

**Meeting Minutes of the
Hailey Planning & Zoning Commission
January 19, 2010**

The meeting was opened at 6:30 p.m. by Commission Chair Owen Scanlon. Commissioners present were Mark Johnstone, Geoff Moore, and David Lloyd. Staff present was Planning Director Beth Robrahn and Planning Assistant Becky Mead.

Consent Agenda

- Tab 1 Approval of Minutes – January 4, 2010
- Tab 2 Findings of Fact – Approval of a Conditional Use Permit for a fitness and personal training studio, located at 21 Comet Condominiums, Unit 1A (21 Comet Lane Unit 1A)
- Tab 3 Findings of Fact – Approval of a Rezone of Blocks 128 and 133, Hailey Townsite, (706 S Main St) from Limited Business (LB) to Business (B)

Commissioner Johnstone moved to approve the consent agenda tabs 1 through 3, with minor edits to tab 1. Commissioner Lloyd seconded, the motion passed unanimously.

Unfinished Business

- Tab 4 Continuation of a public hearing upon a city initiated text amendment to the Hailey Zoning Ordinance No. 532, Section 9, Parking and Loading Spaces, changing the number of parking spaces required for athletic use to one space per every 500 square feet of building space. *No new documents.*

Director Robrahn said the Commission requested some research on parking standards. She said she has compiled several resources but has not had the time to read through them.

Commissioner Scanlon did some research but did not find a national standard on parking requirements. He said it is left up to the jurisdiction to decide a number.

Director Robrahn stated that Commissioner Scanlon was correct; there is not a national standard on parking requirements, although there is a document put out by the Institute of Transportation Engineers which is a survey of uses across the country that provides averages of the parking demand for uses. She said this can be used for reference but demand will vary, therefore it is an imperfect measure.

Commissioner Scanlon asked Director Robrahn how she came up with 500 sq. ft. Director Robrahn said the fact that one business looking for a space to rent in Hailey and none of the properties that he looked at could satisfy the parking requirement for the use of his business which led to the thought that the requirement was too onerous. She then considered whether the parking demand for a gym was anymore than a restaurant or doctor's office and figured probably not and therefore proposed the same space per square foot.

Commissioner Scanlon said that he agreed that the square footage of a restaurant far exceeded the square footage of a gymnasium. He stated people typically do not go to gyms in groups, they usually go by themselves. He did not know if there was a right or wrong answer.

Commissioner Johnstone said philosophically he knows that parking is very important but at the same time, if too many parking spaces are required it is encouraging people to drive as opposed to mass transportation. He said he would go with the 500 sq ft to require less parking for a business rather than the present 250.

Public Hearing Opened

Nathan Welch, Citizens for Smart Growth supports the idea of encouraging people to go after other forms of transportation.

Public Hearing Closed

Commissioner Moore would hope that people would not have to or need their car when they go to exercise. He said he is not afraid to go with 500 sq ft. and is happy with this. He said he is ready to send this to Council for 500 sq. ft.

Commissioner Lloyd said a lot of the gym activity would be when business hours were over. He said 500 would be right on.

Commissioner Scanlon asked Director Robrahn if they let a gym come in at 500 sq. ft. and we decide that is not enough and change it back to 250 that would include everyone from that point on; what about everyone that is already in. She said they would be non-conforming. He said 500 ft would be applicable to the recent applicant but he was hesitant to change the number based on one circumstance because not everyone will have the same business parameters.

Director Robrahn said based on the Commission's comments and questions there may be the need to look at all of the parking requirements as a whole and it may be better to table this. She said this could go either way, you could recommend this to Council or let this go and work on the parking standards as a whole package.

Commissioner Scanlon asked the Commission if they were ready to pass this along to Council or table this until there is more public input during the Comprehensive Plan study.

Commissioners Johnstone and Moore said they were ready to pass this along to Council, Commissioner Lloyd said he was not ready to pass this along yet.

Commissioner Moore said if they were to address all of the parking standards how long down the road would that be.

Commissioner Scanlon thought it was appropriate to address the parking across the board.

