

Hailey Planning & Zoning Commission Meeting Minutes

August 2, 2010

Call to order: Commission Chair Scanlon called the meeting to order at 6:29:27 PM

PRESENT: Commissioner Johnstone, Commissioner Lloyd, Commissioner Moore, Vice Chair Pogue and Chair Scanlon.

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

Consent Agenda:

1. Approval of Minutes – July 19, 2010
2. Findings of Fact – Approval of Design Review Exemption for Four Peaks Restaurant (200 Main St S)
3. Findings of Fact – Approval of Design Review Exemption for 301 River St S
4. Findings of Fact – Approval of Design Review Exemption for Chapala Mexican Restaurant (502 Main St N)
5. Findings of Fact – Approval of Design Review for ARCH River St. Sr. Housing (731 River St N)
6. Findings of Fact – Approval of Planned Unit Development (PUD) for ARCH River St. Sr. Housing (731 River St N)
7. Findings of Fact – Approval of a Wireless Permit for a Modification of an Existing Monopole Tower for Verizon Wireless (1141 Airport Way)

Commissioner Moore pulled Tabs 1, 5, and 6 to abstain.

Commissioner Johnstone moved to approve Tabs 2, 3, 4, and 7. Commissioner Moore seconded, the motion passed unanimously.

Commissioner Lloyd moved to approve Tabs 1, 5, 6. Commissioner Johnstone seconded, Commissioner Moore abstained, the motion passed.

New Business – “Complete Streets Plan”

8. A city initiated text amendment to Section 5, Improvements Required, of Hailey Subdivision Ordinance No. 821 to refer to Titles 12 and 13 of the Hailey Municipal Code for minimum infrastructure improvements. New procedures and standards for the construction of streets and related infrastructure located within the City of Hailey will be considered and if approved adopted by ordinance as Chapter 12.05 of the Hailey Municipal Code. Drawings for the construction of water and wastewater systems and related infrastructure located within the City of Hailey will be considered and if approved adopted by ordinance as Section 13.04.190 of the Hailey Municipal Code.

A city initiated test amendment to Section 1, Definitions, of the Hailey Subdivision Ordinance No. 821 to amend the definition of City Standards to refer to those standards adopted by ordinance in Titles 12 and 13 of the Hailey Municipal Code.

Director Robrahn gave an overview of the City of Hailey Complete Streets Plan and said code amendments listed in the notice for this public hearing implement the Complete Streets Plan but will follow.

Director Robrahn explained since the notice for this public hearing was drafted a New Title of Municipal Code is being contemplated to implement the Complete Streets Plan. The new Title would include the following:

- New procedures and public process.
- Street standards.
- Standard specifications.
- Standard Drawings.
- Compliance with IC 67-6518.
- Sets the stage for Development Code with zoning and subdivision standards included.

Commissioner's Comments/Questions:

Commissioner Johnstone stated the changes being proposed would have to be funded by grants. He asked how the plan accommodates areas such as North River with all the non-conforming residential areas in the Business District.

Robrahn said the Transportation Master Plan makes provisions which are carried over to the Capital Improvement Plan. Using River Street as an example, the City is planning to apply for a community block grant to fund improvements. She said the street improvements could help encourage development in that area.

Commissioner Moore asked if the grant would provide the entire infrastructure. Robrahn said the grant would not cover 100% of the project costs.

There was discussion regarding the developer's obligation for sidewalks and other sources of funding.

Commissioner Moore said he would be all for power lines being buried underground. Commissioner Johnstone said the City of Ketchum had some leverage with Idaho Power. Director Robrahn said the business owners contributed to that project.

Commissioner Moore liked the idea to have a bicycle and pedestrian plan for safe routes.

Commissioner Lloyd said Portland or Seattle were good examples. Johnstone said Portland has a great bicycle community.

Planner Platt asked if there were any other cities that had a Complete Streets Plan.

Commission Reports and Discussion:

Commissioner Pogue will not be present on August 16, 2010

Commissioner Johnstone will not be present on September 7, 2010

Staff Reports and Discussion:

Robrahn said next Monday the City Council will see the Downtown Strategy for the second time and hopefully will adopt it. She said Planner Platt has the Green Building recommendations scheduled for City Council on August 23rd. She said if the Commission takes action on September 7th for the Complete Streets Plans and Standards they would be presented to the City Council on September 13th [correction: October 11th]

Planner Platt announced another presentation for Green Building ordinances and the CARRP program on Thursday, August 12th from 6 to 8:30 pm.

Director Robrahn passed out information to the Commission regarding "one-way" streets because that is a topic that comes up often from the community when discussing transportation issues.

Adjournment: Commissioner Pogue moved to adjourn the meeting at 7:18:21 PM

Commissioner Johnstone seconded, the motion passed.

