

**MINUTES  
OF THE HAILEY PLANNING  
AND ZONING COMMISSION  
Monday, June 2, 2008**

Commission Chair Stefanie Marvel called the meeting to order at 6:35 p.m. Commissioners present were Geoff Moore, Owen Scanlon, and Mark Spears. Commissioner Pogue was excused. Staff present was Planning Director Beth Robrahn, City Planner Mariel Platt, Administrative Assistant Becky Mead, Planning Intern Eric Grootveld, Director of Public Works and City Engineer Tom Helen, and City Attorney Ned Williamson.

**Public Comment Opened**

**John Marvel**, 316 E. Bullion, expressed a concern with the fence at the house on 3<sup>rd</sup> and Croy, John Brashears' old house. The fence has been built 2 to 3 ft. from the house suggesting this is a new property line. He believes there is an application to vacate a lot line which would create a building set back issue and would violate the Townsite Overlay process. He asked the Commission for a public hearing on this.

Commissioner Marvel stated this was brought to her attention by a neighbor with the fence being so close to the house. Director Robrahn stated this technically meets the standards but would look into this and speak to the City Attorney about the options. Commissioner Moore asked if they could amend the bulk requirements. Director Robrahn stated yes. Attorney Williamson cautioned the Commission not to get too involved with this at this time.

**Public Comment Closed**

**Consent Agenda**

- a. Findings of Fact Pioneer Federal Credit Union Drive-thru Design Review approval - Commissioner Scanlon noted on page 4, to add entrance to drive-thru is widened from 10 to 12 ft. and parking stalls were balanced on either side.
- b. Design Review Old Cutter's Park/picnic Shelter and Restroom – Administrator recommended approval - the Commission added a condition that the restroom be constructed on a slab on grade foundation with a floor drain.
- c. May 19, 2008 minutes – approval

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

**Workshop**

Attorney Williamson gave an outline of Category A Annexations. He stated this was a broad discretion; reasonableness. He went over some procedural law issues. He explained and gave examples to the Commission on ex-parte communication, bias, conflict of interest, site visits and motions.

Jason Miller, Director of Mountain Rides Transit spoke about Hailey's Transportation Master Plan. He stated currently the bus service runs from Bellevue, the length of Woodside,

into Hailey's park n ride and continues to Ketchum. The neighborhood service and point to point trips are free. He said ridership is very strong and ranges from 4,000 rides to 8,700 rides for the month of May. Long term planning keeps more bus transportation on the highway and off of Woodside to turn the buses more often. The missing piece is stand alone service for Hailey; small buses running Woodside, Community Campus, High School, Airport and through town; would meet up with the service running up and down the highway. Funding is a question to work on. Director Robrahn clarified what overall transit planning was about and how the City would work with Mountain Rides on Hailey's future needs.

Director Helen spoke about the transportation master plan and street maintenance.

Director Robrahn presented general review of growth management and land use consumption including Policy 5.4 and 5.7.1, Policy 12.1, and the current trend is and Hailey's growth estimates. She explained if current efficiency of 1.31 units per acre continues there would be an expansion of approximately 2,982 acres required and ACI is 4,262 acres; a fraction of which is unplatted or buildable. She also spoke about defining Hailey's "small town character" in units per acre. Director Robrahn also explained how this related to Policy 6.3.1 – reduce the need for residents to travel long distances. She explained that 7 units per acre support transit service at 30 minute frequencies.

Jeff Adams, Regional Planner for Blaine County was present to speak about efficient land use and growth management. He explained that units per acre was a more inclusive measure and provided a better overall sense of the relative walkability (uses within ¼ to ½ mile) of a site.

Director of Public Works and City Engineer Tom Helen made a presentation on City Water and Wastewater planning. He explained that meters allow for better estimates. He said there are still problems with water pressure and distribution. The hope with odd – even usage will cut down the water usage and level. Wastewater is combined to pump water from Eagle Park down to Woodside which treats over 6,000 gal per day.

### **Staff Reports and Discussion**

Director Robrahn stated there are public comments added to the staff report. She stated there will be other versions of the staff report as the meetings evolve. She gave the Commission an example of design review guidelines for drive-thru facilities from the City of Toronto. She stated she is leaving 6/3/08 and will return next Wednesday.

### **Commission Reports and Discussion**

Commissioner Marvel would like to revisit the transitional zoning district. She would like to see the business areas filled before any transitional zoning is approved. She spoke about Kristin Anderson's comment letter in regards to the Quigley meetings. Marvel explained that she did not feel that there was any pressure to make any decision regarding the annexation.

### **Adjourn Meeting**

**Commissioner Spears moved to adjourn at 9:05 p.m.** Commissioner Scanlon seconded, the motion passed unanimously.