

**Hailey Planning & Zoning Commission
Meeting Minutes
February 1, 2010**

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

Consent Agenda

Approval of Minutes – January 19, 2010

Findings of Fact – Approval of Design Review Exemption – 1141 Airport Way

Approval of Design Review Extension – DL Evans Bank

Commissioner Lloyd moved to approve the Consent Agenda. Commissioner Moore seconded, Commissioner Pogue abstained, the motion passed.

Unfinished Business

Continuation of a Public Hearing upon a city initiated amendment to all sections of the Hailey Comprehensive Plan. The amendments will change the format and consolidate information, goals and objectives.

Director Robrahn gave an overview of the last two meetings. She said the discussion tonight will be about the Vision Statement. She explained the content of the Vision Statement was pulled from the preamble of the current Comprehensive Plan and organized into bullet format.

Commissioner Pogue said a vision statement by its nature is pretty vague and aspirational. He was not sure how ethnic and generational diversity can be promoted and said all the goals are laudable but in terms of actual doing something to promote them and make them realized he was not sure. He said in general it sounded good and would like some language of sustainability, conservation or a goal for some kind of sustainability.

Commissioner Lloyd stated some of the things that were discussed at the neighborhood workshops seemed to be included in this Vision Statement and it is right on.

Commissioner Scanlon said he agreed with what was said and also mentioned that Director Robrahn received an email from Nathan Welch, Citizens for Smart Growth, which she forwarded to the Commissioners, and compared to what Welch had to say with what was in the existing statement and said they were important ideas. Commissioner Scanlon said he would like to add the four ideas that Welch mentioned which were water, infrastructure, sustainability, and promoting and sustaining the

business core.

Director Robrahn said the Vision Statement should be more general, loftier, painting a picture of what the city wants to be. She said a statement about sustainability could be added. She said the items from Welch's comments are better suited for the goal statements.

Public Hearing Opened

Krista Gehrke, 120 Prairie Sun Road said she liked to hear this language and that she is pleased to hear and see this and thought the Commission was on the right track. She said Welch's comments are always valuable.

Nathan Welch, Citizens from Smart Growth said he looked at the Vision Statement that was in the draft and thought about some of the Smart Growth principles and tried to meld them together. He said he was thinking of ways to modernize some of the language. He said he did appreciate what Director Robrahn had to say about the Vision Statement with painting a picture of what we want this community to look like. He said looking back at some of the comments that he made he also thought that his ideas were more goals, because they tend to be actions rather than descriptive.

John Finnell, 710 Bullion St. East said he liked what Welch said. He said that he did not see sustainability for the community in the document. He believed that this document is being improved and updated as we see our community today, which will lead to the goals of the things that were being talked about.

Peter Lobb, 403 Carbonate St. East said he did not have any problem with these and said they are great visions. He commented on the population growth with projection of 4.5% per year. He read some examples of some other city's population growth. He said a population growth of 4.5 % is huge. He gave an example of Kenya where he used to work in the late 70s who had a 4.5% of population growth. He said after 15 years with that population growth they became a net importer of food. He said we have infill in Hailey and do not need to increase the density. He said he was not for increasing density or expansion. He said some way the 4.5 needs to be brought down.

Tony Evans, Idaho Mountain Express would like to know where the Commission stands on projected population growth.

Public Hearing Closed

Commissioner Pogue said it would be difficult for the City to control per say what the growth will be or take secondary steps to say where growth would take place. He said if they take drastic steps to limit growth in the City, then they do not have any say about growth in the County. He thinks there are some questions regarding the validity of the number of 4.5% which seems really high. He thinks a large amount of growth could be found in the existing developments. He thinks it is dangerous to say they do not want

any growth. He feels some growth can be healthy and if it is planned for wisely there can be smart growth here in the valley and healthy for all of us.

Commissioner Lloyd said there will be growth in Hailey because people want to live here. He said they need to stick to, as a community, what people want to see.

