

STAFF REPORT

TO: Hailey City Council
FROM: Beth Robrahn, Planning Director
RE: Comprehensive Plan Amendments
HEARING December 20, 2010

Notice

Notice for the final public hearing on July 26, 2010 was published in the Idaho Mountain Express and mailed to public agencies on July 7, 2010. The public hearing was continued on the record to September 27, 2010, October 18, 2010, December 13, 2010 and December 20, 2010.

Summary of changes to draft since December 13, 2010:

Two goals were added to address the building height discussion that occurred on December 13, 2010.

After Goal 3.2 which addresses the residential character of the original townsite, a new Goal 3.3 reads, "Protect the traditional character and scale of the historic downtown and Main Street corridor".

Section 11 is Community Design - this is an appropriate section to address building height more specifically. Goal 11.1 talks about maintaining the scale, interest and aesthetics of the community and neighborhoods. This is the new proposed goal on building height - Goal 11.2, "Ensure building height and mass respects the scale of the traditional and historic built environment."

The Land Use Map was amended to include the following:

- Neighborhood service area at the mouth of Quigley Canyon and at the Community Center
- South Woodside LI and Business Park area
- Cutters subdivision and park
- Woodside Elementary School playing fields

The updated map will be ready for distribution on Monday; it will be distributed by email as soon as it is received from the graphic artist and a hard copy will be given to the Council at the meeting.

The final draft is not bound with the other items scheduled for December 20. This will allow staff to produce the final plan once approved without having to copy the CIP and appendices again. Please plan to leave this draft with staff after the meeting.

December 13, 2010 – summary of changes to the draft since October 18, 2010:

Section 1 - 3

- added amount of water available for consumption as an indicator (pg 10)
- added development in the Floodplain and flood insurance rating as an assessment of goal 2.1 (pg 14)
- added Goal 3.2 - Protect the residential character of the original Townsite (pg 16)

Section 5

- updated GR units in Current Land Use Efficiency table (pg 21)
- added Maximum number of units allowed on vacant land and population potentially accommodated (pg 22)
- Goal 5.1 - clarified the desired patterns of development for Land Use map (pg 29)
 - a new draft of the Land Use map is also attached. This draft attempts to better represent the different areas along Main Street.
- Goal 5.2 – added language to be more clear it is not prescriptive (pg 30)
- added to Goal 5.6 (previously 5.5) to specify annexation and density increases (pg 30)
- deleted assessments (average annual growth rate and number of acres added to the city); stating those ranges didn't seem necessary (pg 30)

October 18, 2010 – summary of changes to draft since July 26:

Purpose, Intent and Format section

- Tried to tighten discussion and tie to Idaho Code requirements
- Added key for desired trend symbols

Section 1 – indicators

- added ratio of recycling to waste collected
- changed wildlife corridors to wildlife conflicts– Carol
- Added well-head protection

Section 2

- added wildfires to list of natural hazards

Section 3

- added maintain status symbol for hillside preservation

Section 4

- added up arrow as desired trend for park inventory indicator

Section 5

- added wording regarding not using waivers as part of infill development
- reworded desired trends into indicator
- labeled assessment items

- added footnote to explain
- added background info on Downtown from Downtown Strategy
- added goal and indicator related to Downtown – 5.2
- changed Central Business District to “Main Street District”
- tried to tighten and clarify characteristics

Section 8

- Deleted “public dollars spent for Community Housing” as an indicator

Section 9

- deleted previous 9.1 “Maintain or improve service levels...” – adopted service levels is a Strategic/Budget tool

Merged Section 11 with Section 1 and renumbered Sections 12-14 to Sections 11-13

Section 13 (Schools)-

- Added sidewalk connection and amount of time spent on a school bus traveling between school and home as an indicator

Implementation

- rewritten, tried to tighten

Throughout

- deleted quotes and other info intended to liven up the document.

Map

- incorporated Idaho Department of Lands comments regarding changing “public lands” to “state endowment trust lands”
- modify Della Mountain ownership (portion deeded to the Wood River Land Trust as part of the Draper Preserve)

Procedural History

Two main objectives of the update process are to make the Comprehensive Plan more user-friendly (for the public, Council, Commission and staff) and more easily digestible to the average citizen and to ensure the major goals are still in step with the desires of the community.

Neighborhood Workshops were held every Thursday in October, 2009. Participants were asked to map what they considered to be their neighborhood and discussed what they liked and did not like about their neighborhood and envisioned how they would like their neighborhood to be in 20 years. Notes from each workshop were compiled and presented to the Commission and posted on the city website.

- West of River Street

- North Woodside and East Hailey
- Old Hailey Townsite and Northridge
- Central and South Woodside
- Commercial Areas

In November drafts were circulated to city department heads, boards and commissions and other community stakeholders for input. The first draft of Hailey Comp Plan Update was posted on the city website on December 4, 2009. A meeting was held on Monday December 14 at Hailey City Hall for anyone interested to discuss the first draft with staff. This meeting generated only a few additional edits to the draft. The draft was distributed to the Hailey Planning and Zoning Commission on January 4, 2010 to provide ample time for the Commission to review the draft prior to the first public hearing on January 19, 2010. The Commission held public hearings on the following subsequent dates February 16, March 1, March 15, March 29, April 5, April 19, May 3, May 17 and June 21.

