

Hailey Planning & Zoning Commission Meeting Minutes

September 7, 2010

The meeting was called to order by Commission Chair Owen Scanlon at 6:29:59 PM

Commissioners present were Moore, Pogue, and Lloyd. Staff present was Director Robrahn, Assistant Engineer Zarubica, and Planner Platt. Commissioner Johnstone was absent as well as Administrative Assistant Mead.

Consent Agenda

- Tab 1 Approval of Minutes for August 16, 2010
- Tab 2 Findings of Fact – Approval of Design Review Exemption of an Accessory Structure (The Sage School), Airport West Subdivision No. 2, Block 4, Lot 2 (1451 Aviation Drive)

Commissioner Moore pulled Tab 1.

Commissioner Lloyd moved to approve Tab 2, Commissioner Moore seconded, Commissioner Pogue abstained, the motion passed.

Commissioner Moore noted in the minutes that Planner Platt was not present at that meeting.

Commissioner Moore moved to approve Tab 1, Commissioner Lloyd seconded, the motion passed.

New Business

Public hearing upon recommendation of the Complete Streets Plan to Council for adoption by Resolution.

Director Robrahn explained the Commission has been presented the Complete Streets Plan previously; a Resolution has been prepared for their review and to recommend the Council adopt the Complete Streets Plan by resolution..

The Commissioners had no comments. A public hearing for consideration of the Complete Streets Plan under the Local Land use Planning Act, however notice of a public hearing was given.

Public Hearing Opened

Tony Evans, Idaho Mountain Express said someone from the public previously raised a concern about moving forward with sidewalks in the City of Hailey and asked staff if there were a list of streets that might be focused on.

Director Robrahn said it is anticipated the Capital Improvement Plan would address funding priorities for specific projects and would stated the CIP would be updated in 2012.

Public Hearing Closed

Commissioner Moore moved to recommend to the City Council the adoption of the Complete Streets Plan by resolution, finding that the Complete Street Plan is in accordance with the Comprehensive Plan and would be implemented by amendments to the Municipal Code. Commissioner Lloyd seconded, the motion passed unanimously.

Public hearing upon standards associated with the implementation to the Complete Streets Plan including:

- **City initiated text amendment to the Hailey Municipal Code to add a new title, Title 18 establishing procedures in compliance with Idaho Code sections 67-6518 and 67-6509, establishing new street design standards, and adding infrastructure standard specifications and drawings.**
- **City initiated text amendment to the Hailey Subdivision Ordinance No. 821 to amend Section 1, amending the definition of City Standards to refer to those standards adopted by ordinance in title 18 of the Hailey Municipal Code and to amend Section 5 to refer to Title 18 of the Hailey Municipal Code for minimum infrastructure improvements.**

Director Robrahn said this was a lengthy draft ordinance. She said this was the beginning of a development plan where zoning, subdivision, and infrastructure standards would be tied together into one Title of the Municipal Code. She said she has been working with the new Assistant City Engineer Jim Zarubica on this plan. She said they are trying to bring the Hailey Municipal Code in compliance with the Idaho Code.

Commissioner Pogue asked what testing inspection is being referred to on page 5 of 77. Zarubica explained it is a type of road testing to determine if the material meets the criteria for the road. Robrahn clarified that the bulk of this is already written in the City's Standard Specifications. Zarubica stated this also included concrete testing.

Commissioner Moore asked questions regarding the street designs. Director Robrahn said there needed to be decisions made regarding the transition blocks. She said she would take some pictures and have more discussion with the City's Engineers before the next meeting.

Commissioner Scanlon asked about high speed corners and curbs. Zarubica said they would like to recommend smaller turning radii. He said many of the guidelines have larger radii than the City would like.

Director Robrahn said there are no anticipated changes to Main Street. She said if the City did want to pursue any changes to Main Street then it would be through a process involving the community and ITD. She said it was a talking point in the Downtown Strategy.

Public Hearing Opened

There were no comments.

Public Hearing Closed

Commissioner Pogue moved to continue the public hearing upon the proposed amendments to the Subdivision Ordinance Sections 1 and 5 and the new Municipal Code Title 18 to September 20, 2010. Commissioner Moore seconded, the motion passed unanimously.

Public hearing upon a city initiated text amendment to the Hailey Subdivision Ordinance No. 821, amending Section 1 to delete the definitions related to community housing, to amend Section 3.1.1.1 to delete the requirement of an inclusionary community housing plan as part of a preliminary plat application and to repeal Section 4.11, Inclusionary Community Housing.

Commissioner Pogue recused himself because of his firm's involvement with these proceedings regarding the legality of Inclusionary Housing.

Director Robrahn said the City Attorney requested that she bring the repeal Section 4.11 of the Subdivision Ordinance forward for the Commission's consideration in response to the court judgments that have been made in the other parts of the state. She said the repeal would make the City's Ordinance consistent with court rulings. She wanted to discuss other ways to address affordable housing in the City's ordinances.

Commissioner Moore commented on the comments from ARCH and Community Housing regarding fast racking. He commented on the Comprehensive Plan stating they needed to create an inclusionary zone ordinance. He wanted to know if they could approve this without also amending the Comprehensive Plan. Robrahn said the Comprehensive Plan does not need to be amended.

Commissioner Moore was still concerned with parking regarding the ADUs in a residential zone.

Commissioner Lloyd asked if staff has had in-depth discussions with these organizations. Director Robrahn stated she has specifically with ARCH and their Fifth and Walnut project. She wanted to bring a package of suggestions for community housing but was not able to given the request to bring the repeal forward now. She has put some information in the staff report to see what the Commission thought.

Public Hearing Opened

There were no comments.

Public Hearing Closed

Commissioner Moore moved to recommend to the City Council approval of the proposed amendments to Sections 1, 3, and 4 and repeal the Inclusionary Housing Section of the Subdivision Ordinance, finding that the amendments are in accordance with the Comprehensive Plan. Commissioner Lloyd seconded, the motion passed.

Public hearing upon a city initiated text amendment to the Hailey Zoning Ordinance No. 532, amending Article 2 to add definitions related to community housing and delete references to Subdivision Ordinance No. 821, Section 4.11, and to amend other articles, including but not limited to, Article 10 to delete any reference to Hailey's Subdivision Ordinance No. 821, Section 4.11.

Commissioner Scanlon asked Commissioner Pogue if he was still recusing himself. Commissioner Pogue stated yes.

Public Hearing Opened

There were no comments.

Public Hearing Closed

Commissioner Lloyd moved to recommend to the City Council approval of the proposed amendments to Articles 2 and 10 of the Hailey Zoning Ordinance No. 532, finding that the amendments are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare. Commissioner Moore seconded, the motion passed.

Staff Reports and Discussion

Director Robrahn went over the agenda for the next meeting.

Adjournment

Commissioner Pogue moved to adjourn the meeting at 7:38:37 PM. Commissioner Lloyd seconded, the motion passed unanimously.