representative.
- C. All animals brought to the service location shall be leashed or always caged, except when under the direct control of the person or persons giving service.
- D. In a multi-unit building, outpatient animal services shall create an exclusive entrance, apart from the entrances to adjacent uses and units.

**OWNER:** Any individual, firm, association, syndicate, corporation, trust, partnership, limited liability company or any other legal entity having an ownership or contractual interest in the land subject to the proceedings under this Title.

**PARAPET:** A low wall that extends above the roofline, often decorated with architectural details such as cornices.

**PARCEL DELIVERY TERMINAL:** Terminal or transfer point for the delivery of shipping container parcels or other consumer goods, which may include processing nodes for freight, supply chain and freight operations. Such facilities may include limited retail services.

**PARK:** Refer to Section 16.01, Definitions, for a detailed definition.

**PARK, MINI:** Refer to Section 16.01, Definitions, for a detailed definition.

**PARK, NEIGHBORHOOD:** Refer to Section 16.01, Definitions, for a detailed definition.

**PARK, CULTURAL SPACE:** Refer to Section 16.01, Definitions, for a detailed definition.

**PARKING AREA:** An area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and ingress and egress lanes, but shall not include any part of a public street, alley, public right-of-way, or fire access lane.

**PARKING, ONSITE:** The area not located on any public or private street, access easement or alley to be used for the transient storage of private passenger vehicles, and of appropriate dimension according to this title for parking stall, access drives and aisles.

**PARKING, SHARED:** The provision that two (2) or more uses, which are within proximity, may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap or conflict.

**PARKING SPACE:** Space used for the temporary, transient storage of vehicles used for personal transportation. Parking shall not include storage for any other purpose other than specified above.

**PARKING, STREET:** The designated area for parking a vehicle on the side of a public road or street.

**PARKING STRUCTURE:** A building, or portions of a building used to store or park motor vehicles and can be either above or below ground.

**PEDESTRIAN ORIENTED:** An environment designed to make movement by pedestrians convenient, attractive and comfortable for various ages and abilities; considerations include separation of pedestrian and auto circulation, street furniture, clear directional and informational signage, safety, visibility, shade, lighting, surface materials, trees, sidewalk width, intersection treatment, curb cuts, ramps and landscaping.

**PERFORMING ARTS CENTER:** A facility housing the elements needed to support a performing arts organization. Such facility may have functions associated either with an on-site or off-site live performance theater but not including performing arts space within schools.

**PERGOLA:** A structure consisting of parallel columns supporting an open roof of girders and cross rafters.

**PERIMETER, BUILDING:** The total length of the exterior walls of a building, measured at ground level. It's a horizontal line that includes all the constructed parts of a building's floor, as well as any areas covered by a roof or floor above. The total length of its boundary from the outer edge of the exterior foundation or surface of the stud, whichever is larger.

**PERIMETER, LOT:** The outer edge of an area of land or the border around it.

**PERI-URBAN AGRICULTURE:** Local (e.g., designed for consumption primarily within the local and/or regional community) food systems, production, and management, including, but not limited to, the following:

- A. Greenhouses.
- B. Growing: agricultural including orchards and facilities for small livestock that weigh less than one hundred fifty (150) pounds.
- C. Local food system support organizations.
- D. Processing: limited to plant products (allowed with CUP only).

**PERI-URBAN RETREAT CENTER:** A type of community center; a facility with a maximum of twenty-five (25) sleeping rooms which are not intended for use by the general traveling public and which

are operated for the purpose of providing a rural setting in which temporary lodging, food service, conference, meeting and/or event facilities are included, with or without compensation.

**PERSONAL SERVICE:** Any enterprise conducted for pecuniary gain which primarily offers services to the public, such as, but not limited to, shoe repair, watch repair, barbershops, beauty parlors, self-service laundromats, and similar activities.

**PERSONAL WIRELESS SERVICE FACILITY (PWSF):** Facility for the provision of personal wireless services, as defined by section 704 of the Telecommunications Act of 1996, as may be subsequently amended. A PWSF is any unstaffed facility for the transmission and/or reception of personal wireless services, usually consisting of an antenna array, transmission cables, equipment shelter and a mount.

**PET BOARDING:** A facility where personal pets are cared for overnight or longer, away from home. Pets are small domestic animals. Pet boarding facilities are separate from outpatient animal services.

**PHASED DEVELOPMENT:** Development of a parcel of land in stages, either as a series of subdivisions or as a single parcel, with construction of buildings and/or improvements over a series of years.

**PLANNED UNIT DEVELOPMENT (PUD):** A project controlled by one owner, person, partnership or corporation, and characterized by a unified site design, involving varying the normal zoning requirements and restrictions so that the maximum long-range benefit can be gained and the unique features of the site preserved and enhanced.

**PLANNING STAFF:** The individuals employed or hired by the City to conduct the planning functions of the City.

**PRINCIPAL BUILDING:** A building containing the principal use upon a lot.

**PRINCIPAL USE:** The primary use to which the premises is devoted, and the primary purpose for which the premises exist.

**PRINTING SERVICES:** Those activities relating to the work of the printing, publishing or graphic arts industries.

**PUBLIC OR SEMIPUBLIC PROJECT:** A structure or development that, after completion, would be devoted to public or semipublic uses, including churches and schools.

**PUBLIC SERVICE FACILITY:** A public facility established for the protection and welfare of the surrounding neighborhood, including, but not limited to, a police station, fire station or ambulance center.

**PUBLIC USE:** A structure or use intended or used for a public purpose by a City, school district, County, State, or any other public agency or a utility. Public uses may also be referred to as institutional uses.

**PUBLIC UTILITY FACILITY:** A structure or facility, including towers used by a public utility. Such towers may not exceed forty-eight feet (48') in height. Public utilities include, but are not limited to, gas, electricity or telephone companies. Facilities for wireless communications are not included, and are specifically regulated by chapter 17.08, article B of this Title.

**RECORD GRADE:** Refer to Section 16.01, Definitions, for a detailed definition.

**RECREATION FACILITY, COMMERCIAL:** A recreation facility operated as a business and open to the public for a fee. Typically uses include, but are not limited to, arcades, sport facilities, swimming pools, laser tag and paintball courses, billiards, skating rinks, driving ranges, miniature golf, water courses and motorized car tracks.

**RECREATION FACILITY, INDOOR:** An enclosed space that provides space and equipment for people to engage in activities for leisure. Recreational activities may boost people's health, fitness, or enjoyment. A health and fitness facility is a type of recreation facility.

**RECREATION FACILITY, PUBLIC:** A publicly owned and operated recreation facility.

**RECREATION FACILITY, OUTDOOR:** An open space with features that cater to specific outdoor activities, including but not limited to Nordic skiing, frisbee disc golf, soccer, walking, or children's play. Parks and open spaces may include outdoor recreation facilities.

**RECREATION FACILITY, RESIDENTIAL:** A recreation facility for use solely by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including outdoor and indoor facilities. These facilities are usually proposed or planned in association with development and located within or adjacent to such development.

**RECREATIONAL VEHICLE (RV):** A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy. It does not include pickup hoods, shells or canopies designed, created or modified for occupational usage. Converted school buses or van type vehicles are defined as RVs.

**RECYCLING CENTER:** A facility designed to be a collection point where only recyclable materials are sorted and/or temporarily stored prior to delivery to a permanent disposal site, or shipment to others for reuse, and/or processing into new products. This shall not include junkyards or wrecking yards.

**RESEARCH AND DEVELOPMENT:** Specialized nonpolluting activities with emphasis on investigation, experimentation, testing, engineering, inventing and conceptually designing prototypes and new technologies or associated light manufacturing. These technologies may include electronics, computer and data systems, medical and precision instruments, machine components, communication systems and equipment, and other technological instruments, equipment, and systems.

**RESIDENTIAL CARE FACILITY:** A dwelling designed for the habitation of elderly or disabled individuals, or individuals with intellectual and developmental disabilities, who may or may not require some level of living assistance. This may include, but is not limited to, a nursing home, assisted living center/home, retirement home, convalescent care, geriatrics care, memory care, hospice, rest home or a group home.

**RETAIL TRADE:** The sale of goods to individual consumers, in small quantities and not to be placed in inventory for resale. Examples include grocery stores, clothing boutiques, and hardware stores.

**RIPARIAN SETBACK:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**RIVER RESTORATION PROJECT:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**SCHOOLS:** An institution providing academic instruction, such as:

- A. Primary schools, including kindergarten, elementary, junior high, and middle schools.
- B. Secondary schools, including high schools; and
- C. Post-secondary or tertiary schools, including universities, colleges and vocational or trade schools.

**SHALL:** Refer to Title 16, Section 16.01, Definitions, for a detailed definition.

**SEMI-PUBLIC USE:** A structure or use partially, but not entirely, open to the use of the public, such as private colleges and schools, hospitals, churches, libraries, lodges, safe houses, and learning centers. Semipublic uses may also be referred to as institutional uses.

**SETBACK:** The distance, measured at right angles to a given lot line, between the lot line and an imaginary line parallel to the lot line, defining an area between such lines within which no building or other applicable structure may be placed. Applicable structures are all structures requiring a building permit, except fences and decks less than thirty inches (30") from adjacent grade.

**SHORT-TERM OCCUPANCY:** The rental of any unit or structure, or portion thereof, for a period of not more than thirty (30) days.