Commissioner Moore agreed and said people are going to look at this valley and they are going to come. He said this will guide the Commission on how they manage growth. He said managing growth is also managing inflation. He suggested modifying the bulk requirements.

Commissioner Scanlon said the vision statement says they want to continue the quality of life that is here. He said he knows that they cannot restrict growth and be stagnant. He is for infill, growing the right way.

Director Robrahn said a lot of this will be flushed out more when they get to land use which will be at the next meeting. She went through her bullet outline of the vision statement for the benefit of the public. She asked what type of statement on sustainability would they like to hear and asked for any ideas.

Commissioner Lloyd pointed out bullet point number four where it spoke about Hailey being a community in which families can thrive; safe neighborhoods, clean streets, clean air, development space. He said that seemed parallel to those thoughts as well. He did not know if it could be called sustainability or something different.

Director Robrahn asked about adding the word sustainable in front of community but pointed out that someone could ask what sustainable community means.

Commissioner Scanlon asked Evans what he thought sustainability meant. He said there are so many complexities here and was looking to the Commission for a certain amount of leadership on these big overarching goals.

Evans asked in terms of vision, sustainability, what does that mean. He said he has seen developers wave around the comprehensive plan as a document in an effort to annex properties. He asked whether the Commission takes this seriously because this gets used a lot. He said according to Robrahn's statement that it is used daily in decision making for the city and the topic of growth is huge right now. He said he was eager to see what was sustainability and what did it pertain to.

Commissioner Pogue spoke about growth, and thought they had all gave the answer that unrestricted growth was not good, but there is no way that there can be zero growth. He thought it would be dangerous to come up with one document and to cast it in stone because things do change. He said you can pick and choose language in the Comprehensive Plan that supports a position. He said it can give you guideposts or signposts along the way. He said in his mind sustainability had to do with recognition that there are finite resources and some steps need to be taken in terms of

conservation, damage to the environment and using resources wisely. He said there is language throughout some other sections of the zoning ordinance that can be pulled from. He said sustainability would be thinking responsibly about using resources; using them wisely and not wasting them.

Commissioner Moore said the question of sustainability came up at the second airport meeting he attended, which was broken up into 3 groups and he learned that 60% of the people in the valley are in some way involved with construction. He said sustainability was attracting more businesses in the community through the airport redevelopment. He said more people are working to maintain sustainability. He said sustainability is not having all your eggs in one basket.

Commissioner Lloyd said there are city advisory committees that are helping with this sustainability issue. There are several committees such as the Tree Committee and Building Advisory Committee and this is ongoing and relates to our Comprehensive Plan and Vision Statement.

Commissioner Scanlon said it is important to not use up our resources so there will be some left for the next guy.

Welch quoted a widely used definition of sustainability, "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs." Welch said we need to meet the needs of our community now without hurting the opportunities that the next generation will have.

Lobb suggested staying away from the word sustainability. He said it has too many meanings and is really hard to define. Lobb said in a broad sense we will never be a sustainable community. He said we are using up power from other countries so we can live here. He said the simple way is to not use that word because it really has no meaning, it probably does not exist, and we are probably not sustainable. He said the Indians did not even live here because there are no resources. Lobb said we are probably not sustainable species either by the way we are treating the planet.

Finnell thought sustainable was a wonderful word and from a planning point of view it means not running into a brick wall. He said every decision that is made in this city is sustainable as far as we can see. He spoke about the water in the city which is sustainable and said it seems fairly simple, and said this was his overview of sustainable and said specifics are much more difficult and will come later. Finnell said sustainable does make sense to him.

Director Robrahn did some online research and disagreed with Lobb. She said the word is not meaningless. She said there is a common definition of sustainability, and there are different interpretations of that. She said if a definition is included it is clear.

Commissioner Lloyd said in a lot of ways to consume is to destroy. He said sustainability is something that we need to strive for whether we completely get there or

not.

Commissioner Pogue said it does require some explanation or definition and thought it would be too vague to throw sustainable in front of community and say okay we want a sustainable community. He also thought it deserves to be a separate bullet point with a sentence or two to define it. He thinks this is a goal and tends to agree with Lobb that whether or not it is a goal that can be reached is a question, but did not think that they should stop trying. He said there needs to be a recognition that we need to meet the present needs and the needs of future generations with the recognition of finite resources.

