

**Meeting Minutes of the
Hailey Planning & Zoning Commission
November 16, 2009**

The meeting was opened at 6:30 p.m. by Commission Chair Owen Scanlon. Commissioners present were Mike Pogue, David Lloyd, Mark Johnstone, and Geoff Moore. Staff present was Planning Director Beth Robrahn, Planner Mariel Platt, and Planning Assistant Becky Mead.

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 & Design Review
- Tab 3 Decision to Uphold Administrator's Determination – 403 River St. North, Replacement of a Non Conforming Structure

Commissioner Scanlon stated that since everyone was not present at both meetings separate motions for the minutes would be needed.

Commissioner Johnstone corrected the minutes for October 19th, page 5; second paragraph should read "Attorney Williamson asked".

Commissioner Moore moved to approve the minutes for October 19, 2009 of the consent agenda. Commissioner Lloyd seconded, the motion passed unanimously.

Commissioner Lloyd moved to approve the minutes for November 2, 2009 of the consent agenda. Commissioner Moore seconded, the motion passed. Commissioners Scanlon & Johnstone abstained because they were not present.

Commissioner Moore moved to approve Tab 2 of the consent agenda, Findings of Fact – Approval of Woodside Fire Station Conditional Use Permit & Design Review. Commissioner Lloyd seconded, the motion passed. Commissioners Scanlon and Johnstone abstained because they were not present.

Commissioner Lloyd moved to approve Tab 3 of the consent agenda, Decision to Uphold Administrator's Determination – 403 River St. North, Replacement of a Non Conforming Structure. Commissioner Moore seconded, the motion passed unanimously.

Workshop

City Initiated Text Amendment to Article 8.2, Signs

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.

Planner Platt presented an overview of the past sign workshops. She went over the issues that were addressed and presented an overview of the proposed amendments.

- 1) Reduce administrative burdens by simplifying the implementation of the ordinance through various means,
- 2) Reduce interpretation error and inconsistencies through greater clarification,
- 3) Improve the portable sign standards to allow for the continuation of portable signs in the public right-of-way while strengthening the requirements to mitigate their potential impacts,
- 4) Increase the number and type of signs which are exempt from the sign ordinance to reduce unnecessary regulation,
- 5) Address signage standards of multi-unit buildings to ensure fair signage is allocated to each unit,
- 6) Reorganize the format of the ordinance to make it more user friendly for the public,
- 7) Eliminate unnecessary duplication of standards,
- 8) Address second story signage and other potentially unnecessary or ineffective signage, which if unaddressed will lead to sign clutter,
- 9) Create new and better define existing definitions.

Planner Platt stated at the last public workshop in August with the P&Z most of the discussion was based around portable signs and signage on multi-unit commercial buildings. She said the issue of balloons tied to portable signs has not been addressed in these amendments. She said they are actually prohibited and the Commission may want to discuss whether or not they should be allowed. She said those who want to permit balloons feel that it helps to get their business noticed and adds vibrancy to the City; those who want to prohibit balloons expressed that they obstruct the vehicular line of sight, blow into the sidewalk and the pedestrian right-of-way, they are neglected and when deflated lie on the ground.

Commissioner Lloyd does not particularly like portable signs and definitely does not think that balloons are appropriate. He thought there are plenty of places to put balloons on the business's property.

Commissioner Pogue referenced the section on unsafe and illegal signs, where it states "the City reserves the right to remove any sign that is impacting the right-of-way, without notice and at anytime, if the sign is not permitted or is determined to be violating Section 8.2 or an approved sign permit in any way". He said it states that can only be done by the Building Official, Planning Administrator, Public Works Director, or their designee; he said he would also like to add that authority to Police Officers.

Commissioner Johnstone agreed with Commissioner Lloyd with the conflict with having portable signs 24 hours. He said there could be exceptions for balloons but as a general rule he would not like to see them.

Commissioner Moore is not a fan of balloons due to obstructing views. He asked for clarification of the dimensions of 6 square feet; he asked if that would only be a 2x3. Planner Platt said there is already a height limit of 3 feet. Commissioner Moore mentioned section 8.2.7 i) and said to add food service to the exemption. Planner Platt said okay.

