

**Hailey Planning & Zoning Commission
Meeting Minutes
May 3, 2010**

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

Consent Agenda

Approval of Minutes from April 19, 2010

Approval of Idaho Power Design Review for Landscaping, Fencing, and Paint Color

Commissioner Scanlon pulled Idaho Power Design Review from the Consent Agenda.

Commissioner Moore moved to approve the Consent Agenda. Commissioner Scanlon seconded, Commissioners Pogue and Lloyd abstained.

Commissioner Moore asked Director Robrahn if Idaho Power met with the neighbors. She said they did.

Commissioner Scanlon said the colors are fine but suggested it might be better looking if they were reversed.

Commissioner Moore moved to approve Idaho Power's Design Review for landscaping, fencing and paint color. Commissioner Lloyd seconded, the motion passed unanimously.

Unfinished Business

Continuation of a public hearing upon a city initiated text amendment to all sections of the Hailey Comprehensive Plan. This meeting's focus will be on Section 5, Land Use.

Director Robrahn gave a power point presentation on the basis of the analysis of the indicators in the Land Use section.

- Current land use efficiency chart; the average units per acre in the GR and LR zoning districts is 2 units per acre. The data is collected from the county's database.
- Growth rate in the city from 2000 to 2008.
- Adopted population growth projections; low, mid, and high growth rates showing projected population in 20 years.
- Base density allowed by Hailey's 2010 Zoning Code, showing zoning district, units per acre, units with ADUs, units per acre for multi-family or mixed use.
- A map showing the current density in the city was given to the Commission.

Planner Platt stated the apartment complexes that were not condominiumized are not all counted, and said she was going to go back and add them which would raise the density in some areas.

- Director Robrahn spoke about unplatted, undeveloped land in the ACI to explain the assumptions used to estimate the total land available for annexation (338 acres).
- Infill of vacant land, with growth rate, acres of vacant land in 2010 including the 200 acre airport site, coming up with units per acre.
- Development at current city-wide average of 2 units per acre, showing growth rate, additional acres needed (excluding vacant land), which shows the % increase in land area.
- Development at a minimum of 4 units per acre.
- Combinations of density and land expansion for 4.5% and 6.5% growth rates. She said all of this information is included in the draft, section 5.4; the indicators are the growth rate, general trend of land use efficiency.

Commissioner Pogue asked where she got the language that was under 5.4. Director Robrahn said based on discussions by the Commission. She said the allowable density is already accommodating.

Commissioner Pogue stated the language in 5.4 reads max out with infill first before any annexations. Commissioner Moore said he agreed with Pogue about that language.

Director Robrahn said the idea is to be more general. She gave a suggestion on another way it could be written.

Planner Platt asked if the preference was for infill over annexations.

Commissioner Scanlon said with all of the projected population, how can there be enough water and sewer. Director Robrahn said the developer would have to pay for additional sewer capacity required. She said a study was being conducted by the USGS to attempt to quantify water supply and that water supply is a limiting factor for population growth.

Commissioner Scanlon said this is very positive; he liked the new verbiage and the way it was laid out. Scanlon asked if there will be a base line. Robrahn said yes.

Director Robrahn said in section 5.1 there will be an updated land use map added.

Commissioner Lloyd continues to struggle with annexations and wanted to know how everyone else felt about that. There was further discussion on density.

Director Robrahn suggested changing 5.5 to read “encourages development at current allowable densities”. She asked the Commission at the next meeting how they felt about making a recommendation to Council. She said they should make a recommendation only if they felt comfortable with the benchmarks and indicators, and told them they could take as much time as they wanted.

Commissioner Moore said he could point out some minor changes. Robrahn requested the Commissioners read through the draft and give any edits to her by the beginning of next week to incorporate everyone's edits to be included in the May 17 packet.

Public Hearing Opened

Tony Evans, Idaho Mountain Express commented on the density map. He suggested using more colors for clarification. He said one of the council members was worried if the county were to rezone to community housing overlay, raising the density in the city.

Public Hearing Closed

Commissioner Moore moved to continue this application to May 17th. Commissioner Lloyd seconded, the motion passed unanimously.

Staff Reports and Discussion

Director Robrahn asked if the Commission would like to be kept updated on the status of their recommendations to Council.

Commissioner Pogue moved to adjourn the meeting at 7:50 pm. Commissioner Moore seconded, the motion passed unanimously.