

**HAILEY HEARING EXAMINER  
MEETING MINUTES  
MONDAY, MAY 3, 2010**

**RECEIVED  
JUN 22 2010**

The meeting was called to order at 1:00 pm by Hailey Hearing Examiner Jay Webb. Staff present was Planning Director Beth Robrahn and Planning Assistant Becky Mead.

A public hearing on an application by Scott Miley for preliminary plat approval of a 3-unit commercial condominium project, located in an existing building located on Lot 1A, Block 3, Airport West Subdivision, Phase II, located at the corner of Aviation Drive, Merlin Loop, and Lear Lane (1760 Lear Lane).

**Scott Miley**, 510 Elm Street East presented his application with assistance from **Bruce Smith**, Alpine Enterprises. Miley referred to the Staff Report's Conditions of Approval, item a) A five foot (5') wide sidewalk with painted stripes connecting the pedestrian area at the front of the building (south elevation adjacent to Lear Lane), extending east to provide a future connection to Lot 1B shall be shown as a public pedestrian easement on the final condominium plat. He said he wanted to wait to put the sidewalk in because it will not have any connection and currently it would run into a fence. Smith stated the sidewalk was not shown on the preliminary plat.

Director Robrahn stated there needed to be stripping done for the sidewalk connection to the building and pedestrian area. She said to paint or strip the area and for this to be shown on the preliminary plat showing an easement for pedestrian access.

Miley stated the dumpster was moved to allow parking in the rear. Robrahn stated that would be fine until there was the need for snow storage. She said that she would point this out to Council. She also stated that this needed to be done prior to the issuance of a Certificate of Occupancy.

There was discussion regarding snow storage. Miley asked if there were any changes to the easements. Robrahn said there shouldn't be any changes.

Miley also pointed out condition b) Individual meters shall be installed for each unit, and said there will be separate meters for gas and electric.

Robrahn stated she would revise that condition to read b) the association shall execute an agreement with the city for the delivery of water and sewer services and shall be responsible for payment of utilities, unless individual meters are installed for each unit. She also stated the private street shall be shown on the plat for snow storage and the square footage.

Hearing Examiner Webb adjourned the meeting at 1:25 pm. The Hearing Examiner has 45 days to make a decision and draft the findings of fact.

Director Robrahn stated for the record, there were no public present to make any statements.

Approved on the 19 day of June, 2010.

  
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Jay Webb, Hailey Hearing Examiner

Attest:

  
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Becky Mead, Deputy Clerk