

**Hailey Hearing Examiner
Meeting Minutes
March 19, 2010**

Examiner Johnson opened the meeting at 1:00 pm. Staff present were Planning Director Beth Robrahn, Planner Mariel Platt, and Assistant Becky Mead.

ARCH Community Housing Trust Design Review

An application by ARCH Community Housing Trust for Design Review of two new single family residences located on Lots 2AA and 3AA, Block 104 Hailey Townsite (411 Walnut Street East and 221 Fifth Avenue South), within the Limited Residential-1 (LR-1) and Townsite Overlay districts. The residences will be income deed restricted to maintain affordability and sold to households that have incomes below 80% of Average Median Income (AMI) Housing Authority Categories 1, 2, and 3.

Director Robrahn said the applicant submitted revised plans requested from the previous meeting held on January 26, 2010. Tom Dabney, Architect showed Examiner Johnson the design review plan and explained what was revised there. He said they will be adding a sidewalk and the driveways and parking are in the rear.

Public Hearing Opened

No comments made.

Public Hearing Closed

Director Robrahn said the applicant is requested to bring in the new color samples to the Administrator and Hearing Examiner to administratively approve. She said there is a concurrent subdivision for the two lots, and she said since there is not a sidewalk to connect to, the sidewalk could be constructed in an alternative location in accordance with Section 4.2.3 of the Subdivision Ordinance.

The Hearing Examiner has 45 days to make a decision and draft the findings of fact. Director Robrahn said the applicant could submit their building permit application at any time.

Smith Residence Design Review

An application by Dan and Stephy Smith for Design Review of a new single family residence located on Lot 19A, Block 1, Croy Street Addition, Hailey Townsite (109 Croy St. West), within the General Residential (GR) and Townsite Overlay districts. The applicant is proposing a two-story residence.

Planner Platt stated the existing structure (proposed garage) is considered as an ADU. She spoke about the lighting conditions of approval.

Joylon Sawyer, Architect and friend of the applicant presented the application. He said they will have no problem with meeting the conditions for the lighting and the driveway. He showed on the plan where the driveway will be placed. He explained a “y” turn so exiting will always be in a forward motion. Planner Platt stated as a condition of approval, the applicant shall submit a revised site plan for administrative review by the Public Works Director and Planning Administrator to ensure that the driveway approach meets City Standards and has a practical turning width from the proposed garage to

the alley. She said there is not an issue with exiting in the reverse motion. Sawyer continued with his presentation on the building height issues.

Stephy Smith called different cities to see how they addressed an elevator on a flat roof home. She said they considered it as an appliance, generally.

Director Robrahn said regardless of the height issue, two improvements would be the railing instead of the parapet wall and a cap on the elevator shaft. She said it is definitely worth looking into whether the elevator could be considered mechanical equipment. She said mechanical equipment is usually on the top of the roof and is not included in the overall height of the building.

Planner Platt asked the applicant if they had any questions or problems with the suggested conditions of approval. She asked the applicant about the sidewalk requirement. **Dan Smith** said they might have to locate a sidewalk somewhere else because there is a much wider easement for the road than there is room for a sidewalk. Planner Platt said the applicant could either put a sidewalk in or pay the in-lieu fee.

Director Robrahn said it is beneficial to the city to have sidewalks built where they are useable. She said the sidewalk requirement does not have to be complied with until they are ready to receive their C of O. Smith said she would like to see her in-lieu fee to go towards the town square on River Street.

Examiner Johnson thought they would be able to see the elevator better in a 3D shot. He asked if they could email those to Planner Platt. The applicant concurred. Examiner Johnson said the more they speak about this project the more comfortable he feels with it. He said the only issue now is the elevator shaft height. Examiner Johnson said he felt comfortable approving this conditionally.

Public Hearing Opened

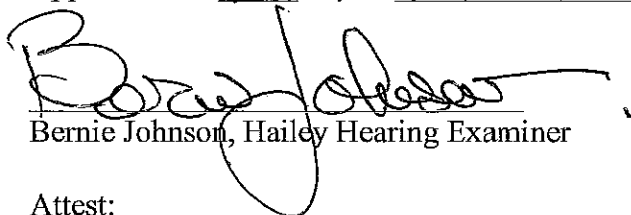
No comments made.

Public Hearing Closed

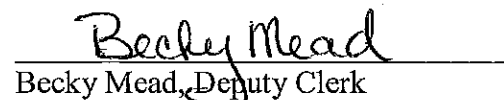
The Hearing Examiner has 45 days to make a decision and draft the findings of fact. Director Robrahn said the applicant could submit their building permit application at any time.

Examiner Johnson adjourned the meeting at 1:52 pm

Approved this 30 day of MARCH, 2010


Bernie Johnson, Hailey Hearing Examiner

Attest:


Becky Mead, Deputy Clerk