

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD FEBRUARY 27, 2017  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:35 P.M. by Mayor Fritz Haemmerle. Present were Council members Colleen Teevin, Don Keirn, and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, and City Clerk Mary Cone.

Pat Cooley not present tonight.

[5:35:26 PM](#) Call to order by Mayor Haemmerle

Open Session for Public Comments:

[5:35:47 PM](#) Ben Schepps Hailey resident speaks to council asks them to be a welcoming city. Hailey should demonstrate leadership.

**CONSENT AGENDA:**

- [CA 034](#) Motion to ratify Library STEM grant application submitted February 7, 2017 .....
- [CA 035](#) Motion to approve Resolution 2017-015, to appoint Katherine Wutz to Hailey Public Library Board of Trustees to complete the term of Ron Hayes, which expires September 2019.....
- [CA 036](#) Motion to approve Resolution 2017-016, authorizing the Mayor to sign an agreement that allows the city to participate in a mutual aid program between utilities in Idaho. ....
- [CA 037](#) Motion to approve Resolution 2017-017 authorizing the Correction of Conservation Agreement with WRLT – Colorado Gulch.....
- [CA 038](#) Motion to approve letter of intent to temporarily store snow at 911 North River Street and authorize the Public Works Director to sign.....
- [CA 039](#) Motion to approve and authorize the Mayor to sign Annual Employer Certification Regarding HRA Integration with a Qualified Group Health Plan.....
- [CA 040](#) Motion to approve minutes of February 6, 2017 and to suspend reading of them .....
- [CA 041](#) Motion to ratify claims for expenses due in January 2017.....
- [CA 042](#) Motion to ratify claims for expenses due in February 2017.....
- [CA 043](#) Motion to approve claims for expenses due by contract in March, 2017.....
- [CA 044](#) Motion to approve Treasurer’s Reports for January, 2017.....

[5:37:00 PM](#) **Burke moved to approve all consent agenda items, Keirn seconds, motion passed motion passed unanimously.**

**APPOINTMENTS AND AWARDS:**

AA *Introduction of Katherine Wutz to council newest member of Hailey Public Library Board of Trustees*

[5:37:37 PM](#) LeAnn Gelskey introduces new Library Board member, Kate Wutz.

## **PUBLIC HEARINGS:**

Mayor Haemmerle is moving agenda item PH 046 up and PH 045 mobility design down one place

*PH 046 Consideration for the following: an Amendment to the Hailey Comprehensive Plan Land Use Map by the City of Hailey to change the designation for Lot 14, Block 46, Woodside Subdivision #11, from "Other Public Green Space" to "Traditional Residential" and consideration of a Zone Change Application by City of Hailey for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Lot 14, Block 46 Woodside Subdivision #11, from Recreational Green Belt (RGB) to General Residential (GR)*

[5:38:35 PM](#) Williamson summarizes this item. Williamson explains that the site plan map change and rezone. One item did not make it in the packet. Williamson suggests to continue this item.

[5:40:27 PM](#) Mayor Haemmerle asks for public comments.

No public comments tonight.

[5:41:03 PM](#) **Motion to continue this item to March 27 by Burke, seconded by Keirn, motion passed unanimously.**

*PH 045 Mobility Design hearing for East Croy Street and 2nd Ave Pathways for People projects (continued from Feb. 6, 2017 Public Hearing)*

[5:41:44 PM](#) Mayor Haemmerle introduced this item. It was continued from Feb 6<sup>th</sup> meeting.

[5:42:04 PM](#) Miller explains what has been done to date and schedule. In May voters passed the levy, projects were prioritized, December council chose to prioritize Croy St., then went into preliminary design for 2<sup>nd</sup> Street and Croy Street. First formal public hearing was held in February 6, 2017. We are looking at 4-6 weeks, mid-April for bids and contract approval.

[5:44:46 PM](#) Don Kostelec speaks to council. Kostelec is with Alta Planning and Design, he presents the changes since the last meeting. Kostelec gives some history of separated bike lanes. Crash reduction of 74% where on-street parking was present. Croy Street overall design from Main to 2<sup>nd</sup> is then shown by Kostelec. [5:51:48 PM](#) From 2<sup>nd</sup> to Wood River Trail, is then discussed. What has changed is how to reduce the overall footprint, 10 ft width and 11 foot travel lane a reduction in total of about 4 feet. [5:53:24 PM](#) Kostelec then discusses flex posts, better in places like Florida and no snow.

[5:54:43 PM](#) Mayor Hammerle asks a question about replacing these flex posts. Kostelec replies.

