

**NOTICE OF PUBLIC HEARING
HAILEY PLANNING AND ZONING COMMISSION
Monday, March 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, March 16, 2009**, to be held in the upstairs meeting room of Hailey City Hall and will hold Public Hearings on the following item(s).

An application by the Idaho Army National Guard for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 8-12 and 20-24, Block 125, Hailey Townsite (311 Cedar St. East) from General Residential (GR) to Limited Business (LB). The purpose of the Limited Business district is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.

Applications by Idaho Army National Guard for a Wireless Permit, Conditional Use Permit, and Design Review of dual 35 foot towers, located on Lots 8-12, 20-24, Block 125, Hailey Townsite (311 Cedar Street East), within the General Residential (GR) District. A Rezone Application has concurrently been submitted for a zone change from GR to Limited Business (LB). Freestanding towers are a permitted conditional use within the LB District 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.

Publish: The Idaho Mountain Express: February 25, 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): Hailey Armory Rezone, Wireless Permit, C.U Lily & Fern Design Review
Hailey P&Z Commission	Hearing date:	March 16, 2009
Initial and date when complete:	Completion date:	PROOF OF NOTICING REQUIREMENTS MET
	2/20/2009	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.
	2/25/2009	Public Notice mailed to adjoining property owners & applicants
		& published in the Mt. Express; If alternate notice, display ad and post all boundaries.
	2/25/2009	Public Notice mailed to public agencies, if applicable
		Amendments to Comp Plan, Zoning Ord. & Map, Sub Ord., City Standards, Annexations and AOI
	2/25/2009	Certified mail to affected property owners; vacations only
	3/9/2009	Public Notice posted on site, if applicable
		Annexation, Conditional Use Permit, Planned Unit Development, Rezone
	3/11/2009	Email & Fax to parties requesting receipt of agendas.
	3/11/2009	Agenda Posted at City Hall (front/ back doors)
	3/11/2009	Staff report, agenda, and letters faxed to applicant and/or representative.
	3/11/2009	Agenda & Supporting documents posted on website.
	3/11/2009	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 place in the project file. SWORN AND DATED this day of _____, 2009.

_____ Becky Mead, Planning Administrative Assistant
Initial

City of Hailey

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333
Planning and Zoning Department

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

February 25, 2009

Dear Property Owner:

The applicant for the agenda item listed below has given City Staff your name and address as a required part of the application. This letter is issued to solicit comment on the matter from owners of nearby property.

The public hearing will be part of the Hailey Planning and Zoning Commission's meeting on **Monday, March 16, 2009**, at 6:30 p.m. and will hold a public hearing on the following item:

An application by the Idaho Army National Guard for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 8-12 and 20-24, Block 125, Hailey Townsite (311 Cedar St. East) from General Residential (GR) to Limited Business (LB). The purpose of the Limited Business district is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.

Applications by Idaho Army National Guard for a Wireless Permit, Conditional Use Permit, and Design Review of dual 35 foot towers, located on Lots 8-12, 20-24, Block 125, Hailey Townsite (311 Cedar Street East), within the General Residential (GR) District. A Rezone Application has concurrently been submitted for a zone change from GR to Limited Business (LB). Freestanding towers are a permitted conditional use within the LB District with approval of a Conditional Use Permit.

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City of Hailey

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333
Planning and Zoning Department

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

February 25, 2009

Dear Public Agency,

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

An application by the Idaho Army National Guard for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 8-12 and 20-24, Block 125, Hailey Townsite (311 Cedar St. East) from General Residential (GR) to Limited Business (LB). The purpose of the Limited Business district is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.

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, March 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 – **March 2, 2009**

Tab 2 Approval of Findings of Fact - **Airport Commerce Building D.R. Modifications**

Proclamations and Presentations

New Business

Tab 3 A public hearing upon an application by the Idaho Army National Guard for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 8-12 and 20-24, Block 125, Hailey Townsite (311 Cedar St. East) from General Residential (GR) to Limited Business (LB). The purpose of the Limited Business district is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.

Tab 4 A public hearing upon an application by Idaho Army National Guard for a Wireless Permit, Conditional Use Permit, and Design Review of dual 35 foot towers, located on Lots 8-12, 20-24, Block 125, Hailey Townsite (311 Cedar Street East), within the General Residential (GR) District. A Rezone Application has concurrently been submitted for a zone change from GR to Limited Business (LB). Freestanding towers are a permitted conditional use within the LB District with approval of a Conditional Use Permit.

Unfinished Business

Workshop

Tab 5 Planning and Zoning Commissioner's 2009 Goal and Priority Setting Workshop

City of Hailey 2009 Strategic Plan

Commission Reports and Discussion

Staff Reports and Discussion

Adjourn

NOTICE

THIS PROPERTY

**Lots 8-12, 20-24, Block 125, Hailey Townsite
(311 Cedar Street East)**

IS SUBJECT TO AN APPLICATION FOR

REZONE

THE HAILEY PLANNING &
ZONING COMMISSION WILL
HOLD A PUBLIC HEARING ON
THIS ISSUE TO BE HELD ON
MARCH 16, 2009.

THIS MEETING WILL BE HELD
AT 6:30P.M. IN THE UPSTAIR
MEETING ROOM WITHIN
HAILEY CITY HALL.

NOTICE

THIS PROPERTY

Lots 8-12, 20-24, Block 125, Hailey Townsite
(311 Cedar Street East)

IS SUBJECT TO AN APPLICATION FOR

C.U.P.

THE HAILEY PLANNING &
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