**SIDEWALK:** Refer to Section 16.01, Definitions, for a detailed definition.

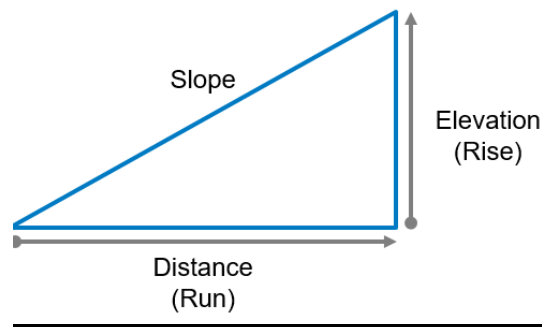
**SINGLE FAMILY DWELLING UNIT:** A detached residential building that contains independent living facilities, including provisions for sleeping, eating, cooking and sanitation; and is the principal use located on a legally platted lot of record. Single-family dwelling units may, for example, include attached and detached garages, carports, Accessory Dwelling Units, and Tiny Homes on Wheels.

**SKILLED CONSTRUCTION TRADE:** A professional service pertaining to the installation, maintenance, and/or repair of materials and equipment for buildings. Examples include electrical work, plumbing, masonry, carpentry, and heating and air conditioning technology.

**SKYLINE:** An outline of a structure against the background of the sky.

**SLOPE:** An inclined ground surface, the inclination of which is expressed as a ratio of vertical distance to horizontal distance. Percent slope is calculated by multiplying this ratio (rise/run) by one hundred (100).

$$\text{Slope} = \frac{\text{Elevation change}}{\text{Horizontal distance}}$$



**SMALL RESIDENTIAL UNIT:** A self-contained living space with one or more rooms designed to accommodate a sitting space, bathroom and kitchenette.

**SMALL SCALE WIND ENERGY SYSTEM (WES):** An electric generator(s) having rated capacities of two kilowatts (2 kW) and less, that utilizes wind energy to produce clean, emissions free power.

**SOCIAL SERVICE:** A service that promotes wellness and assists people to cope with or overcome challenges in everyday lives, such as job training and food assistance. Social services are distinct from medical services and personal services.

**SOLAR ACCES:** An unobstructed exposure to sunlight and solar radiation upon land or a building.

**SOLAR ENERGY SYSTEM:** Any device or structural design feature used for the collection, storage, and/or distribution of solar energy for space heating, space cooling, lighting, electric generation, or water heating.

**SOLAR ENERGY SYSTEM, GROUND-MOUNTED:** A solar energy system that is structurally mounted to the ground and is not roof-mounted.

**SOLAR ENERGY SYSTEM, LARGE-SCALE:** A solar energy system that occupies more than forty thousand (40,000) square feet of surface area.

**SOLAR ENERGY, MEDIUM-SCALE:** A solar energy system that occupies more than one thousand seven hundred fifty (1,750) but less than forty thousand (40,000) square feet of surface area.

**SOLAR ENERGY SYSTEM, ROOF-MOUNTED:** A solar energy system that is structurally mounted to the roof of a building or structure.

**SOLAR ENERGY SYSTEM, SMALL-SCALE:** A solar energy system that occupies one thousand seven hundred fifty (1,750) square feet of surface area or less.

**SOLAR PANELS:** A component of a solar energy system; a group of connected solar cells, used to convert light from the sun into usable energy.

**SOLAR PHOTOVOLTAIC SYSTEM:** A solar energy system that converts solar energy directly into electricity, the primary components of which are solar panels, mounting devices, inverters, and wiring.

**STORAGE STRUCTURE:** A building where goods, products, materials, supplies, or equipment are kept or stored. A storage structure may be in the form of a shipping container or other structure. No sales or service is included.

**STORY:** The portion of a building that is included between the upper surface of a floor and the upper surface of the floor or roof directly above.

**STORY ABOVE GRADE:** Any story having its finished floor surface entirely above grade, or as more particularly described in the IBC and IRC.

**STREAM ALTERATION:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**STREET:** Refer to Section 16.01, Definitions, for a detailed definition.

**STREET, PRIVATE:** Refer to Section 16.01, Definitions, for a detailed definition.

**STREET, PUBLIC:** Refer to Section 16.01, Definitions, for a detailed definition.

**STRUCTURE:** Anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed location on the ground.

**STUDIO, ARTIST:** Workspace within an enclosed structure for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. Also includes recording studios. Incidental retail sales of items produced on the premises are allowed.

**SUBDIVISION ORDINANCE:** Refer to Section 16.01, Definitions, for a detailed definition.

**SUBSTANTIAL DAMAGE:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**SUBSTANTIAL IMPROVEMENT:** Refer to Title 17, Section 17.04J.020: Definitions, for a detailed definition.

**SWIMMING POOLS:** A permanent structure, whether above or below grade level, designed to hold water more than thirty inches (30") deep and to be used for recreational purposes, the placement shall comply with the underlying zoning requirements.

**TANK, ABOVE GROUND FLAMMABLE LIQUID:** A type of fuel tank. Any vessel containing more than sixty (60) gallons (227 I) of class I-A liquids, class I-B liquids or class I-C liquids, or as more particularly described in the IFC ("flammable liquid") (e.g., gasoline). Aboveground flammable liquids do not include LPG (propane).

**TANK, ABOVEGROUND COMBUSTIBLE LIQUID:** A type of fuel tank. Any vessel containing more than sixty (60) gallons (227 I) of class II liquids, class III-A liquids or class III-B liquids, or as more particularly described in the IFC ("combustible liquid") (e.g., diesel). Aboveground combustible liquids do not include LPG (propane).

**TECHNOLOGICAL DEVELOPMENT:** The process of creating new technologies or improving existing ones through research and innovation. It can also refer to the systematic use of scientific, technical, economic, and commercial knowledge to meet specific business objectives.

**TEMPORARY STRUCTURE:** Any building, modular unit, or other structure that is intended for any use for a period of not more than one (1) year, excluding construction trailers or other structures erected solely in conjunction with a construction project.

**TINY HOME ON WHEELS (THOW):** An accessory structure with a footprint between one hundred (100) and four hundred (400) square feet in size that provides seasonal or year-round independent living facilities, including provisions for living, sleeping, eating, cooking, and sanitation, and has been certified to meet the required building standards.

**TOWNHOUSE OR COTTAGE SUBLOT:** Refer to Section 16.01, Definitions, for a detailed definition.

**TOWNHOUSE DWELLING UNIT:** A dwelling unit that contains independent living facilities, including the provisions for sleeping, eating, cooking, and sanitation, and is located in a townhouse development on a platted townhouse subplot.

**TRANSPORTATION SERVICES:** A service that transports a rider from one place to another using a provider's vehicle and driver.

**TREE GUIDE:** The City of Hailey Tree Selection and Planting Guide, as adopted by the City, and as may be subsequently amended.

**TRELLIS:** A light construction of latticework no more than eight feet (8') in height. The latticework shall be of open design.

**UNDERGROUND PARKING:** A parking area that is located entirely below ground level, typically beneath a building, offering complete protection from weather and often providing a more discreet parking option

**UNENCLOSED:** Refers to an area or space that is not completely surrounded by walls and is open to the surrounding environment. Examples of unenclosed features include balconies, porches, open walkways or open courts that may have a roof but lack walls on all sides.

**URBAN AGRICULTURE:** The production of vegetables, fruits, honey, and eggs by residents for personal consumption and may include production by members of a neighborhood or by a nonprofit organization on one (1) or more vacant lots for personal consumption.

**USE:** The purpose for which land or a building thereon is designed, arranged, intended, or fo which it is or may be occupied or maintained.

**WAREHOUSE:** A facility for the use of dry/cold storage, wholesale, and the distribution of manufactured products, supplies, and equipment, excluding storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive. A warehouse is defined by building codes as a separate building or part of a building that is used for warehousing operations.

**WHOLESALE:** The sale of goods, usually in large quantities, to retailers, rather than the sale of goods to individual consumers.

**WIRELESS COMMUNICATION FACILITY (WCF):** The structures, equipment, apparatus, or technology necessary for providing personal wireless services and information services. WCFs are subject to chapter 17.08, article B of this title. Any antenna, including mount and/or equipment support structure over thirty-five feet (35') AGL that is not a PWSF shall be considered a WCF and regulated by chapter 17.08, article B of this title.

**YARD:** That portion of the open area on a lot from a given lot line for a depth or width specified by setback regulations for the district in which the lot is located.

**ZONING ORDINANCE:** Hailey Zoning Ordinance, and as subsequently amended.

**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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Martha Burke, Mayor, City of Hailey

Attest:

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

**SUMMARY OF HAILEY ORDINANCE NO. \_\_\_\_\_**

The following is a summary of the principal provisions of Ordinance No. \_\_\_\_\_ of the City of Hailey, Idaho, duly passed and adopted April 27, 2026, by the City Council and Mayor of the City of Hailey:

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, TITLE 16: SUBDIVISION REGULATIONS, CHAPTER 16.01: DEFINITIONS AND TITLE 17: ZONING REGULATIONS, CHAPTER 17.02: DEFINITIONS; TO READOPT PREVIOUS 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.

