

**HAILEY PLANNING & ZONING COMMISSION
MEETING MINUTES
Tuesday, February 16, 2010**

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

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 Land Use and Population section of the Comp Plan.

Director Robrahn asked the Commission what they thought of the changes to the Land Use Section. Commissioner Scanlon thought the statistics were fascinating. He saw it as a totally workable document and thought she was on the right track.

Commissioner Pogue thought it was great. Commissioner Scanlon thought it looked better and liked the way the Commissioners' comments were included.

Director Robrahn stated as of February 11th the Airport Site Master Plan has been put on fast track and in order to coordinate the Master Planning of the 200 acres with the timing of what needs to be accomplished for the airport relocation. She said she had given the Commissioners at a previous meeting, the goals that came out of the Airport workshops held in December 2009. She wanted to show those to them again and hoped to get their thumbs up for passing those along to the Council next Monday for the Council to incorporate into a RFP to get a firm to help with the Master Plan for the Airport site.

Commissioner Scanlon asked Director Robrahn if this was a vision statement or specific goals. She said she calls them guiding principles and said it was meant to get an idea of broad concepts to help direct the master planning. She told the Commission to look at these and discuss anything that raised a question.

Commissioner Scanlon pointed out the first bullet point, the last two items; provide incubator spaces for start up businesses and set portion aside to attract business or industry, and asked if those were sort of the same thing. She said one addressed having enough land for a large business and the other meant to accommodate smaller start up businesses. She said she was not sure if these were really appropriate as guiding principles and said that a market analysis would help.

Commissioner Pogue suggested saying explore uses at the airport site, including and then list those things because it sounds like they are really exploring and researching. Director Robrahn agreed. Commissioner Pogue said he had a question about encouraging uses that do not currently exist in Hailey and asked what type of uses those would be. Director Robrahn said they do not know yet, that is why the market

analysis would help. She said the idea is not to have development compete with downtown and existing businesses.

Commissioner Scanlon asked what was meant by no car zones even if only 2 blocks. Director Robrahn said these have not really been edited yet and are the things talked about at the meetings. She said these are ideas for connectivity and a suggestion to explore the possibility of a no car zone.

Commissioner Pogue thought they were all great goals and they are waiting for more concrete or specific information to determine which ones are appropriate. He said the next step would be which are appropriate and realistic, but they really do not have to deal with that right now.

Director Robrahn said if the Commission was comfortable with these changes and the changes they have talked about there could be a motion to forward them to the Council for their consideration.

Commissioner Scanlon asked how she would present this to them; this is a concept, is that how they will receive this? Director Robrahn said she would present them as the Commission's suggested guiding principles for the master plan.

Commissioner Moore moved to forward the guiding principles for the Airport Site Master Plan to the Council for their consideration. Commissioner Lloyd seconded, the motion passed unanimously.

Director Robrahn wanted to follow up with the Vision Statement discussion they had at their last meeting. She mentioned the language about sustainability and said she came up with something that Hailey had already done in terms of the HELP program and some other efforts that have been on going for the past two years. She read, "Hailey will be a leader in local and regional efforts toward increasing opportunity for the implementation of best practices in resource and energy reduction and best practices in Sustainable Development". She added a footnote that explained sustainable development.

Commissioner Lloyd thought this was very diplomatic. Commissioner Scanlon suggested instead of saying Hailey will be a leader saying Hailey will be proactive. Director Robrahn was trying to be visionary and putting Hailey forward as a leader. Commissioner Scanlon said he did not mind being a leader personally and according to the paper, Ketchum is following our lead.

The Commissioners and Director Robrahn discussed the draft for the Vision Statement.

Director Robrahn would like to keep the Council in the loop by forwarding elements to them; she suggested at some point soon, passing the Vision Statement along to them for their review. Commissioner Scanlon asked if they pass it along to Council as a Commission or would it just be given to the Mayor. She said by the end of the meeting if the Commission felt good with this then she would just pass the draft along to Council. The Commissioners said that was fine.

Director Robrahn said she wanted to hear what the public thought of the addition to the Vision Statement.

Commissioner Scanlon explained to the public that this is a conceptual statement of what the Comprehensive Plan is intended to do.

Public Comments

Nathan Welch, Citizens for Smart Growth said he does not find that statement "growth will be well managed" very useful and wanted to be more specific about well managed growth. He said representing Smart Growth principles he came up with a statement like they really want to strengthen and grow development around existing structures and infrastructure, to keep kind of a compact community.

Daralene Finnell, 710 Bullion St. East agreed with Welch's comments. She said if everyone could live up to this, what a wonderful place this would be. She spoke about the dependency on the automobile and to lessen that can be strengthened. She said at the neighborhood meetings they had, walking and bicycling really came forward. She said everything is planned around the automobile and said that it isolates people and if there were some way to strengthen the idea to reduce the dependency on the automobile.

Denise Jackson Ford, 421 Eureka Drive said it was a matter of creating some design solutions, creating a phrase for creative solutions. She would like to see trees added to the abundant spaces. She said maybe mention Historic Preservation also.

Commissioner Pogue stated that Vision Statements, not Comprehensive Plans, are aspirational and can be vague by necessity, by keeping it open ended and allowing for different specifics to be elaborated on in the different sections of the plan itself. He thought it merits some discussion of these ideas and making some additions that they have talked about.

