

**NOTICE OF PUBLIC HEARING
HAILEY PLANNING AND ZONING COMMISSION
Monday, July 6, 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, July 6, 2009**, to be held in the upstairs meeting room of Hailey City Hall and will hold Public Hearings on the following item(s).

- A city initiated text amendment to Article 4.13.8 of Hailey Zoning Ordinance No. 532. The amendments would clarify that a building could be added on to without the removal of internal lot lines, as long as the setbacks measured from the nearest underlying Original Townsite lot line were met.
- A city initiated text amendment to the Subdivision Ordinance #821, adding Hailey Landscaping Standards to City Standards, Exhibit A, Section 5, Improvements Required.
- 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. The applicant has also applied 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.

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

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 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: June 17, 2009

NOTICE LANGUAGE

Annexation

An application by (applicant name) for annexation of (legal description), approximately (#) acres, located at (general location). The applicant is requesting (district) Zoning for the project, to be known as (name). (If applicable: If annexation is approved, the City of Hailey proposes to simultaneously annex (legal description) to be zoned (district).

Day care CUP

An application by (applicant name) for a Conditional Use Permit for a Day Care Home/facility/ center), (name of day care business), located at (legal description) (street address, leave in parenthesis) within the (zone) District. Day Care (Homes/Facilities/Centers) provide care for up to * children and is a permitted conditional use within this zone with approval of a Conditional Use Permit.

CUP

An application by (applicant name) for a Conditional Use Permit for (describe use), located at (legal description) (street address, leave in parenthesis) within the (zone) District. (use) is permitted conditional use within this zone with approval of a Conditional Use Permit.

Design review

An application by (applicant name) for Design Review of a (new building? Remodel? Addition?), to be known as (name of project), located on (legal description) (street address, leave in parenthesis) within the (zone) district.

Subdivision

An application by (applicant name) for (preliminary/final) plat approval of (name of sub-division). The current legal description of the property is (*), located at (general location, street frontages, etc.) (street address if one exists, leave in parenthesis) within the (zone) district. The plat would create (*) lots, and includes the extension of (street name) through the property (*if applicable).

Vacation

An application by (applicant name) for the vacation (abandonment) of a city (alley? Street?). The subject (alley/street) is located at (general location). The application would vacate the (street/alley) in order to add land area to the adjacent property.

Variance

An application by (applicant name) for a variance from the setback restrictions of the Hailey Zoning Ordinance. The variance requested would allow a (how many feet) encroachment into the (x) foot (front, side or rear?) yard setback for a planned (residential building?garage?). The property is located at (legal description) (street address, leave in parenthesis) within the (zone) District.

Zone change

An application by (applicant name) for an amendment to the zone district map for the City of Hailey. The application would change the zoning of (legal description) located (general description) (street address, leave in parenthesis) from (old zone) to (new zone). The purpose of the (new zone) district is (from purpose statement of the applicable zone).

Text amendment

An application by (applicant name) for a text amendment to (Article *, of Hailey Zoning Ordinance No. 532 or Article *, of Hailey Subdivision Ordinance No. 821. The amendments would * (If CC, add following language to end of paragraph: The proposed amendments have been recommended for approval by the Planning & Zoning Commission.)

Public Notice Checklist		PROJECT NAME(S): Zoning Ord Sec 4.13.8 (2) Hailey Landscaping Standards (3) BCSD Biodeisel Diesel Storage Tank CUP/DR
Hailey P&Z Commission	Hearing date:	July 6, 2009
Initial and date when complete	Completion date:	PROOF OF NOTICING REQUIREMENTS MET
	6/12/2009	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.
	6/17/2009	Public Notice mailed to adjoining property owners & applicant & published in the Mt. Express; If alternate notice, display ad and post all boundaries.
	6/17/2009	Public Notice mailed to public agencies, if applicable
		Amendments to Comp Plan, Zoning Ord. & Map, Sub Ord., City Standards, Annexations and AOI
	6/17/2009	Certified mail to affected property owners; vacations only
	6/29/2009	Public Notice posted on site, if applicable
		Annexation, Conditional Use Permit, Planned Unit Development, Rezone
	7/1/2009	Email & Fax to parties requesting receipt of agendas.
	7/1/2009	Agenda Posted at City Hall (front/ back doors)
	7/1/2009	Staff report, agenda, and letters faxed to applicant and/or representative.
	7/1/2009	Agenda & Supporting documents posted on website.
	7/1/2009	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

June 17, 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, July 6, 2009**, at 6:30 p.m. and will hold a public hearing on the following item:

- An application by Blaine County School District No. 61 for an amendment to its existing Bus Maintenance Facility Conditional Use Permit issued in 2003 and amended in 2005. The purpose of this 2009 amendment is to revise condition 4.d. to allow an on site fuel storage tank and dispensing so there can be an implementation of condition 4.p. which requests the school uses biodiesel with all its buses, located at the Bus Maintenance Facility, Wood River High School (1060 Fox Acres Rd.) within the General Residential (GR) District. Public use is a permitted conditional use within this zone with approval of a Conditional Use Permit.

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 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.

City of Hailey

Planning and Zoning Department

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

June 17, 2009

Dear Public Agency,

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

- A city initiated text amendment to Article 4.13.8 of Hailey Zoning Ordinance No. 532. The amendments would clarify that a building could be added on to without the removal of internal lot lines, as long as the setbacks measured from the nearest underlying Original Townsite lot line were met.
- A city initiated text amendment to the Subdivision Ordinance #821, adding Hailey Landscaping Standards to City Standards, Exhibit A, Section 5, Improvements Required.

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 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, July 6, 2009, Hailey City Hall

6:30 p.m. Call to Order

Public Comment for items not on the agenda

Consent Agenda

- Tab 1 Meeting Minutes – June 15, 2009
- Tab 2 Findings of Fact – Hailey Coffee Company Design Review
- Tab 3 Findings of Fact – Pogue Residence Remodel Design Review
- Tab 4 Findings of Fact – Wood River Fire & Rescue Design Review Exemption
- Tab 5 Findings of Fact – Woodside Blvd and Moonlight Dr Bus Shelter Design Review
- Tab 6 Findings of Fact – Main St and Myrtle St Bus Shelter Design Review

New Business

- Tab 7 Public hearing upon a city initiated text amendment to Article 4.13.8 of Hailey Zoning Ordinance No. 532. The amendments would clarify that a building could be added on to without the removal of internal lot lines, as long as the setbacks measured from the nearest underlying Original Townsite lot line were met.
- Tab 8 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. The applicant has also applied 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.

Unfinished Business

Workshop

Continued discussion of Comprehensive Plan update process

Commission Reports and Discussion

Staff Reports and Discussion

Adjourn