

**MINUTES OF THE MEETING OF
HAILEY PLANNING & ZONING COMMISSION
Hailey Town Center Meeting Room
Monday, June 6, 2011**

Present: Michael Pogue, Mark Johnstone, Geoffrey Moore, Janet Fugate, Owen Scanlon

Staff: Beth Robrahn, Bart Bingham

Call to Order:

[6:31:26 PM](#) Chair Geoffrey Moore called the meeting to order.

Owen Scanlon moved to amend the agenda to add a presentation by students of Wood River High School. Mike Pogue seconded, and the motion carried unanimously.

Public Comment for items not on the agenda:

[6:32:21 PM](#)

None

Consent Agenda:

Tab 1 Approval of Minutes – May 16, 2011

Tab 2 Findings of Fact – Recommended final plat approval of Wertheimer Park Subdivision.

Approval of Minutes – April 13, 2011

Tab 3 Findings of Fact – Approval Woodside Boulevard Reconstruction Project Flood Hazard Development Permit.

Tab 4 Findings of Fact – Approval Hailey Elementary HVAC Screening Design Review Exemption.

[6:32:50 PM](#) **Owen Scanlon abstained from voting on Tab 1. Mike Pogue moved to approve the Consent Agenda, Mark Johnstone seconded and the motion passed unanimously.**

Presentations:

Mock design review application for development of Lots 1A & 2A, Block 61, Woodside Subdivision, on the corner of Woodside and Winterhaven, zoned Limited Business (LB); presented by WRHS Architectural/Mechanical Design Program students.

[6:33:30 PM](#) Students presented a model of their design and provided an overview of the points they considered in creating their project. These points included public transportation stop locations, neighborhood safety, open play space for children, solar exposure, emergency access, trail access, single family homes instead of duplex planning, a gated Jacuzzi area for residents, sustainable landscaping and water use, maintenance expenses, statistics on pesticide use for lawns, walkability, vehicle access at the back of properties rather than in the front to promote a community-centered neighborhood, sense of security, and snow storage.

[6:53:59 PM](#) Tony Evans, Idaho Mountain Express, asked the students how they arrived at their chosen density for the project. The students explained they had 12 kids in their class, so their cottage village concept allowed each student to design a home and to participate in the overall project planning process.

[6:57:31 PM](#) With no further public comment offered, the meeting was brought back to the Commission for deliberation. Owen Scanlon encouraged the students to consider no fences in the project if the common area/village feel is the goal. Overall, the Commission was very supportive and encouraging.

New Business:

Tab 5 Discussion of the recommended land use and market strategy for the redevelopment of the airport site, titled “Friedman Memorial Airport Redevelopment Plan and Feasibility Analysis, a Recommended Framework Plan: Land Use and Market Strategy”, relative to consistency with the Hailey Comprehensive Plan. The recommended strategy was presented to the public on May 23, 2011.

[6:59:37 PM](#) Beth Robrahn opened the discussion by giving an overview and encouraging a focus on how this recommended plan relates to the City Comprehensive Plan.

[7:17:39 PM](#) Questions and comments from Commission included Mark Johnstone’s concerns that the plan does not retain a compact city, does not address residential issues, and he felt flexibility would be important as it is difficult to project needs 30-50 years out. Owen Scanlon felt flexibility was being reinstated in the plan, but he thought the City’s Complete Streets concept needed to be addressed, stressing cohesiveness. Janet Fugate applauded the pedestrian/bicycle and open spaces, adding that sustainability should be a priority. She also expressed concerns about the possibility of any big box retailers being allowed. Mike Pogue wondered how this framework plan would be a companion to the Comprehensive Plan. Geoffrey Moore asked if there were any issues with the area of city impact and a possible heritage zone at the Eccle’s Ranch area.

[7:38:12 PM](#) Chair Geoffrey Moore opened the meeting to public comment.

[7:39:00 PM](#) Martin Flannes, Main Street, expressed his concern as a land use attorney that the process described in the plan does not relate well to Idaho law or to the City’s code. He noted that the distinction between the applicant and the FAA-owner is blurring. He encouraged a focus on planning first, and then zoning when the applicant becomes more apparent.

[7:41:37 PM](#) Josh Sheffler encouraged a secondary plan and noted “we have to take a leap forward with change.”

[7:44:42 PM](#) Tony Evans, Idaho Mountain Express, asked if rezoning would sidestep roof size requirements which would prohibit big box retailers.

[7:47:52 PM](#) Martin Flannes noted the way the City resisted higher density development in Woodside and wondered if it was necessary to build out the airport location immediately.

[7:49:07 PM](#) Beth Robrahn responded with hopes for diversification, attracting more green industry in order to avoid dependence on construction and tourism, and expressed the need to see this project as an opportunity.

[7:55:51 PM](#) Mr. Flannes supported Ms. Robrahn’s thinking, but noted that something would have to pay for this development, and asked how the City might create a business core that may include big box retail and yet still comply with the Comprehensive Plan.

[7:57:29 PM](#) Discussion continued around the possibility that a private party might buy the City out of the project, dates of availability of airport lands, and the reversionary language regarding the Friedman family. Staff was commended by the Commission for their good work and consensus was reached that further discussion and a strong strategy were necessary.

[8:12:21 PM](#) Beth Robrahn indicated she would create a summary of comments offered during the meeting.

Unfinished Business:

None

Workshop:

None

Commission Reports and Discussion:

[8:14:01 PM](#) None offered.

Staff Reports and Discussion:

[8:15:58 PM](#) Beth Robrahn advised that the Commission's meeting schedule remains light due to few applications.

Adjourn:

[8:17:25 PM](#) Mark Johnstone moved to adjourn. Owen Scanlon seconded, and the motion passed unanimously.