Commissioner Johnstone agreed with that. He mentioned that studies have been done

showing ample parking available and what it came down to was people did not want to walk a block. He did not think a study needed to be done in Hailey and said he has never seen parking unavailable. He thought they should address all of it.

Director Robrahn said realistically this could not be looked at as a package until next year.

Commissioner Scanlon asked if they needed to make a motion. Director Robrahn stated they could state that they wanted to work on this as a package.

Commissioner Scanlon asked the Commission if they were all comfortable with that. The Commission agreed to that.

New Business

Tab 5 Public Hearing upon a city initiated amendment to all sections of the Hailey Comprehensive Plan. The amendments will change the format and consolidate information, goals and objectives. *No new documents; draft was distributed on January 4. The Commission will be presented an overview of the process and approach used to date at the meeting.*

Director Robrahn went over the process and highlighted in her presentation some policies, to give an idea of what they should be looking at during the update process.

She started her presentation stating the Comprehensive Plan serves as a guide for development and for budgeting public funds. A Comprehensive Plan looks at probable trends into the future and it can also show how landuse can change trends for the benefit of the community. She said she has been working on this for the past four months and the Commission is just starting the public hearing process. She explained what the role of staff was in the process.

She said there are currently several projects in progress at the same time as the Comprehensive Plan update.

- Complete Streets
- Airport Site Master Planning
- Downtown Planning
- Economic Development Strategy

Director Robrahn said they started out with objectives of an update; to check in with the community to see where the public wanted to see changes or additions and to make the Comprehensive Plan more manageable. She said currently it is very cumbersome and recommended moving specific action items to the appropriate master plans or work plans; then, if applicable, adopt as standards by ordinance.

Director Robrahn said in October of 2009 there were 5 neighborhood workshops with a total of 50 participants. She said the common threads that came up in all of the workshops were:

- Sidewalks and pedestrian safety.
- Friendly people and neighbors.
- People liked trees.

- They were more interested in infill over expansion.

She said the two workshops for the Airport Site Redevelopment suggested the following guiding principles:

- Ensure integration and compatibility with existing neighborhoods and land use goals.
- Connect neighborhoods (existing to new & with in new).
- Create a diversity and integration of uses (mixed use) and density (height and lot sizes) within the site.
- Offer a range of housing opportunities.
- Provide green space, parks, and greenbelt.
- Apply energy and resource conservation practices - grey water systems, green building, geothermal (ground heat exchange) and adaptive reuse of buildings.
- Maximize profit for current property owners (well planned = most profit) & phase development intelligently.

Tony Evans, Idaho Mountain Express mentioned the priorities of sidewalks, pedestrian safety, open space and trails and asked Director Robrahn if there was one priority over another. Director Robrahn said she does not do that kind of analysis.

She said all of the notes from the workshops that were held are all posted on the City's website.

Commissioner Scanlon said one of the previous slides it stated Old Town was not the center of Hailey and asked if that was a fact or a goal.

Director Robrahn said it was just an observation, if is not the geographic center, downtown may be considered the center of activity, but in terms of walkability it is not the center.

Director Robrahn reviewed some key goals with the Comprehensive Plan. The narrative of the Land Use section states, "A primary and long-standing goal of both the Planning and Zoning Commission and the City Council is to protect the Central Business District". A goal is to direct density of development towards the community core, a term defined as 1/2 mile from Main Street within the Central Business District (a 1/2 mile refers to the goal of walkability). An objective is to consider higher density housing in appropriate locations throughout the City.

She pointed out activity nodes within the city. She pointed out the connection to walkability related to the nodes. There was further discussion.

Nathan Welch, Citizens for Smart Growth said he and Director Robrahn have been having discussions about this process which he is still trying to wrap his head around and wanted to run through a scenario with an example; he wanted Director Robrahn to let him know if this is what she is suggesting. He said if a goal in Hailey was to make Hailey pedestrian friendly an example of a related objective would be, to ensure that 80-90% of Hailey residences are within a 1/2 mile of a grocery store; that would help plan where markets should be located. He said for instance, if this was a four market town, a market could be put there in the middle of Woodside but perhaps that is not possible given the land that is available. He said an alternative could be improving mass transit in the Woodside

area. He said there are alternatives available to try to meet an objective to satisfy a goal. He said there would not be a lot in the Comp Plan about the alternatives; there would be a separate Master Plan like Complete Streets or something like that which would work out the exact details of how to meet the goal. He asked if that made sense and if that was what she was describing.