[5:57:48 PM](#) Kostelec shows different buffers including advisory dashed lanes. Suggested solution on 2<sup>nd</sup> Ave. Kostelec then shows stop sign proposed spots.

[6:03:05 PM](#) Miller mentions we've received some public comments not in packet.

[6:03:20 PM](#) Jim Laski, represents Taylor Walker, he feels the public is not being listened to in this process. The new plan which moves the path a bit further from his clients house seems more dangerous, and runs counter to traffic flow, and does not resolve intersection challenges. It makes sense to have one bike lane up to 2<sup>nd</sup>, but not east of there. [6:08:30 PM](#) Laski feels this design needs more work.

[6:09:22 PM](#) Haemmerle asks Laski what he wants. Laski confirms 2 paths from bike path to 2<sup>nd</sup> and then one path after 2<sup>nd</sup>.

[6:10:51 PM](#) Burke wonders how 2 paths are safer. Laski responds.

[6:13:32 PM](#) Scott Corkery 2<sup>nd</sup> and Silver has been following this project. He feels the 2<sup>nd</sup> Ave. design is perfect.

[6:14:35 PM](#) Tony Parkhill lives at 3<sup>rd</sup> and Croy, we are in a smaller town setting than some of the pictures shown. He feels this bi-directional path will cause accidents. His driveway will be intersected by this path. The flex posts will be expensive to maintain, he believes.

[6:18:48 PM](#) Jeff Bacon Hailey resident, disagrees with Laski. We should rely on the people who do this professionally.

[6:19:40 PM](#) Jason Miller with Mountain Rides, agrees with Bacon. Miller discusses the Elm Street bike path, this connection has driven more usage numbers among the most vulnerable users – children than Woodside Blvd has seen with its bike path. The bike paths are working well and safely.

[6:21:18 PM](#) Patrick Buchanan Hailey resident would like to see data on distracted drivers and distracted pedestrians. Across from Shorty's concerned about parallel parking versus angled parking for 4 months a year. What about going back to angled design?

[6:24:00 PM](#) Kaz Thea feels we need a protected pathway. What is the best barrier that is easy to maintain for the city? Thea wants to feel the entire town connected.

[6:27:13 PM](#) Jonna Matteson is in support of the design on 2<sup>nd</sup> Ave.

[6:28:05 PM](#) John Blackman concerned with stopping the path at Myrtle. Haemmerle comments.

[6:29:22 PM](#) Mariel Miller announces the public comments received – 1<sup>st</sup> from Jennifer Helms, has concerns with 2<sup>nd</sup> ave traffic and would like to see more stop signs. Ron Taylor is in favor of Croy street, possible solutions, and one-way street. Molly Page generally in favor of 2<sup>nd</sup> ave. requests change to sidewalk configuration. Ken Lagergren comments regarding the 2nd Street design and has some suggestions [6:30:55 PM](#) on how to address his drainage concerns.

[6:31:19 PM](#) Martha Burke asks Don Kostelec a question. Kostelec responds.

[6:33:14 PM](#) Haemmerle an avid cyclist responds to Burke's question also. Croy street traffic will continue to increase. 2<sup>nd</sup> Ave concept will not work on Croy in his opinion.

[6:34:32 PM](#) Burke has lived in her house for 45 years. Burke would like to see a solution without the flex posts. Burke would like to see a path on one side of the street with bi-direction on the one path.

[6:37:55 PM](#) Teevin asks a question to Don Kostelec. He responds.

[6:41:43 PM](#) Haemmerle recalls Beth Robrahan's complete streets solutions with bike paths on both sides of the streets, and 10 foot wide paths. Haemmerle does not think the flex posts would look good with these historic homes.

[6:43:38 PM](#) Mariel Miller suggests that we can find other options. Kostelec comments also.

[6:45:16 PM](#) Haemmerle lives on 4<sup>th</sup> Ave., people walk in the middle of the street.

[6:46:32 PM](#) Keirn agrees with Mayor Haemmerle's points.

Mayor Haemmerle asks a question of Don Kostelec. [6:47:14 PM](#)

[6:48:59 PM](#) Teevin asks a question, should we look at a different street? Haemmerle responds.

[6:50:11 PM](#) Lisa Horowitz feels there could be different vertical elements that would work and keeping historical feel of street.

Reopen public comment.

[6:50:58 PM](#) Jamie Trevino what about rumble strip on the road?

Chase Goulay Hailey resident [6:51:27 PM](#) asks how important is the section from 2<sup>nd</sup> to Main?

[6:53:21 PM](#) Chip Maguire Hailey resident comments on Elm Street path mentioned by Jason Miller tonight - it has a 6 foot buffer which seems to work fine.

