

NOTICE OF PUBLIC HEARING
HAILEY PLANNING AND ZONING COMMISSION
Monday, November 16, 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, November 16, 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 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. For further information regarding these applications please contact Beth Robrahn, 788-9815 x 13.

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 beth.robahn@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: October 28, 2009

Public Notice Checklist		PROJECT NAME(S): ARTICLE 7, ASSESSORY STRUC.
Hailey P&Z Commission	Hearing date:	November 16, 2009
Initial and date when completed	Completion date:	PROOF OF NOTICING REQUIREMENTS MET
	10/23/2009	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.
	10/28/2009	Public Notice mailed to adjoining property owners & applicant
		& published in the Mt. Express; If alternate notice, display ad and post all boundaries.
	10/28/2009	Public Notice mailed to public agencies, if applicable
		Amendments to Comp Plan, Zoning Ord. & Map, Sub Ord., City Standards, Annexations and AOI
	10/28/2009	Certified mail to affected property owners; vacations only
	11/9/2009	Public Notice posted on site, if applicable
		Annexation, Conditional Use Permit, Planned Unit Development, Rezone
	11/11/2009	Email & Fax to parties requesting receipt of agendas.
	11/11/2009	Agenda Posted at City Hall (front/ back doors)
	11/11/2009	Staff report, agenda, and letters faxed to applicant and/or representative.
	11/11/2009	Agenda & Supporting documents posted on website.
	11/11/2009	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

N/A

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 an application related to this property.

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

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. The staff report 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 public hearing, please contact Becky Mead at (208) 788-9815, extension 20.

City of Hailey

PLANNING DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

October 28, 2009

Dear Public Agency,

Included below please find the agenda item(s) for the Hailey Planning and Zoning Commission's meeting on **Monday, November 16, 2009**, at 6:30 p.m., Hailey City Hall.

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

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. The staff report 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 public hearing, please contact Becky Mead at (208) 788-9815, extension 20.

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, November 16, 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 – October 19 and November 2, 2009
- Tab 2 Findings of Fact – Approval of Woodside Fire Station Conditional Use Permit and Design Review
- Tab 3 Decision to Uphold Administrator’s Determination - 403 N River Street replacement of a Non Conforming structure

Presentations

Workshop

- Tab 4 Public Hearing and Workshop upon a city initiated text amendment to Article 8.2, Signs, of the 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 5 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.

New Business

- Tab 6 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.

Unfinished Business

- Tab 7 Continuation of a Public Hearing upon 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 (continued from November 2, 2009). This is the fifth public hearing on this application.

Commission Reports and Discussion

Staff Reports and Discussion

Adjourn