



Planning and Zoning Commission MINUTES

Monday, March 09, 2020
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order by Chairman Neil Morrow at 5:33 PM.

COMMISSION REPORTS AND DISCLOSURE

Commissioner Eggers disclosed a conversation with Director Gaeddert concerning a general discussion of the 4th and Walnut project.

There were no further disclosures.

PUBLIC COMMENT - Communications from the public for items not on the agenda.

Chair Morrow opened the floor to public comment.

David Hurd, Warm Springs resident, commented on the Fire Station location and traffic safety. He cited the Commission's desire to see a complete traffic study prior to approval of the Design Review. He felt the comparable stations cited by the Fire Chief were not comparable to Ketchum's site. He felt the City had not done due diligence.

No other public comments were made, and comments were closed.

CONSENT CALENDAR—ACTION ITEMS

There were no items on the Consent Calendar.

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

1. **ACTION - Fourth and Walnut Mixed-Use Building Pre-Design Review:** (Project Location: Ketchum Townsite: Block 44: Lots 7, and 8. 371 and 391 N Walnut Avenue) The Commission will consider and give direction on a Pre-Application Design Review submitted by Graham Whipple of Resin Architecture for a new 27,316 square-foot, two-story mixed-use building located on two lots at the southwest corner of the intersection of Walnut Avenue and 4th Street within the Retail Core of the Community Core (CC-1).

Associate Planner Abby Rivin introduced the project.

Graham Whipple of Resin Architecture presented the pre-Design Review. He spoke to the grade, context with neighboring buildings, 2 community housing units, 2 private residences, and solar panels.

Commissioner Cosgrove appreciated the scale of the building but thought it looked like the Adirondacks. She asked about the inspiration for the architecture. Whipple responded it was Alpine inspired with timbers and stone. She did not feel it fit in the context of Ketchum.

Commissioner Carter asked about the parking requirement. Whipple stated five parking spaces are required which are provided on site. Commissioner Carter liked the style and exterior materials of the building and the visible retail spaces.

Vice-Chair Mead asked about Community Housing (2 parking spaces) and retail space (5 parking spaces, but currently flexible). The proposal includes two (2) commercial spaces on the second floor and two (2) 2-bedroom residential units, with five (5) parking spaces. Mead asked about exterior material colors. Whipple replied the wood facade would be timber siding, stone, and black metal. Final material selection would be presented at the Design Review.

Commissioner Eggers asked about the walkways and patios. He liked the details of the design and thought it complemented the Christiana Building but wanted to see a change to the gable at the corner.

Chair Morrow asked if the 2 parking spaces were dedicated. He liked the materials, the openness, and the Alpine feel.

Chairman Morrow opened Public Comment:

Janet Perry, property manager 431 Walnut, asked about the residence on the Alpine St. side. Whipple assured that there is no encroachment to Alpine Street and it will not be affected by this development.

There were no further comments and comments were closed.

Vice-Chair Mead was disappointed with the lack of availability of parking. He liked the design overall but questioned the aesthetics of the car portico on Fourth St, and thought the overhang looked flimsy in comparison to the heavy timbers. He liked the supporting timbers and the open corner.

Commissioner Cosgrove excused herself from the remainder of the meeting.

Motion to advance the 4th and Walnut Mixed-Use Building project to full Design Review.

Motion made by Commissioner Carter, Seconded by Commissioner Eggers.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers

Voting Abstaining: Commissioner Cosgrove

- 2. ACTION - West Ketchum Residences Preliminary Plat: Lot 5AA Bavarian Village Subdivision (150 Bird Drive) The Commission will consider and make recommendations regarding a Townhouse Subdivision Preliminary Plat application submitted by Galena Engineering on behalf of West Ketchum Residences, LLC. The Townhouse Subdivision Preliminary Plat will create 10 townhouse sublots and associated common area on Lot 5AA of Bavarian Village Subdivision. The West Ketchum Residences is a 10-unit townhome development. The project is located within the General Residential High Density (GR-H) Zoning District.**

Senior Planner Skelton gave the background for the West Ketchum Residences Preliminary Plat. Staff recommended the plat be recommended to City Council for approval.

Chairman Morrow opened Public Comment:

There were no comments and Public Comments was closed.

