

**HAILEY PLANNING & ZONING COMMISSION
MEETING MINUTES
Monday, March 1, 2010**

The meeting was called to order at 6:30 pm by Commission Chair Owen Scanlon. Commissioners present were David Lloyd, Mark Johnstone and Geoff Moore. Staff present was Planning Director Beth Robrahn, City Attorney Ned Williamson, Planner Mariel Platt, and Assistant Becky Mead.

Public Comment for items not on the agenda

Jennifer Schultz 131 Sixth Avenue wanted to comment on the dead end structure at the south end of the Idaho Power property but was not sure if the structure was part of the Conditional Use Permit application that is being considered this evening. Director Robrahn said it will be discussed as part of the CUP application.

Consent Agenda

Approval of Minutes – February 1 & 16, 2010

Commissioner Moore moved to approve the consent agenda. Commissioner Lloyd second, Commissioner Johnstone abstained, the motion passed.

New Business

Public Hearing upon applications by Idaho Power for a Conditional Use Permit for the Hailey Substation and Design Review of improvements including but not limited to five (5) new power poles and a dead end structure to serve the Hailey Substation, located on Lots 1 - 11, N 8 ½' of Lot 12, and Lots 13-23, NE 20' and N 8 ½' of Lot 24, Block 90, Hailey Townsite, SW 20' of 6th Ave and the alley within Block 90 (251 N 6th Ave) within the Limited Residential (LR) district. Design Review is required for any new structures. In addition, the Hailey Substation is currently considered an existing nonconforming use. A Public Utility Facility is a permitted conditional use within the LR zone with approval of a Conditional Use Permit. Idaho Power's future planned work for the Hailey Substation will be reviewed and impacts assessed. The Commission will review Idaho Power's response to additional information requested by the Commission on October 19, 2009.

Director Robrahn explained the project briefly. She clarified there has not been any approval for any new structure installed by Idaho Power. She has concluded that there was a combination of misunderstandings on her part regarding the structures and work involved with the proposal and on the part of Idaho Power regarding work within the perimeter of the substation not being subject to City approval. She wanted to make it clear that there was not any approval outside of the required process. She said the Conditional Use Permit application will be covered tonight. She said the Conditional Use Permit standards are broader than the Design Review standards, although there is an overlap with the standards because there are structures involved which requires Design Review approval. She went over the purpose of the Conditional Use Permit, Article 11 of the Hailey Zoning Ordinance No.532. She read the Design Review Article and the definition of "building". She said Idaho Power submitted responses to the requests of the Commission from the October 19th meeting.

City Attorney Ned Williamson spoke about the response from Idaho Power dated January 26, 2010 which deals with the improvements on the site. He read a statement in the response that involved him; "The second week of September, Hailey City Attorney was informed of the internal configuration

work currently underway and did not express any concern with Idaho Power Company continuing it." He wanted to clarify what happened. He said that he had one contact and that was with the Idaho Power Attorney Pat Harrington in September of last year. He said before that meeting he met with Director Robrahn regarding the necessity of requiring a CUP because the substation was a nonconforming use because it has been in use before the zoning ordinance was adopted. He said any increase in the scope of that use would have to require review. He advised staff that a CUP would be necessary. He said Idaho Power contacted him and he reiterated that in a discussion and the focus of the discussion was that a CUP was necessary for their plan. He said the main point was that Idaho Power was planning 48 feet poles which were an issue and said he expressed that to Attorney Harrington. He said at most he would have said general statements of the law, "you cannot expand a nonconforming use but you can maintain a nonconforming use". He said no specific improvements were discussed. Idaho Power was informed that he was aware of the internal work and did not express any concern. He contacted Attorney Harrington and he viewed this as a miscommunication, as well did Director Robrahn, and Harrington did agree that they were not talking about the large structure; they were not talking about any particular improvement what so ever on the site. Williamson said the statement that the City approved anything is not correct and as Director Robrahn stated there has been no approval on any work done. He suggested having a discussion about the 3rd Party Review which Idaho Power wrote about in their response.

Director Robrahn distributed public comments that she had received on February 17th and today to the Commissioners.