Director Robrahn said yes that is along the lines of how she has been trying to think about how to update the Comprehensive Plan.

Peter Lobb, 403 Carbonate Street East said with the meetings that he has attended he did not see a lot of support for density changes but saw a lot of support for infill, filling in lots that are not developed. He said he did not see any support in the community for density changes and urged the Commission to consider whether to increase density or not. He said this also applies to ADUs and density bonuses for builders. He said it sounds great but he did not think the support was out there.

Evans said this conversation seemed to jump from a planning to a zoning issue. He asked if they were discussing the possibility of building markets, perhaps restaurants and such in Woodside.

Commissioner Scanlon said he did not think so; they are discussing what options they should be thinking of.

Director Robrahn said she is trying to explore walkability and tie it to the development that has occurred on the ground and tie that to how they would like to see Hailey develop in the future. She said Woodside is not within walking distance of downtown therefore how Woodside residences could be served by neighborhood service centers should be considered. She expanded further on this subject.

Commissioner Moore said a neighborhood business or service area has to be 3,000 ft from the boundary of the business core, which limits where these areas could actually be located. Director Robrahn stated that 3,000 ft was a little over a half a mile.

Commissioner Johnstone asked how the master plan for the airport interfaces with the Commission.

Director Robrahn stated the Comprehensive Plan will have to address the airport site. She said goals and input from the community will need to be refined and put into the Comprehensive Plan to direct future development of that site. She said the next step would actually be master planning the 200 acres and in order to do that there needs to be an agreement between the Airport Authority and the Friedman Family that they want to master plan it.

She said the community would create a master plan for the site and would solicit a master developer who would agree to develop the entire site according to the master plan. She said a representative would help the community with the master plan using the goals of the Comprehensive Plan and said the Commission would be a part of the whole master planning process.

Evans had people mention that the Airport [West] development took away from the downtown core.

Commissioner Scanlon said he has not heard any comments.

Commissioner Moore said he has not heard anything and said it is pretty much industrial uses.

Commissioner Lloyd asked if there have been any discussion of the Rodeo or anything like that going to the airport site. Director Robrahn said no.

Director Robrahn said there has been talk about the potential of commercial creep into the airport site redevelopment. She asked the following questions:

- Is it possible to have other areas of commercial activity that do not compete with Hailey's primary retail center?
- Is the length of the CBD an issue – rethink in terms of nodes of activity?
- How is Woodside addressed as far as walkability/access to services?
- Important questions to work through in order to successfully plan the redevelopment of the airport site.

The following schedule for review of the draft was discussed.

- Vision Statement – Feb 1
- Identify Fundamental Goals – Feb 15
- Section Review – consolidating and streamlining
 - 3/1 Land use, growth, population, private property (Geoff)
 - 3/15 Econ Dev Housing, Community Design (Owen)
 - 3/29 Public facilities, transportation, school facilities (Mike)
 - 4/5 Recreation, Parks & Lands, Energy & Environment (Mark)
 - 4/19 Natural resources, hazardous areas, special sites (David)

Director Robrahn suggested the Commissioners to go through the sections and pull out what could be consolidated. She said they could pull together their own committee, teams, or groups to work through this. She said she would also be available to work with them.

Welch said one of the things that came up was if some of these sections could be combined.

Director Robrahn said she combined land use and growth.

Lobb said this will be helpful if this is put on the internet.

Director Robrahn said proposed changes would be put on the website the Thursday or Friday before the meeting.

Commissioner Scanlon would like to go through the notes from the neighborhood meetings. He suggested combining the Vision Statement and the Fundamental Goals into one meeting rather than two.

Director Robrahn said for February 1st they will shoot for Vision Statement and Fundamental Goals.

Commission Reports and Discussion

Commissioner Moore said July 21st he will be absent.

Staff Reports and Discussion

None

Adjourn

Commissioner Johnstone moved to adjourn at 8:30 pm. Commissioner Moore seconded, the motion passed unanimously.