

**NOTICE OF PUBLIC HEARING  
HAILEY PLANNING AND ZONING COMMISSION  
Monday, August 3, 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, August 3, 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 Hartland Development Company LLC for annexation of 21.81 acres of the Colorado Gulch Preserve located within **Lot 1, Block 1, Stevens Family Ranch, LLC Subdivision (70 Broadford Road)**. The parcel is located west of Airport West Subdivision and south of Della View/Broadford Estates Subdivision. The applicant is requesting General Residential (GR) zoning of the property should annexation be approved.

For further information regarding these applications please contact Beth Robrahn, 788-9815, extension 13

Any and all interested persons are invited to attend said hearing or submit their comments in writing to the Hailey City Offices at 115 South Main Street, Hailey, Idaho, 83333. Verbal comments may be time limited at the meeting. Correspondence in excess of two pages must be received by the Planning Department at least 4 days before the public hearing to be entered into the record at the hearing. The staff reports for each application will be posted on the City of Hailey website by the Friday before the meeting; go to [www.haileycityhall.org](http://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, extension 20.

Publish: The Idaho Mountain Express: July 10, 2009

Public Notice Checklist		PROJECT NAME(S): (1) Colorado Gulch Annex.
Hailey P&Z Commission	Hearing date:	August 3, 2009
Initial and date when completed	<b>Completion date:</b>	PROOF OF NOTICING REQUIREMENTS MET
	7/10/2009	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.
	7/15/2009	Public Notice mailed to adjoining property owners & applicant & published in the Mt. Express; If alternate notice, display ad and post all boundaries.
	7/15/2009	Public Notice mailed to public agencies, if applicable
		Amendments to Comp Plan, Zoning Ord. & Map, Sub Ord., City Standards, Annexations and AOI
	7/15/2009	Certified mail to affected property owners; vacations only
	7/27/2009	Public Notice posted on site, if applicable
		Annexation, Planned Unit Development, Rezone
	7/29/2009	Email & Fax to parties requesting receipt of agendas.
	7/29/2009	Agenda Posted at City Hall (front/ back doors)
	7/29/2009	Staff report, agenda, and letters faxed to applicant and/or representative.
	7/29/2009	Agenda & Supporting documents posted on website.
	7/29/2009	Packets sent to Commissioners. Original to planner.

\_\_\_\_\_ Becky Mead, Planning Administrative Assistant

Initial

# City of Hailey

Planning and Zoning Department

115 MAIN STREET SOUTH  
HAILEY, IDAHO 83333

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

July 15, 2009

Dear Property Owner:

Your property has been identified as being located within 300 feet of the property listed below; this letter is issued to solicit comment on the application.

The public hearing will be part of the Hailey Planning and Zoning Commission's meeting on **Monday, August 3, 2009**, at 6:30 p.m. and will hold a public hearing on the following item:

- An application by Hartland Development Company LLC for annexation of 21.81 acres of the Colorado Gulch Preserve located within **Lot 1, Block 1, Stevens Family Ranch, LLC Subdivision (70 Broadford Road)**. The parcel is located west of Airport West Subdivision and south of Della View/Broadford Estates Subdivision. The applicant is requesting General Residential (GR) zoning of the property should annexation be approved.

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# City of Hailey

Planning and Zoning Department

115 MAIN STREET SOUTH  
HAILEY, IDAHO 83333

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

July 15, 2009

Dear Public Agency,

Included below please find the agenda item(s) for the Hailey Planning and Zoning Commission's meeting on **Monday, August 3, 2009**, at 6:30 p.m.

- An application by Hartland Development Company LLC for annexation of 21.81 acres of the Colorado Gulch Preserve located within **Lot 1, Block 1, Stevens Family Ranch, LLC Subdivision (70 Broadford Road)**. The parcel is located west of Airport West Subdivision and south of Della View/Broadford Estates Subdivision. The applicant is requesting General Residential (GR) zoning of the property should annexation be approved.

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 said hearing or submit their comments in writing to the Hailey City Offices at 115 South Main Street, Hailey, Idaho, 83333. Verbal comments may be time limited at the meeting. Correspondence in excess of two pages must be received by the Planning Department at least 4 days before the public hearing to be entered into the record at the hearing. The staff reports for each application will be posted on the City of Hailey website by the Friday before the meeting; go to [www.haileycityhall.org](http://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, extension 20.

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, August 3, 2009**  
**Hailey City Hall**

**6:30 p.m. Call to Order**

**Public Comment** for items not on the agenda (any issue brought forward which the Commission would like to discuss can be noticed for discussion at a future meeting).

**Consent Agenda**

**Tab 1** Approval of Minutes – July 6, 2009

**Tab 2** Approval of six month extension of Hailey Commercial Building Design Review

**Proclamations and Presentations**

None

**New Business**

**Tab 3** An application by Hartland Development Company LLC for annexation of 21.81 acres of the Colorado Gulch Preserve located within Lot 1, Block 1, Stevens Family Ranch, LLC Subdivision (70 Broadford Road). The parcel is located west of Airport West Subdivision and south of Della View/Broadford Estates Subdivision. The applicant is requesting General Residential (GR) zoning of the property should annexation be approved.

**Unfinished Business**

**Tab 4** Continuation of a public hearing from July 6, 2009 of an application by the Blaine County School District for a Conditional Use Permit (CUP) for an above ground biodiesel storage and dispensing tank, located at the Bus Maintenance Facility, Wood River High School (1060 Fox Acres Road), within the General Residential (GR) District. Above ground flammable and combustible liquid tanks utilized by a public use are permitted conditional uses within this zone with approval of a CUP.

**Tab 5** Continuation of a public hearing from July 6, 2009 of an application by the Blaine County School District for an amendment to its existing Bus Maintenance Facility CUP, which was issued in 2003 and amended in 2005. The purpose of this 2009 CUP amendment is to revise condition 4.d. to allow an on-site fuel storage tank and dispensing at the same location.

**Workshop**

Environment Section of Comprehensive Plan – review by Commissioner Johnstone

**Commission Reports and Discussion**

**Staff Reports and Discussion**

Open Meeting Law Changes

**Adjourn**