

**Meeting Minutes of the
Hailey Hearing Examiner
Monday, July 20, 2009**

The meeting was called to order at 1 p.m. by Hearing Examiner Jay Webb. Staff present was Planning Director Beth Robrahn, City Engineer Tom Hellen, and Planning Assistant Becky Mead.

Blaine County School District Technology Building – Conditional Use Permit

Blaine County School District has submitted a Conditional Use Permit application for a Technology Department on Lots 4-10, Block 126, Hailey Townsite (719 Third Avenue South). The proposed use is considered a Public Use. The property is located in the General Residential (GR) and Townsite Overlay (TO) zoning districts and Public Use may be allowed under the Conditional Use Permit process.

Examiner Webb asked Director Robrahn if she had any comments to make regarding this application.

Director Robrahn stated there was only one issue with this application which was the on-site parking off the alleyway which is noted in the staff report.

Jolyon Sawyer, Architect for the project presented the application. He clarified what he understood to be the problem. He stated that he used the original architect's past drawings for the design review application and for the building permit application. He said the new information that he added to the drawings contained discrepancies which were not caught by him nor the planning staff. He stated that there was an error in evaluating the on-site versus the off-site parking relative to zoning. Sawyer said when he looked more closely at the original plans they did show on-site parking off of the alley. He said the parking spaces were only shown as 13 feet deep which are not to standard. The requirement for parking space depth is 20 to 21 feet. Sawyer stated that he did two overlays to show what proper size parking would look like. The overlays show pull-in parking compared to parallel parking. He mentioned the neighbor to the south is the Senior Center who went through a rezone and had the same issue with the parking in the alley. Sawyer showed the overlays over the original plans and explained them to Examiner Webb and Director Robrahn. He suggested making the spaces 20 feet deep would require a 6 foot retaining wall with a 42 inch high guard rail on top. There is a set of stairs leading from the building to the parking area but he said they would have to place the ADA parking space on the front of the building because of the stairs leading to the rear. He gave three different options for the parking. He said the applicant is willing to construct a sidewalk, curb, and gutter to match their neighbor to the south.

Jim Lewis from Blaine County School District said he met with the District's staff earlier and they asked him to attend this meeting. He said he was part of creating this development. He liked the idea of parallel parking along the alley. He mentioned to the improvements would match the improvements at the Senior Center. He commented that the area is not a heavy business center so the parking would not be busy with only one or two people coming per day. He said while they are waiting for the Senior Center to put in their sidewalk, curb, and gutter, they would go ahead and put theirs in, waiting for the dry well which is located on the Senior Center's property or place a bond for the sidewalk, curb, and gutter until the Senior Center was financially able to do the work.

City Engineer Tom Hellen stated the Senior Center has a funding issue. Sawyer stated the Senior Center will not have the money to do theirs until next fall. Engineer Hellen stated the dry well they need is on the Senior Center site. Lewis commented if they did the whole project together, the Senior Center would save approximately 15%.

Director Robrahn mentioned improving the alley was cumbersome for perpendicular parking. She suggested pursuing a rezone to Limited Business like the Senior Center. She said a rezone would simplify the use. She said with the applicant willing to do the sidewalk, curb, and gutter, this would allow the City to credit the on-street parking to their on-site requirement also in addition to the improvement of the alley to parallel parking. She stated that all the points that Sawyer made about working with the Senior Center she felt the improvements would be good for the applicant, good for the Senior Center, and good for the City. She suggested the rezone would be a reasonable solution. Lewis was in favor of this and mentioned that the sidewalk, curb, and gutter would also match what they had already installed by the Elementary School to the north.

Public Hearing Opened

No comments made.

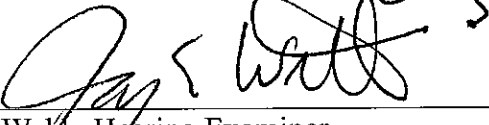
Public Hearing Closed

Examiner Webb stated he has forty-five (45) days to make a decision. The Hearing Examiner shall review the application, all supporting documents and plans, and Section 11 of the Zoning Ordinance, in making a decision.

Director Robrahn stated the findings will be amended for the parking standard based on the conversation in the meeting; the conditions which were discussed will include the sidewalk, curb, and gutter, the parallel parking for six spaces off the alley, and the rezone to Limited Business. She also stated an amended site plan will be required to be submitted. Sawyer stated they would work with the City Engineer for the dry well and if necessary they will work with a local engineering firm. Sawyer also mentioned there is an existing shed off the alley and said he could put the shed by the stairs or he could move it. Director Robrahn stated with the improvements to the right-of-way, the parking off the alley was a bonus.

Examiner Webb adjourned the meeting at 1:20 p.m.

Approved this 7 day of Aug, 2009.



Jay Webb, Hearing Examiner

Attest:



Becky Mead, Deputy Clerk