

**NOTICE OF PUBLIC HEARING
HAILEY PLANNING AND ZONING COMMISSION
Monday, December 7, 2009**

PUBLIC NOTICE IS HEREBY GIVEN that the Hailey Planning and Zoning Commission will hold a Public Meeting at **6:30 p.m.** on **Monday, December 7, 2009**, to be held in the upstairs meeting room of Hailey City Hall and will hold Public Hearings on the following item(s).

- An application by Ed Uhrig for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 4-10, Block 69, Hailey Townsite (17 Myrtle St. East) from General Residential (GR) to Limited Business (LB). The purpose of the Limited Business (LB) district is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses.

For further information regarding these applications please contact Mariel Platt, 788-9815 x 24.

Any and all interested persons are invited to attend this public hearing or submit written comments to the Planning Department at 115 South Main Street, Hailey, Idaho, 83333 or mariel.platt@haileycityhall.org. Supporting documents for each application can be viewed on the City of Hailey website on the day this notice is published and the staff reports for each application will be posted on the Friday before the meeting; go to www.haileycityhall.org click on Get Agendas in the Upcoming Meetings box in the upper right corner, scroll down the menu on the left side to the Planning and Zoning Commission or Hearing Examiner and click "Agendas and Support Documents". For special accommodations to participate in the noticed meeting, please contact Becky Mead at (208) 788-9815 x 20.

Publish: The Idaho Mountain Express: November 18, 2009

Public Notice Checklist		PROJECT NAME(S): (1) UHRIG REZONE
Hailey P&Z Commission	Hearing date:	December 7, 2009
Initial and date when completed	Completion date:	PROOF OF NOTICING REQUIREMENTS MET
	11/13/2009	Public Notice emailed to Mt. Express For vacations: 2 successive weeks in paper, the last not less than 7 days prior. For fees: consecutively 2 weeks prior.
	11/18/2009	Public Notice mailed to adjoining property owners & applicant & published in the Mt. Express; If alternate notice, display ad and post all boundaries.
	11/18/2009	Public Notice mailed to public agencies, if applicable Amendments to Comp Plan, Zoning Ord. & Map, Sub Ord., City Standards, Annexations and AOI
	11/18/2009	Certified mail to affected property owners; vacations only
	11/30/2009	Public Notice posted on site, if applicable Annexation, Conditional Use Permit, Planned Unit Development, Rezone
	12/2/2009	Email & Fax to parties requesting receipt of agendas.
	12/2/2009	Agenda Posted at City Hall (front/ back doors)
	12/2/2009	Staff report, agenda, and letters faxed to applicant and/or representative.
	12/2/2009	Agenda & Supporting documents posted on website.
	12/2/2009	Packets sent to Commissioners. Original to planner.

I HEREBY CERTIFY that the Notice of Public Hearing, Agenda, and packet information pertaining to the meeting specified above was distributed on the dates as shown on the above checklist. This notice package will be placed in the project file(s).

SWORN AND DATED this _____ day of _____, 2009.

_____ Becky Mead, Planning Administrative Assistant

Initial

City of Hailey

PLANNING DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815
Fax: (208) 788-2924

November 18, 2009

Dear Property Owner:

Your property has been identified as being located within 300 feet of the property listed below; this letter is being sent to you to give you the opportunity to comment on the following application related to this property:

- An application by Ed Uhrig for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 4-10, Block 69, Hailey Townsite (17 Myrtle St. East) from General Residential (GR) to Limited Business (LB). The purpose of the Limited Business (LB) district is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses.

A map showing the location of the property is included with this letter.

A public hearing will be held as part of the Hailey Planning and Zoning Commission's meeting on **Monday, December 7, 2009**, at 6:30 p.m., at Hailey City Hall on this application.

You are invited to attend the public hearing or submit written the Hailey Planning Department at 115 South Main Street, Hailey, Idaho, 83333 or by emailing mariel.platt@haileycityhall.org. For further information regarding this application please contact Mariel Platt by email or phone, 788-9815 x 24.