Mike Barrie, Facility Site Coordinator for Idaho Power, 1221 West Idaho, Boise said he appreciated Director Robrahn's explanation of the misunderstandings on both parts. He clarified there have been no written approvals and said there were some conversations between various staff members of Idaho Power that they could proceed with what they had started with the internal configuration; the specifics between the internal construction or reconfiguration was not discussed. He noted that he did not attend the first meeting in October. He stated this station has been an existing use and the other development came in around them. He said when they establish a location they try to communicate when they are to make changes. There was discussion over a year ago with Idaho Power and City staff. He said first it was determined that it would have to have a design review. He said they did not ask staff certain questions and normally they do not ask permission to do anything with their projects. As far as a nonconforming use it still allows them to continue the operation of that use. He said the Design Review will be handled on March 15th and said they will meet with staff prior to that. Again on the nonconforming use, he said they misinterpreted Hailey Ordinances regarding an expansion of use; he said Idaho Power thought the only standard that would pertain to them would be the height restriction of 48'. He said their original design was above that height and they cut that down to 47' or less. He said they did not go outside the boundaries of the fence; hence they thought they did not expand the use. He said in early October they had already done some improvements and did not wait for any approvals. Barrie said they do try to communicate when they are making changes. He said about a year ago they did have conversations with the City and were led to believe that the improvements within the substation would not require design review. After further communication that changed and they had already started work within the substation. He said normally when they go in for a Conditional Use Permit it is for a use and the use is substation; therefore it is for the construction, maintenance, and operation of the substation. He said they did not ask the correct questions from staff when they communicated. He said the city's rules for design review are a little bit different than other jurisdictions. Barrie explained what they do inside the substation is maintenance and upgrading of equipment and as technology changes they are going to change things in the substation to make things work more efficiently. He said they did provide plans, which were not too specific and we did not explain the project. When they think of expanding the nonconforming use they

think of expanding the fences. They were under the impression that the Design Review would be addressed tonight. He said they will answer the Commission's questions.

Commissioner Moore had a question about the five substations in the Wood River Valley and asked where Bellevue's substation was. Barrie said the only substations in the Wood River Valley are Hailey, Elkhorn and Ketchum. Commissioner Moore asked if they have a substation at Highway 20 and would this dead end structure fit there.

Brian Hobson Planning Engineer for Idaho Power said the dead end structure that was installed at the Hailey substation was to improve the reliability at the Hailey substation specifically. He said they cannot make any additions or changes to any other substation to address the specific problem of this project which is to reduce the exposure to the Hailey substation specifically to outages on the transmission lines south of Hailey.

Commissioner Moore said he asked this because that substation was only 10 miles down the road compared to a 45 mile distance. He asked how many past outages were between that substation and Hailey.

Hobson said none of them were. Hobson said there are 2 transmission lines that serve up to the Hailey area. He explained one of the transmission lines comes from the Hagerman area which is the one on Highway 20 and terminates at the Wood River Substation. The line that they are working on comes from the Midpoint Substation, which is midpoint on the highway south of Shoshone.

Commissioner Moore said they have been talking about the Highway 20 substation which is not considered part of the five. Hobson said that it served off of other transmission lines. Commissioner Moore said they mentioned increased reliability and do not want violations imposed on them from the Idaho Public Utility Commission. He asked if they were close to a violation with the 7 outages that occurred and asked if this is why they decided to do this project. Hobson said the national standards that are referred to in their response refer to the operation of their high voltage transmission system, the specific transmission lines that serve the Wood River Valley are not part of that and what they are concerned about with this specific project is service directly to the customer served by the Hailey Substation. He explained this was an internal evaluation that determined their concern of the number of outages they were having because of the transmission outages.

Commissioner Moore asked, compared to the State was this a high number. Hobson said when this project was first proposed the outages at Hailey substation had caused the fourth highest number of outages to customers in their system because of transmission outages. Commissioner Moore asked if they have chosen the lowest cost for this project and asked what they would have done if this had been approved before the dead end structure went up and the city requested that this structure go underground. Hobson said they would design the system to meet the requirements and keep the rates as low as possible. If there were additional requirements from an outside entity, the difference in cost would be born by that 3rd party. Commissioner Moore asked if the City told Idaho Power they could proceed with the condition that it would have to be underground; would Idaho Power continue with the project. Hobson said he did not know if he could answer that question and reiterated the original reason for this project. He said hypothetically if that were the case they would have to do a review to determine if the rate payers would pay for what was described. Commissioner Moore said that would be all rate payers under Idaho Power not just by this station. Hobson said that is correct.

Commissioner Johnstone asked to what percent would the "buzzing" noise be reduced by, 10, 20, 50?

