

**Meeting Minutes of the  
Hailey Hearing Examiner  
January 19, 2010**

The meeting was opened at 1:00 p.m. by Hearing Examiner Bernie Johnson. Staff present was Planning Director Beth Robrahn and Planning Assistant Becky Mead.

- An application by ARCH Community Housing Trust for Design Review of two new single family residences located on Lots 2AA & 3AA, Block 104, Hailey Townsite (411 Walnut Street East & 221 Fifth Avenue South) within the Limited Residential-1 (LR-1) and Townsite Overlay (TO) districts.

Director Robrahn had previous discussion with Thad Farnham regarding the setback issues which are mentioned in the staff report; the garage setback for the Walnut Street residence and the side yard setback for the Fifth Avenue residence.

**Thad Farnham**, Ketchum builder for the project addressed the Fifth Avenue setback of 7.5 ft. should be 10 ft. He discussed Lot 3AA, Walnut Street residence, stating that the funding is coming from a source that will not fund an unattached garage. He mentioned that the designer of these plans was no longer available due to moving out of state. Farnham stated Jack Peters and Tom Dabney would be taking over as the designers and have come up with better ideas for the garage.

Examiner Johnson asked Director Robrahn if they will be coming back at another date with updated plans. Director Robrahn stated yes. Farnham stated that Peters said he could have updated plans within a week. Farnham also mentioned the space for storage of recreational vehicles was not included in the landscape plan, which they will take into account with the revised plans.

Examiner Johnson said that he and Director Robrahn had a lengthy discussion regarding whether the access should be off of Fifth Avenue or the alley. Examiner Johnson stated the Townsite Overlay Design guidelines suggest access from the alley. He said he did not think that was absolutely necessary. Farnham said they are completely open to this. He said the street department did not want to be responsible for plowing the alley. Farnham said he thought the street department wanted to improve the ITD access on Fifth, which would continue their plowing from Walnut on to Fifth.

**Public Hearing Opened**

**Tom Bergin**, 220 Fourth Avenue South said a second hearing would be an appropriate action. He commented on the alley access, stating there are narrow and long lots in Hailey. He stated these lots are unique with being wide and shallow. Bergin said greater consideration should be given to street access, considering the plowing. He was concerned with both garages fronting onto Fifth Avenue. He asked what would be proposed for improvements for Fifth Avenue, and said if there is a plan for paving that street, it is from his perspective, undesirable that Fifth Avenue be plowed all the way from the end of its current pavement which is Bullion, then extend Fifth Avenue all the

way down to Walnut and then connect to Hwy 75 via Walnut Street which is usually done via Croy. He said the design looks a bit like a manufactured home with an attached garage.

Farnham stated from what he understands from the Street Department, they are proposing to re-grade Fifth Avenue with some base rock; it was not going to be paved. They were going to improve it to allow for proper drainage. He did not think this would add more traffic. He said the road is still owned by ITD which has some sort of an agreement with the City of Hailey for the city to maintain it.

Examiner Johnson said if the city does improve that block of Fifth Avenue, and asked Director Robrahn would they also improve the next block to the north between Bullion and Croy.

Robrahn suggested understanding what the city is willing to contribute to the project and clarify with the City Engineer and the Street Superintendent what those improvements are. She said she wanted both of them to attend this meeting but unfortunately they are both were out today.

Examiner Johnson stated for every project in Hailey the City provides a street for them to access off of and in this case the City is not doing that. He suspects they will step up and provide a road base there with a nice solid gravel street, which would definitely have to be verified.

Farnham spoke about the roof pitches and the gable ends facing the street. Examiner Johnson said both Peters and Dabney are aware of the design guidelines that exist here and suggested Farnham make sure they are aware of these guidelines.

Director Robrahn asked Examiner Johnson if he was okay with the garage access that is proposed, both of them off of Fifth Avenue. Examiner Johnson stated that would depend upon what the City is willing to do as far as improvements to Fifth Avenue. He said if the City is not going to do anything to Fifth Avenue then it would be cheaper to make improvements to the alley to access the units that way and not have to deal with Fifth Avenue at all.

Director Robrahn asked again in terms of what the standards allow. She said there is flexibility and the standards encourage access off the alley but there is room there to allow for the garages to be accessed off of the street.

Examiner Johnson said he could go either way. He suggested the applicant to have a meeting with Director Robrahn, the architects and public works. He said that Director Robrahn will suggest on how to proceed.

**Kathy Grotto** with Blaine County Housing Authority is in support of this project as a partner with ARCH. She appreciated the flexibility of the alley access issue. She said since these are going to be affordable homes anything that will insure that there will not be some future alley snow removal issues that the homeowners will have to pay for

would be great. She encourages the city to step forward to do the bare improvements that are necessary to make this workable.

Bergin asked if the design review process included fencing and landscaping. Examiner Johnson said yes fencing, landscaping, colors, light fixtures and all those issues. Director Robrahn stated there was a landscaping plan and there are no fences proposed.

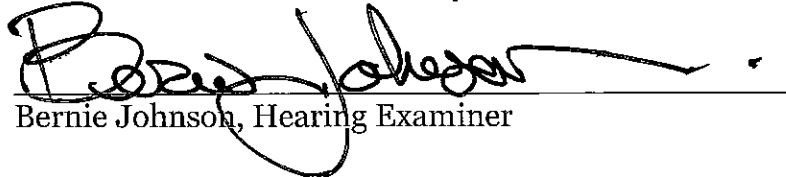
Farnham stated Kathy Noble did the landscape plan with deciduous trees and no plans for evergreens.

Director Robrahn asked the applicant when they wanted to return with revised plans. Everyone agreed upon next Tuesday, January 26<sup>th</sup>. **Michelle Griffith**, ARCH Executive Director, mentioned a meeting with the City Engineer to discuss the improvements prior to the meeting next Tuesday. Director Robrahn said that she could set this meeting up.

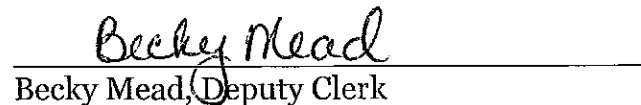
Examiner Johnson continued this application to next Tuesday, January 26<sup>th</sup> at 1:00 pm.

**Examiner Johnson adjourned the meeting at 1:35 p.m.**

Approved this   1   day of   FEB  , 2010

  
Bernie Johnson, Hearing Examiner

Attest:

  
Becky Mead, Deputy Clerk