Commissioner Scanlon suggested stating that city growth will be well managed and use sustainable as a bullet point. Director Robrahn asked the Commission if they wanted to move on to goals.

Commissioner Pogue said he is good with the vision statement for now.

Gerhke asked if there was a Vision Statement from the past like from the 70s. She said the city has grown so much since she has been here in the last 15 years. She said they are already feeling that growth. Director Robrahn did have the Comprehensive Plan from 1978 and said there was not a vision statement in it. She said they could probably pull one from that. Gerhke said since there has been such huge growth in that time span and learning from the past is how we got here today and what will be seen in the next 15 years can we sustain growth, she said probably not. She said there is not much parking and the Post Office is full and there are a lot of empty houses and empty businesses right now.

Lobb said this is tough balancing growth with the environment and a lot of other issues. He told the Commission not to feel bad that everyone has it tough and no one has it solved.

Commissioner Scanlon said he was very pleased that they mentioned infrastructure in the Vision Statement because without infrastructure they do not have anything. He said looking out for anything needs to be a primary factor for anything they decide to do as a Commission.

Daralene Finnell, 710 Bullion St. East said when she reads through the Vision Statement she thinks this is great and it seems to say how she feels and she did not see how the Quigley Annexation fits into any of those things. She said it will completely destroy the character of downtown Hailey; it is sprawl and will create a terrible traffic problem. She wanted to know the opinions of the Commission and what does this really do for us and are we really fooling ourselves or has this really altered the development that has taken place.

Commissioner Pogue said this present Vision Statement has been the same for the last ten years. He did not think that any Comprehensive Plan would say no to any

annexations or growth. He said look at what changes have happened in the last ten years. He said the Vision Statements are nice and are nice goals; what they do he did not know, probably not much.

Commissioner Scanlon said it is not a perfect system but it is what they have; we have to have something. He said as the Commission, if they see someone with an application or presentation as they see individually or collectively as being a conflict then it is important to note what section needs attention. He said they are trying to quote chapters from the Comprehensive Plan because that is what they have to work with. He said now they have the opportunity to make it better.

Director Robrahn said one way to make this Comprehensive Plan different from others is to pay attention to benchmarks or measurables. She said if there could be some benchmarks established with specific goals for growth then that will help us tell if development is in line with the Comprehensive Plan. She said you could say let us keep the growth rate at an average of lets say 2% or whatever it is, or for expansion versus infill, a benchmark could be not to consume more than a certain number a acres per year or every five years.

Evans asked whether the city is at a water deficiency right now and struggling to get water to handle its needs in the event of conjunctive management. Director Robrahn said she did not believe so. Evans said he has been hearing this from the Mayor and Council members they only have enough water to support its existing needs.

Commissioner Scanlon said he did not know what the answer was, but water is finite.

Director Robrahn said she pulled out one goal for each of the sections which she thought covered all of the fundamental topics. She read those goals and said they are goals currently found in the Comprehensive Plan.

Commissioner Pogue said he was sure some of those could be reworded and said he is not comfortable right now saying whether or not those goals encapsulate the spirit of the section without having the section in front of him and spending more time with it.

There was further discussion on goals and benchmarks.

Finnell liked the idea of the benchmarks and asked if there could be a benchmark for infill and suggested saying until our existing boundaries is filled there shall be no more expansion.

Gerhke wondered how well the Commission is working together as a valley to get the big picture across and not just Hailey's heartbeat of this valley; Hailey is in the middle and how well do you work with everyone else.

Evans asked at what point will the conversations with the County over a new ACI will be. What are the differences in goals of the City and the County? He said no one wants

to discuss this out front. He said what is going on between the City and the County, is there some kind of Mexican standoff here? He said he is asking Commissioner Pogue specifically because he is an attorney.

