

**MINUTES OF THE  
HAILEY PLANNING AND ZONING COMMISSION  
Monday, April 19, 2010**

The regular meeting of the Hailey Planning and Zoning Commission was called to order at 6:30 pm by Commission Chair Owen Scanlon. Commissioners present were Geoff Moore and Mark Johnstone. Staff present included Planning Director Beth Robrahn, Planner Mariel Platt, and Planning Assistant Beck Mead

**Consent Agenda**

**Approval of Minutes** – March 29<sup>th</sup> and April 5, 2010

**Findings of Fact** – Approval of City Initiated Rezone, Block 69, Lots 1-3, Hailey Townsite

**Commissioner Moore moved to approve the consent agenda.** Commissioner Johnstone seconded, the motion passed unanimously.

**Presentation** – Green Building Recommendations – Planner Mariel Platt

- An overview of the Green Building Committee
- Research and Stats – Economic Sustainability
- National and Local Trends – Above Code Building Program & HERS Program
- Identified Concerns & Issues
  - What might it do to the local economy?
  - How will it affect building and housing costs?
  - Will people choose to build elsewhere?
- Guiding Principles
- The Recommendation
  - Addresses energy efficiency as a high priority.
  - Addresses building size.
  - Addresses both commercial and residential.
  - Incorporates other components.
  - Addresses new construction and existing buildings (only certain additions and alterations are included). These are based on a point system.

Commissioner Moore suggested adding thermal mass points. He asked Platt if there was a time frame for someone's energy score. Platt said the committee has discussed this but that level of detail has not been recommended.

Commissioner Scanlon asked if they will add these Green Building recommendations to the building application process.

Planner Platt stated that it would go into the Building Code section of Hailey Municipal Codes.

**Unfinished Business**

Continuation of a Public Hearing upon a city initiated text amendment to the Hailey Zoning Ordinance No. 532, Article 6A, Design Review, to remove redundancy and clarifying standards and guidelines, to allow Public Utility Facilities or Public Uses to install chain link fences, to

allow sidewalks to be constructed in an alternative location, to add a procedure for the resubmittal of an application, and to add guidelines for mural projects; Article 2, Definitions, to add definitions related to mural projects and to clarify the definition of Home Occupation.

Director Robrahn said the only change since the last meeting was with the Development Agreement to replace the Area Development Plan. She said after researching the history of this she feels totally comfortable deleting the Area Development Plan requirement. She discussed this with the City Attorney and he stated Idaho Code only gives the authority to the cities to require Development Agreements with rezones. She said the Area Development Plan has not served much of a purpose; it has not been utilized to any benefit. She said C can be eliminated and D would become C.

Commissioner Scanlon asked about the project that initiated the Area Development Plan requirement. Robrahn said the moratorium that preceded the Area Development Plan language being adopted changed the developer's thinking on how he could use his property.

Commissioner Moore asked if she was confident that this will not happen again. Robrahn said they need to look at the uses allowed in zoning districts to address the issues that originally initiated the Area Development Plan requirement. She said she is totally comfortable taking the Area Development Plan requirement because in the end it did not serve much of a purpose.

#### **Public Hearing Opened**

No public present.

#### **Public Hearing Closed**

**Commissioner Johnstone moved to recommend to the City Council approval of the proposed amendments to Articles 6A, deleting C, and Article 2, 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 surround area; and the proposed amendment will promote the public health, safety and general welfare.** Commissioner Moore second, the motion passed.

Continuation of a Public Hearing upon a city initiated text amendment to all sections of the Hailey Comprehensive<sup>3</sup> Plan. The amendments will change the format and consolidate information, goals, and objectives.

Director Robrahn remarked on benchmarks. She gave the Commissioners an example of a Goal for Environmental Protection & Enhancement from Albuquerque, New Mexico. She wanted to use the benchmarks to show a trend, and whether it was increasing or decreasing. She gave a description of indicators and benchmarks on page 3, second paragraph under Purpose. The Commissioners thought this was a clean description.

There was further discussion between the Commissioners and Director Robrahn. Commissioner Moore had no concerns. Commissioner Scanlon pointed out two changes to be made. He thought this will be a great process. Commissioner Johnstone made a couple of changes; he found the water supply and demand table confusing. He did not think the two tables were compatible. He

made some suggestions to Director Robrahn. Johnstone referenced to Section 9, the need of the capability to evaluate our service providers. Commissioner Moore pointed out Wood River Rubbish is now Clear Creek Disposal, and Hailey Medical Clinic is now St. Luke's Family Medicine.

Commissioner Johnstone commented on Pocatello's Arts Commission who is asking the Planning and Zoning Commission to add a page in the Comp Plan which addresses the arts. He did not think the arts were addressed in our Comp Plan. He said the city will slowly accumulate an art collection, in addition to what is already on the walls.

Director Robrahn stated she has been struggling with Section 7. She said the idea of social well being could be broader and asked the Commissioners if they could look at this section and whether it could include public art and some other things. She mentioned that Boise is adopting a new Comprehensive Plan also, with the help of a consulting firm. She discussed further what Boise has done.

#### **Public Hearing Opened**

No public present.

#### **Public Hearing Closed**

Director Robrahn said her focus for the next meeting will be on Section 5 – updating all the numbers in the tables in terms of growth. She asked the Commission if they were okay with using the arrows up or down to indicate benchmark trends. The Commissioners concurred.

There was discussion on density and growth rate.

**Commissioner Johnstone moved to continue the amendments to the Comprehensive Plan to May 3, 2010.** Commissioner Moore seconded, the motion passed.

#### **Commission Reports**

Commissioner Johnstone said they have called any artist interested in applying for the new Hailey Town Entry Marker. He also said he is sorry to see Citizens for Smart Growth closing.

#### **Adjourn:**

**Commissioner Moore moved to adjourn the meeting at 7:58 pm.** Commissioner Johnstone seconded, the motion passed.