Commissioner Scanlon agreed with an exception for balloons. He believes they are distracting and suggested to have verbiage to keep the signs maintained. Planner Platt said section 8.2.15 addressed maintenance.

Public Hearing Opened

No comments

Public Hearing Closed

Planner Platt contacted the chamber members as well as current sign permit holders and said she did get some positive feedback. She stated the next step would be to prepare the ordinance to be heard by the Commission and asked the Commission if they were okay with the proposed amendments. The Commission agreed to prepare the text amendment for the next meeting.

City Initiated text Amendment to Sections 6A.7.2.1, 6A.7.2.2 and 6A.7.2.3 – Design Review

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.

Director Robrahn wanted to introduce the concepts for these amendments. She said currently there are four sets of design review standards, including the Townsite Overlay Design Review Standards, which are all very similar. She said there is an issue of should and shall statements and this is an attempt to clean up that language. She described in the staff report the changes that were made. She approached this project in three steps. She said she did not create any standards; there are new definitions.

Step 1. Compared the existing 3 sets of design review standards in table format.

Step 2. Identified “should” and “shall” statements.

- a. Copied “should” statements to a narrative section.
- b. Copied “shall” statements into a standards section.

Step 3. Reorganized standards.

- a. Combined different standards that dealt with the same issue.
- b. Grouped standards that were common to each building type to eliminate repetition of the same standard multiple times.
- c. Edited standards to clarify, but did not create or eliminate any standards; some standards that had multiple items were broken out into separate standards which added to the overall number of standards.

Director Robrahn said she wanted feedback on the concept of creating a “narrative” section that describes the intent of the standards and then having standards without any explanation within the standard itself. She said if they proceeded with this approach it would be important to be sure the standards do implement the intent described.

Commissioner Johnstone liked it and commented on Building Design, (g) exterior buildings’ colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings; (h) roof design shall reduce the mass and scale of buildings and add visual interest and prevent reflective glare. He commented on flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements. He stated with all the others “shall” it is fairly clear what the intent is of the particular feature that is being discussed. He was not sure that it could be said that one design does something and one design does not. He said flat roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements is very clear to him. He said he did not think it was so clear speaking in general of roof designs.

Commissioner Johnstone said they have already established with multi-unit buildings that they wanted to create more visual interest in the roof line; not be big boxes essentially. He thought the design should certainly prevent reflective glare and add visual interest. He suggested for it to read as, “Roof designs

should reduce the mass and scale of the building”. Commissioner Scanlon said there are other means that could break up the plain. Commissioner Johnstone thought it was a good job all the way around.

Director Robrahn asked what the Commission thought of the principles of the standards.

Commissioner Moore referenced to loading areas, trash doors particularly, and stated he would like to add to site planning “to encourage multiple businesses to sharing one dumpster”. He asked if solar panels could be added to the definitions. Director Robrahn stated that amendment is still going through Council. He referenced the standard for landscaping on page 8 of the proposed amendments and corrected the sentence to read, “The buffer shall be at least eight feet wide to create a year-round visual screen of at least 6 feet in height”. Commissioner Moore also suggested changing the word maturation to maturity. He said maturation has two meanings and one is rather disgusting.

Commissioner Pogue mentioned how buildings are to address the street and provide entrance on the street side. He said in some cases they have side-stepped that issue. He suggested modifying it to say whenever possible and to water down the mandatory language and referred to section 7.2.1 in Step 1. Director Robrahn said the staff report has the new proposed language, and on page 3 of the staff report under Building Design c) At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction and d) The front façade of buildings shall face the street and shall include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, and change in materials or similar features to create human scale and break up large building surfaces and volumes. She thought the language about being oriented to the street was moved to the narrative section. Commissioner Pogue mentioned some buildings in town that do not really orient the street and he suggested allowing more discretion. He commented on tree removal limitation on the caliper size and asked if that was included. Director Robrahn stated on page 5, Landscaping (e) includes all the percentages of all the different calipers.

Commissioner Scanlon commented on A of the narrative; he felt “false western” storefronts were appropriate and mentioned a few of the buildings in town that do appear to have the “false western” storefront.

