

**MEETING MINUTES OF THE  
HAILEY HEARING EXAMINER  
FRIDAY, SEPTEMBER 5, 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, Planner Mariel Platt, and Planning Assistant Becky Mead.

**Public Hearing**

**Wood River Land Trust Employee Housing Design Review Modification**

An application by Wood River Land Trust for modification to Design Review approval of a remodel to a historic structure, to be known as Wood River Land Trust Employee Housing, located on Block 39, Lots 5 & 6, Hailey Townsite (119 Second Ave. North), within the General Residential (GR) and Townsite Overlay districts. For further information related to this application, please contact Mariel Platt, 788-9815, extension 24.

**Eddy Svidgal**, architect for the project presented the application for the Wood River Land Trust. This is a modification to the approved design review by the Hearing Examiner on June 18, 2008. The applicant proposes the elimination of the cold entry and a change in exterior siding and color. Svidgal stated the colors will remain the same as previously proposed. Svidgal addressed staff's recommendation for the remaining stucco siding on the building's front elevation to also be removed and replaced with ship-lap siding to match the original siding. He said the contractor and the owner discovered some siding from the 1890s underneath the stucco that is well preserved so they would like to expose that and refinish it. Examiner Anderson asked if there was siding underneath the new stucco and Svidgal replied no. Svidgal discussed the area of the stucco with Examiner Anderson. Examiner Anderson stated the gable element helps make the material transition more logical. She stated that she does not see any grounds for denying the modification as proposed. She stated revealing the original siding that was found shows integrity and she appreciated that.

**Martha Burke**, 203 Bullion Street East stated she has been watching the remodeling of the house and she felt that it reflected the homes in the neighborhood, and is exactly what the neighborhood needs.

**Melody Dahl** with the Wood River Land Trust asked if it was necessary for a lot line adjustment to vacate the underlying lot lines. Planner Platt stated the ordinance states that this is required prior to the issuance of a building permit. Dahl stated for a new building. Director Robrahn stated she would check on that condition.

**Theobald Design Review**

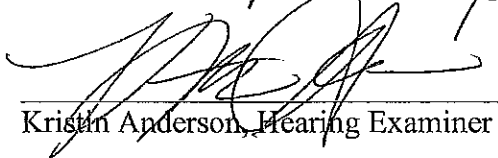
An application by Ron & Katherine Theobald for Design Review approval of a 234 sq ft addition to an existing residence built in 1940 and a new 576 sq ft detached garage off the alley, located at Lot 8A, Block 72, Hailey Townsite (609 Fourth Avenue North) within the Limited Residential

(LR-1) zoning district and Townsite Overlay. For further information related to this application, please contact Beth Robrahn at (208) 788-9815, extension 13.

Kat Theobald presented the application to the Hearing Examiner. Examiner Anderson stated this was very straight forward and she had no issues. Director Robrahn went over all of the conditions and noted all water service lines under the alley that are less than 6' in depth the lines must be insulated. Theobald stated they have to move the sewer line as well as it encroaches on the adjacent lot. Director Robrahn also mentioned the garage setback to the north was 8' 6" and needed to be a minimum of 9 feet and stated the building permit plans should show the required 9 foot setback.

**Examiner Anderson closed the hearing at 1:20 p.m.**

Approved this 17 day of Sept, 2008.

  
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Kristin Anderson, Hearing Examiner

Attest:

  
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Becky Mead, Deputy Clerk