Hailey Ordinance No. \_\_\_\_\_ amends Hailey Municipal Code as follows:

**Sections 1-11** amend Hailey Code Title 16.01.010 and Title 17.02.010 readopting definitions and the meaning of terms and words in Title 16: Subdivision Regulations, and Title 17: Zoning Regulations.

**Section 12** provides a savings and severability clause.

**Section 13** provides a repealer clause.

**Section 14** provides an effective date.

The full text of Ordinance No. \_\_\_\_\_ is available at Hailey City Hall at 115 South Main Street, Suite H, Hailey, Idaho, 83333 and will be provided to any citizen upon request during regular business hours.

**CERTIFICATION OF CITY ATTORNEY**

I, the undersigned Attorney at Law, as attorney for the City of Hailey, Idaho, hereby certify that I have read the foregoing summary of Ordinance No. \_\_\_\_\_ of the City of Hailey, that I have compared it to the full text of Ordinance No. \_\_\_\_\_, and that in my opinion, the above summary is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Christopher P. Simms, Hailey City Attorney

Publish: Idaho Mountain Express, \_\_\_\_\_, 2026.

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/27/2026

**DEPARTMENT:** Admin/PW

**DEPT. HEAD:** LH/BY

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**SUBJECT:** Staff overview of proposed increase to the Water Rights Annexation Fee  
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**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
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**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:** The Council adopted an Annexation Fee in 2016 to standardize the cost of impacts related to annexation. An annexation fee is a policy tool to ensure that property and/or development that is annexed pays a fair and equitable cost associated with becoming part of the City of Hailey. The goal is to not have current taxpayers bear the cost of annexation.

The report summarized the various development-related fees available to municipalities in Idaho, creating Annexation Fees as one part of a comprehensive Infrastructure Funding Strategy. Goals for the 2016 Annexation Fees included:

- **Annexation fees will not duplicate Development Impact Fees but will fairly assess the costs of becoming part of the City of Hailey.**
- **The capital, operating and maintenance cost of providing services to private property development are addressed at the time of annexation.**
- **Annexed properties should offset the cost of municipal services during the lag time before new development pays property tax.**
- **Annexations do not reduce the quality or quantity of services to existing residents and property owners.**
- **Annexation fees are fair and equitable, and consider Idaho codes**

The 2016 Annexation Fee included three (3) components:

- **Operating Costs: What does it cost to run the City.**
- **Fixed Assets Buy-In: What is the value of the assets owned by Hailey taxpayers?**
- **Water Rights Buy-In: What is the value of our municipal water rights?**

The value of water rights has increased over the last decade, and the numbers used in the report are now out of date. Staff recommend that revised numbers be updated, as shown in the excerpted portion of the report.

**Attachments:**

- Draft Resolution: Water Rights Annexation Fees
- Water Rights Buy-In Excerpt from 2016 Study
- For Reference: [2016 Annexation Study](#)

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**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item \_\_\_\_\_ YTD Line-Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: Lisa Horowitz/Brian Yeager Phone # \_\_\_\_\_  
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**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)**

<input checked="" type="checkbox"/>	City Administrator	<input type="checkbox"/>	Engineer	<input type="checkbox"/>	Library
<input checked="" type="checkbox"/>	City Attorney	<input type="checkbox"/>	Fire Dept.	<input type="checkbox"/>	Mayor
<input type="checkbox"/>	City Clerk			<input checked="" type="checkbox"/>	Planning
<input type="checkbox"/>	Building			<input type="checkbox"/>	Police

Public Works, Parks  
 P & Z Commission

Benefits Committee  
 Streets  
 Treasurer  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:** Motion to adopt and authorize the Mayor to execute Resolution No. 2026-\_\_\_\_\_, a Resolution to increase the Water Rights Annexation Fee as discussed and/or depicted in Exhibit A.

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**ACTION OF THE CITY COUNCIL:** Motion to adopt and authorize the Mayor to execute Resolution No. 2026-\_\_\_\_\_, a Resolution to increase the Water Rights Annexation Fee as discussed and/or depicted in Exhibit A.

Date \_\_\_\_\_

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

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**FOLLOW-UP:**

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

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

**CITY OF HAILEY**  
**RESOLUTION NO. 2026-\_\_**

A RESOLUTION OF THE HAILEY CITY COUNCIL ENACTED PURSUANT  
TO HAILEY MUNICIPAL CODE CHAPTER 14.01, PROVIDING FOR THE  
MODIFICATION OF WATER RIGHTS ANNEXATION FEES

WHEREAS, the City of Hailey has adopted Chapter 14.01 of the Hailey Municipal Code which requires Developers/Property Owners/Applicants of Annexation Applications to pay, as consideration for annexation or any annexation agreement, annexation fees established by resolution for property to be annexed into the City of Hailey;

WHEREAS, in 2016, the City of Hailey conducted a fiscal impact study to equitably determine the fiscal impact of certain uses of property, such as single family, multi-family, commercial, and industrial uses, whenever property with such uses are annexed into the City of Hailey;

WHEREAS, that fiscal impact study for annexation fees was prepared by TischlerBise and adopted by the City of Hailey (Resolution 2016-112).

WHEREAS, the City has determined that the water rights portion of the 2016 annexation fee is outdated and needs to be updated, as the cost of water rights has increased over the last ten years.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hailey, Idaho, that pursuant to Hailey Municipal Code §14.01.090(B), the attached excerpt related to the water rights portion of the fiscal impact study for Annexation Fees adopted by Resolution 216-112, attached hereto as Exhibit “A,” is hereby approved and adopted.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR AND  
EFFECTIVE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Martha Burke  
Mayor City of Hailey

ATTEST:

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

**Figure 2: Total Annexation Fee Schedule**

<i>Residential (per housing unit)</i>				
<i>Dwelling Type</i>	<i>Operating Costs</i>	<i>Water Rights Buy-In</i>	<i>Fixed Assets &amp; Land Buy-In</i>	<i>Total Annexation Fee</i>
Single Family	\$995	\$818	\$1,832	\$3,645
Multifamily	\$492	\$394	\$1,206	\$2,092
<i>Nonresidential (per 1,000 square feet of building)</i>				
<i>Development Type</i>	<i>Operating Costs</i>	<i>Water Rights Buy-In</i>	<i>Fixed Assets &amp; Land Buy-In</i>	<i>Total Annexation Fee</i>
Industrial	\$646	\$417	\$1,690	\$2,753
Commercial	\$917	\$417	\$1,464	\$2,798
Institutional	\$391	\$417	\$717	\$1,525
Office & Other Services	\$945	\$417	\$2,430	\$3,792

**WATER RIGHTS BUY-IN**

In drier, western states like Idaho, water supplies are limited, thus requiring jurisdictions to acquire water rights to accommodate additional utility customers. This section documents a water rights component for Hailey’s 2016 annexation fee, which would only be paid by additional land area annexed into the City. The analysis below is based on water use for typical utility customers. Any development proposing to irrigate more than a half-acre of land, shall pay an additional water rights buy-in fee based on projected average day water demand per gallon of capacity.

Figure 5 summarizes all Hailey water rights for municipal use and mitigation, along with their current diversion rate (in cubic feet per second) and estimated value. Hailey has acquired approximately \$25.23 million in water rights that provide an average daily flow of approximately 15.84 million gallons, which equates to an average cost of \$1.59 per gallon of water capacity.

**Figure 5: Water Rights Inventory**

<b>WR No.</b>	<b>Authorized Diversion Rate (cfs)</b>	<b>Use</b>	<b>Season</b>	<b>Notes</b>	<b>Value</b>
<b>Indian Creek Spring</b>					
37-296A	2.620	MUNICIPAL	year-round	Subject to curtailment to provide minimum streamflow to ICROA per 2011 settlement agreement	\$3,930,000
37-717A	1.720		11/1 to 4/14		\$1,462,000
37-717B	0.760		year-round		\$646,000
37-1216	0.900		11/1 to 4/14		\$1,350,000
<b>Subtotal</b>	<b>6.000</b>				<b>\$7,388,000</b>
<b>Big Wood River (delivered in the Hiawatha Canal)</b>					
37-906	1.039	MUNICIPAL	4/14 to 10/31	for irrigation of landscaping at Friedman Memorial Airport	\$883,150
37-10717	2.860	MUNICIPAL	4/15 to 10/31		\$4,290,000
	0.074	MITIGATION			\$111,000
	0.074	MITIGATION			\$111,000
	0.147	MITIGATION			\$220,500
	0.090	MITIGATION			\$135,000
<b>Subtotal</b>	<b>4.284</b>				<b>\$5,750,650</b>
<b>Groundwater</b>					
37-2698	2.560	MUNICIPAL	year-round	River St., 3rd Ave., Woodside and Northridge wells; total diversions limited to 7.18 cfs	\$2,176,000
37-2699	2.000	MUNICIPAL	year-round		\$1,700,000
37-7305	2.620	MUNICIPAL	year-round		\$2,227,000
37-8837	4.670	MUNICIPAL	year-round	River St., 3rd Ave., Woodside and Northridge wells	\$3,969,500
37-22670	1.780	MUNICIPAL	year-round	River St., 3rd Ave. and Woodside wells (accomplished transfer)	\$1,513,000
37-22671	0.600	MUNICIPAL	year-round	River St., 3rd Ave. and Woodside wells (accomplished transfer)	\$510,000
<b>Subtotal</b>	<b>14.230</b>				<b>\$12,095,500</b>
<b>Grand Total</b>	<b>24.514</b>				<b>\$25,234,150</b>
					Gallons per Average Day => 15,843,812
					<b>Water Rights Cost per Average Day Gallon =&gt; \$1.59</b>

To derive the water rights buy-in, the cost factor above is multiplied by average day gallons of water demand, by type of development, to yield a fee per development unit. As shown in Figure 6, current water demand factors by type of development were derived from Hailey’s water billing records over the past three fiscal years. Documentation of housing units and nonresidential floor area is provided in Appendix A (see Figure A5). Over the past three years Hailey’s water demand has averaged approximately 2.1 Million Gallons per Day (MGD).

