

**AGENDA**  
**BLAINE COUNTY PLANNING AND ZONING COMMISSION**  
**Thursday, July 22, 2021 at 6:00 p.m.**  
*Main Meeting Room in the Old County Courthouse*  
*206 1st Avenue South, Hailey, Idaho*

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**This meeting is open to the public and attendees may attend by web access or in person, observing posted protocol for face coverings.**

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- I. **ACTION ITEM: Zoning Regulations - Outdoor Lighting Text Amendment:**  
Public hearing and consideration of a county-initiated text amendment to Blaine County Code, Title 9, Chapter 29A, Outdoor Lighting. Amendments include broadening general applicability, adding definitions, clarifying/adding stricter lighting standards, defining/addressing LED color and type, and limiting/updating exemptions to more closely align our regulations with neighboring jurisdictions. The amendments were initiated by the Board of Commissioners on February 2, 2021.
  
- II. **ACTION ITEM: Title 9, Zoning Regulations & Title 10, Subdivision Text Amendments**  
Continuation (from May 27, 2021) of public hearing and consideration of county-initiated text amendments to Blaine County Code, Title 10, Chapter 10 Voluntary Transfer of Development Rights (TDR) Program, and to Title 9, Chapters 5 and 5A. Proposed amendments to reduce the required acreage in the sending area (A-40) eligible to certify development rights from a minimum of 160 acres to 40 acres and to close an unintended loophole regarding retaining TDR's to develop on sending area properties. The amendments were initiated by the Board of Commissioners on April 13, 2021.
  
- III. **ACTION ITEM: 74 Townsend Gulch Rd, Mountain Overlay District Site Alteration Permit: WITHDRAWN**
  
- IV. **Reports & Business - ACTION ITEMS:**
  - A. **Findings to discuss:** Lateral 75 Ranch
  - B. **Next meeting dates:** August 12, August 26, Sept 9
  - C. Updates:
  - D. Discussion:
  
- V. **Adjourn**

The meeting agenda will be posted prior to the hearing on the Blaine County website at <https://www.co.blaine.id.us/AgendaCenter> . Please check the meeting agenda for further instructions for digital web access. *Clicking on the "Media" icon will connect you to the digital meeting.*

\*\*\*Any person needing special accommodations to participate in the above noticed meeting should contact Blaine County Land Use and Building Services at 219 1st Ave So., Ste 208, Hailey, ID 83333 or telephone 788-5570 at least twenty-four (24) hours prior to the meeting. Latest revised agenda printed July 14, 2021 10:06:21 AM.