Supporting documents for this application can be viewed on the City of Hailey website as of the date of this letter. The staff reports for this application will be posted on the Friday before the meeting; go to www.haileycityhall.org, click on Get Agendas in the Upcoming Meetings box in the upper right corner, scroll down the menu on the left side to the Planning and Zoning Commission and click "Agendas and Support Documents". For special accommodations to participate in the public hearing, please contact Becky Mead at 788-9815 x 20.

City of Hailey

PLANNING DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815
Fax: (208) 788-2924

November 18, 2009

Dear Public Agency,

Included below please find the agenda item(s) for the Hailey Planning and Zoning Commission's meeting on **Monday, December 7, 2009**, at 6:30 p.m., Hailey City Hall.

- An application by Ed Uhrig for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 4-10, Block 69, Hailey Townsite (17 Myrtle St. East) from General Residential (GR) to Limited Business (LB). The purpose of the Limited Business (LB) district is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses. For further information regarding this application please contact Mariel Platt, 788-9815 x 24.

This Notice is issued pursuant to Idaho State Code (Local Land Use Planning Act), Section 67-6509, whereby notice must be provided to all political subdivisions providing services within the planning jurisdiction at least 15 days prior to public hearings regarding proposed amendments to the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, or any other land use ordinance.

Any and all interested persons are invited to attend the public hearing or submit written the Hailey Planning Department at 115 South Main Street, Hailey, Idaho, 83333 or by emailing the planner assigned to the project. Supporting documents for each application can be viewed on the City of Hailey website on the day this notice is published and the staff reports for each application will be posted on the Friday before the meeting; go to www.haileycityhall.org, click on Get Agendas in the Upcoming Meetings box in the upper right corner, scroll down the menu on the left side to the Planning and Zoning Commission or Hearing Examiner and click "Agendas and Support Documents". For special accommodations to participate in the public hearing, please contact Becky Mead at (208) 788-9815, extension 20.

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, December 7, 2009
Hailey City Hall

6:30 p.m. Call to Order

Public Comment for items not on the agenda

Consent Agenda

- Tab 1 Approval of Minutes – November 16, 2009
- Tab 2 Approval of Findings of Fact – Recommended denial of Colorado Gulch Preserve Annexation

Presentations

New Business

- Tab 3 A public hearing upon an application by Ed Uhrig for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 4-10, Block 69, Hailey Townsite (17 Myrtle St. East) from General Residential (GR) to Limited Business (LB). The purpose of the Limited Business (LB) district is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses.

Unfinished Business - continued from Nov. 16, 2009

- Tab 4 Continuation of a public hearing upon a city initiated text amendment to Article 7, of Hailey Zoning Ordinance No. 532. The amendments would clarify that Accessory Structures with a floor area of 120 square feet or less are required to be setback a minimum of 3 feet from either: 1) the side and/or rear property line, or 2) the primary structure.
- Tab 5 Continuation of a public hearing upon a city initiated text amendment to Article 8.2, Signs, of the Public Hailey Zoning Ordinance No. 532. The amendments would reorganize procedures and standards, clarify standards for all types of signs permitted, create a new section to address signage for multi-tenant buildings, amend the sign area allowed for portable signs, and limit the number of portable signs permitted per business and permitted within the public right-of-way.

- ~~Tab 6 Public Hearing and Workshop upon a city initiated text amendment to the Hailey Zoning Ordinance No. 532, Sections 6A.7.2.1, 6A.7.2.2 and 6A.7.2.3, removing redundancy and clarifying standards and guidelines. The amendments to Design Review will be noticed for January 19, 2010 because more sections than were originally noticed need to be modified.~~

Commission Reports and Discussion

Staff Reports and Discussion

Comprehensive Plan Update - Airport Site workshops Dec 10 and 17, 6 – 8 pm, City Hall

Adjourn