To derive the water rights buy-in, the cost factor above is multiplied by average day gallons of water demand, by type of development, to yield a fee per development unit. As shown in Figure 6, current water demand factors by type of development were derived from Hailey's water billing records over the past three fiscal years. Documentation of housing units and nonresidential floor area is provided in Appendix A (see Figure A5). Over the past three years Hailey's water demand has averaged approximately 2.1 Million Gallons per Day (MGD).

**Figure 6: Water Use per Development Unit**

	FYE15 Gallons of Water Use	2013-2015 Average Gallons per Year*	FY14-15 Development Units**	Average Day Gallons per Development Unit
Single Family Residential	492,360,000	514,233,008	2,738	515
Multi-family Residential	79,361,000	82,778,667	913	248
Nonresidential	171,466,550	170,192,317	1,780	262
Annual Total	743,187,550	767,203,992		

\* Derived from water billing records; equates to approximately 2.1 Million Gallons per Day (MGD).

\*\* Residential dwellings or nonresidential square feet of floor area (in thousands); see Appendix A.

Figure 7 lists key input variables for the water rights buy-in. The water rights component of the 2016 annexation fee is equal to the cost per gallon of capacity multiplied by the average day gallons per development unit. For example, the annexation fee per thousand square feet of nonresidential building is 262 average day gallons multiplied by the water rights cost factor of \$1.59 per gallon of capacity, or \$417 per thousand square feet of nonresidential floor area.

**Figure 7: Water Rights Buy-In**

**Input Variables**

Value of Water Rights for Municipal Use and Mitigation =>	\$25,234,150
Diversion Rate (gallons per average day)	15,843,812

Cost per Gallon of Capacity

\$1.59

**Residential (per housing unit)**

Dwelling Type	Gallons per Average Day	Water Rights Buy-In
Single Family	515	\$818
Multifamily	248	\$394

**Nonresidential (per 1,000 square feet of building)**

Type	Gallons per Average Day	Water Rights Buy-In
All nonresidential development	262	\$417

## **2026: Proposed Changes**

**Figure 2: Total Annexation Fee Schedule**

<i>Residential (per housing unit)</i>				
<i>Dwelling Type</i>	<i>Operating Costs</i>	<i>Water Rights Buy-In</i>	<i>Fixed Assets &amp; Land Buy-In</i>	<i>Total Annexation Fee</i>
Single Family	\$995	\$1303	\$1,832	\$4,130
Multifamily	\$492	\$627	\$1,206	\$2,325
<i>Nonresidential (per 1,000 square feet of building)</i>				
<i>Development Type</i>	<i>Operating Costs</i>	<i>Water Rights Buy-In</i>	<i>Fixed Assets &amp; Land Buy-In</i>	<i>Total Annexation Fee</i>
Industrial	\$646	\$663	\$1,690	\$2,999
Commercial	\$917	\$663	\$1,464	\$3,044
Institutional	\$391	\$663	\$717	\$1,771
Office & Other Services	\$945	\$663	\$2,430	\$4,038

### **WATER RIGHTS BUY-IN**

In drier, western states like Idaho, water supplies are limited, thus requiring jurisdictions to acquire water rights to accommodate additional utility customers. In 2026, Hailey and other municipalities in the Big Wood River watershed face a serious to severe drought, with snow water equivalent at 70% of normal per USDA NRCS AWS Plot for Bigwood River at Hailey as of April 22nd. The 2016 Annexation Fee Report documented a water rights component for Hailey's 2016 annexation fee, which would only be paid by additional land area annexed into the City. The analysis was based on water use for typical utility customers. The adopted report required that any development proposing to irrigate more than a half-acre of land pay an additional water rights buy-in fee based on projected average day water demand per gallon of capacity.

Since 2016, the value of new water rights to serve new development has risen dramatically. A recent analysis of water rights valuation estimates that water rights in the Big Wood River watershed are worth \$50,000 per acre/foot. This amendment to the 2016 Study updates only the valuation assumptions to reflect current estimated values for City water rights and does not update other items such as population or usage values.

Figure 5 summarizes all Hailey water rights for municipal use and mitigation, along with their current diversion rate (in cubic feet per second) and estimated value. Hailey has acquired approximately \$54.5 million in water rights that provide an average daily flow of approximately 21.5 million gallons, which equates to an average cost of \$2.53 per gallon of water capacity.

**Figure 5: Water Rights Inventory**

WR No.	Status	Priority Date	Authorized Diversion Rate (cfs)	Authorized Diversion Volume (af/a)	Area (acres)	Use	Season	Notes	Lease Date	Value	
<b>Indian Creek Spring</b>											
37-296A	Decree issued 3/29/2012	4/1/1880	2.62			MUNICIPAL	year-round	Subject to curtailment to provide minimum streamflow to ICROA per 2011 settlement agreement		\$6,550,000	
37-717A	Decree issued 3/29/2012	8/1/1907	1.72				11/1 to 4/14			\$2,436,667	
37-717B	Decree issued 3/29/2012	8/1/1907	0.76				year-round			\$1,076,667	
37-1216	Decree issued 3/29/2012	4/1/1884	0.90				11/1 to 4/14			\$2,250,000	
37-7854	Decree issued 3/29/2012	7/23/1980	3.38	2,450.0		POWER	year-round	non-consumptive			
<b>Total</b>			<b>3.38</b>							<b>\$12,313,333</b>	
<b>Big Wood River (delivered in the Hiawatha Canal)</b>											
37-906	Decree issued 7/29/2011	4/1/1940	1.039		158.7	MUNICIPAL	4/14 to 10/31	for irrigation of landscaping at Friedman Memorial Airport. Held in Water Supply Bank Expires 12/31/24	2025 --2028	\$1,471,917	
37-10717	Decree issued 9/24/2010	3/24/1883	2.86			MUNICIPAL	4/15 to 10/31			\$7,150,000	
37-22311	Decree issued 1/21/2009	3/24/1883	1.50		31.0	IRRIGATION	4/15 to 10/31	acquired from Old Cutlers, Inc. (2009); limited to the irrigation of 31 acres.Placed in the Water Bank 9/19/2018. Expires 12/31/23	2024-2028		
37-22316	Decree issued 1/21/2009	3/24/1883	0.18			IRRIGATION	4/15 to 10/31		2024-2028		
37-22321	Decree issued 1/21/2009	3/24/1883	0.19			IRRIGATION	4/15 to 10/31		2024-2028		
37-22773	Decree issued 8/30/2011	5/1/1888	0.120 0.074			IRRIGATION MITIGATION	4/15 to 10/31		acquired from EMB as residual water rights from subdivision road/street ROW; total diversion rate = 1.011 cfs; used for mitigation for Hop Porter, Lions and Heagle permits (37-22825, 37-22831). Irrigation portion of these rights placed in the Water Supply Bank 9/19/2018. Expiration 12/31/23	2024-2028	\$185,000
37-22774	Decree issued 8/30/2011	9/18/1885	0.121 0.074		14.1	IRRIGATION MITIGATION	4/15 to 10/31	acquired from EMB as residual water rights from subdivision road/street ROW; total diversion rate = 1.011 cfs; used for mitigation for Hop Porter, Lions and Heagle permits (37-22825, 37-22831). Irrigation portion of these rights placed in the Water Supply Bank 9/19/2018. Expiration 12/31/23	2024-2028	\$185,000	
37-22775	Decree issued 8/30/2011	6/30/1884	0.240 0.147			IRRIGATION MITIGATION	4/15 to 10/31		2024-2028	\$367,500	
37-22776	Decree issued 8/30/2011	3/24/1883	0.145 0.090			IRRIGATION MITIGATION	4/15 to 10/31		2024-2028	\$225,000	
37-21112	Decree issued 03/02/2012	03/24/1883	1.39			52.0	IRRIGATION		4/15 TO 11/15	From Sunbeam Subd. 04/28/2021	
37-23364	City's Portion of 37-21112	03/24/1883	0.80		30.0	IRRIGATION	4/15 TO 11/15		2022 - 2026		
<b>Total</b>			<b>8.169</b>		<b>255.8</b>					<b>\$9,584,417</b>	
<b>Groundwater</b>											
37-2696	Decree issued 9/24/2010	10/29/1964	2.56			MUNICIPAL	year-round	River St., 3rd Ave., Woodside and Northridge wells; total diversions limited to 7.18 cfs		\$3,626,667	
37-2699	Decree issued 9/24/2010	8/11/1964	2.00			MUNICIPAL	year-round				\$2,833,333
37-7305	Decree issued 9/24/2010	11/4/1973	2.62			MUNICIPAL	year-round				\$3,711,667
37-8837	License issued 7/16/2010	9/10/2001	4.67			MUNICIPAL	year-round	River St., 3rd Ave., Woodside and Northridge wells		\$6,615,833	
37-22019	Decree issued 4/1/2010	3/29/1961	8.78	842.5		MUNICIPAL	year-round	Transferred from Irrigation to Municipal 2026		\$12,438,333	
37-22670	Decree issued 10/17/2012	11/1/1907	1.78			MUNICIPAL	year-round	River St., 3rd Ave. and Woodside wells (accomplished transfer)		\$2,521,667	
37-22671	Decree issued 10/17/2012	9/1/1931	0.60			MUNICIPAL	year-round	River St., 3rd Ave. and Woodside wells (accomplished transfer)		\$850,000	
37-22825	License issued 7/2/2018	4/24/2013	0.47	21.7	6.2	IRRIGATION	4/15 to 10/31	For irrigation of Lions and Hop Porter Parks; mitigated by Big Wood River water rights			
37-22831	License issued 8/31/2018	7/15/2013	0.26	8.8	2.5	IRRIGATION	4/15 to 10/31	For irrigation of Heagle Park; mitigated by Big Wood River water rights			
37-8118	Waiting for Mayor's signature on ownership change	11/25/1983	0.06		7.0	IRRIGATION	4/01 to 11/01	Hailey Partners/Street Shop			
<b>Total</b>			<b>23.80</b>	<b>873.0</b>	<b>15.7</b>					<b>\$32,597,500</b>	
										<b>\$54,495,250</b>	
										Gallons Per Average Day => <b>21,518,476</b>	
										Water Rights Cost per Average Day Gallon => <b>\$2.53</b>	