Commissioner Johnstone stated on page 4 item h) Roof design shall reduce the mass and scale of buildings and add visual interest and prevent reflective glare, and he suggested moving that to the Principles of Standards, somewhere in paragraph B where it talks about the characteristics of the buildings.

Public Hearing Opened

Tony Evans of Idaho Mountain Express asked if there were a way to encapsulate the substantial changes and said is it so broad and complex.

Commissioner Scanlon stated it was to not make it so broad and complex and to reduce the bulk of the content and put in a narrative to describe the intent or suggest what is expected. He said as a Commissioner they are always looking for reliable text to back up their reasoning.

Evans asked if they could pinpoint some specific changes that would be substantial to someone going through design review.

Director Robrahn stated there are no substantive changes.

Public Hearing Closed

Director Robrahn said if the Commission thought this was a good approach that she could draft this as a text amendment and continue this and the Sign Ordinance to a date certain of December 7, 2009.

Commissioner Lloyd moved to continue Tabs 4 and 5, Amendments to Sections 8.2, 6A.7.2.1, 6A.7.2.2 and 6A.7.2.3, to a date certain of December 7, 2009. Commissioner Johnstone seconded, the motion passed unanimously.

New Business

City Initiated Text Amendment to Article 7 – Accessory Structures

Public hearing upon a City initiated text amendment to Article 7 of the 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.

Director Robrahn said an amendment was drafted in the spring to clarify setbacks to accessory structures. She said this amendment is further refining the language for setbacks. She explained there could be a 3 foot setback from the side or rear property line or a setback between the shed and house and no setback at the property line. She said this provides flexibility.

Commissioner Scanlon asked why the distance from the house would negate the setback from the property line. Director Robrahn stated it was intended for fire access; 3 feet is enough space for a firefighter to get through with a hose.

Commissioner Johnstone thought this was fine.

Commissioner Moore suggested changing the wording in Section 1, a) from are required to shall. Commissioner Moore referenced b) Accessory structures with a floor area of 120 square feet or less and are located a minimum of three (3) feet from the side and/or rear property line shall have a maximum bearing wall height of eight feet and a maximum building height of 12 feet. He suggested deleting any reference to a setback. Commissioner Moore also asked if they would have to have to meet the building code.

Commissioner Scanlon suggested for Director Robrahn to speak to the Building Official regarding these codes. He said some building departments do not require a building code for accessory buildings and some do.

Commissioner Pogue agreed with Commissioner Scanlon.

Director Robrahn said the issue is these do have to meet the building code but they do not have to have a permit if they are 120 sq ft or less. She said she is not sure about the codes and would speak to the Building Official again.

Commissioner Scanlon felt there should never be a zero setback in a residential zone. Director Robrahn said she will include more history on this for the next meeting.

Public Hearing Opened

No comments made.

Public Hearing Closed

Commissioner Johnstone moved to continue this public hearing on Amendments to Article 7 to a date certain of December 7, 2009. Commissioner Pogue seconded, the motion passed unanimously.

Unfinished Business

Continuation of a Public Hearing for Colorado Gulch Preserve Annexation

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 11/2/09; this is the fifth public hearing on this application).

Commissioner Pogue recused himself because his firm represents Hartland Development Company, LLC.

Director Robrahn stated the focus of the last workshop was the proposed and existing trails and the issue of forced annexation. She said she tried to summarize in the staff report all of the issues to date to help facilitate the Commission's deliberation tonight. She summarized the Commission's review of the staff report. She said they may consider Idaho Fish & Game's comments. She referenced the parks and green space map showing the trail connection. She suggested the Commission to consider requiring two trails for the annexation. She read a statement from Mike McDonald's of Idaho Fish & Game which stated "relocating the trail from along the river to the uplands along the canal would be better from a wildlife perspective; relocation would help minimize the potential wildlife disturbance or displacement during sensitive periods, i.e. bird breeding, nesting season, fawning and cabin season, winter, etc. However they have no data or information that indicates the trail in its current location along the river, to having an adverse effect on wildlife." She has listed suggested recommendations and proposed motion language. She said under the Subdivision Ordinance, a 94 unit development would require 2.6 acres for park space. She pointed out the 17 acres of open space and the space in the floodplain is allowed for recreation so this is not an issue. Also the fact that the 17 acres are not included in the annexation is not an issue. She suggested that the Commission focus on the zoning rather than how the subdivision would be designed.

