

**SPECIAL MEETING MINUTES  
HAILEY PLANNING & ZONING COMMISSION  
Tuesday, November 14, 2017  
Hailey City Hall  
11:30 a.m.**

Present were: Commission Chairwoman, Janet Fugate, Commissioner Owen Scanlon, Commissioner Richard Pogue, and Commissioner Dan Smith. Commissioner Jeff Engelhardt was not present for the first half of the meeting. Staff present were: Community Development Director, Lisa Horowitz, Certified Floodplain Manager, Rebecca Bundy, City Administrator, Heather Dawson, and members of the public.

[11:30:32 AM](#) Chair Fugate called the meeting to order.

**[PH 1](#) (CONTINUATION) OF A CITY-INITIATED TEXT AMENDMENT TO TITLE 17, SECTION 17.04J, FLOOD HAZARD OVERLAY ZONING DISTRICT (FH), TO UPDATE THE EXISTING CODE TO MEET CURRENT STATE STANDARDS AND RECOMMENDATIONS, REFLECT LESSONS LEARNED IN 2017 FLOODING AND CLARIFY EXACTLY WHAT TYPES OF DEVELOPMENT REQUIRE A FLOOD HAZARD DEVELOPMENT PERMIT.** Staff present were: Community Development Director, Lisa Horowitz, Certified Floodplain Manager, Rebecca Bundy, City Administrator, Heather Dawson, and members of the public.

[11:31:05 AM](#)

Rebecca Bundy presented the Flood Hazard Overlay Text Amendment for the public hearing. Bundy reported on FEMA's Special Flood Hazard Area (SFHA) zones that impact Blaine County; and explained the various colors used on the explanatory information page "LEGEND" so the Commission would understand where the text changes originate (i.e., from the current Hailey code, the State of Idaho Model Floodplain Ordinance "model code", State recommended text, staff recommended text, etc.). Bundy noted that the Commission completed the definitions section (pages 1 thru 11) at the last public hearing and are ready to begin on page 12 of the draft §17.04J.010 Statutory Authority, Findings of Fact, Purpose, and Objectives. Bundy presented the text amendments page by page. The Commission and staff reviewed the suggested text changes in detail and discussed impacts, changes and concerns (pages 12 thru 27).

Public comment was opened. [12:43:37 PM](#) No public comment was given. Staff added written public comment received from Martin Flannes dated November 13, 2017; and Bundy reported on the response letter to be sent to Mr. Flannes.

Public comment closed.

[12:53:05 PM](#) Following discussion: **Smith made a motion, seconded by, seconded by Scanlon, to continue the Public Hearing on the City-initiated Text Amendment to Title 17, Section 17.04J,**

Flood Hazard Overlay Zoning district (FH) to December 12, 2017, at 11:30 a.m. Motion carried unanimously 5/0.

[12:54:27 PM](#) Following discussion: Engelhardt made a motion, seconded by Smith, to adjourn at 12:54 p.m. Motion carried unanimously 5/0.