

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD MARCH 23, 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:**

[5:30:05 PM](#) call to order by Mayor Burke.

**Open session for public concerns:**

[5:30:20 PM](#) there are none.

**CONSENT AGENDA:**

- [CA 054](#) Motion to adopt Resolution 2026-018, ratifying the Mayor’s signature on Change Order No. 4 with Peak Venture Group, for additional work during construction of the Water Division Office Building. ACTION ITEM.....
- [CA 055](#) Motion to adopt Resolution 2026-019, authorizing the Mayor’s signature on an Agreement with GGLO, in the amount not to exceed \$44,000, for supplemental services relating to the Bullion Pathway. ACTION ITEM.....
- [CA 056](#) Motion to approve Resolution 2026-020, authorizing Surplus Property ACTION ITEM .....
- ~~[CA 057](#) Motion to approve the Special Event application for the Monster Truck Insanity Tour at the Hailey Arena June 13, 2026 ACTION ITEM.....~~
- ~~[CA 058](#) Motion to approve the Special Event application for the No Kings Rally at Hop Porter Park and Stage March 28, 2026 ACTION ITEM.....~~
- [CA 059](#) Motion to approve the new Auto Transportation Service Business License for Valley Mile Express LLC ACTION ITEM .....
- [CA 060](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Miscellaneous Application by Quigley Farm & Conservation Community, LLC, c/o David Hennessy, and represented by Opal Engineering, for the design and construction of the Quigley Road Typical Section, which is located adjacent to Blocks 16 and 17 of the Quigley Farms Subdivision Large Block Plat. ACTION ITEM.....
- ~~[CA 061](#) Motion to approve minutes of February 23, 2026, and to suspend reading of them ACTION ITEM .....~~
- [CA 062](#) Motion to ratify claims for expenses incurred paid in February, 2026 ACTION ITEM.....
- [CA 063](#) Motion to approve claims for expenses incurred during the month of February 2026, and claims for expenses due by contract in March, 2026 ACTION ITEM .....
- [CA 064](#) Motion to approve unaudited Treasurer’s report for the month of February 2026 ACTION ITEM .....

Simms pulls CA 057, Thea CA 058 to recuse. Stone CA 061

[5:31:26 PM](#) motion to approve made by Thea, Stone seconds. **Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Sauerbrey, yes.**

CA 057 [5:31:56 PM](#) Simms next meeting.

[5:32:04 PM](#) CA 058 Stone moves to approve, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Stone, yes. Sauerbrey, yes. Thea abstains.

[5:32:30 PM](#) CA 061, hockey rink, Jim Laski, will consider a mural on the hailey ice wall.

[5:33:18 PM](#) Martinez moves to approve CA 061 with amendments as discussed, seconded by Thea. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.

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

[5:33:41 PM](#) Burke comments on a pending bill in legislature, may change the requirement for a new Hailey fire district. Burke is in favor of an advisory vote.

### **PUBLIC HEARINGS:**

PH 065 *Consideration of 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 sublot 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*

[5:35:19 PM](#) Davis gives an overview of this item, subdivide into 12 lots, applicant team is present online.

[5:36:01 PM](#) Sauerbrey disclosed, that he saw this as a item in front of P&Z, a non-voting item.

Stone doesn't understand the park-in-lieu fee. Is it tied to each ADU? Davis, 3 or more units are proposed, in lieu fees are required. Right now, not doing the ADUs, selling the shells, once we hit the threshold of 3 or more, then the in-lieu fees will be due. Stone, asks how it will work. Simms, development agreement would be recorded, building permits would trigger the situation. The new owner if building an ADU, would be required to pay a portion of in-lieu fee.

Public comments:

[5:42:25 PM](#) Steven Daniels hailey resident, question, the upper level is 1200 sq ft, ADU is 900, how do you separate the 400 sq ft from the ADU?

Davis, living space and commercial space, physical separation making the ADU 900 sq ft.

Council deliberation.

[5:44:39 PM](#) Thea, is there roughed in wiring? Davis, intent is that these will be shells, ADU, tenant of space, will carry electrical and plumbing to the ADU. Davis, applicant team is online.

[5:47:09 PM](#) Richard Wilmont, architect, intent, have units occupied whether or not an ADU. 2<sup>nd</sup> story would have power and lighting, may not have sheetrock. Sauerbrey, plumbing? Wilmont, no plumbing. Would need a get a building permit to add plumbing to 2<sup>nd</sup> floor.

[5:49:48 PM](#) Martinez, asks about parking, receiving route. Wilmont, couple of options, ground floor, tall, could park in there.

[5:52:29 PM](#) Thea asks about landscaping, requests Scottish links, would like to see native grass, and drip irrigation around everything. Wilmont responded.