Ron Jackson Project Leader for Idaho Power said it is rare but not unheard of, that they may detect some corona. He said typically it comes from a loose connection or not enough lubricant. He said this was not evident until after the project was placed into service. He said in order to fix that they would have to take an outage on that line. He gave two options for fixing that; one they would have to bring up their mobile transporter so they could take that portion of the line out of service or if they are approved for this project and put the other source in the substation, they could re-energize that side and correct the problem. He said it would reduce the noise there to a level that would be equivalent to, or less than the surrounding noise.

Commissioner Johnstone asked if the corona was related to the actual amount of usage that is in the valley. Jackson said no it was a voltage phenomenon and explained what exactly causes the buzzing.

Commissioner Johnstone said he assumed all the figures in the EMF survey are based on current use and wanted to know how the EMF levels would change with more users. He asked if there were any correlation to the amount of usage of EMF levels.

Paul Ortmann Idaho Power said he did the survey and the use does affect a portion of the EMF and that is the magnetic field. He said the magnetic field is proportional to the united current on the system and the united current depends upon the amount of load on the system. The electric field is the amount of voltage on the system and it does not matter if everyone had their lights on, the electric field does not change. He said they would expect the magnetic field to go up with increased use. He expects the electric field to go to 198 volts per meter after the project is done. He said as the population grows and the base rate goes up it would be hard to speculate. He explained how he determined his calculations. Commissioner Johnstone asked if it was in actuality a straight line increase or exponential. Ortmann said it is probably going to occur as a negative exponential rather than increasing exponential.

Commissioner Lloyd asked if there a reason why level of corona had not been corrected yet. Barrie said they cannot correct it until they finish the project or de-energize the line (cause an outage).

Attorney Williamson thought they said they could bring a mobile transformer. Jackson said yes they could hook that up to avoid creating an outage. He said they are proceeding with the hopeful assumption that they can get that second source into the station so they can take that outage without having to tie up their emergency transformer for the project. He said it would cost up to \$20 to 25,000 to bring that mobile transformer and set it up. Commissioner Lloyd suggested moving forward with the discussion about the 3rd party review.

Barrie said they could have someone do a 3rd party review, a company could come in and spend \$50,000 and come up with the best design, but not knowing what to design to is a difficult question for them. He was under the impression that the city might find someone to do a 3rd party and give an estimate but they have not seen anything.

Director Robrahn said it is very hard to find someone who does not already work for Idaho Power. Barrie said they would go to the Public Utilities Commission and historically they have said the requesting party would pay for the review.

Director Robrahn said the city's procedure is the city selects the 3rd party reviewer and the applicant pays for it. She said they came to a stand still on the 3rd party review because Idaho Power would not pay for it. She said in terms of the criteria for the 3rd Party Review she tried to elaborate on the requests the Commission had made on Oct 19th. The memo requests a 3rd party review of a proposed

new power transmission configuration (equipment type, height, location, etc) to determine whether it is the best design (including type and location of equipment) to achieve the following objectives:

- a. Provide a "second source".
- b. Minimize visual impact.
- c. Maintain the usability of the site (access to equipment on site by workers on foot and in vehicles).
- d. Reduce noise associated with lines and other equipment (corona, fans, etc).
- e. Maximize safety (including but not limited to grounding/arc flash, current, EMF transmission, and buffer from adjacent residential use).
- f. Balance benefit of increased reliability with impacts to the neighborhood.

Director Robrahn said these were the objectives that they were trying to get more information on and how they might be met by an alternative design. She said these may not be the right types of objectives to hand off to an electrical engineer, but this is what they came up with after the October 19th meeting and tried to communicate to Idaho Power.

Jackson asked if they are asking if there was a design out there that would provide the same functionality and service but eliminate the dead end structure. Commissioner Lloyd said what he was asking was, what would be the best design for being in the center of a neighborhood. He said they would want the best design for a neighborhood and the appropriate design for the electrical needs. Ortmann did not think there was a single design that would meet those objectives. He explained if it was placed underground a person would be three feet away from it verses 30 or 40 feet away from it if it was on a pole; which objectives are more important and less important needs to be known.

Commissioner Moore was thinking how this could be achieved. He understood the safety for the crew and for the people but could one shorter pole be placed within boundaries of the fenced area that the transmission line could be dropped down to and from there to the underground system, eliminating four of the poles. He asked whether the dead end structure be minimized. He said no matter what is said about EMF, if they believed it other people would believe that these are hazardous conditions.

