

**MINUTES OF THE HAILEY
PLANNING & ZONING COMMISSION
MEETING
Monday, May 16, 2011
Hailey City Hall
6:30 pm**

Present: Michael Pogue, Mark Johnstone, Geoffrey Moore, Janet Fugate

Excused: Owen Scanlon

Staff: Bart Bingham, Beth Robrahn

Call to Order:

[6:29:11 PM](#) Chair Geoffrey Moore called the meeting to order.

Public Comment For Items Not On The Agenda:

[6:29:54 PM](#) None offered.

Consent Agenda:

Tab 1 Approval of Minutes – April 4, 2011

Tab 2 Approval of Minutes – April 13, 2011

Tab 3 Findings of Fact – Recommended Rezone of Friedman Park Subdivision, Lot 11A, Block 2 (960 S Main St) from Light Industrial (LI) to Limited Business (LB).

[6:30:21 PM](#) Janet Fugate pulled Tab 3; Mark Johnstone pulled Tab 1.

[6:30:43 PM](#) **Michael Pogue moved to approve the Consent Agenda without Tabs 1 and 3. Mark Johnstone seconded, and the motion passed unanimously.**

[6:31:04 PM](#) Mark Johnstone noted a correction needed on Tab 1. The minutes should show that Geoffrey Moore was *not* in attendance at that meeting.

Janet Fugate moved to approve Tab 1 with corrections. Mark Johnstone seconded and the motion carried unanimously.

[6:31:51 PM](#) Janet Fugate noted that the location noted on page 7 in the Commission's packet is *not* vacant since the Chamber is located there now. Beth Robrahn agreed that the location is partially occupied and that page 7 should note that correction.

[6:33:11 PM](#) **Mark Johnstone moved to approve Tab 3 with corrections. Janet Fugate seconded, and the motion passed unanimously.**

Presentations:

None.

New Business:

[6:33:43 PM](#)

Tab 4 Repeal of Ordinance 1055 sunset clause. Ordinance 1055 amended to Article 2, Definitions and Article 4.2, Limited Residential District, 4.3, General Residential District, 4.5 Limited Business District, 4.6, Transitional District, and 7, Bulk Regulations of the Hailey Zoning Ordinance No. 532 allow for urban agriculture as a permitted use in all zoning districts that allow for residential uses and would establish bulk requirements for chicken coops. With the repeal of the sunset clause the standards would remain in place.

[6:34:31 PM](#) Beth Robrahn explained that original provisions for permitting backyard chickens could expire after one year should the impact in residential areas prove negative. The City Council found that few complaints about chickens had been received, and therefore directed staff to draft an ordinance to repeal the sunset clause.

[6:37:33 PM](#) The meeting opened to public comment, and Tony Evans, Idaho Mountain Express, asked what complaints were made and what remedies were given. Geoffrey Moore noted one complaint about a rooster, one about chickens at large. Mr. Evans asked how many chickens were known to be in town currently. That information was unknown.

[6:38:32 PM](#) With no further comments offered, the public comment session was closed. Discussion continued regarding few complaints about raising chickens in town, little citizen resistance and generous public input on the matter.

[6:39:26 PM](#) **Mark Johnstone moved to approve the repeal of the sunset clause. Michael Pogue seconded, and the motion passed unanimously.**

Tab 5 An application by the City of Hailey for final plat approval of Wertheimer Park Subdivision. Preliminary Plat was approved July 26, 2010.

[6:40:21 PM](#) Beth Robrahn provided overview of the application. The Commission had no addition questions.

[6:42:09 PM](#) Chair Moore opened the meeting to public comment. No comments were offered.

[6:42:18 PM](#) Discussion included concerns about language in the development agreement regarding sidewalks, curbs, and gutters. [6:50:20 PM](#) Michael Pogue believed the final plat addressed those concerns, and consensus amongst the Commissioners was achieved.

[6:58:07 PM](#) **Janet Fugate moved to recommend conditional approval. Mark Johnstone seconded and the motion passed unanimously.**

Unfinished Business:

None.

Workshop:

None.

Commission Reports and Discussion:

None.

Staff Reports and Discussion:

Presentation of the “Friedman Memorial Airport Redevelopment Plan and Feasibility Analysis A Recommended Framework Plan: Land Use and Market Strategy” on Monday May 23, 2011 starting at 6:00 pm until 8:00 pm at the Wood River High School Distance Learning Center.

[7:00:17 PM](#) Beth Robrahn provided overview, and expressed her hope the Commissioners can attend the May 23 meeting and provide comment.

Adjourn:

[7:10:30 PM](#) **Michael Pogue moved to adjourn the meeting. Mark Johnstone seconded and the motion passed unanimously.**