

**MEETING MINUTES OF THE
HAILEY HEARING EXAMINER
FRIDAY, MAY 30, 2008**

The meeting of the Hailey Hearing Examiner was opened by Hearing Examiner Kristin Anderson at 1:00 p.m. Staff present included Planning Director Beth Robrahn, City Planner Mariel Platt and Planning Assistant Becky Mead.

Public Hearings

Bigwood Development Design Review of 517 River Street South

An application by Big Wood Development for Design Review of a remodel/addition, to be known as 517 River street South, located on Block 7, Lot 8A, Hailey Townsite Overlay within the General Residential (GR) district.

Jamie Coulter, 320 Cedar St. West, owner and developer of the project, presented the application. He spoke about the sidewalk requirement and mentioned that he preferred not to put one in because no one surrounding the house has one and it might look odd. He did say that he would be open to it though and asked staff about the in-lieu fee. Planner Platt explained that if he didn't put in the sidewalk and decided to go with the in-lieu fee that he might not be guaranteed a sidewalk at his location. She said that the City Engineer decides where the sidewalks are going to go. She also suggested that he put the sidewalk in for his guarantee. Coulter concurred.

Examiner Anderson was concerned about the pop-out on the north side of the building. She did say that with the shift of the building that it would look better. She spoke about the bay window. Coulter replied to say that it wasn't a bay window. He also said that the driveway will be shortened.

Examiner Anderson asked about the drip line along the south side of the building. Coulter stated he would be installing rain gutters.

Examiner Anderson mentioned the curb cut at the entrance and stated it seemed too large. She suggested the curb cut be between 12 and 18 feet. She also mentioned the paving along the side of the house seemed narrow.

Coulter stated he would make the curb cut 14'. Examiner Anderson said that would be fine and that was a good compromise.

Planner Platt mentioned the tree by the pop-out and was concerned for snow being stored there. Coulter stated it was a Paper Birch tree that had been there and some of it was chopped off and wasn't healthy. Examiner Anderson mentioned with the house shift that it might save the tree. Coulter stated the tree wouldn't survive the excavation. Leaving the tree there wouldn't be so good for the branches touching and rubbing on the house.

Planner Platt mentioned that the LLA preliminary plat was received but that she hadn't received any final plat. Coulter stated Cody from Benchmark was working on that. Planner Platt reminded Coulter that a building permit couldn't be obtained until the final plat was recorded. Coulter understood.

Planner Platt stated there wasn't an outdoor lighting plan submitted with the project. Examiner Anderson stated that could be listed as a condition of approval and should be submitted to staff prior to obtaining a building permit. Coulter stated the fixture will comply with the Hailey Dark Sky Ordinance.

Examiner Anderson stated she would like to see a sample of the color renderings. **She continued this application to a date certain of June 6, 2008 at 9:00 a.m.**

Examiner Anderson closed this hearing at 2 p.m.

Wood River Land Trust Design Review of 1234 Second Avenue North, WRLT Employee Housing

An application by Wood River Land Trust for Design Review of a remodel/addition, to be known as Wood River Land Trust Employee Housing, located on Lots 5&6, Block 39, Hailey Townsite Overlay (1234 Second Avenue North) with the General Residential (GR) district.

Eddy Svidgal, architect for the project, presented the application. He explained the Wood River Land Trust purchased the home next to their existing building for Wood River Land Trust Employee Housing. It would house one couple for full time and the other spaces for interns, etc. He said the home is in decent shape. They will enhance the home with the addition of a porch.

Examiner Anderson thought this home was remodeled in the early 1990s and the outside had been stucco then. Svidgal concurred and mentioned there was a basement added.

Examiner Anderson was concerned about the color resembling the color scheme of the airport. Svidgal said they are open to any suggestions to make it look better. He suggested final modifications could be made after it was painted. There was further discussion regarding colors. Examiner Anderson asked if the gables will be a different color than the house. Svidgal stated they would. Examiner Anderson asked for a color drawing of the front elevation be submitted to staff.

Examiner Anderson mentioned the roof form and stated a pyramid roof would make it safer. She suggested for the roof to be snow clipped and guttered. Svidgal stated he could do that. There was discussion on gutters on the front elevation. Examiner Anderson stated it was a safety issue with the snow slide being so close to the city walkway. Svidgal stated there wouldn't be any issue for snow dripping on to the sidewalk.

Examiner Anderson mentioned the material on the front elevation wrapping the corner doesn't match the stucco. She said a material change should be done on the inside. Svidgal mentioned there will be heavy trim on the corner. Examiner Anderson mentioned the front elevation would

be seen. She stated they needed to be consistent with repeating detailing on the back gables. There was further discussion on the materials. Her recommendation was to be consistent with the siding and to change materials on the inside corner.

Examiner Anderson stated there was no snow storage shown. She asked if the City maintained the alleys. Planner Platt reminded the applicant the recommended condition of approval that the snow storage area be no less than 25% of the one-site parking and circulation areas. Svidgal asked if he could email that information. Examiner Anderson stated they needed a hard copy of that information.

Planner Platt reminded the applicant that lots 5 & 6 still needed to be vacated. Svidgal stated that would be handled before they applied for a building permit He stated they want to marry the two buildings together.

Examiner Anderson adjourned the hearing at 2 p.m.