To derive the water rights buy-in, the cost factor above is multiplied by average day gallons of water demand, by type of development, to yield a fee per development unit. As shown in Figure 6, current water demand factors by type of development were derived from Hailey’s water billing records over the past three (3) fiscal years. Documentation of housing units and nonresidential floor area is provided in Appendix A see Figure A5). Over the past three years Hailey’s water demand has averaged approximately 2.1 Million Gallons per Day (MGS).

**Figure 6: Water Use per Development Unit**

	FYE15 Gallons of Water Use	2013-2015 Average Gallons per Year*	FY14-15 Development Units**	Average Day Gallons per Development Unit
Single Family Residential	492,360,000	514,233,008	2,738	515
Multi-family Residential	79,361,000	82,778,667	913	248
Nonresidential	171,466,550	170,192,317	1,780	262
Annual Total	743,187,550	767,203,992		

\* Derived from water billing records; equates to approximately 2.1 Million Gallons per Day (MGD).

\*\* Residential dwellings or nonresidential square feet of floor area (in thousands); see Appendix A.

Figure 7 lists proposed 2026 key input variables for the water rights buy-in. The water rights component of the 2026 annexation fee is equal to the cost per gallon of capacity multiplied by the average day gallons per development unit. For example, the annexation fee per thousand square feet of nonresidential building is 262 average day gallons multiplied by the water rights cost factor of \$2.53 per gallon of capacity, or \$663 per thousand square feet of nonresidential floor area.

**Figure 7: Water Rights Buy-In**

**Input Variables**

Value of Water Rights for Municipal Use and Mitigation =>	\$54,495,250
Diversion Rate (gallons per average day)	21,518,476

*Cost per Gallon of Capacity*

\$2.53
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**Residential (per housing unit)**

Dwelling Type	Gallons per Average Day	Water Rights Buy-In
Single Family	515	\$1303
Multifamily	248	\$627

**Nonresidential (per 1,000 square feet of building)**

Type	Gallons per Average Day	Water Rights Buy-In
All nonresidential development	262	\$663

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 4/27/26 **DEPARTMENT:** Admin/PW **DEPT. HEAD SIGNATURE:** LH/BY

**SUBJECT:**

Motion to conduct a public hearing on Resolution 2026-\_\_\_ establishing the FY 26 Irrigation Season Metered Water User Surcharge Fee at 30% of standard monthly rates for usage over 30,000 gallons and adopt the resolution with an effective date of May 1, 2026 **ACTION ITEM**

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

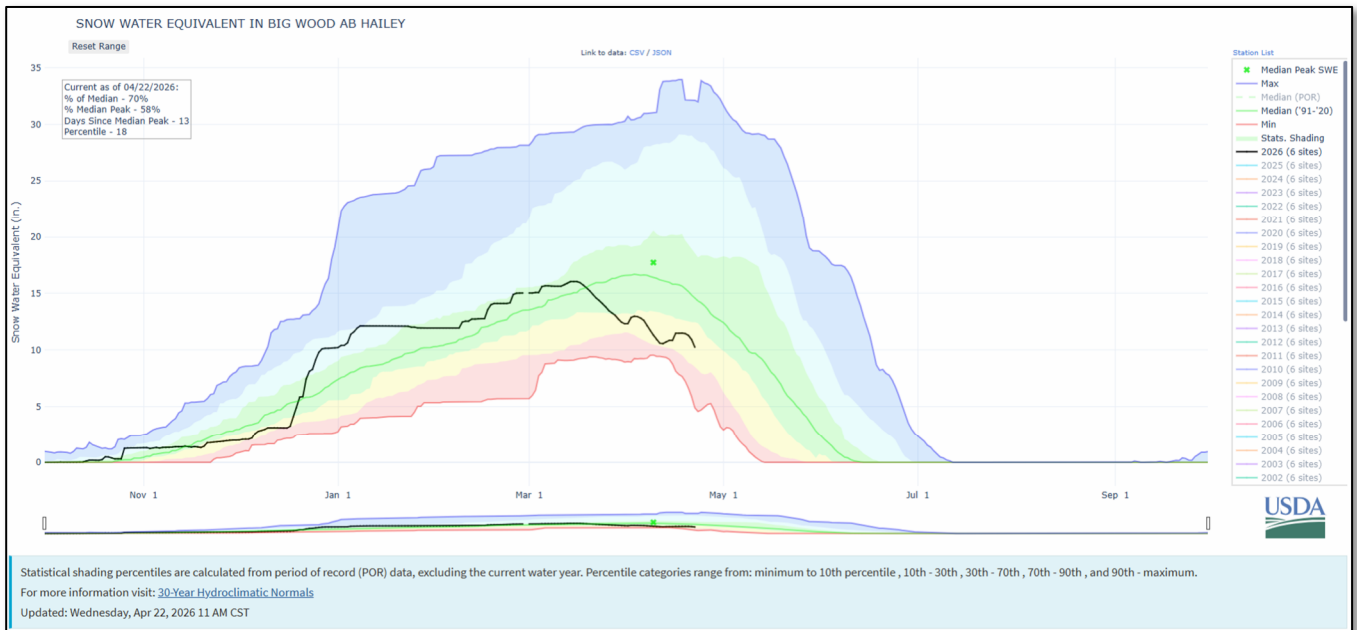
On 03/23/26 & 04/27/26 Staff presented Council a water conservation program concept. Council supported the concept in general and asked staff to further develop the details and bring back a fee resolution at the next available meeting.

When fees are increased outside of the municipal budget cycle by more than 5% a public hearing must be held after it has been noticed twice unless the fee increase is proposed during the annual budget cycle in which case the notice is included in the budget notice. This fee increase has been noticed twice prior to this Council meeting, once on April 17th and once on April 22nd for consideration of a proposed metered water user fee increase of 20% or more.

Two statistics of note are as follows:

Average (mean) monthly water bill quantity for June-August 2025 is approximately 29,000 gallons.

As of 04/22 the current Snow Water Equivalent for the Big Wood River Hailey basin is 70% of median.



**Water User Fee Surcharge**

Based on feedback from the last Council meeting staff has attempted to determine conservation fee schedule for public notice and possible Council adoption. Council should consider the details of this fee resolution and either adopt or provide staff direction for modification.

The Metered Water User Fee surcharge for the 2026 irrigation season is proposed at the Snow Water Equivalent threshold as of the date of this report, which is 70% of normal. The fee schedule therefore proposes a 30% surcharge on the metered water user fee for all consumption above 30,000 gallons. Said surcharge is proposed to last through October 31<sup>st</sup>. Proceeds from the surcharge are proposed for water conservation or mitigation programs after adequate funding has been reserved for annual water operation shortages as a result of reduced use. In summary and by example:

Water usage from 0 – 30,000 gallons per billing cycle: 0% increase  
Water usage above 30,000 gallons per billing cycle: 30% fee increase

**Example:**

The current standard rate for a water user that averages 60,000 gallons per month is \$146.52  
The additional irrigation season monthly surcharge for this same usage will be \$43.96.