[6:56:07 PM](#) Keirn likes the rumble strip idea mentioned earlier. Keirn likes 2 paths on side of street, but not sure if this would work.

[6:56:53 PM](#) Teevin wants to listen to the professional.

[6:57:36 PM](#) Haemmerle's preference is one path but wants it to fit aesthetically.

[6:58:32 PM](#) Kaz Thea comments again, what about planters instead of the flex posts?

[7:00:06 PM](#) Steve Mills with Webb landscaping comments, he feels there are ways to make the strip look nice.

[7:00:36 PM](#) Scott Corkery, he and his kids use elm street path, easy to use.

[7:01:32 PM](#) Jim Laski likes the idea of using 2<sup>nd</sup> Street.

[7:02:04 PM](#) Chip Maguire comments that we don't have sidewalks where we need them.

[7:02:37 PM](#) Jim Kuen comments, get kids away from the cars have them go down the sidewalks so there is a clear separation from vehicles.

[7:04:52 PM](#) Miller asks for clarification. Haemmerle replies.

Continue item to March 27<sup>th</sup>.

[7:06:50 PM](#) **Keirn moves to continue to March 27<sup>th</sup>, seconded by Burke, motion passed unanimously.**

*PH 047 Consideration of a Text Amendment Application by Economical Housing Solutions, LLC, to Title 17, Section 17.04G.050, Bulk Requirements, to Title 17, Section 17.05.040 District Use Matrix, Multi-Family Residential Density, and to Title 17, Section 17.09.040 On Site Parking Space Requirements. Proposed changes would create a housing district titled, Small Residential Overlay District, and would allow for a greater number of residential units in the Business Zone District, while retaining current bulk requirements and providing required parking*

[7:08:27 PM](#) Mayor Haemmerle opens this item and asks who will be presenting tonight.

[7:09:02 PM](#) Jim Laski representing applicant Economic Housing Solutions, clarifies, we are asking for an overlay district for housing, there is no project yet. Laski reads quotes from Bob Crosby realtor and a St. Luke's Wood River nurse, and Kate Weihe Executive Director of Higher Ground, all agree housing is difficult to come by in the valley. Laski explains the benefits of affordable housing. Laski then references the Haiely 1997 and 2010 Comprehensive Plans describing the need for affordable housing. Laski asks council to amend the ordinance to allow for micro apartments, allowing single individuals to have their own space. Laski reviews several changes including more compact spaces than the ordinance allows. [7:21:07 PM](#) Laski shows a site plan of potential 23 unit building, if 2 buildings a total of 54 parking spaces? Laski then discusses the Conditional Use Process, and how the client would regulate adherence to the terms. The Planning and Zoning Commission discussed this project over 3 meetings.

[7:25:00 PM](#) Lisa Horowitz, held 4 different public hearings with Planning and Zoning Commission. Horowitz explains the explosion around the country with micro houses. Strong management plan was important to the Planning and Zoning Commissioners.

[7:27:11 PM](#) Don Keirn suggests to wait until all council is present to make a decision.

[7:27:32 PM](#) Haemmerle comments generally on the project. No limit on number of units on the 1<sup>st</sup> floor. However, parking designates the number of units, as well as landscaping, setbacks, a lot of aspects to this idea.

Public comments:

[7:29:34 PM](#) Steve Linden on Angela Drive sent in public comments. No limit on maximum units per acre, is concerned with this statement.

[7:30:49 PM](#) Bob Crosby, with Sun Valley Board of Realtors, would like to review any data with council, the reason for his comments is that we need more housing in the valley.

[7:32:11 PM](#) Gwen Carol Holmes (with school district) is in favor of this project,. In the last 2 years, new hires have been outside of county and then they leave in about a year.

[7:33:13 PM](#) Scott Corkery with Power Engineers, seems that their Boise office is taking all the young talent from Hailey. This housing is what the valley needs.

[7:34:21 PM](#) Michael Herrera lives near River Street, comments to council. Herrera understands the comments tonight. Lots of people in a small space will introduce problems. No one wants this in their back yard. This will attract transients.

[7:36:22 PM](#) Peter Lobb comments, has concerns with the parking spaces. Lobb feels that professionals won't want to live in this small of a space. This will be living for North valley employees. Lobb feels underground parking is a necessity. We should not change our rules for developers. [7:39:07 PM](#) Haemmerle asks a question. Lobb responds.

