

**Minutes of the
Hailey Hearing Examiner
March 30, 2009**

The meeting was called to order at 1:00 p.m. by Hearing Examiner Jay Webb. Staff present was Planner Mariel Platt and Planning Assistant Becky Mead.

A public hearing upon an application by Mogli Cooper for preliminary plat approval of a 24 unit residential condominium project, located in three (3) existing buildings. The project is located on Lots 2-4, and the southern 30 feet of Lot 5, Block 22, Woodside Subdivision No. 6 (2781 Winterhaven Drive), between Woodside Blvd. and Shenandoah Drive. The total land area of the project is 2.41 acres. As the application submitted is for a condominium project, the ground under and around the units would be owned and maintained by the condominium association.

Cooper addressed some of the concerns in the Staff Report. She stated she is willing to put sidewalks around the property. She asked Planner Platt if she could put in 5 feet wide sidewalks. Planner Platt stated that the City Standard is a minimum 6 foot-wide sidewalk in GR.

Cooper asked Planner Platt if Plat Note #1 was referenced Section 4.3.8 in the staff report. Planner Platt stated yes. Cooper stated that the revised plat, submitted at the meeting, shows snow storage areas on the plat as A, B, and C. Cooper referred to page 6 of the staff report, Screening and Landscaping where it stated that there is not adequate screening of the parking area; more landscaping is needed to adequately screen the west and south sides of the parking area serving Building #1, on existing Lot 4. Cooper showed recent shots of the property and mentioned that adding landscaping to the parking area was not a good idea because of snow plowing. She mentioned that the east and west sides of the property are used for snow storage and asked for a waiver of this condition. Planner Platt stated that there was an error in staff's comments, under Section 9.2.9 and corrected it stating it should read, west and south sides of Lot 4, not west and east sides.

Public Hearing Opened

Attila Tron lives in the Winterfox Subdivision (920 Winterfox Lane), which is parallel to the subject property, thought this application would lower the value of the surrounding property. He was under the impression that this application would be adding more units. The surrounding property owners in his area were not for more population in the area.

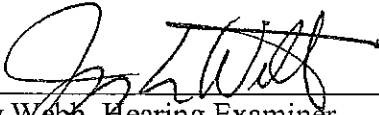
Public Hearing Closed

Planner Platt stated that these are existing buildings and are being converted from apartments to condominiums. Cooper explained that she will be doing improvements to the buildings and will be selling each unit individually. Tron thought she was adding more units and apologized for the misunderstanding.

Examiner Webb explained that he will review the findings for the application and would make his decision within forty-five (45) days after the close of the hearing.

Examiner Webb adjourned the meeting at 1:30 p.m.

Approved this 8 day of April, 2009.



Jay Webb, Hearing Examiner

Attest:



Becky Mead, Deputy Clerk