Rate Table attached.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_

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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 Administrator       Library       Treasurer  
 City Attorney       Mayor       Streets  
 City Clerk       Planning       Water  
 Building       Police       Wastewater  
 Engineer       Public Works       Parks  
  
 Fire Dept.       P & Z Commission       \_\_\_\_\_  
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**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to conduct a public hearing on Resolution 2026-\_\_\_\_ establishing the FY 26 Irrigation Season Metered Water User Surcharge Fee at 30% of standard monthly rates for usage over 30,000 gallons and adopt the resolution with an effective date of May 1, 2026 **ACTION ITEM**

-----  
**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 \_\_\_\_\_  
-----

**FOLLOW-UP:**

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

\*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (AIS only)  
--232--

**CITY OF HAILEY**  
**RESOLUTION NO. 2026 - \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY ADOPTING A METERED WATER USER SURCHARGE FEE SCHEDULE SETTING MUNICIPAL WATER FEES FOR THE 2026 IRRIGATION SEASON TERMINATING OCTOBER 31, 2026, HAVING CONDUCTED PUBLIC HEARINGS, AND FOLLOWING THE PUBLIC NOTICE PROCEDURE REQUIRED BY IDAHO CODE SECTION 63-1311 AS REQUIRED WHEN APPROVING FEE CHANGES, EFFECTIVE COMMENCING MAY 1<sup>ST</sup> 2026 AS SHOWN ON THE ATTACHED “EXHIBIT A” FY26 IRRIGATION SEASON METERED WATER USER SURCHARGE FEE**

WHEREAS, City of Hailey staff recently undertook a comprehensive review of the City Water Fees, and as part therefore assessed the reasonableness of all such fees to the public and city, and

WHEREAS, the City of Hailey has provided public notice of intent to make a decision on the proposed water surcharge fees,

WHEREAS, and finding that the proposed approval of said irrigation water surcharge fees will serve the public interest in an effort to aid water conservation this year’s “No Snow Summer”.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY THAT IT APPROVES AND ADOPTS A METERED WATER USER SURCHARGE FEE SCHEDULE SETTING MUNICIPAL WATER FEES FOR THE 2026 IRRIGATION SEASON TERMINATING OCTOBER 31, 2026, HAVING CONDUCTED PUBLIC HEARINGS, AND FOLLOWING THE PUBLIC NOTICE PROCEDURE REQUIRED BY IDAHO CODE SECTION 63-1311 AS REQUIRED WHEN APPROVING FEES CHANGES, EFFECTIVE COMMENCING MAY 1<sup>ST</sup> 2026 AS SHOWN ON THE ATTACHED “EXHIBIT A” FY26 IRRIGATION SEASON METERED WATER USER SURCHARGE FEE.**

Passed this 27th day of April, 2026.

City of Hailey

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

ATTEST:

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

# FY 26 Irrigation Season Metered Water User Surcharge Fee

Rate is effective May 1st through October 31st 2026

30.0% Surcharge starting at 30,000 Gallons

\$ 2.69 Rate per 1,000 gallons after first 150,000



GALLONS	Surcharge Fee	GALLONS	Surcharge Fee	GALLONS	Surcharge Fee
1000	\$0.00	51000	\$33.10	101000	\$118.47
2000	\$0.00	52000	\$34.31	102000	\$120.89
3000	\$0.00	53000	\$35.51	103000	\$123.32
4000	\$0.00	54000	\$36.72	104000	\$125.74
5000	\$0.00	55000	\$37.93	105000	\$128.17
6000	\$0.00	56000	\$39.13	106000	\$130.59
7000	\$0.00	57000	\$40.34	107000	\$133.01
8000	\$0.00	58000	\$41.54	108000	\$135.44
9000	\$0.00	59000	\$42.75	109000	\$137.86
10000	\$0.00	60000	\$43.96	110000	\$140.29
11000	\$0.00	61000	\$45.40	111000	\$142.71
12000	\$0.00	62000	\$46.85	112000	\$145.13
13000	\$0.00	63000	\$48.29	113000	\$147.56
14000	\$0.00	64000	\$49.74	114000	\$149.98
15000	\$0.00	65000	\$51.19	115000	\$152.41
16000	\$0.00	66000	\$52.63	116000	\$154.83
17000	\$0.00	67000	\$54.08	117000	\$157.25
18000	\$0.00	68000	\$55.52	118000	\$159.68
19000	\$0.00	69000	\$56.97	119000	\$162.10
20000	\$0.00	70000	\$58.42	120000	\$164.53
21000	\$0.00	71000	\$60.09	121000	\$166.95
22000	\$0.00	72000	\$61.77	122000	\$169.37
23000	\$0.00	73000	\$63.45	123000	\$171.80
24000	\$0.00	74000	\$65.12	124000	\$174.22
25000	\$0.00	75000	\$66.80	125000	\$176.65
26000	\$0.00	76000	\$68.48	126000	\$179.07
27000	\$0.00	77000	\$70.16	127000	\$181.49
28000	\$0.00	78000	\$71.83	128000	\$183.92
29000	\$0.00	79000	\$73.51	129000	\$186.34
30000	\$14.56	80000	\$75.19	130000	\$188.77
31000	\$15.32	81000	\$77.11	131000	\$191.19
32000	\$16.08	82000	\$79.03	132000	\$193.61
33000	\$16.84	83000	\$80.95	133000	\$196.04
34000	\$17.60	84000	\$82.87	134000	\$198.46
35000	\$18.37	85000	\$84.79	135000	\$200.89
36000	\$19.13	86000	\$86.71	136000	\$203.31
37000	\$19.89	87000	\$88.63	137000	\$205.73
38000	\$20.65	88000	\$90.55	138000	\$208.16
39000	\$21.41	89000	\$92.47	139000	\$210.58
40000	\$22.18	90000	\$94.39	140000	\$213.01
41000	\$23.15	91000	\$96.55	141000	\$215.43
42000	\$24.12	92000	\$98.72	142000	\$217.85
43000	\$25.09	93000	\$100.88	143000	\$220.28
44000	\$26.06	94000	\$103.05	144000	\$222.70
45000	\$27.04	95000	\$105.22	145000	\$225.13
46000	\$28.01	96000	\$107.38	146000	\$227.55
47000	\$28.98	97000	\$109.55	147000	\$229.97
48000	\$29.95	98000	\$111.71	148000	\$232.40
49000	\$30.92	99000	\$113.88	149000	\$234.82
50000	\$31.90	100000	\$116.05	150000	\$237.25

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 4/27/26    **DEPARTMENT:** Admin/PW    **DEPT. HEAD SIGNATURE:** LH/BY

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**SUBJECT:**

Discussion and Motion to direct staff to develop and implement a Water Conservation Program with funding from the Metered Water User Surcharge Fee **ACTION ITEM**

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

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**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

On 03/23/26 & 04/27/26 Staff presented Council a water conservation program concept. Council supported the concept in general and asked staff to further develop the details for additional discussion.

Program applicants accepted on a first come first serve basis until program funds are projected to be depleted.

**A Water Conservation Program Consisting of Three Levels**

1) 2026 Season Irrigation Reductions

- Customers wanting to participate in the program submit a form stating the percentage of reduction goal, consecutive months (Meter Read Periods) of participation. Staff informs them of their baseline usage. Goal percentage options are 20%, 30%, and 40%. Staff will consider reductions in excess of these percentages if proposed.
- If they achieve their goal when the total volume is calculated at end of season, they receive a reduction in their Metered User Fee for the same time period as a credit on their water bill. The fee reduction is calculated as 50% of the goal percentage.
- If they don't reach their goal but achieve ½ or more of goal, they receive a 25% credit of the actual reduced amount.
- All participating customers will receive "Water Warrior" yard signs from City.
- Program is open to all users. Staff will directly target some high users for the program.
- Credit amount cannot exceed the total Metered User Fee for the time period (will still have to pay base fee). Credit will be calculated and applied on water bill after season concludes.
- End date for all program applicants will be end of irrigation season.

Example 1: Baseline usage is 180,000 gallons from June to October with a customer goal of 20%. Customer achieves 20% goal and receives the full 50% credit of their goal amount which is a 10% credit on their Metered User Fee from June to October. (Customer also saved 20% over prior year's usage).

Example 2: Baseline usage is 200,000 gallons from May to October with a customer goal of 30%. Customer achieves 20%, which is not the full goal but is greater than ½ of the planned reduction. Customer receives a 25% credit for the 20% reduction they achieved (and has also saved 20% over prior year's usage).

2) Permanent Irrigation Reductions

- Eligible projects are primarily removal of turf and replacement with xeriscape or other non-irrigated areas.
- 15% irrigation reduction minimum for eligibility.

- Cannot be additive to seasonal irrigation reduction credits.
- Customers wanting to participate in the program submit a form similar to Water Smarty Program which declares reduction goals and infrastructure cost/details.
- Staff will evaluate applicants and develop scoring matrix to ensure good return on \$ investment per gallon reduced.
- Staff calculates preceding 5 year average usage during irrigation season.
- City may rebate 50% of project cost at a rate of \$0.25 per gallon reduced, up to a \$5000 maximum upon verified completion of project.
  - (Water Smarty used 3.4 gallons/month for 1.0 sf turf converted to hardscape with a rebate up to \$3/sf. Calculated over a 7 month season this equates to 23.8 gallons. At \$3 max rebate this is \$0.126 per gallon. Rebate was capped at \$2,000)
- City calculates average usage after subsequent 5 years, and if average reduction is not achieved, City will bill customer water utility account for amount of rebate previously received.
- If property is disposed of before subsequent 5 years, the annual prorated share of City Rebate is returned to City upon closing.

3) Irrigation Audit for Operational Efficiency

- Customers wanting to participate in the program submit a simple preapproval form to the City. After approved, customer contracts irrigation audit with their preferred licensed Contractor.
- Audit will include calculations of existing irrigation demands and recommendations for potential reductions. City will create the form which will require both auditor and customer signature.
- Customer submits expense receipt to City and is eligible for up to \$150 direct rebate.