Lobb read to be sure the population growth does not diminish the quality of life in Hailey. He said what does that mean? He said he sees a huge quality going down. He asked how that was defined. He said to take statements like that out, they are so subjective.

Welch said as he looks at this and he feels they are doing a good job of capturing a lot of the essence for the valley. He encouraged the Commission to look at the goals that Director Robrahn has pointed out as well as the ones he has mentioned. He expanded further on this.

Commissioner Pogue addressed Lobb's question; he said there is cooperation between the City and the County. He said Jeff Adams and other county officials have made presentations and enter into cooperative agreements, including the ACI. He did not know what the current status of the ACI discussion was.

Director Robrahn announced the next meeting will be on the Land Use section, which is the longest section.

Commissioner Scanlon called for a five minute break.

New Business

Public Hearing upon a city initiated text amendment to the Hailey Zoning Ordinance No. 532, Section 6A, Design Review, removing redundancy and clarifying standards and guidelines.

Director Robrahn said she has put the amendments that the Commission reviewed at a previous public hearing into Ordinance form and said she highlighted some of the standards that could still use some tweaking. She said the overall goal was not to reduce the standards; she said the number of standards now is more than what is currently in the Design Review section. She said the current standards have all of the proposed standards imbedded into them which make it confusing. She told the Commission even if they recommended these amendments without having the language perfect she thought it would still be a huge improvement. She asked the Commission to let her know what they thought.

Commissioner Scanlon asked Director Robrahn if she wanted to talk about the highlighted areas or the whole section in general.

Director Robrahn thought the highlighted areas could use more attention.

Commissioner Lloyd said he did not see anything but would like to go through the highlighted areas.

Commissioner Pogue thought the changes were good and clear and he would like to talk about the highlighted areas. He pointed out a typo on page 14, Section 1, A5, substantial remodel or alteration of a historic structure and asked if that was of the exterior. Director Robrahn replied yes.

Commissioner Moore said he came up with quite a few things; he pointed out on page 14, B, Exemptions of the Historic District and pointed out the only difference in those houses are a date, 1941. He said any house prior to 1941 does not have the exemption, and thought they would want to tax the whole Townsite as a whole. He said even if it is limited to 50% someone could come in and substantially change their neighborhood or the character. He did not know if they wanted to exempt something up to 50% and said the only difference between those homes are homes built before 1941 and after 1941. He said this is like a double standard in a way. Commissioner Scanlon asked if he wanted to remove that exemption. Commissioner Moore said in the Townsite Overlay he would like to remove that exemption. He referred to number 5, a substantial remodel or alteration to the exterior of a historic structure. Director Robrahn said number 5 would be taken out completely if they removed the exemption. He wanted to know if alterations could be covered to a point. Director Robrahn said yes.

Commissioner Pogue said it was his understanding that any historic structure with any substantial alteration was subjected to design review standards or a review. Director Robrahn said correct, except for the exemption. Commissioner Moore said it would be ambiguous on a historic structure because they are not giving any size or definition what constitutes the remodel or addition like they do on a house. Director Robrahn said that is already covered by A and 5 is not necessary at all.

There was further discussion on this section.

Commissioner Pogue said Commissioner Moore made a good point and thought they try to qualify or limit the application of design review requirement by talking about a substantial remodel in A, and what are the substantial changes when talking about 50% of the original structure.

Commissioner Lloyd said all these are builders' tricks; taking a certain percentage and they come back later with more changes.

Director Robrahn asked the Commission if any of the highlighted areas raised any issues.

Commissioner Scanlon said in general this was a great rewrite.

There was further discussion on suggested changes.

Director Robrahn said this is a work in progress and it does not have to be perfect to pass along to the Council.

Commissioner Pogue moved to recommend to the City Council approval of the proposed amendments to Section 6A, Design Review 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 unanimously.

Staff Reports and Discussion

Director Robrahn passed out information on goal statements and benchmarks.

Adjourn

Commissioner Moore moved to adjourn the meeting at 8:45 pm. Commissioner Pogue seconded, the motion passed unanimously.