[7:39:55 PM](#) Ben Schepps, former Hailey Planning and Zoning Commissioner, reads a letter to council regarding the zoning ordinance. The more changes to a project, it means that the project is in direct conflict with the zoning ordinance. Haemmerle asks a question.

[7:41:46 PM](#) Jeff Englehardt Hailey resident and Planning and Zoning Commissioner explains what this zoning would do for the valley. Without private development, we won't get enough housing for people. Haemmerle asks a question. Laski comments.

[7:45:08 PM](#) Jen Lavigne is in favor of these apartments, but is concerned with not limiting the number of living units. Haemmerle explains.

[7:47:12 PM](#) Steve Linden comments again, in the text amendment, communal area is described, he has a problem with communal area.

[7:48:19 PM](#) Kaz Thea is in favor of more housing opportunities in our valley, but would caution to make it a livable space, it needs to be reasonable. Haemmerle asks a question. Thea thinks 500 square feet is reasonable.

[7:50:44 PM](#) Naomi Spence comments that the best apartment she ever had was in Portland and was 300 sq ft.

[7:51:28 PM](#) Helen Stone comments, problem with the density and parking, this is unrealistic.

[7:52:07 PM](#) Patrick Buchanan echoes diversification of housing, what happens to the ADU's currently being considered. Does this create a better control for our community?

[7:53:29 PM](#) Steve Mills, type of people might be negative, there is a tremendous shortage of housing. People sometimes stay in tents, trailers and rooms before they can find housing or sell housing in another state. This is an opportunity to find temporary housing for new talent.

[7:55:56 PM](#) Gwen Carol Holmes, school district, we are projecting our values on the young generation, this is the trend and what they are looking for.

[7:56:40 PM](#) Ben Varner lives near River Street, 20-22 homeowners in his area are professionals, there is not a bad housing problem. Varner is opposed to this overlay district. There is only one exposed fire hydrant in the 4 block area on River Street. The side streets are dangerous in this area. Cracks in asphalt, infrastructure problems that may not be addressed but made worse by denser development. There is limited business area in Hailey, we could be losing businesses and an opportunity to grow businesses if we allow for denser housing.

[7:59:42 PM](#) Michael David Ketchum resident applauds the Planning and Zoning Commission for considering a change. All you need to do is look in the paper to know that housing is a problem in our valley. We have a majority of people spending 50% on their housing costs. If we have lower cost housing people will have more money to spend in the community. This is in line with the comp plan.

[8:02:31 PM](#) Sandy Kelly resident lives near River Street comments. Kelly is in favor of apartments with a 600 sq ft minimum. Kelly is opposed to this proposed zoning on River Street. We need transitions and we need window shopping on River Street.

[8:04:34 PM](#) Jim Kuen comments that Hailey should not provide housing for the valley. He is not sure this is right for River Street. 500 – 600 sq feet is a better size.

[8:08:14 PM](#) Jim Laski for applicant wants to address Steve Linden's comments. Laski explained that parking requirements will drive the number of units but other factors including setbacks limit ability to build units. The idea is to allow the developer flexibility to find the desirable size that the market dictates. It is typical that people who live in a small unit may not have multiple cars. Laski has reviewed the Hailey Comprehensive Plan and this is in full support of it. [8:10:55 PM](#) Haemmerle asks about the communal space in the text amendment. Laski responds.

[8:12:21 PM](#) Jim Warjone with Economic Housing Solutions explains the communal area. It is meant for a group gathering place.

[8:14:40 PM](#) Don Keirn has a question about limiting the people to 1 per unit. Warjone responds how this will be enforced through the lease.

[8:16:19 PM](#) Laski clarified, they have never intended to allow parking in the alleys.

[8:16:36 PM](#) Burke asks about snow removal. Warjone explained that the snow would be removed from property. Burke asks if businesses can lease units for their employees. Laski replied yes.

[8:18:52 PM](#) **Motion to continue item to March 6, 2017, seconded by Keirn, motion passed unanimously.**

Break called by Mayor Haemmerle.

[8:24:06 PM](#) Mayor Haemmerle reconvened meeting

*PH 048 Discussion of Staff Memorandum regarding key elements of Quigley development and whether to consider a city initiated annexation*

[8:24:30 PM](#) Williamson covered this item and the request from council from the last meeting. In the packet tonight are some components for you to better assess this idea. Williamson suggests that staff begin meetings with Quigley developer, hear what the Planning and Zoning Commission recommends on the zoning on this property as they meet next Tuesday March 7<sup>th</sup>. Williamson suggests also that we take public comments tonight.

No public comments:

[8:27:33 PM](#) Mayor Haemmerle gives an overview and feels that having Williamson discuss this with the developer is a good next step.