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**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_

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

Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_

Comments: \_\_\_\_\_

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

<input type="checkbox"/> City Administrator	<input type="checkbox"/> Library	<input type="checkbox"/> Treasurer
<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"/> Water
<input type="checkbox"/> Building	<input type="checkbox"/> Police	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Parks
<input type="checkbox"/> Fire Dept.	<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> _____

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**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**  
 Discussion and Motion to direct staff to develop and implement a Water Conservation Program with funding from the Metered Water User Surcharge Fee **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)

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 04/27/2026    **DEPARTMENT:** ADMIN/PW/CDD    **DEPT. HEAD SIGNATURE:** LH/BY/RD

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**SUBJECT:** Consideration of Resolution 2026-\_\_\_\_\_, a Resolution executing a Memorandum of Understanding (MOU) with ARCH Community Housing Trust (ARCH) regarding the acceptance, placement, and management of a Community Housing Unit located at 43 Broadford Road (FR NW TL 3913 SEC 15 2N 18E), a parcel owned by the City of Hailey.

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

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**BACKGROUND/SUMMARY:** Over the last several years, the City of Hailey and Hailey City Council have identified housing as one of the top priorities, earmarking approximately \$500,000 from Hailey’s Municipal Budget toward housing efforts since 2023.

In previous years, the allotted \$500,000 has been expended on the purchase of a townhouse on River Street, a Tiny Home on Wheels, positioned behind the Hailey Fire Station on Third Avenue, and the acquisition of 43 Broadford Road; a one-acre lot which currently hosts a single-family residence.

In addition to the expenditure of funds directly on housing, Staff have prioritized affordable housing in all planning efforts, pilot programs, investments, and partnerships to continue to secure affordable and accessible housing for Hailey residents.

As part of our ongoing efforts to secure additional community housing units in Hailey, Staff request Council’s review and consideration of another creative partnership with ARCH. Under this partnership and associated with the attached MOU, ARCH and the City agree to collaboratively accept, relocate and place, and manage a community housing unit, specifically an Accessory Dwelling Unit with attached garage, to 43 Broadford Road.

**Details:** The ADU and attached garage have been gifted to ARCH. The log structure is approximately 1,155 square feet in size (494 square foot ADU + 661 square foot garage). The residential unit contains a kitchen, bath, bedroom/living space that fits Hailey’s definition of an ADU.

ARCH and the City have been exploring possible relocation sites in Hailey; 43 Broadford Road being the top consideration. On this site, the ADU/garage can be positioned behind and subordinate to the existing single-family residence, as shown in the attached site plan. Phase 1 includes the relocation of the ADU/garage to the site and improved vehicular access to the new structure. A cost breakdown to relocate the ADU/garage is also attached. Monetary obligations from both the City and ARCH have also been described therein.

Phase 2 consists of additional vehicular infrastructure and additional housing units – either relocated or constructed onsite – as opportunities arise. Phase 2 is conceptual and is not up for consideration or discussion at this time.

**Council Consideration:** Staff encourage the Council to review and discuss the proposed MOU and project. Although a comprehensive update on the Housing Capital Fund will be presented at a future Council meeting, the relocation and placement of this ADU/garage is time-sensitive and requires consideration this evening.

**Attachments:**

- Draft Resolution: MOU between City and ARCH
  - o Draft MOU between City and ARCH



**CITY OF HAILEY  
RESOLUTION NO. 2026-\_\_**

**RESOLUTION OF THE CITY COUNCIL FOR THE EXECUTION OF A  
MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF HAILEY AND  
ARCH COMMUNITY HOUSING TRUST FOR THE ACCEPTANCE, PLACEMENT,  
MANAGEMENT A COMMUNITY HOUSING UNIT TO BE LOCATED AT 43  
BROADFORD ROAD.**

WHEREAS, the City has identified that community workforce housing for the Hailey community is a top priority; and

WHEREAS, City of Hailey is actively exploring a variety of community housing programs and/or policies to facilitate and strengthen community housing efforts in Hailey; and

WHEREAS, the City of Hailey desires to enter into a Memorandum of Understanding (MOU) with ARCH Community Housing Trust for the acceptance, placement and management of a community housing unit to be located at 43 Broadford Road (FR NW TL 3913 SEC 15 2N 18E).

WHEREAS, the attached MOU reflects a collaborative partnership between the City and ARCH, and is deemed appropriate by the Mayor and City Council.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO,** that the City of Hailey executes the attached MOU between the City and ARCH.

Passed this \_\_\_\_ day of April, 2026

City of Hailey

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

ATTEST:

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

**CITY OF HAILEY IDAHO - ARCH COMMUNITY HOUSING TRUST**  
**MEMORANDUM OF UNDERSTANDING**  
**COMMUNITY HOUSING STRUCTURE ACCEPTANCE, PLACEMENT, AND MANAGEMENT**

THIS AGREEMENT is effective immediately upon execution hereof and until and unless superseded by subsequent agreement of the parties hereto being by and between the City of Hailey, Idaho, a body corporate and political, and a subdivision of the State of Idaho, hereinafter referred to as “The City” and ARCH Community Housing Trust, a non-profit corporation, Blaine County, Idaho, hereinafter referred to as “ARCH”.

RECITALS:

WHEREAS, the City of Hailey, like all Idaho Municipal Corporations has the power pursuant to Idaho Code Section 50-301 to contract, acquire, and hold real property needful for the uses or purposes of the city, and to exercise all powers and perform all functions of local government not specifically prohibited or in conflict with the general laws or the constitution of the State of Idaho, whose mayor is Martha Burke, the authorized representative of the City, and

WHEREAS, the City of Hailey, owns the real property commonly referred to as 43 Broadford Road, Hailey, Idaho, 83333, legally described as FR NW TL 3913 SEC 15 2N 18E which real property is 43,621.46 square feet in size and within the Limited Residential Zoning District, and

WHEREAS, existing on said Tax Lot is a single family residence that is currently leased to a City of Hailey Employee with a discounted rental rate based on consultation with ARCH, who manages the unit on behalf of the City, and the City has expressed a general, but as yet fully defined policy of using the entirety of TL 3913 for purposes of development of an affordable housing community, in the form of a PUD, cottage cluster, detached townhouses, or grouping of single family homes with accessory dwelling units, and

WHEREAS, the City has developed a preliminary site master plan, reviewed by the City Council on April 27, 2026, and refined in the attached Master Site Plan consisting of Phases 1 and 2, and

WHEREAS, ARCH Community Housing Trust, Inc., is an Idaho Non-Profit Corporation, (hereinafter referred to as “ARCH”) active and in good standing, whose president, and authorized representative is Peter Lemman, and

WHEREAS, ARCH meets the housing crisis head-on, collaborating with community member and business partners to ensure that workforce and retirees have affordable, attractive and long-term housing, and

WHEREAS, ARCH and the City of Hailey have partnered on a variety of affordable housing developments, and management of affordable housing units, being parties to continuing lease and management contracts, and

WHEREAS, ARCH has been gifted a log structure of approximately one thousand fifty five (1,155) square feet, that contains an oversized garage and a four hundred ninety four (494) square foot residential unit containing kitchen, bath, bedroom/living space, that fits the City of Hailey’s definition of an accessory dwelling unit, (hereinafter referred to as the “structure”) (Exhibit A depiction of structure and ADU) that ARCH and Hailey wish to relocate TL 3913 for use as deed restricted affordable housing, and

WHEREAS, the City intends to pay for costs of moving and making the ADU structure ready for occupancy as part of the 43 Broadford Site Master Plan Phase 1 Improvements.

WHEREAS, the anticipated cost of moving the structure, which move must occur within 90 days, developing the foundation, vehicular access, infrastructure and utilities is anticipated to be approximately one hundred eighty thousand dollars (\$180,000) (hereinafter referred to as “Infrastructure Cost”) which costs are agreed to be borne by the City of Hailey, and

WHEREAS, the exact siting location upon TL 3913 is to be determined by the City of Hailey, but in general accordance with the Phase I Site Plan, attached hereto and made a part hereof (Exhibit B) and upon being affixed and completed will be put into service as an affordable housing unit, for which a City of Hailey employee will have rental priority, and that will produce a stream of rental income, and

WHEREAS, ARCH wishes to enter into a rental management agreement and potentially a long-term land lease relating to development of affordable community housing anticipated on TL 3913 and has offered to pay the City of Hailey a contribution towards necessary Phase 1 infrastructure in the amount of sixty thousand dollars (\$60,000) or, to be paid within thirty six (36) months of the effective date hereof,

WHEREAS, upon payment of said participation fee, ARCH will acquire a \$60,000 common ownership interest in the Phase 1 structural improvements, but not the real property, and

NOW, THEREFORE, in consideration of the mutual agreement hereinafter contained and subject to the terms and conditions hereinafter stated, it is hereby understood and agreed by the parties hereto as follows:

#### AGREEMENT

- A. TERM: This Agreement shall be in full force and effect upon execution. The contract period will continue in perpetuity.
- B. PROJECT. ARCH shall provide written proof satisfactory to the City of its ownership of the structure and authorize a mutually agreed and bonded mover of buildings to load and relocate the ADU structure to TL 3913. The City of Hailey, at its cost will bear the cost of relocation and shall provide all vehicular access, utilities, foundation and infrastructure costs, through issuance of occupancy permit such that the structure is prepared to accommodate a tenant.
- C. SERVICES. ARCH shall identify said tenant based on income categories and area rents giving residential preference to a Hailey City employee, first, then to a Hailey resident, then to an individual employed within the City of Hailey, then open to the general pool of candidates.

