

**AGENDA
BLAINE COUNTY HEARING EXAMINER
PUBLIC MEETING**

September 23, 2021 at 6:30 p.m.

First Floor Conference Room, County Annex DMV Building

219 First Avenue South in Hailey, Idaho

(Entrance is on the south side of the building on Walnut Street.)

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Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/599296989>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 599-296-989

ACTION ITEM: 432 Warm Springs Rd. Board's Lower Ranch - Variance Application

Public hearing and consideration of an application by Dana Jo & Greg Cameron for a variance request to the following setbacks: 1) reducing the front yard setback from 50' to 10'; and 2) reducing the western side yard setback from 20' to 10' for the construction of a new single-family residence. The 0.61 acre property is Lot 44, Blk 2, Board's Lower Ranch and is zoned Low Density Residential (R-1) and is within the Avalanche Overlay District (A).

ACTION ITEM: 134 Hyndman View Dr.- ADU Permit Application

Public hearing and consideration of an application by Jess and Gina Parks for a conditional use permit (CUP) to construct an Accessory Dwelling Unit. The project is proposed at Hyndman Peak Subdivision Lot 30A Block 2, Blaine County, Idaho. The 9.44 acre property is zoned Residential Agricultural District (R-5), Rural Residential District (R-10), and Mountain Overlay District (MOD).

ACTION ITEM: 310 Eagle Creek Loop- Variance Application

Public hearing and consideration of an application by Stuart Campbell for a variance request to the following setbacks: 1) reducing the West side-yard setback from 25' to 15' to accommodate a new attached garage; 2) reducing the front yard setback from 25' to 22'11" to accommodate 3 structural posts for a roof addition over the front porch and; 3) reducing the East side-yard 100' Hwy 75 setback from 100' to 40-46' for an at-grade 192 sf expansion (384 sf total) of the rear deck and second floor deck addition (192 sf). The entire proposed project is within the 100' State Hwy 75 setback which also requires a variance for added encroachments. The lot is located within the Rural Residential District (R-2.5) and the Scenic Highway Overlay District (SHO). The property is 0.45 acres and located at Eagle Creek Meadows Subdivision, Lot 6, Block 5, approximately 4 miles north of Ketchum.

This meeting is open to the public and attendees may attend by web access or in person, observing posted protocol for face coverings. The meeting agenda will be posted to the Blaine County website at <https://www.co.blaine.id.us/AgendaCenter> by the Tuesday prior to the hearing. Please check the meeting agenda for further instructions for digital web access. Clicking on the "Media" icon from the Agenda Center also will connect you to the digital meeting.

The materials associated with this application are available for review at Land Use and Building Services in the Blaine County Annex at 219 First Avenue, Suite 208, in Hailey during regular business hours, Monday through Thursday, 8am to 6pm, and are also available on the Blaine County website <https://www.co.blaine.id.us/200/Hearing-Examiner-Hearing-Materials>. Written comment in excess of one page should be forwarded to Blaine County Land Use and Building Services at least 7 days prior to public hearing by mail or email (10mb max) to pzcounter@co.blaine.id.us or by fax to (208)788-5576. Written comments will not

be read into the record but will be distributed to the Hearing Examiner for consideration and will be made part of the public record.

*****Any person needing special accommodations to participate in the above noticed meeting should contact Blaine County Land Use and Building Services at 219 1st Ave So. Ste 208, Hailey, ID 83333 or telephone 788-5570 at least twenty-four (24) hours prior to the meeting.*