[8:29:32 PM](#) Burke comments about the hybrid effluent system.

[8:31:03 PM](#) Burke would like staff to continue to discuss this item with developer and come back with information on April 3, 2017.

[8:33:02 PM](#) **Burke moves to approve to this item to April 3<sup>rd</sup>, seconded by Teevin, motion passed unanimously.**

*PH 049 Consideration of Resolution No. 018 calling for a May 16, 2017 special election to consider extending the 1% LOT for air service for an additional five years and consideration of Ordinance No. 1212, amending the term of the 1% LOT for air service for an an additional five (5) year term, beginning January 1, 2019*

[8:35:09 PM](#) Williamson corrected the resolution 2017-018 which calls an election on May 16<sup>th</sup> (not May 23<sup>rd</sup>) and serves as the notice of the special election. The mistake on page 330, May 16<sup>th</sup> is the election date not may 23<sup>rd</sup>. the only difference to note, is on page 329, extends the

term for another 5 years. This ordinance can be passed now but the reading would need to coincide with the election, or wait until later.

Public comments.

[8:38:19 PM](#) Carol Waller speaks on behalf of Jacob Greenberg, wants to express his support for this item.

[8:38:52 PM](#) Patrick Buchanan supports this election.

[8:39:44 PM](#) Michael David Ketchum resident important that Hailey put this on the ballot on the same time as other cities.

[8:40:47 PM](#) Williamson clarifies his previous suggestion. The ordinance was not complete in the packet, he suggests that we bring the Ordinance back in the next meeting.

[8:41:50 PM](#) **Burke moves to approve Resolution 2017-018 calling a special election for 1% LOT for air and authorize the Mayor to sign, seconded by Keirn, motion passed unanimously.**

*PH 050 Consideration of a Zone Change Application by Dirt Simple, LLC, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone 404 and 410 Bluebird Court, (Lots 1 and 2, Block 1, Blue Bird Subdivision) from Limited Residential 1 (LR-1) to General Residential (GR). TO BE CONTINUED ON THE RECORD UNTIL MARCH 6, 2017*

[8:43:11 PM](#) Mayor introduces this item and asks for a continuation to March 6<sup>th</sup>.

[8:43:32 PM](#) **Keirn moves to continue this item to March 6, 2017, Burke seconds, motion passed unanimously.**

#### **NEW BUSINESS:**

*NB 052 Consideration of a letter to Galena Ground Water District regarding the districts role in providing legal representation to its members*

[8:44:21 PM](#) Williamson proposed letter asking for Mayor and council to sign this letter. Haemmerle explains the reason for this letter. [8:45:21 PM](#) Williamson explained the reason for this letter.

*NB 051 Status update on City's water rights*

[8:46:22 PM](#) Mayor Haemmerle suggested that there is no need to discuss this item tonight.

#### **OLD BUSINESS:**

*OB 053 3rd reading of Ordinance No. 1211 an amendment to the City of Hailey Zoning District Map of a Zone and amendment to the City of Hailey District Use Matrix by Silver Creek Property Holdings, LLC, represented by Errin Bliss of Bliss Architecture. Proposed map change would rezone the Friedman Park Subdivision, Lot 11A, Block 2 from Limited Business (LB) to Light Industrial (LI), thereby allowing an auto dealership and auto repair/service shop to conduct business. Proposed District Use Matrix change would permit "auto dealership" in the Light Industrial (LI) Zone District as a Permitted Use*

**[8:46:44 PM](#) Burke moves to approve 3<sup>rd</sup> reading of Ordinance No. 1211, authorize the Mayor to sign, motion passed unanimously.**

**[8:47:56 PM](#) Mayor Haemmerle conducts the 3<sup>rd</sup> reading of Ordinance No. 1211 by title only.**

**STAFF REPORTS:**

None.

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

**[8:49:01 PM](#) Burke moves to go into Executive Session to discuss Pending & Imminently Likely Litigation (IC 74-206(1)(f)), keirn seconds, motion passed with roll call vote. Teevin, yes. Keirn, yes. Burke, yes.**

**[8:56:27 PM](#) Mayor and council returned from Executive Session.**

**NEW BUSINESS:**

*NB 057 Consideration of pay request # 18 for CNI for the biosolids project in the amount of \$203,340.37*

**[8:57:01 PM](#) Motion to approve pay request of \$203,340.37 minus hold back of \$135,151.90 by Burke, seconded by Keirn, motion passed unanimously.**

**[8:57:24 PM](#) Keirn moves to adjourn meeting, Burke seconds, motion passed unanimously.**