Commissioner Scanlon said they cannot get through a 3rd party review discussion because of the city's stand that the 3rd party review would be requested by the city and paid for by Idaho Power. Idaho Power says they will not pay for it and because they cannot find anyone who does not already work for Idaho Power, which leaves a question of who designed this system. He asked if they hired an outside firm to do that or was it done in house. Barrie said it was designed in house. Commissioner Scanlon said Commissioner Lloyd got to the meat of what the 3rd party review is all about, to make sure that we have the safest option available for the neighbors. He said as he reads all the letters and hears the public's comments it seems it is the increased visibility of the goal post that is offensive.

Commissioner Scanlon said it comes down to what Idaho Power can do to mitigate what has been done and asked what they planned on doing from here. He said they commented about the chain link fence deteriorating and asked how it would be improved. Barrie said Idaho Power would replace the fence anyway; it is a maintenance thing and acknowledged that they have let it deteriorate. They have found a new design of chain link fence with a vinyl fabric that is good for 30 years. He said it is transparent enough so you could see if someone were inside. Commissioner Scanlon asked if transparency is an issue. Barrie said yes. Commissioner Scanlon asked who waters their landscaping. Barrie said they do. Barrie showed pictures of their property's landscaping. He also showed pictures of the dead end structure in other locations and said it is a standard design.

Public Hearing Opened

Michelle Johnson, 341 Motherlode Loop referred to Article 13 nonconforming uses and buildings where it states nonconforming uses were allowed at the time the ordinance occurred but it was not to encourage for survival or allowed to increase in the size or intensity of the nonconforming use. She said when they mentioned space and ability she was curious why they did not go 3 miles north to the Wood River station which is located in the County, light industrial zone, and not a neighborhood. She also wanted to point out Idaho Power said they came to the valley in 1948 and there were not any subdivisions created then. All the uses have changed to residential uses and have become a large growing town. She thinks Idaho Power should look at what uses they can use at their bigger station in a light industrial area.

Michael Breen 517 Bullion Street East said the house that he is living in was there before Idaho Power was there and he has been there now for 21 years. He said when they bought their property they had the EMF meter checked and his property was fine. He said one of his big concerns was with the projected growth of Hailey which will cause more EMF emissions or output in the neighborhood. He agreed with Johnson with asking why they could not use the site 3 miles north of Hailey where there is more space. He does not think that site belongs there.

Bernie Johnson, 341 Motherlode Loop asked what happens to the project if the Commission determines that this is a nonconforming use and the five new poles outside the boundaries of the substation are found to be an expansion of a nonconforming use. Would that stop the project in its tracks right there; is the project a nonconforming use; are the five new poles an extension of the nonconforming use.

Jennifer Schultz 131 Sixth Avenue asked if the project is denied or rejected does the goal post structure go away. She said Idaho Power brought this to the city; this was not a request of the city. She asked why the city should bare the cost of a 3rd party review or any additional studies to support this project.

Bill Green 415 Galena Street East asked what year this was put into service, 1948. He said on the other side of the railroad tracks there were people living there prior to this being put in. He said their argument that everything grew around their station is not valid at all. He asked if at some point in the future this would be moved to a better location, and if so, why not now.

Schultz in response to the Commission's request for a balance between a neighborhood and the reliability of service, what Idaho Power offered as mitigation was really nothing other than installing a new fence and telling the property owners that the steel would oxidize in a couple of years so it would not be so offensive; she said that was an insult to her.

Ortmann said this substation is designed to serve customers. Hailey also serves Bellevue and the Bellevue triangle and going further north would get them further away from those customers and would require additional impacts in the distribution system to get down to those customers. He said there are no future plans to move the Hailey substation to another location. They are concerned about additional visual impacts to the community. Currently the Wood River substation is strictly a transmission station. He said they are focusing on minimizing the impacts to the community by using their existing facilities.

Hobson said the levels of EMF that come from the substation and transmission lines are much lower than homes and businesses. Ortmann said some of the EMF in staff's office was higher than at the substation.

Barrie said the exposure to these in a person's home is higher than at the substation. He said the chain link fence helps to reduce the EMF. He said the five new poles are inside of the substation fence. He said the only one outside would be an inline pole. He said he was under the impression when Attorney Williamson said they needed to get a conditional use permit that particular pole did not warrant a conditional use permit but the other four did.

