

**MEETING MINUTES OF THE
HAILEY HEARING EXAMINER
FRIDAY, JULY 18, 2008**

The meeting of the Hailey Hearing Examiner was opened by Hearing Examiner Bernie Johnson at 1:10 p.m. Staff present included Planning Director Beth Robrahn and Planning Assistant Becky Mead.

Public Hearing

Design Review Application for the Drug Store

An application was submitted by 123, LLC, represented by Jay Cone, for Design Review for a remodel of the Drug Store building, located at Lot 2A and Lot 3, Block 32, Hailey Townsite (103 Main St. South). The applicant proposes exterior modifications to the front and rear of the building.

Director Robrahn stated the Hailey Historic Preservation Commission reviewed and recommended approval of this application. She also noted that the applicant is required to make improvements to the City right-of-way within 2,000 feet of the property in order to have the fourth required space credited.

Examiner Johnson asked for clarification of improvements. Director Robrahn said the City Engineer determines the amount and location of the right-of-way to be improved and she had suggested repairing the sidewalk that is to the north of the building next to North & Co might be appropriate for this application.

Cone presented the application stating this building has been vacant for 12 to 15 years. He said they will be doing a structural retrofit to bring the building up to code. They will be redoing the roof and parapets. They will be able to salvage the original brick walls on the north and south sides of the building. They will be restoring the interior that presently exists. They want to provide a double entry door in the front, entry recess, and replacement of the windows and siding. They will be moving a wall on the northwest corner to make room for a parking space. The new rear entry will have a landing and an accessible ramp and a loading space. They will be replacing the existing floor to match the sidewalk. There will be a slight color change from lighter to darker; with a dark brown body and light brown wainscot stucco. He stated they are aware of obtaining a sign permit for any signage that will be placed on the building. There will be 3 types of lighting all will be with full cut off and comply with the Outdoor Lighting Ordinance.

Examiner Johnson asked if the roof will be completely torn off and replaced. Cone explained in detail what would be done. Examiner Johnson asked if the floor inside would be all new. Cone explained they will be laying new concrete pads for the new posts that will be added. Examiner Johnson asked if the dumpster would be located between the loading space and ramp. Cone stated this was correct. Examiner Johnson asked if there will be fiberglass windows. Cone stated they liked that durability but will more than likely be installing metal clad windows.

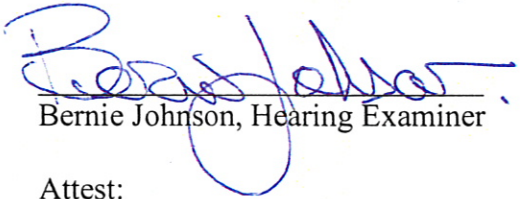
Director Robrahn stated the Hearing Examiner should consider whether the proposed stucco wainscot is compatible with the original building materials and whether a return to the storefront windows would be more in keeping with the integrity of the original structure and congruous with the composition of the majority of the other existing buildings on the block.

Examiner Johnson asked to see the original historic photos. Examiner Johnson also would like to add as a recommended condition that the lot line between Lots 2A and Lot 3 be vacated prior to the issuance of a Certificate of Occupancy as referenced in the staff report under 4.13.8 Lot Line Vacations.

Robrahn also noted a change to recommended condition (c) for the credit of 3 parking spaces to 1 parking space.

Examiner Johnson closed the hearing at 1:30 p.m.

Approved this 15 day of AUG., 2008.


Bernie Johnson, Hearing Examiner

Attest:


Becky Mead, Deputy Clerk