[5:55:33 PM](#) Stone good use of land. Thea finds this interesting.

More discussion about guestimate of market prices and ADUs finished by developers or buyer. Entitling of ADU, some owners may not want an ADU.

Sauerbrey, this is serving a big need in our area. Makes a recommendation, [6:00:33 PM](#) for benefit of self and potential owners.

**[6:02:06 PM](#) Martinez moves to approve subdivision Della Mountain Suites, conditions a-p. Seconded by Thea. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.**

*PH 066 Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments. ACTION ITEM*

[6:03:01 PM](#) Davis, text amendment from P&Z, page 211, driveway access for townhouse development, garages near rear of residence, this standard, difficult to meet., prefer in rear, providing more flexibility. Common space, remove c, open space, infill projects in Hailey difficult to meet. Propose modifications, instead of 10 ft or 2 ft, other options to discuss. One proposal, remove altogether. Leave as presented. [6:06:50 PM](#) preferred option, Thea likes it.

[6:07:25 PM](#) other edit, 2 locations garage location, item d, attached private garages, we could remove this standard, in this location, cottage development. Stone, preferred to be located in the rear of primary residence.

Public comments

[6:10:23 PM](#) there are none.

[6:11:45 PM](#) Martinez likes the “preferred” statement.

More discussion generally about garage location.

[6:14:19 PM](#) Davis, minor code changes to increase flexibility, to utilize the irregularly shaped properties.

[6:15:22 PM](#) **Motion to approve Ordinance No. 1360 by Martinez read by title only with Item A, item E and item F as discussed, Sauerbrey seconds. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.**

[6:16:31 PM](#) **Mayor Burke conducts 1<sup>st</sup> Reading of Ordinance No. 1360 by title only.**

### **OLD BUSINESS:**

*OB 067 Conduct 2nd Reading of Ord. 1359 approving PUD Application for Hailey Ice, Inc. ACTION ITEM*

[6:17:39 PM](#) **Mayor Burke conducts 2<sup>nd</sup> Reading of Ordinance No. 1359, by title only.**

### **NEW BUSINESS:**

*NB 068 Consideration of Resolution 2026-021, a Contract for Services for a Joint Training Officer with BC South and Ketchum Fire Districts as recommended by the Joint Fire Board ACTION ITEM*

[6:18:45 PM](#) Horowitz opens this item. JPA fire board is now a 3-party entity rather than a 2 party board.

[6:19:46 PM](#) Baledge, first step of combined organization. Hoover has been elected by all parties to fill this position.

[6:20:32 PM](#) Thea, glad this is happening, not sure deputy fire chief training officer. Baledge explains, many deputy fire chiefs potential.

[6:22:17 PM](#) Stone, who is paying the salary, who is paying? Simms, Hailey City. Stone, is there an end date? upon consolidation is the end date? Simms clarifies, one year agreement, with automatic renewal, built into the document. Other parties would be paying 50% of the increased salary.

[6:26:41 PM](#) Hoover gives some history of the salary and training. More discussions, generally about salaries.

[6:30:17 PM](#) **Martinez moves to approve Resolution 2026-021 authorizing Mayor to sign contract, Thea seconds. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.**

### **STAFF REPORTS:**

[6:31:01 PM](#) Yeager, “no snow summer” water conservation discussions, looking for council feedback. Horowitz, wanted to have a program where everyone could buy in.

[6:38:04 PM](#) Stone presumes City is a top user. Extra effort responding to community calls, correcting leaks.

[6:42:45 PM](#) general discussions of conservation, leading by example, hire irrigation auditor. Ideas discussed, not watering some city areas to save water.

[6:52:18 PM](#) Sauerbrey, have other municipalities seen program success?

Horowitz, will bring back data from water smarty program.

[6:59:06 PM](#) more discussion of ideas on water conservation

[7:01:36 PM](#) Jamie Hoover, contract BC South will approve this Wednesday.

[7:01:59 PM](#) Budget season, pick a time for goal setting retreat, April 27<sup>th</sup>, goal setting 4 pm before regular meeting, or 28-30<sup>th</sup> that week. Thea and Sauerbrey like the same meeting night.

[7:03:56 PM](#) water office grand opening next meeting April 13<sup>th</sup> at 4:30 pm 3940 Glenbrook.

[7:04:22 PM](#) Thea, 5B climate action committee, would like all cities to put in money, to be a partner mountain towns event, suggested amount, local government level, \$6,000. Horowitz, we can open the budget to change expenses. Burke would prefer to not open the budget to incur this expense.

[7:11:50 PM](#) **Martinez moves to adjourn, Thea seconds, motion passed unanimously.**