Commissioner Scanlon said he was glad that he brought that up and asked Attorney Williamson about Johnson's question about the extension or expansion of a nonconforming use and asked how the conditional use process would address that. Attorney Williamson said an expansion is being proposed and it is illegal to expand a nonconforming use unless they can meet the conditions of a conditional use permit. Director Robrahn said it is a public utility facility and a public utility facility is an allowed use with a Conditional Use Permit in the Limited Residential zoning district. She said it is currently an existing nonconforming use because it does not have a conditional use permit. If it had a conditional use permit it would be an approved use in that zoning district.

Commissioner Scanlon asked Jackson why it costs \$25,000 to bring the mobile transformer up here. Jackson said the cost includes trucking it up here, labor, and material to get it hooked up. Commissioner Scanlon asked at what point the Curtis [Hailey] substation will be obsolete. Ortmann said it would depend on the growth rate; they could upgrade the transformer to a larger one or add a second transformer. Ortmann said eventually that substation would be upgraded, in lieu of adding a transformer. He said this project only provides reliability for Hailey.

Johnson asked how much it would take to relocate the Curtis [Hailey] substation to the Wood River station. Barrie said to find a new location is not that simple and equipment alone for a new substation would cost \$2 to 3 million dollars.

Ortmann said if they were to move Hailey substation to the north there would have to be an additional substation to serve the customers to the south.

Nathan Bingham said his understanding for the need of the dead end structure was to accommodate the compactness and have the switch in the air. He pointed out if it was spread out that switch would be on the ground and would eliminate the need for that structure.

Jackson said you would be disregarding the distance the line has to drop to get into the station. Bingham said it could be a simpler structure like the one that was there before. Jackson said putting structures there would impede access to the other equipment in the station, so it is not quite that simple.

Public Hearing Closed

Commissioner Scanlon asked the Commission what they wanted to do.

Commissioner Moore said they are going off their current design and thought they should go to a 3rd party to come up with another design.

Commissioner Lloyd agreed with Commissioner Moore. He said their concerns are about Idaho Power being proactive and communicating, and with the dilapidated fence, the corona, and painting, he would like to see a 3rd party review to either confirm what they are saying, or come up with the best design for a neighborhood.

Commissioner Johnstone agreed with Commissioners Moore and Lloyd. He said he did not doubt their expertise and what bothers him is the corona caused possibly by some crack in a piece of equipment, which could have been addressed a long time ago along with the deterioration of the fence. He said the fact those kinds of incidents have occurred he thought it would be remised if they did not ask for a 3rd party evaluation in the best interest of the general public and the city.

Commissioner Scanlon asked Attorney Williamson where they would go with that since they seem to be at an impasse over who is going to pay for what. Attorney Williamson said he was not sure they were at an impasse. He said it is pretty clear there are conditions for a 3rd party review. He said one thought he had would be to work with Idaho Power's representatives on the standards that Director Robrahn had read and draft up an RFP (Request for Proposal) with the appropriate standards that would accomplish everyone's goals. He said if they end up at an impasse with Idaho Power refusing to pay for a 3rd party review, the decision would be made by the City to hire someone or not to hire someone. He said that decision cannot be made by this Commission; it would have to be made by Council. He said there needed to be further discussion on the standards and what would be appropriate and why.

The Commission agreed to Attorney Williamson's suggestion.

Attorney Williamson asked Idaho Power how they felt about his suggestion. Barrie was concerned with hiring a 3rd party to come up with a design without knowing if the Commission would approve that design; they have no guarantee. He said they are still facing two issues; one is a Conditional Use Permit for an existing substation and second, the design review of the changes they have proposed. He said the 3rd party review is mainly of the changes, and asked if he was correct.

Director Robrahn said first they would work together to draft the RFP to review the proposed design to determine the best design for a neighborhood. She said the city would be controlling the cost through the RFP and after they distribute the RFP and get the cost for the 3rd party review, they would know whether or not it would be reasonable for Idaho Power to pay. She said if not, they would go to the City Council and see if they would pay for it and if not, that would then change the whole direction of the project. She said drafting the RFP would get them to the point where they could get a 3rd party review at a reasonable cost. She said everything else would be put on hold. Regarding the nonconforming use issue Robrahn explained the substation could continue to be a nonconforming use but that would not allow Idaho Power to do any reconfiguration to change the way the power is distributed from the substation. She said it would be a pre-dead end structure configuration as a nonconforming use. She said the purpose of the Conditional Use Permit was to bring the structure into conformance with the zoning ordinance and to allow the reconfiguration to occur and the design review is a sub-set of that the CUP.

