

**NOTICE
HAILEY PLANNING AND ZONING COMMISSION
SPECIAL PUBLIC MEETING
Wednesday, September 13, 2006**

PUBLIC NOTICE IS HEREBY GIVEN that the Hailey Planning and Zoning Commission will hold a Special Public Meeting at **6:30 p.m.** on **Wednesday, September 13, 2006**, in the second floor meeting room within Hailey City Hall, 115 Main Street South, Hailey, Idaho.

PUBLIC HEARINGS:

An application by the owners of Lots 1-10, Block 16, Hailey Townsite, for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 1-10, Block 16, Hailey Townsite, located on 1st Avenue South between Pine Street and Elm Street from General Residential (GR) zoning to Transitional (TN). Proposed City initiated rezone of Lots 3-10, Block 21, from Pine Street north to 301 1st Avenue South, from GR to TN.

Proposed City-initiated amendment to the zone district map for the City. The application would change the zoning of the west ½ of Lots 7-12, Block 39, Hailey Townsite, located on Bullion Street East between 1st Avenue and 2nd Avenue from General Residential (GR) zoning to Transitional (TN).

Proposed City-initiated amendment to the zone district map for the City. The application would change the zoning of Lots 8-12 and 20-24, Block 125, Hailey Townsite, located on Cedar Street between 3rd Avenue and 4th Avenue from Limited Residential (LR) to General Residential (GR).

Proposed amendments to the Hailey Zoning Ordinance, Section 4.10, Flood Hazard Overlay District. The amendments would revise Section 4.10.3 to require individuals who offer property or structures for sale in the Flood Hazard Overlay District to inform prospective purchasers that the property or structure is within said district; revise Section 4.10.5 to amend the title of the Flood Hazard Ordinance Administrator, create the Flood Hazard Development Board, and describe their duties; amend Section 4.10.6.1 to delete agricultural uses as permitted uses, and to add river restoration projects as permitted uses; revise Section 4.10.6.2 to delete agricultural uses, residential accessory (non-dwelling) uses, and sand and gravel extraction as permitted uses; add river restoration projects and fill, provided a registered professional hydraulic engineer certifies that the fill will not result in any increase in flood levels during the occurrence of the base flood discharge as permitted uses, and limiting certain uses in the floodway; revise Section 4.10.6.2(d) to add language to the riparian setback requiring a certified arborist to recommend in writing that trees identified for removal within the riparian setback must be found to be an endangerment to residents or property.

Proposed amendments to the Hailey Zoning Ordinance, Article VI-A, Design Review. The amendments would add new design review guidelines for multi-family structures.

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, Suite H, 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.

For further information related to this notice, or for special accommodations to participate in the noticed meeting, please contact Tara Hyde at (208) 788-9815, extension 24.