

**Minutes of the
Hailey Hearing Examiner
May 4, 2009**

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

Sandoz Design Review, Townsite Overlay District

A public hearing upon an application by Duftan and Michelle Sandoz for Design Review of an addition and remodel to a residence, located on Lot 13A, Block 62, (520 Second Avenue North) within the General Residential (GR) and Townsite Overlay (TO) district.

Rebecca Bundy, Architect and representative for the project wanted to clarify some of the items in the staff report. First she clarified there will be approximately 526 square feet that will be demolished and rebuilt and an additional 368 square feet of new building footprint added. Planner Platt clarified the 894 square feet is the square footage of the addition, which includes the second story; it is not the building footprint measurement.

Bundy referenced to the Staff Report, Section 3. Architectural Character, e. Wall Planes, and stated there seems to be some concern regarding the width of the front wall plane. Examiner Anderson said not to worry about that. She thought it seemed to be fine. Examiner Anderson stated there is enough jogs in the building and varying roof elements, which would break that side up. Bundy stated they worked hard not to having a big flat façade on that side.

Bundy mentioned the staff request for the fence to be relocated. **Duftan Sandoz**, owner of the property stated he received a fence permit for that fence in 2008. Planner Platt stated it was a suggested condition by the City Engineer. Examiner Anderson said she will take a closer look at that.

Bundy spoke about the water line. The water line is existing and will not change. It was replaced when the ADU was built. She mentioned the existing siding on the portion of the building that is to remain. She stated the siding on this portion is consistent with siding on homes in Old Hailey, of this era.

Examiner Anderson stated the ADU in the back is all board and bat. Examiner Anderson asked why they wanted to keep the original siding on the existing portion of the building that is to remain. Bundy stated they are trying to keep the cost down. Examiner Anderson stated the significant portion of the building would not match the existing portion of the house. Bundy stated the house will be painted; the garage/ADU is stained. They are proposing the same siding as the ADU on the proposed addition and remodel, but the colors will be different. Examiner Anderson clarified what the colors would be for the house. The body will be gray and the trim and fascia will be a dark green.

Bundy stated the frosted lighting fixtures will be under the roof and a downcast fixture will be chosen for the porch. She also stated they are happy to comply with the listed conditions of approval.

Examiner Anderson stated she wanted to review the colors. Duftan Sandoz, owner of the house, stated a painted house would look good in Old Hailey. He also mentioned the stain is not water resistant and he would rather have the house painted than stained, which would reduce the amount of maintenance required over the years. There was further discussion regarding the house color.

Examiner Anderson mentioned there is a metal roof on the garage and shingle on the house. Sandoz stated yes.

Public Hearing Opened

No comments made.

Public Hearing Closed

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

Valley Maintenance Design Review, Light Industrial District

A public hearing upon an application by Larsen & Sons, LLC for Design Review of an addition, to be known as Valley Maintenance, located on Lot 6, Block 45, Woodside Subdivision No.10 (1041 Mountain Drive), within the Light Industrial (LI) district.

Jay Cone, 651 El Dorado Lane, the Architect for the project, presented the application for Larsen and Sons, LLC. Cone stated they are literally enclosing the outdoor covered space with walls, which added to the footprint. He spoke about the sidewalk requirements, which he thought would be resolved once the Complete Streets Initiative was adopted. He mentioned there are so many buildings in the LI district that do not have room for sidewalks on the property. He said the sidewalk proposal was suggested by the City Engineer and reviewed by the Planning and Zoning Department, prior to submitting the application, showing a sidewalk stripped in the public right-of-way, as shown on the site plan. Examiner Anderson was curious about this and asked who came up with that idea. Cone said that the City Engineer felt that was an interim solution. Examiner Anderson asked if vehicles will be going in and out of the door. Cone stated yes.

Examiner Anderson asked where the dumpster would be located. Cone stated currently it is located in a parking space but they will have it inside. Examiner Anderson asked if that will be hauled out on trash day. She asked if they haul their own snow. **Justin Larson**, 3171 Shenandoah Drive, stated yes. She asked if it is stored on site at all. Larson replied for a day or two on the corner of the lot.

Examiner Anderson stated in the staff report it mentions there is a small potential spot for landscaping and stated the current proposal is for small flower boxes located underneath the windows. Planner Platt clarified that Cone spoke to her before the hearing and

explained that there was 5 spaces shown on the site plan, but only 4 were marked as such. In the very SW corner of the property, there will be another parking space. She said there is approximately 10 feet located adjacent to this 5th parking space, to the west, which could potentially be enough space for additional landscaping.

Examiner Anderson asked who would maintain the planters. Larson stated they would have a company maintain the flower boxes. Examiner Anderson stated the site issues on this project were the main problem. She said because it is so tight and has been there so long that she really did not see any reason to make a big deal regarding the minimal landscaping.

Cone added that the pedestrian and sidewalk issues have been a problem for quite awhile. He mentioned that the owners are between a rock and a hard place. Examiner Anderson said it is definitely not an area made for pedestrians.

Examiner Anderson confirmed the siding sample given. Cone stated the same color and material will be used to match the existing.

Public Hearing Opened

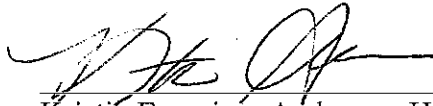
No comments made.

Public Hearing Closed

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

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

Approved this 5 day of May, 2009.



Kristin Examiner Anderson, Hearing Examiner

Attest:


Becky Mead, Deputy Clerk