Director Robrahn said someone at the workshop questioned her numbers and she reviewed them again and included the table that she was using and included that in the staff report; it shows the actual population growth from 1990 and 2007 and calculates the growth rate throughout those years. She said it ranges from 0.1% at the low end in 1998 to a high of 11.2% in 2000; the average growth rate came to 4.5%. She said using the 4.5% average to project into the future is what she based the numbers on in the staff report. She said Hailey is at a land use efficiency of 1.31 units per acre and to accommodate an increase of 10,000 people by 2025 by only infill would require increasing the land efficiency up to 9 units per acre or by only expanding City boundaries would require an additional 2,982 acres. She said these are to the two extremes and so the rational conclusion would be the need for a combination of both infill and some expansion of City boundaries. She said until the City Council adopts a policy to limit growth, targeting 4 to 5 units per acre is reasonable.

Director Robrahn reviewed the traffic impact on Broadford Road. She said there is only a sixty foot right-of-way for that road which limits some of the design that could be incorporated. She said with the Complete Streets process they have come up with a concept for Broadford Road which is a collector road. She said they have suggested a 7 foot sidewalk, an 8 foot landscape buffer, a 5 foot bike lane, and a 10 foot travel lane. She said the Complete Streets draft has not been presented to the Commission or the Council yet but will be forthcoming.

Commissioner Scanlon asked the applicant if they could address the main issues brought up and any main issues included in the recommendations.

Jeff Pfaeffle, applicant, went over what happened at the last workshop.

Commissioner Scanlon asked the applicant if they had a chance to look at the recommended conditions. Director Robrahn suggested the applicant point out any issues he might have. Pfaeffle stated that he had not really looked at the conditions.

Pfaeffle spoke about the parks and trails. He stated that he would allow part of the other property, which is not part of the application, to be annexed to provide the proposed trail and there would be fisherman's access along the river. He stated he received a memo from Hailey Parks recommending the trail that is proposed.

Commissioner Scanlon asked if he wanted to talk about the trails and parks, configuration of lots, involuntary annexation, and traffic impact. Commissioner Scanlon said he assumed the reason that Pfaeffle came tonight could be categorized by either the 27 recommendations or in these four topics that Director Robrahn basically recapped. He asked for him to stick to that outline and begin with trails and park requirements.

Director Robrahn suggested if the applicant did not have any concerns at this point then to proceed with the public comments.

Commissioner Scanlon suggested the applicant to take ten minutes to address the items in the staff report.

Pfaeffle pointed out the 17 acres that came up as a solution to the parks and trails issue and mentioned that it also adjoins to the City limits. He said he would be willing to make it part of the annexation. He went on further, pointing out what that land would provide. Director Robrahn said this is not an issue; as long as that land was deed restricted to insure public access and to prohibit development and added that the floodplain also allows recreational uses; those portions would not require annexation to count towards the required parks contribution.

Brian Yeager of Galena Engineering mentioned the letter that Director Robrahn had received from Fish and Game and the memo that Pfaeffle had received from the Parks and Lands Board, and said there is a solution. He went on further to discuss the benefits of application and the additional 17 acres.

Pfaeffle spoke about the application.

Director Robrahn passed a copy of the memo from the Hailey Parks & Lands Board and also an email from Mike McDonald from the Environmental Staff Biologist to the Commissioners.

Commissioner Scanlon asked Pfaeffle if he had looked at the 27 recommendations. He suggested that Pfaeffle scan through the recommendations while the public made their comments and see if he saw anything listed that he would refuse to do. Pfaeffle agreed.

Public Hearing Opened

William Miles 71 Broadford Road commented that the new staff report was not available on the website. He asked if there was a law that says these tax lots have to be included in the annexation, other than the City Attorney says. He was the one who questioned the numbers, not concerning growth but the numbers in the staff report said for the population to be doubled, the density would have to be increased six times, were the numbers that were in question.

Darin Barfuss 1371 Silver Star thought this was going to be a continuation of a public workshop; he thought this should have been noticed as a public hearing not a workshop. His concerns were of road and growth, and being forced annexed. He mentioned the additional 17 acres was not part of the application. He spoke about the impact of the acreage that is proposing to be annexed is what was in question, and suggested that the Commission not consider the additional 17 acres and what was offered with that.