Commissioner Scanlon said if there is something that is not in the Vision Statement that does not mean it is not in the goals and visa versa. He was not sure about adding the word trees because others might want to add other things.

Jackson Ford said she understood that and was impressed with how detailed the Vision Statement was. She said if it does say parks, she would say trees because they have committed to what is known as a green infrastructure. She said as a walkable community parks and trees are a very intricate part of that.

There was discussion about adding trees. The Commission did not have a problem with adding trees.

Director Robrahn said it was a good idea to add trees because trees did come up in the neighborhood workshops. She said they might want to think about making a fresh attempt at the Vision Statement, to make a shorter Vision Statement. She suggested looking at other Vision Statements that are out there to get some ideas.

Section 5 – Land Use and Growth Management

Director Robrahn presented the different growth rates that have been actually adopted by the City and used in other planning efforts and gave examples of how growth could be accommodated at different growth rates.

Scott Boettger, Wood River Land Trust asked how much vacant land was zoned residential.

Robrahn said she tried to make this as simple as possible; by taking the total number of units per acre because residential is also allowed in other districts.

Boettger asked if the RGB land was included in the calculations for infill.

Planner Platt said she did not include any green space.

Finnell clarified 2 units per acre is what is current. She said most residences do not have ½ an acre, most are smaller than that.

Director Robrahn said it is a total; taking the total number of units in Hailey and dividing it by total number of acres to get a unit per acre number. She said it was important to use consistent measures. There was discussion about future growth and density increases. There was further discussion regarding units per acre and growth rate.

Commissioner Pogue thought this was great information and suggested using footnotes to give information about where the figures came from. He was hesitant to use these figures because every project will be standing on its own merits and should be looked at on a case by case basis. He said each project brings unique benefits to the City. He is concerned about being locked into percentages.

Commissioner Pogue asked if these benchmarks were goals or rules. He said he would not want a particular proposal to be denied because it falls outside of the percentage that was set forth here.

Jackson Ford said set numbers makes her nervous. She said benchmarks are almost like requirements. She said it is a good tracking device to make sure your management and planning strategies are keeping up with growth so you do not get caught off guard and get slammed into a moratorium because you are not ready for a new surge of productive economy and development.

Commissioner Scanlon stated the original statement says they control growth, they do not track growth, so at some point there needs rules established about growth. He said they are going to have to make hard choices and said Director Robrahn's point was to establish when those hard choices need to be made.

Boettger said you need to have the density for open space. He said if we are to continue to grow as a sustainable community we need that density. He said it is always easier to take away the density to get approvals.

Commissioner Pogue was concerned with the potential false choices they are creating where they are saying rather than having infill of vacant land or development outside the city. He said development outside the city will have it anyway or under the county guidelines.

Director Robrahn said they are looking at Hailey population growth, not County population growth. She said his idea about evaluating a project on its own merit was important but you should have a context in order to evaluate it. She said the Comprehensive Plan should provide a context. She said the plan needs to be finessed to be sure that it is giving a context and not hard and fast rules.

There was further discussion regarding annexation versus infill and growth rates. There was also discussion regarding water availability.

Director Robrahn said more weight is put on the Comp Plan than is necessary; it is intended to be a guide, goals and benchmarks are not requirements. She said the real use of the Comprehensive Plan is when you analyze rezones and code amendments. She said when you are actually proposing to add a new requirement or take a requirement away. She discussed the six goals that are suggested for this section of Land Use and Growth.

Commissioner Pogue asked if she has looked at other Comp Plans as references. Director Robrahn said yes but she does not find other plans very helpful. She is trying to look outside of the box and find better ways to do this work. She said maybe the other communities have not taken it to the level that she would like to be.

Welch said on the topic of Comprehensive Plans and the topic of Smart Growth, other cities in Idaho are looking to Hailey for examples and what is being done here is ground breaking for Idaho. He said there are established numbers out there which would allow us to compare Hailey residents to other counties in the state and other communities.

Director Robrahn is looking for a general comfort level with the goals and benchmarks approach. She said unfortunately this will be a process of looking back and forth at the sections of the Comp Plan before a draft can be recommended to Council.

Director Robrahn said they will go through the different sections as she has scheduled and the last three meetings will be dedicated to looking at the whole draft and fine tuning.

Director Robrahn said her analysis in all of these growth scenarios is that there needs to be a minimum of 4 units per acre, at a bare minimum, in order for any goals to be achieved. She said that is her opinion as a professional Land Use Planner. She said you all may want to say no way, we are not going there and that is fine, but said she wants to continue to push this question of what growth rate they feel comfortable planning for that they think this community would be comfortable with in terms of infill, density, and increasing the city's boundaries. She said that will force the issue of looking at what average number of units per acre development continues at. She said if they continue at the current rate, it is unsustainable.

Commissioner Moore spoke about TRD rights and suggested looking at that in the future.

Director Robrahn stated Section 5 establishes the format they will use for each section.

Adjourn

Commissioner Moore moved to adjourn the meeting at 8:40 pm. Commissioner Lloyd seconded, the motion passed unanimously.