

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Mariel Platt, Planner

RE: Zoning Ordinance Amendment – Article 9, Parking and Loading Spaces

HEARING: February 17, 2009

Note: Staff analysis is in lighter type

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies and area media on December 31, 2008. On January 20, 2009, the ordinance amendment was continued on the record to the February 2, 2009 meeting date. On February 2, 2009, it was continued on the record again to the February 17, 2009 meeting date.

Proposal

Attached are amendments to Section 9.3, Off-street Parking Dimensions and 9.4, Parking Space Requirements of the Zoning Ordinance proposed by the City.

These amendments would include the City Standard's parking dimensions, with reduced dimensions, to the Ordinance and would allow for a limited number of on-site compact parking spaces.

Procedural History

The impetus for these amendments is to promote sustainability in our Zoning Ordinance. Sustainability integrates economic, social and environmental spheres, the thought being that decisions must not be detrimental to any one sphere or your actions will not be sustainable. A common definition of sustainability is to meet the needs of the present without compromising the ability of future generations to meet their own needs. Many cities across the globe are realizing the impacts, either positive or negative, that planning and zoning can have on sustainability. These proposed amendments are an attempt to use Hailey's Zoning Ordinance as a tool to increasing the sustainability within the City of Hailey and beyond.

Allowing compact parking spaces to comprise a limited number of an applicant's parking space requirements reduces the amount of impervious and blacktop surface on a site, which in turn increases water infiltration and decreases the heat island or albedo effect. A reduction in parking dimensions allows for more open space that can be used for other amenities besides parking, such as landscaping. Compact parking spaces promote alternative methods of transportation and the use of compact cars, which creates a reduction in our carbon footprint.

By incorporating the dimensions in the Ordinance, the public will have better access to the City Standards and will have a better understanding or the City's off-street parking requirements.

Standards of Evaluation

14.6 Criteria for Review. When evaluating any proposed amendment under this Article, the Hearing Examiner or Commission and Council shall make findings of fact on the following criteria:

1. The proposed amendment is in accordance with the Comprehensive Plan;

The Commission should consider how the proposed amendments relate to the various policies and implementation items of the Comprehensive Plan, particularly the following:

13.0 Community Design

1. Policy: Maintain a City that emphasizes the human being and places less emphasis on the automobile.

Implementation:

- a. Encourage a compact city form in order to allow interaction, convenience, alternative forms of transportation, and the preservation of green space adjacent to the City.*

10.1 Transportation and Circulation

5. Policy: Promote land development that discourages urban sprawl, connects the community, and encourages multi-modal use.

Implementation:

- b. Balance parking needs with multi-modal transportation needs. Minimize the effect of large parking lots with landscape buffers and islands.*

10.3 Transportation and Circulation

1. Policy: Standards for development should encourage multi-modal transportation.

Implementation:

- b. Review the parking ordinance to establish appropriate minimum and maximum numbers of parking spaces for development. Encourage creative alternatives to larger parking lots, such as shared parking, public transit, special event shuttles, etc. Explore other means to balance parking needs, such as parking meters.*

Environment Section - Air Quality

1. Policy: Reduce stationary and mobile source emissions of pollutants.

Implementation:

- a. Implement standards and support local and regional efforts to reduce air pollutants.*
- b. Adopt zoning and subdivision ordinance amendments to promote air and water quality and water conservation.*
- g. Promote transportation strategies that encourage low emission vehicles and alternatives to traditional fuels.*

Environment Section - Greenhouse Gas Emissions (adopted in 2007, but not published)

Goal: Strive to meet or exceed the Kyoto Protocol target of reducing greenhouse gas emissions seven percent below 1990 levels.

Implementation:

- a. Identify and implement cost-effective actions that will reduce the community's contribution to total global greenhouse gas emissions.*
- b. Integrate land use, building code, transportation and energy policies to*

support this goal.

2. **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;**

It is not anticipated that the proposed amendments will create additional requirements at public cost.

3. **The proposed uses are compatible with the surrounding area; and**

It is not anticipated that allowing compact parking spaces will jeopardize the compatibility with surrounding uses.

4. **The proposed amendment will promote the public health, safety and general welfare.**

By allowing for compact parking spaces to comprise a limited number of required off-street parking, there is potential for a reduction in our carbon footprint, by promoting compact cars. If applicants chose to utilize compact cars spaces for a limited number of required parking spaces they could increase the amount of space that could be used for other amenities, thus providing flexibility. This amendment would also give increasing flexibility to the developer of a site, allowing more on-site space to be utilized in other ways, thereby reducing potential site design conflicts.

Summary

The Commission shall hold a public hearing and determine whether the proposed amendments are in accordance with the applicable standards of evaluation.

The Commission shall recommend, with reasons therefore, to the Council that the proposed amendment be granted or denied, or that a modified amendment be granted.

Motion Language

Motion to recommend the City Council approve the proposed amendments to Sections 9.3 and 9.4, 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.