The Commission, staff and citizens have reviewed and edited the draft at almost every Commission meeting held. The following is a summary of the dates and focus of previous drafts:

- April 19 Identifying Benchmarks and Indicators
- April 5 Changing the format and consolidate information, goals, and objectives
- March 29 Recreation, Parks & Lands, Energy & Environment sections
- March 15 Public Facilities, Transportation, and School Facilities sections.
- March 1 Economic Development, Housing, and Community Design Sections
- Feb 16 Land Use, Population & Private Property
- Jan 4 1st Draft to Commission

The Commission recommended the amendments to the Council on June 21, 2010. In making its recommendation the Commission was focused on the Vision Statement, Goals, Indicators and Desired Trends. Part Five, Capital Improvement Plan has been added in its entirety, as required by Idaho Code Section. The Council received the four Appendices on July 26, 2010. The comments received since July 26 have been incorporated and summarized at each subsequent public hearing.

Schedule for Comprehensive Plan Amendments

- 2012 update CIP section (IC 67-8208 requires update every five years; first adopted April 2007)
update data when results of 2010 census is released
- 2017 required 5 year CIP update and mid-census period update based on direction indicated by trends
- 2022 required 5 year CIP update and update with 2020 census data, adjust indicators and trends if necessary

Standards of Evaluation

Amendments to the Comprehensive Plan may only be made because of an error in the original plan or because of a substantial change in the actual conditions in the City of Hailey, which result in a material discrepancy or disparity between the conditions in the area and all or part of the Plan. The City of Hailey Planning and Zoning Commission (Commission) may recommend amendments to the Plan to the Hailey City Council (Council) not more frequently than every six (6) months. Said six (6) month period shall be measured from the date that the Commission submits its recommendation to the Council.

The Commission has not recommended any amendments within the last six months.

An amendment may be initiated by any person or organization upon submitting an application on a form to be supplied by the Commission. The following procedure shall be followed when amending the Comprehensive Plan:

1. The Commission, prior to recommending amendments to the Council, shall conduct at least one (1) public hearing in which all interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan amendments to be discussed shall be published in the official newspaper or paper of general circulation within the City of Hailey. The Commission shall also make available a notice of hearing to other papers, radio and television stations serving the City of Hailey for use as a public service announcement.

Nine (9) public hearings have been conducted by the Commission. Notice was made available as required; certification of notice is on file.

2. Following the Commission hearing, if the Commission makes a material change in the amendment, the Commission shall hold one additional public hearing in which all persons interested shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposed plan amendments shall be published in the official newspaper or paper of general circulation within the City of Hailey. The Commission shall also make available a notice of said hearing to other papers, radio, and television stations serving the City of Hailey for use as a public service announcement.

The complete amendments were noticed for a new public hearing on June 21, 2010 to meet this requirement.

3. The Commission shall maintain a verbatim of all hearings pertaining to plan amendments; the Commission shall also maintain a written record of all findings made and actions taken at all such hearings.

All public hearings were recorded. The minutes from each hearing are maintained in the city's files.

4. The Commission, prior to recommending amendments to the Council, shall conduct at least one (1) public hearing in which all interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan amendments to be discussed shall be published in the official newspaper or paper of general circulation within the City of Hailey. The Commission shall also make available a notice of hearing to other papers, radio and television stations serving the City of Hailey for use as a public service announcement.

The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action to amend the plan until recommendations have been received from the Commission.

The final amendments were noticed for a new public hearing on June 21 in order for the Commission to make its recommendation to Council on the amendments drafted throughout the first eight public hearings.

5. Following the public hearing before the Council, if the Council makes any material change in the amendment, the Council shall hold a public hearing on said proposed amendments, and at said hearing all persons interested shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposed plan amendments shall be published in the official newspaper or paper of general circulation within the City of Hailey. The Commission shall also make available a notice of said hearing to other papers, radio, and television stations serving the City of Hailey for use as a public service announcement.

This procedure will be followed if the Council makes any material change in the amendment.

6. No plan amendment shall be effective unless adopted by resolution or ordinance by the Council. An ordinance enacting an amendment of the plan may be adopted, amended or repealed by reference as provided for in sections 31-715 and 50-901, Idaho Code; provided, however, that three (3) copies of any material which is proposed to be adopted, amended or repealed by reference shall be filed with the Hailey City Clerk prior to the publication of any notice of any such proposed adoption, amendment or repeal.

Adoption by Resolution is recommended.

Summary

The Commission has recommended the attached amendments to the Comprehensive Plan which have been revised based on Council comments.

Motion Language

Motion to approve the proposed amendments to all sections of the Hailey Comprehensive Plan by Resolution 2010_____.

Motion to deny the proposed amendments to all sections of the Hailey Comprehensive Plan.

Motion to continue the public hearing on the proposed amendments to all sections of the Hailey Comprehensive Plan to _____.