

**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 Leap 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, wouldn't say that 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.

[7:07:08 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 4th 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 (no documents)

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 3rd 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 2nd Reading conduct 3rd 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 3rd 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 3rd 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.**