Jill Bryson 81 Colorado Gulch Road was not in town for the last workshop and was not notified about this meeting until just recently. She expressed her concern of the potential add on of annexation.

Kathryn Goldman Wood River Land Trust stated these conservation properties are adjacent to the property for annexation. She said they have been protecting this floodplain habitat and provides for public access. She said the Wood River Land Trust supports public access in a trail system as part of the terms of annexation which would expand access to the Big Wood River and provide a very valuable amenity to the City of Hailey.

Dennis Botkin 1320 Queen of the Hills Drive expressed concern with the access from the park to Colorado Gulch Road, traffic enforcement should be addressed on Queen of the Hills Drive as well as Broadford Road.

Peter Lobb 403 Carbonate Street East asked the Commission to try and imagine another 10,000 people in Hailey. He suggested only developing the lots within Hailey that are vacant with no density changes. He asked the Commission to consider that. He said if there is not access to the river, it might not be a bad thing. He is concerned about the wildlife and suggested leaving the land alone.

Public Hearing Closed

Commissioner Scanlon asked the applicant if they saw anything in the recommendations that they would not accept.

Pfaeffle said in regards to the water rights, recommendation #17, he said they have water rights and will bring adequate water to the project and felt it needed to be more refined at the Council level. He said recommendation #14 the requirement of two trails; he can positively say that he can do the one proposed trail and there will be fisherman's access along the river; they will have to take out the bridge because it is falling apart. He said with the absence of the bridge he could not say that he could provide a second trail there.

Yeager wanted to address the one question from the public regarding the status of the workshop versus the public hearing.

Director Robrahn stated the noticing is done according to the City's ordinance and Idaho Code. She explained as long as the public hearings are continued the mailing of the notices does not have to happen again. She said the notice was mailed on July 15 for the public hearing on August 3rd. She said on August 3rd the public hearing was continued. She said at the last meeting the public hearing was called a workshop to have a different setting; the public hearing was continued to today.

Deliberation

Commissioner Moore had no comments.

Commissioner Johnstone said initially he had problems with Broadford Road but after reviewing the recommendations that staff has made, it actually addressed a lot of his concerns. He would maybe add to the recommendations but does not have a problem at this point.

Commissioner Lloyd said this point he is not in favor of annexations and forced annexations and this proposal is pretty intriguing with all the density that is proposed with LR on the left side and is something he would like to discuss more. He thought people would like a trail closer to the river.

Commissioner Scanlon asked the property owners who were to be forced annexed how they would feel about coming into the City. He asked if they were to be brought into the City and the developer were to pay for all of the cost for being brought into the City how would they feel. He said he was not speaking of increased costs that would come in the future.

Miles said he would prefer not to be annexed, but if all the costs were paid he probably would not fight so hard.

Barfuss said his property will be more valuable but his taxes would triple being in the City. He said as far as the connections they would be extensive to him. He is concerned about being connected to City water and said that the taxes would break him alone. He said if he was forced annexed he might have to reclaim his property in some way. He mentioned the two 30' wells on his property and cannot see being hooked up to City water; the easement for the City sewer runs along his fence line on Silver Star. He said the impact on him would be enormous. Barfuss expressed the traffic would be a major impact on Broadford Road, Silver Star Drive, and the entry at the LDS Church. He said he would have to develop his acre of horse property just to pay the increase in taxes. He said the Mayor said four years ago when he was a City Council member that he was against forced annexation and hopes he has not changed his mind.

Miles said the two lots to the north of Broadford if they were forced annexed they should be the same zoning that surrounds the SCI and that is what would really impact the taxes. He said a lot of his concern is financial and wanted to mention there is a big difference between vague offers to try to mitigate the impact and an agreement.

Commissioner Scanlon said forced annexation is not just a one time impact fee, it is ongoing. He is concerned with the wildlife. He did not think there was a need for a developed trail along the river. He does not think there is plenty of water and is concerned about the impact of the growth in the valley. He

said Hailey cannot support the infrastructure with the water table they have now. He asked Pfaeffle if there was something that he has not already said that he would like to discuss.