Barrie asked if they stopped the project could they continue the operation of the substation as a nonconforming use without getting a Conditional Use Permit. Attorney Williamson said yes without the dead end structure because it was put in without a permit. Barrie asked if they pulled the dead end structure, put things back to the way it was, could they continue to use the station as a nonconforming use and in the event they needed to do maintenance or upgrade of the existing pieces of equipment, would they have to go through a design review to determine if that was considered an extension or expansion of a nonconforming use or is that something they could do without a permit.

Attorney Williamson said one thing he did not want to get into is state what would and what would not be an expansion of a nonconforming use without seeing this. Barrie said if they had to do something, would they come through the design review process to determine that? Attorney Williamson said you

would come to the Planning and Zoning Administrator, and at that point the decision would be made if that would qualify as an expansion. He said the goal post was the expansion.

Jackson said he has not consulted with his employees but would like to suggest having the engineers scrutinize their standard design more intensely and see if there is something they can do to reconfigure the goal post. He said they would not compromise the extra transformer bay; that is something they are not willing to give up. He would like to clarify that Idaho Power is ready and able to repair the fence. If this project is going to be extended into the next few months he would like to correct the corona problem and paint the building.

Commissioner Scanlon said they are not going to tell them that they cannot paint their building or fix their fence, and we are not going to tell you that your new fence would be acceptable because that would be a design review issue. He said where the Commission is at right now is they would like for Idaho Power to work with staff and if Idaho Power engineers want to work to see if they can lower things that is fine.

Commissioner Moore asked how long a power outage would be to fix the corona. Jackson said that would not require an outage because they would put the mobile transformer parallel with the existing transformer and switch things out without any noticeable impact to the people. Commissioner Moore said was it not an option to have an outage, and asked how long it would take to schedule a power outage to be convenient for the businesses. He said it could take a half an hour but if they used the mobile transformer they could keep re-energizing it without bothering customers until they get it resolved.

Attorney Williamson said they could table this or continue it. He said tabling it would mean they would have to re-notice this and continuing it they do not.

Director Robrahn said if the Commission wanted to review the RFP, they could continue this to the 15th. Jackson asked if they could get a design review of the five poles so they could take care of that part. Attorney Williamson said no. Director Robrahn said that is a sub-set of this bigger CUP issue.

Commissioner Moore moved to continue the Hailey Substation application to March 15th. Commissioner Johnstone seconded, the motion passed unanimously.

Commissioner Scanlon called for a five minute break at 8:40 pm.

Unfinished Business

Continuation of a Public Hearing upon a city initiated text amendment to all sections of the Hailey Comprehensive Plan. The amendments will change the format and consolidate information, goals and objectives. This meeting's discussion will be on the Economic Development, Housing, and Community Design sections.

Director Robrahn said she redrafted these sections in keeping with their current approach. She said she researched different benchmarks and indicators. She asked the Commission what they thought.

Commissioner Johnstone said a long term tool that could be used to track how things are changing, could be photographing an area before and after. He said a photographic record provides a lot of information in terms of how the environment has changed.

Director Robrahn said that would be a good project. Commissioner Johnstone said they could find fairly easily an intern or get a grant to send photographer around to different neighborhoods and take pictures. He said it becomes a fascinating resource and is very informational.

Nathan Welch Citizens for Smart Growth thought that was a wonderful idea. He said aerial photos can be downloaded free online. He mentioned at the county level there has been a lot of talk about the Dark Sky Ordinance and how well it is going and how the community is growing.

There was discussion on the residential character of Hailey.

Commissioner Moore said the goal for Economic Development was pretty straight forward.

Welch said he has been involved with Sustain Blaine and the need for economic diversity; he said they need to get the economy away from being heavily reliant on construction and real estate.

Commissioner Scanlon said he and Director Robrahn spent a lot of time talking about implementation; the goal seems very straight forward but there are a lot of different ways to approach it.

Director Robrahn found a need for a city wide market analysis which will address economic diversification. She said hopefully this time next year the Market analysis will be complete.

Adjourn

Commissioner Johnstone moved to adjourn the meeting at 9:15 pm. Commissioner Lloyd seconded, the motion passed unanimously.