Motion to recommend approval to City Council with Conditions 1-7 and authorize the Chair to sign the Finding of Fact and Conclusions of Law.

Motion made by Commissioner Carter, Seconded by Commissioner Eggers.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers

Voting Abstaining: Commissioner Cosgrove

3. **ACTION - Ketchum Boutique Hotel Design Review: 260 E River St.** (Lots 1, 2, 3, FR 21 and 22, Block 82) The Commission will consider and take action on a Design Review application submitted by PEG Ketchum Hotel LLC (of 180 N. University Ave, Suite 200, Provo, UT 84601), represented by Nick Blayden, for a proposed new hotel located on three parcels. The subject development site is approximately 47,249 square feet and is zoned Tourist (T). The proposed hotel consists of approximately 92 hotel rooms, on-site employee housing for 23 employees, a ground-floor restaurant, conference and meeting space, parking garage, roof top bar, and outdoor public plaza, among other features. The hotel is proposed at an overall project size of approximately 128,436 square feet with a maximum height of 72 feet. Waivers to the city's minimum lot size, floor area ratio, height, and side setbacks requirements are proposed. *(continued from February 24, 2020 Special Meeting)*

Commissioner Eggers recused himself from this agenda item.

Director John Gaeddert introduced the Design Review landscaping, rendering, and mechanicals.

Nick Blayden, PEG Development, introduced the Design Review.

Justin Heppler, AJC Architects, spoke to the firepit on the corner.

Nicole Cary gave an overview of the landscaping, including shrubs, natural planting along the Creek, planters on the highway side containing crab apple, fir, pine and aspen. Drip irrigation would be used.

Heppler showed exterior materials and the landscaping at each elevation.

Charles Despain, mechanical engineer, explained the minimal impact of the mechanical venting, sound, and emissions on the west side of the building. The emergency generator would run once per week for 15 minutes, at any time of day, for maintenance. It would produce minimal sound and a sound barrier enclosure.

Commissioner Carter asked about the exhaust on the west facade.

Despain noted the boilers would vent to the roof, but the dryers vent to the side at the lower end of the building. Lint traps would be used. No fumes and minimal steam would be emitted. The proposed vents are 15 feet from the property line and landscaping would be planted in the setback.

Blayden spoke to the parking, indicating there would be free public parking with validation. Director Gaeddert spoke to the location of the generator, which is commonly located in the setback.

Whipple stated the noise would be mitigated since the noise would also affect the hotel guests as well as neighbors.

Gaeddert noted Conditions 16 and 17 were added to the Staff Report concerning the issues discussed at the last meeting. Condition 16 addressed the terraced wall. Condition 17 addressed the brightness of the fireplace.

Heppler spoke to the impact of the terraced walls on the south side. The wall had been broken up into 2 6-foot panels instead of one 12-foot panel. It may become a space for public art. The corner plaza with the fire pit would require an encroachment permit from the City.

Mead asked about a decorative barricade for separation of pedestrians and cars from the driveway.

Heppler added there would be lighted bollards at the driveway for safety.

Chair Morrow opened the floor for public comment:

Bob Korb, 220 E River Street, asked about the vents near the neighboring building. He stated the generator cannot be located in the setback. He was concerned about the noise and odors. He asked the Commission to require the vents be moved.

There were no other comments and Public Comment was closed.

Chair Morrow asked if the generator was considered to be a structure.

Director Gaeddert stated generators are commonly placed in the setback.

Carter expressed that while he understood the neighbors' concern, the applicant has incentive to have the generator be very quiet and didn't think it needed to be a condition of approval.

Mead thought it was set back sufficiently from the property line and impact would be minimal, since directly above would be an outdoor space for guests of the hotel.

Blayden stated since this is the last objection to the project, he thought the generator could be placed inside the building, if necessary.

Motion to approve the PEG Ketchum Boutique Hotel, LLC Design Review Application with Conditions as set forth in the Findings of Fact, Conclusions of Law, and Order of Decision provided in Attachment 1 and the authorizing the Chair to sign the Findings of Fact, subject to Conditions 1-18.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Carter.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers

Voting Abstaining: Commissioner Cosgrove

4. **ACTION - 4th & Main St Mixed-Use Building Pre-Application Design Review**: (Project Location: Ketchum Townsite: Block 5: Lots 1, 2, 3, and 4) The Commission will consider and give direction on a Pre-Application Design Review submitted by Chris Ensign of Solstice Homes Development for a new four-story, 47.5 foot tall, 59,130-square-foot mixed-use building located on four lots on Main Street between 4th and 5th Streets within the Retail core of the Community Core (CC-1).