Pfaeffle said he went to the Blaine County Assessor and they told him the property taxes may not change and he said the City needs to verify that. He said they do have the water rights to bring to the project. Pfaeffle went on to say the county development will not give the City any money or take into consideration the improvements of Broadford Road. He has written and called Mr. Miles and told him that he does not know how much the City will ask for these fees. If the fees are appropriate and fair he said he will offer to take care of these fees. He said the citizens of Hailey would like access to Colorado Gulch and there are plenty of ways to get around some of these issues. He said he needs a recommendation for annexation first before they go forward to Council.

Yeager asked what the impacts would be when it all came down to the costs. He said if they were recommended to City Council they would try to eliminate those costs. He wanted to develop the details with City Council.

Commissioner Johnstone said there are some alterations that need to be made to the recommendations if they consider a motion to approve. He said first he would like to eliminate #5 (which was blank), he would like to amend #6 to any development in the floodplain should be prohibited, and he said he was not sure what staff was intending with #8. Director Robrahn stated there was discussion earlier of prohibiting any development on the slope of the bench. She said they realized that the slope could be utilized for more energy efficient designs. After discussion she said #8 could be eliminated. Commissioner Johnstone wanted to prevent any development on the slope period. Commissioner Lloyd agreed. Commissioner Johnstone added that #13 be amended to the review by the City Engineer to be paid by the applicant. He said to incorporate the Parks and Lands recommendations. Director Robrahn said they would add that as a condition.

Commissioner Moore said those changes sounded good. He said he has a real problem with forced annexation when there are no benefits to the citizens of Hailey. He said they have not really discussed the zoning but right now he only sees benefits to the applicant.

Pfaeffle wanted to know if they could have another meeting because he would like to talk to Jim Laski his attorney.

Director Robrahn said the public hearing could be continued to December 7th or the 21st.

Commissioner Johnstone asked the applicant what they were going to learn that was new.

Yeager asked Commissioner Moore, when he spoke of the forced annexation, he said there would be no benefits to the citizens of Hailey by the forced annexed parcels themselves or by the amenities this would bring which triggered the forced annexation. Commissioner Moore stated by annexing Tax Lots 7731, 7732, 3913, and 7505.

Director Robrahn stated since the chair can either make or break the tie, that he does not have to vote and when there are an even number of Commissioners it may be appropriate to opt out. She said it is not wise to speculate on what the outcome of a vote may be. Director Robrahn asked if someone was ready to make a motion.

Pfaeffle asked if they would like to think about this some more and vote at another meeting. Pfaeffle said voting no will eliminate all public access other than by the Colorado Gulch Road and there will be no connectivity between Heagle Park and the Colorado Gulch Road.

Commissioner Moore moved to recommended to the City Council denial of the application 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), finding that the proposed forced annexation of Tax Lots 7731, 7732, 3913, and 7505 do not benefit and the forced annexation does not benefit the citizens of Hailey. Commissioner Lloyd seconded, the motion passed unanimously; the chair did not vote.

Commission Reports and Discussion

Commissioner Moore would like to discuss the public hearing format. He said once the public hearing is closed there can be follow-up questions from the Commission to staff or applicant, applicant's final response, and then questions and/or comments from the public. He believed they have been missing this and thought it was an important part of the process. He suggested not closing the public comments until after the response from the applicant and staff. Commissioner Scanlon said that could go on all night and Commissioner Moore stated that would be his job to make sure that it does not. He said when someone from the public has asked a question he felt that when they leave the meeting they should feel satisfied that their question was answered.

Director Robrahn stated that public comment should be opened back up after questions have been answered to see if there are any comments regarding the answers that were given.

Staff Reports and Discussion

Director Robrahn said there will be advertising in the paper for general public meetings on December 10th and 17th regarding the master plan of the airport site. She said the latest on the Comp Plan update was they have had work sessions and a first draft will be distributed by December 4th and a meeting on December 14th from 2-5 pm at City Hall will be held to review that first draft for additional editing in preparation for the January public hearings before the Commission.

Adjourn

Commissioner Johnstone moved to adjourn the meeting at 9:20 p.m. Commissioner Moore seconded, the motion passed unanimously.