

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Tuesday, October 14th, 2014
Hailey City Hall
5:30 p.m.**

Present: Jay Cone, Owen Scanlon, Regina Korby, Janet Fugate, Dan Smith

Absent: None

Staff: Micah Austin, Kristine Hilt

Call to Order

5:30:33 PM Chair Cone called the meeting to order.

Public Comment for items not on the agenda

None.

Consent Agenda

CA 1 *Motion to approve minutes of September 8th, 2014*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Creative Edge Computers, represented by Robbie and Carole Freund, for the replacement of exterior siding, located at 409 South Main Street (Lots south ½ of 3, 4, 5, Block 17, Hailey Townsite) within the Townsite Overlay (TO) and Business Districts (B).*

5:31:23 PM Micah Austin pulled CA 2. Micah Austin went on to introduce the design review exemption application submitted by Creative Edge Computers. He indicated that project will include replacing and repainting existing exterior siding materials. Micah Austin added that according to the current City code, siding materials were required to comply with the Design Review standards and process. Commissioners inquired about new materials. 5:33:59 PM Janet Fugate moved to approve the consent agenda. Regina Korby seconded and the motioned carried unanimously.

New Business and Public Hearings

NB 1 *Consideration of a city initiated text amendment to the Zoning Ordinance 532 to amend Article 7, Supplementary Location and Bulk Requirements, Section 7.1.10 which addresses the keeping and raising of chickens. The amendment proposes to increase the maximum number of laying hens allowed, amends language addressing locations for the keeping of chickens, and amends the minimum lot size required for the keeping and raising of chickens.*

5:34:49 PM Micah Austin introduced the text amendment to the Commissioners and included the public response and requests for urban agriculture. He noted that many residents have requested to keep more chickens than the current City code allows. Micah Austin also added that the City Council had previously voiced approval of increasing the number of chickens allowed for residents within approved districts. He then summarized the proposed changes to the current ordinance. Micah Austin also informed the Commissioners that the public hearing would not require a vote as the notice was not compliant with Idaho Local Land Use Planning standards for public notice. The public hearing would require a vote on the next Planning & Zoning meeting to be held on November 10th, 2014. 5:40:22 PM The Commissioners and Micah Austin continued to discuss the proposed changes including lot size, zones, and numbers of allowable chickens. Discussion continued to include allowing six chickens instead of the proposed ten chickens and current zoning versus proposed zoning for allowing chickens. 5:44:33 PM Micah Austin notified the Commissioners about what allowing urban agriculture is various zones would change for residents and included information about beekeeping and community gardening. Discussion continued to include non conforming issues that may arise

including placement of chickens, sale of eggs, beekeeping near restaurants and consequences of each. [5:49:12 PM](#) Regina Korby inquired about code enforcement in regards to urban agriculture. Micah Austin informed all Commissioners about the process of code enforcement and noted that enforcement is by far complaint driven. [5:50:56 PM](#) Micah Austin summarized the discussion and included information about the approved text amendment changes. He noted the approved zones and also added that six chickens was the approved number moving forward.

[5:53:09 PM](#) **Chair Cone called for public comment. None was given. Chair Cone closed public comment.** Micah Austin read two public comments that were submitted electronically. Public comment included concerns about vermin and predators. Discussion between the Commission and staff included manure and predator concerns and complaints.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 *Discussion of current building activity and upcoming projects j*

[6:00:23 PM](#) Micah Austin and Kristine Hilt updated the Commissioners on current building activity.

SR 2 *Discussion of the next Planning and Zoning meeting: Monday, November 10th, 2014
(no documents)*

[6:00:54 PM](#) Micah Austin briefed the Commissioners on the upcoming meeting agenda and items.

Adjourn

[6:04:23 PM](#) **Regina Korby motioned to adjourn. Dan Smith seconded and the motion carried unanimously.**