

# Meeting Minutes

## HAILEY ARTS & HISTORIC PRESERVATION COMMISSION

### REGULAR MEETING

March 19, 2024, at 3:30 PM

To be held at Hailey City Hall and virtually via GoTo Meeting

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**Present:** Joan Davies, Michele Johnson, Toni Whittington, Carol Waller, Kristin Anderson and Herbert Romero

**Staff:** Robyn Davis, Ashley Dyer

**Call to Order:** 3:30pm Johnson called the meeting to order.

#### New Business

##### 1. Ellsworth Estate Site Visit:

- Details and Discussion:
  - Members of the Commission and city staff met the Applicant, ARCH Community Housing Trust at the Ellsworth Inn for a tour of the property and to hear the plans for the proposed remodel and demolition for the re-development to provide affordable housing units. Michelle explained that the unit that is proposed to be demoed will be replaced by two- 4-bedroom units in the future. The structure that is salvageable on 4th Avenue will be remodeled as a 1-bedroom unit with a garage. The main structure on the property will be converted to six 1- bedroom units. All site access is proposed off 4<sup>th</sup> Avenue.

##### 2. Historic Demolition Application submitted by ARCH Community Housing Trust and the City of Sun Valley, located at 623 S. 4<sup>th</sup> Avenue: **Action Item**

- Details and Discussion:
  - Michelle Griffith with ARCH Community Housing explained that if there was ever an entity that tried to save and re-utilize structures that it was ARCH. Unfortunately, the structure associated with 623 S. 4<sup>th</sup> Avenue is beyond repair or saving. The Applicant explained that when the property was purchased by the City of SV that this particular structure was already in bad shape, and they met with several contractors who all agreed that it was unsalvageable. Arch is saving and remodeling the other structure that is located off of 4<sup>th</sup> Avenue associated with this property.
  - Waller asked about the proposed timeline of the demolition and remodel. Michelle with ARCH explained that they are expecting to start April 1<sup>st</sup> with the remodel and would hope to grant the demolition job to the same contractor to complete both jobs concurrently.
  - Anderson asked about the waiting period and what would constitute an approval to waive that period? Davis stated that the requests are discretionary and based on the nature of the proposed demolition. Generally based on construction timelines as well as the scope of the project.
  - Romero asked about the deterioration of the structure and how it came to this condition. Michelle stated that when the City of Sun Valley purchased the property this was the state of the buildings so she can't speak about the condition with prior ownership. Romero asked about the units being affordable

housing. Michelle said that these units will be affordable for 80-140% of the area's medium income, which will cover the middle area for people who make too much to receive federal funding but don't make enough to live here.

- Peter Henry, the Mayor of Sun Valley stated that their main point of concern is that the structure is creating an unattractive nuisance on the property and inviting unwanted attention which is dangerous.
- Martha Burke, the Mayor of Hailey stated that as soon as it was expressed that the property was for sale that staff were immediately contacted to make sure the quality of the Inn/structure was preserved and protected. Sun Valley didn't just contact the city out of blue to choose Hailey for their location. After some potentially interested parties, the City of Sun Valley turned out to be the partner that the city was able to work with and I know it will benefit the community's workforce and not just Sun Valley. I consider it a little neighborhood.
- Waller stated that this is a wonderful partnership modified to meet the community's needs.

**4:15pm- Waller made a motion to waive the 120-day period and approve the Demolition for 623 S. 4<sup>th</sup> Avenue, Romero seconded, and all were in favor.**

### **3. Old Business, In-Progress & Status Reports**

1. Adoption of the Meeting Minutes from February 13, 2024 -- **Action Item**

**4:35pm Davies motioned to approve the Meeting Minutes from February 13, 2024. Waller seconded and all were in favor- Anderson abstained.**

#### **2. Project Priorities for FY 2024:**

- Davis presented the Commission with a potential location for an Art Mural located at Sturdevants on their northern wall. The property owner is agreeable to the project and would like to be a part of the design approval process. After deliberation, the Commission agreed that this is a project they would like to do a call for artists for and landed on a budget of \$5-10,000 with a 30-day response deadline. **Action Item**

**4:29 Pm Waller made a motion to draft a call for Artists for an Art Mural project located on Sturdevants wall to include a ballpark budget between \$5,000-\$10,000 with a 30-day response deadline, Romero seconded, and all were in favor.**

- The Commission discussed the status of the Master Arts Plan, Davis told the Commission that we are waiting to hear back from GGLO.
- The Commission discussed the status of the maintenance of the art plaques, and the details of the design information. Johnson said she would reach out to Windy City Arts to see where everything is at.

#### **3. Next Meeting Agenda + Topics April 9, 2024)**

**4:44 pm: Romero motioned to adjourn. Whittington seconded and all were in favor.**