

**Meeting Minutes of the
Hailey Hearing Examiner
Monday, July 13, 2009**

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

Macdonald Design Review

An application by Felan & Kimberly Macdonald for Design Review of a new residence, located on Lots 5& 6, Block 63, Hailey Townsite (515 Second Avenue North) within the General Residential (GR) and Townsite Overlay (TO) districts. (Continued from July 6, 2009)

Kimberly and Felan Macdonald was present to present their application.

Examiner Anderson thought this application complied with most of the guidelines, with exception of some. She referenced the Bulk Requirements in the staff report; the house is at the height limit and is outside the range of desired roof pitch. She stated the combination of height, roof pitch and the 45 foot width of the house without a jog classifies the home as a tall, wide building. Examiner Anderson explained there are several requirements to reduce the mass of the building façade with the Townsite Overlay district. She explained the height of taller buildings should be stepped down on the street side elevations; she made comment on the porch columns being two story columns that tie into the primary roof form. She suggested adding a one story porch to break up the mass façade. She explained changes in the wall plane would be a front off-set.

Examiner Anderson referenced Architectural Character in the staff report, building form;, the examples of forms that help to reduce the perceived scale include use of smaller forms combined together and the use of smaller building form along the street. She said this would be something that she would like to recommend. She spoke about roof forms; roof forms shall define the entry of the building, break up the perceived mass of larger buildings, and diminish garages. She mentioned the applicant's garage will be located off the alley and stated that was great. She spoke about off-sets and ridgelines and how they are helpful in breaking up building mass. She suggested the applicants consider an off-set within their ridgeline.

Examiner Anderson pointed out the guideline of a roof pitch for a new building and stated it shall be compatible with traditional surrounding Hailey neighborhoods, 8:12 to 12:12 because it helps to reduce the mass of the building and creates proportion to the building when doing a gable roof. She spoke about wall planes and stated preference is given to front wall planes that match the scale of traditional buildings, 25 to 30 feet in width. She stated if the front wall plane exceeds the traditional width, a setback or jog in the wall plane should be used to break up the perceived mass. She mentioned they have a two story wall plane. She mentioned the guideline to use a pop-out to break up the wall plane is encouraged.

Examiner Anderson spoke about materials; the front façade and side faces all stucco. She pointed out the guideline for change in material that should be used appropriately on the building to help ground the building with distinctions between foundations and walls. She gave an example of a heavy material, such as stone, should be used around the base of the building. She mentioned they have used a lot of stone on the front façade, and rather than completely covering the front façade, she suggested they place the stone halfway and go along the side to ground the building and create some differentiation in that mass. She mentioned if the stone does not wrap around a building it tends to not look real. She spoke about large wall planes and how they should have one or more material or color to break up the wall plane. She suggested using a different material for the columns. She mentioned the guideline referring to the front porch being substantial in size should not be interpreted as being really tall. She spoke about the front porch and said it must be enclosed to provide a cold

entry. She said the use of windows and a high window to wall surface ratio is encouraged to retain the image of the old front porch. She said these details are each not requirements but the combination of them needs to result in minimizing the mass of the front façade.

Kimberly Macdonald asked Examiner Anderson if the front needed to be changed in order to receive approval. Examiner Anderson stated yes.

Public Hearing Opened

No comments made.


Public Hearing Closed

Examiner Anderson continued this application to a date certain of July 27, 2009 and stated this will give the applicant time to make the appropriate changes. Director Robrahn mentioned there is another application being heard first at that meeting and their application could be heard at 1:30 p.m.

Kimberly Macdonald asked about the snow clips and why they needed them. Examiner Anderson explained because it is tight on the side of the building with the setbacks and the roof pitch, it would probably shed snow on the neighboring properties. She stated it is a design review guideline not to shed snow on neighboring properties.

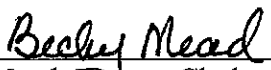
Examiner Anderson adjourned the meeting at 1:30 p.m.

Approved this 11 day of August, 2009.



Kristin Anderson, Hearing Examiner

Attest:



Becky Mead, Deputy Clerk