

**Meeting Minutes of the
Hailey Hearing Examiner
January 26, 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.

The subject of the meeting was the continuation of a public hearing for 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.

Thad Farnham, builder for the project reviewed the changes to the updated plans. He stated the new plans show the correction to the setbacks for both residences. He showed the elevations looking from Walnut Street.

Tom Dabney, architect for the project said they arranged the windows a bit and corrected some roof line issues which he pointed out on the plans.

Farnham said they changed the type of windows on the front so they did not need them on the side. He said they are reserving an 8x20 space off the alley which will be gravel and the landscaping will move over enough to accommodate that. Farnham showed what type of trees are planned and where they would be located.

Director Robrahn pointed out a setback that was 15 feet and said it needed to be 20 feet back. She said all the other setbacks looked fine.

Farnham presented the color samples and stated where they would be used.

Examiner Johnson asked about light fixtures. Farnham said there would be fixtures outside the garage doors.

Public Hearing Opened

Tom Bergin, 220 Fourth Avenue South said he did not know if the owner would have an RV and asked what the reasoning for orienting one residence different from the other. Farnham said it was southern exposure and the best looking view on Walnut Street also for variety so they would not look identical. Bergin said the landscaping looked a little dense along the alley. He asked what the conversation was with the City Engineer regarding the sidewalk.

Examiner Johnson said that there were enough changes made that he would like to see a new plan including the landscaping.

Michelle Griffith, ARCH Executive Director said they were open to whatever kind of trees they would like to see.

Farnham said early on they were considering a sidewalk but there really is no place for it.

Director Robrahn said the ordinance allows for an in-lieu payment and there is not much wiggle room for constructing the sidewalk in another location. She said the standard also says the sidewalk has to be constructed along the entire length of the property.

Examiner Johnson said if the sidewalk was being done on the perimeter of the property, would there be a sidewalk on Fifth Avenue. Griffith said it was not a street; it was an easement through the ITD right-of-way.

Director Robrahn said the city does have the staff to grade that portion of Fifth Avenue but it will need Council's approval. She said she would include that in the Findings and could get that on the Council's agenda at their next meeting.


Examiner Johnson said there will not be a decision today. He said it was his job to see if these plans meet the Townsite's Design Review Guidelines. He said the plans submitted today are better but could have been better.

Director Robrahn stated the Hearing Examiner has up to 45 days to make a decision and the Hearing Examiner's conclusions will be the Findings of Fact. She said if the Hearing Examiner feels that some of the standards have not been met then there would have to be another hearing.

Examiner Johnson said he will have a decision by the end of this week.

Examiner Johnson adjourned the meeting at 1:48 p.m.

Approved this 19 day of FEB, 2010



Bernie Johnson, Hearing Examiner

Attest:



Becky Mead, Deputy Clerk