

***Hailey Planning & Zoning Commission***  
***Meeting Minutes***  
June 21, 2010

Call to order, Commission Vice Chair Mike Pogue called the meeting to order at 6:32:57 PM

PRESENT: Commissioner Johnstone  
Commissioner Lloyd  
Commissioner Moore  
Vice Chair Pogue

ABSENT: Chair Scanlon

STAFF PRESENT: Administrative Assistance Mead,  
Planner Platt  
Planning Director Robrahn.

**Consent Agenda**

Approval of Minutes – May 17 & June 7, 2010

Findings of Fact – Approval of Conditional Use Permit for Spirit 'n Motion Athletic School

Findings of Fact – Approval of Wertheimer Park Preliminary Plat

Approval of Trash Receptacle and A/C Unit Screening for 14 Croy Street East – Condition of Design Review Approval

**Commissioner Moore moved to approve the consent agenda.** Commission Lloyd seconded, Commissioner Johnstone abstained, the motion passed.

**New Business**

**City Initiated Text Amendments to all Sections of the Hailey Comprehensive Plan**

6:33:50 PM A city initiated text amendment to all sections of the Hailey Comprehensive Plan. A series of eight public hearings have been held since January 19, 2010 with additional changes to the draft amendments. The complete set of amendments has been drafted and the Commission will make its final recommendation on all sections to the City Council.

Director Robrahn said potentially this will be the last meeting on the Comprehensive Plan should the Commission make a recommendation to the Council.

Robrahn stated Section 7 was the last section to be ironed out since the previous public hearing. In addition the Land Use Map in Section 5 was drafted; she described the basic components of the Land Use Map. She said it also combines what is on the natural resources and the wildlife corridors map.

Commissioners Moore, Lloyd, and Johnstone had no questions or comments. Commissioner Pogue said this is the 9<sup>th</sup> meeting on this and said the staff and commission have put a lot of time into this. He is happy with the way it turned out.

## **Public Hearing Opened**

**Tony Evans**, Idaho Mountain Express said they have done an excellent job

**Peter Lobb**, 403 Carbonate St. East asked what the schedule was for this going to City Council.

Director Robrahn stated July 26<sup>th</sup> will be the first public hearing for the Council.

## **Public Hearing Closed**

**Commissioner Moore moved to recommend the proposed amendments to all sections of the Hailey Comprehensive Plan to the City Council.** Commissioner Johnstone seconded, motion passed. 6:39:32 PM

## **Presentation & Public Discussion**

### **Draft Downtown Strategy – Planning Director Beth Robrahn**

6:39:49 PM Director Robrahn presented a slide show and explained the different components of the Downtown Strategy draft. She said she would like to present this to the Council next Friday once they adopt it they can get started on applying for some grants to improve Downtown.

### **Comments:**

Commissioner Johnstone thinks the strategy is great but stated when the airport moves there will be a huge piece of property to deal with. He thinks this will have a huge affect on downtown. Robrahn said this is a major concern and hopefully the airport site redevelopment will have a positive affect.

Tony Evans, Idaho Mountain Express asked how the development at the airport could have a beneficial affect on the vitality of downtown.

Director Robrahn said determining appropriate and beneficial uses will be part of the master planning process.

Commissioner Johnstone hoped that it would not pull businesses out of downtown. He thought of a campus sight that might pull the businesses from downtown. He said this will have to happen organically.

Commissioner Moore said the downtown core is to be protected.

Commissioner Johnstone said there was a contrast there. He said what we need is to get the people driving through to stop and shop. Robrahn said there are recreational opportunities that should be capitalized on.

Ginna Lagergren said every group identified the neighborhoods having close access to many recreational opportunities.

Director Robrahn said that Lagergren was referring to the Comp Plan neighborhood workshops and stated the processes tie together.

Commissioner Johnstone spoke about the development of the alleys. He said it is dangerous because they are in the right-of-way. He suggested for alleys to be used as walkways year round.

Commissioner Moore said they go hand in hand. He pointed out homes on Second Avenue do not have enough room to park on the street and they have no choice but to park in the alley. He said the alleyways will eventually have to be addressed.

Lobb said they have been dealing with the alley problem for 40 years in this town. He said City Council will not pay to plow the alleys. Lobb said alleys are the 3<sup>rd</sup> rail in Hailey Politics. He said it is a difficult problem.

Director Robrahn clarified alleys in residential areas are not plowed. She said the Downtown strategy talks about the alley behind City Hall as a potential place to experiment with different uses of alleys. She thinks this is something that could evolve.

Commissioner Lloyd said this is a really exciting project for the city.

Director Robrahn said the parts of the strategy all mesh together. She said the challenge is in funding projects that evolve from the Strategy. Lobb asked if there were specific grants in mind. Robrahn said the Community Block Grant, provided through HUD. Lobb asked what if we cannot get the grant, can we fund them ourselves if they are going to benefit the community.

Commissioner Johnstone thought they were doing some really great things for the city. He complimented how great the staff is and the staff who have done the great grant writing.

There were more general comments made. Director Robrahn said she has received positive feedback so far on the draft.

**Commissioner Moore moved to send their support for this strategy to the Council.** Commissioner Johnstone seconded, the motion passed. 7:53:50 PM

Commissioner Pogue noted a typo on page 13.

### **Commission Reports and Discussion**

7:54:39 PM Commissioner Moore reminded everyone that he will not be here on July 19<sup>th</sup>.

### **Staff Reports and Discussion**

7:54:48 PM Director Robrahn announced no hearings are scheduled for the next meeting on July 6<sup>th</sup> so there will be no meeting. She said the next scheduled meeting will be July 19<sup>th</sup>.

### **Adjournment**

**Commissioner Johnstone moved to adjourn at 7:57:01 PM.** Commissioner Moore seconded, the motion passed.