D. REVENUE SHARING. The City of Hailey shall be entitled to all rental payments derived from income based deed restricted residence within the structure until such time as ARCH remits its participation payment which amount shall be sixty thousand dollars (\$60,000.00) Thereafter, rental income shall be divided based on a prorate share of ownership interest in the structural improvements, presumably 2/3rds to the City of Hailey, and 1/3<sup>rd</sup> to ARCH.

E.

F. Retention of Records. ARCH agrees to retain all financial records, supporting documents, statistical reports, client or membership records and contracts, property records, minutes, correspondence, and all other accounting records or written materials pertaining to this Agreement for three (3) years following the expiration or termination of this Agreement.

G. Default and Remedies. If either the ARCH or Hailey, after written notice, shall default in the performance or observance of any term, covenant, or condition of this Agreement and if the defaulting party shall not cure or remedy such default with reasonable dispatch within a period not exceeding fifteen (15) days, then the non-defaulting party may pursue any rights it may have by law, statute, ordinance or otherwise, including but not limited to termination of the Agreement. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude nor waive its rights to use any or all other remedies.

H. Miscellaneous Provisions.

A. Notices. All notices to be served pursuant to this Agreement or which are served with regard to this Agreement shall be sent by certified mail, return receipt, to the parties at the following addresses:

City of Hailey  
115 Main St. So. STE H  
Hailey, Idaho 83333

ARCH Community Housing Trust  
P.O. Box 3569  
Hailey, Idaho 83333

All notices of changes of address shall be sent in the same manner.

I. Independent Contractor. The City and ARCH hereby agree that ARCH shall perform the Services exclusively as an independent contractor and not as employee or agent of the City. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. ARCH, its agents and employees, shall not receive nor be entitled to any employment-related benefits from the City including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that the City offers to its employees. ARCH shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to ARCH under this Agreement and for ARCH's payments for work performed in performance of this Agreement by ARCH, its agents and employees; and ARCH hereby releases, holds harmless and agrees to indemnify the City from and against any and all claims or penalties, including without limitation any penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.

J. Non-Assignment. This Agreement may not be assigned by or transferred by ARCH, in whole or in part, without the prior written consent of Hailey.

- K. Hold Harmless Agreement. ARCH shall indemnify, defend and save and hold harmless the City, its officers, agents, and employees, from and against any and all claims, loss, damages, injury or liability, including but not limited to, the misapplication of City funds, state or federal anti-trust violations, personal injury or death, damages to property, liability arising out of the use of materials, concepts, or processes protected by intellectual property rights and liens of workmen and material men, howsoever caused, resulting directly or indirectly from the performance of the Agreement by the ARCH.
- L. Entire Contract. This Agreement contains the entire contract between the parties hereto and shall not be modified or changed in any manner, except by prior written contract executed by both parties hereto.
- M. Succession. This Agreement shall be binding upon all successors in interest of either party hereto.
- N. No Third-Party Beneficiaries. This Agreement shall not create any rights or interest in any third parties.
- O. Law of Idaho. This Agreement shall be construed in accordance with the laws of the State of Idaho.
- P. Severability. If any clause, sentence, or paragraph of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, such decision shall not affect the remaining portions, and the parties do now declare their intention that each such clause, sentence, or paragraph of this Agreement is a separate part hereof.
- Q. No Waiver. No waiver of any breach by either party of the terms of this Agreement shall be deemed a waiver of any subsequent breach of the Agreement.
- R. Attorney's Fees. In the event either party hereto is required to retain counsel to enforce a provision of this Agreement, to recover damages resulting from a breach hereof or if either party defaults in the performance of this Agreement, the prevailing party shall be entitled to recover from the other party all reasonable attorney's fees incurred herein or on appeal.
- S. Conflict of Interest. No officer or director of ARCH who has decision making authority either by himself or by vote, and no immediate family member of such individual, shall have a direct pecuniary interest in any contract or subcontract for work to be performed in connection with this Agreement. ARCH shall incorporate or cause to be incorporated in all such contracts, a provision prohibiting such interest pursuant to this provision.

IN WITNESS WHEREOF, the parties hereto have caused this Contract for Services to be executed on the day and year first written above.

**CITY OF HAILEY**

**ARCH COMMUNITY HOUSING TRUST**

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Martha Burke, Mayor

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ARCH Board Chair

ATTEST:

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Mary Cone, City Clerk



# CITY OF HAILEY

## 43 Broadford ADU

Annual amount: \$300,000 (+/-)

### Part 1: Site Preparation

NOTES:

Driveay Access	\$15,000	
Foundation	\$20,000	
Demo/relocated existing sheds	\$5,000	
Power/Gas		
Foundation	\$20,000	
Water/Wastewater connection	\$25,000	
<b>Total</b>	<b>\$85,000</b>	

### Part 2: relocated Accessory Dwelling Unit

Relocation cost	\$45,000	Living space: 494 square feet Garage space: 661 square feet
Idaho Power Line move	\$15,000	
Replace shingle roof	\$20,000	
<b>Total</b>	<b>\$80,000</b>	



**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 4/27/26 **DEPARTMENT:** PW/ADMIN **DEPT. HEAD SIGNATURE:** LH/BY \_\_\_\_\_

**SUBJECT:** Discussion of renaming the arena at Werthheimer Park to Ted Uhrig Arena

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

History: The land the arena sits on was originally donated by Leopold Wertheimer and his partners. Mr. Wertheimer was one of the founding fathers of the community, active in Hailey business and philanthropy. The land languished for some years, so Mr. Wertheimer donated \$1,000 to the City to rejuvenate the land in 1914 or 1915. The property was unofficially called Werthheimer Park from that time, until City Council approved the official naming in late 2012.

Proposal for renaming: Recently the Uhrig family approached the city with a request to rename the rodeo arena Ted Uhrig Arena. Mr. Uhrig was instrumental in the revitalization of the Hailey rodeo. The Uhrig family has deep roots in the Wood River Valley in local rodeo, agricultural, and resort history.

**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"/> Treasurer  |
| <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"/> Water      |
| <input type="checkbox"/> Building           | <input type="checkbox"/> Police                  | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Engineer           | <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> Parks      |
| <input type="checkbox"/> Fire Dept.         | <input type="checkbox"/> P & Z Commission        | <input type="checkbox"/> _____      |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

**ADMINISTRATIVE COMMENTS/APPROVAL:**

Staff recommends sending the proposed name change to the Parks and Lands Board for member discussion and public comment.

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)

**The Uhrig Family**  
**11/20/2025**

### **Hailey City Council**

Dear Mayor Burke and Members of the Hailey City Council,

I am writing to respectfully request your consideration in renaming the Hailey Rodeo Arena in honor of one of our community's most dedicated and influential figures: **Ted Uhrig**. His lifelong commitment to the Hailey Rodeo Arena and the Sawtooth Rangers Riding Club represents a legacy that has shaped not only the arena itself, but also the culture and spirit of our valley.

Ted's involvement began in 1947, when at just 17 years old he became the youngest founding member of the Sawtooth Rangers Riding Club. From the very beginning, he poured his energy, work ethic, and passion into building what would become one of Hailey's most beloved traditions. In 1948, he was instrumental in the creation of the original Hailey Rodeo—not through financial means, but through the “blood, sweat, and tears” that defined his approach to community service.

Over the next 50 years, Ted served the Sawtooth Rangers and the Days of the Old West Rodeo in nearly every role imaginable: founder, organizer, lead rider, arena director, president, roping competitor, and the steady, reliable heart of the organization. Him and his wife Maxine were even named **Grand Marshals in 1997**, a reflection of their lasting impact on the community. His guidance and leadership were foundational to the continued success of the Fourth of July rodeo tradition.

In 1967, Ted became the arena director, a position in which he set the standard for excellence and professionalism. In 1972, he encouraged the Sawtooth Rangers to establish the Eastern Idaho Rodeo Association (Semi-Pro), which eventually grew into the Intermountain Pro Rodeo Association (Pro). Under Ted's leadership, the rodeo was honored as **Rodeo of the Year seven times**—a testament to the quality, dedication, and vision he brought to the arena.

But Ted's legacy extends beyond titles and awards. Alongside his wife Maxine, their six children, numerous grandchildren, and a large circle of lifelong local friends, Ted helped shape the Hailey Rodeo Arena into the vibrant, community-centered space we know today. For decades, the arena echoed with the work and love of the Uhrig family, whose contributions created a home for tradition, sport, and celebration.

Sadly, Ted passed believing that the valley he devoted his life to didn't fully recognize the magnitude of what he contributed. Renaming the Hailey Rodeo Arena as the **Ted Uhrig Rodeo Arena** would not only preserve his legacy for future generations but also honor the countless hours, sacrifices, and leadership he gave in service to our community.

We ask the Council to consider this renaming as a gesture of gratitude—for Ted's unwavering dedication, for the history he helped build, and for the community spirit he embodied so completely.

Thank you for your time and thoughtful consideration.

Sincerely,  
**The Uhrig Family**



**Return to Agenda**