Commissioner Eggers recused himself from this agenda item.

Planner Abby Rivin gave the introduction to the Design Review. Since the first Pre-Application was heard by a quorum of three commissioners and Commissioner Eggers had since recused himself from this project, the application is coming back for Pre-Application.

Chris Ensign, developer, presented the design review stating he was looking to the Commission for guidance.

Chair Morrow expressed that anything similar in mass to the buildings across the street would not be accepted by the Community. He was looking for undulation, definition, breezeways, or other features. He wanted to see something that did not look like one large building.

Ensign agreed the banks were detrimental to Main Street, decreasing vibrancy and removing people from Main Street after 5:00PM. He used the Ketchum Comprehensive Plan as a base for his design. The Warfield, Enoteca, and Rocky Mountain Hardware buildings were his inspiration. He did not want to ask for any variances. He expressed his willingness to make further design changes.

Vice-Chair Mead thought the design was great but looked too industrial and more suited to an east-coast village than a western town like Ketchum.

Ensign thought the brick was an element of Ketchum architecture and this design related to the other buildings. He asked if modern was more the Ketchum-look. Mead agreed it was hard to spot what was unsettling about the design; glazing, number of panes?

Commissioner Carter liked the industrial look, a throw-back to the Industrial part of Ketchum like the smelter, but this building is very large, taking a full city-block. It would make a very big impact on Ketchum Main St. He suggested it be made to look like multiple buildings. He stated this should add something to the town and something we would be proud to walk past.

Ensign stated he had studied the town and wanted to bring “after 5:00 PM” vibrancy to the area. He used step-backs to decrease the perceived mass and avoid a canyon effect on Main Street.

The Commissioners and Ensign discussed the perceived flaws with the current design, vibrancy, and size of the project.

Vice-Chair Mead liked the terracing, outdoor space, glass railings, undulation on the first floor, the corner step-down, and the landscaping on the terracing.

Commissioner Carter asked about the retail spaces on 4th Street. Ensign indicated that would be the lobby for the residential spaces with no retail access on 4th Street due to the slope of the lot at that point. The parking would be accessible from 5th Street.

Commissioner Mead thought the horizontal accents were too repetitive and it needed some vertical features. He liked the 4th St side.

Planner Rivin noted the motion could be to continue the Pre-Design Review if substantial changes are made. Commissioner Carter supported continuing the pre-design review.

Ensign stated he had incorporated the feedback he had received and expressed the desire to move forward on the project, as long as it was in compliance.

Chair Morrow explained the process may have multiple versions. Vice-Chair Mead wanted to see the design fit in with the character of the community and supported continuing the Pre-Design Review Application.

Director Gaeddert suggested a noticed public hearing for a meeting with a workshop format prior to the next meeting for Design Review.

Commissioner Carter questioned the amount of glazing on bedrooms and bathrooms.

Jay Emmer, Sotheby's, stated the floor plans were still in the concept stage and may be altered when the floor plans are determined. This may alter the amount of glazing on the final building design.

Ensign asked the commission about the exterior materials. Rivin noted staff would work with the applicant to meet the building standards for design.

Applicant asked for a summary of what the Commission's expectations were for design. Director Gaeddert asked for drawings from street level at different vantage points. Mead liked the cornice on the 3rd floor and the view of the 4th Street facade. He expressed concern over the glazing and passive solar in summer requiring excessive energy use for air-conditioning.

Carter liked the building but recognized the size and monotony of the facade. Wanted to see traffic flow and how it would function at the street level.

Chair Morrow opened the floor to public comment.

Diane Goodwin, resident, asked about retail space on the 4th Street side and expressed a desire to see the project reflect the community heritage. She lamented the loss of the historic Formula Sports A-Frame building and thought it would be greatly missed.

Public comment was closed.

Motion to continue Pre-Design Review to April 13, 2020 and direct the developer to submit drawings, renderings or information to assist the Commission's review of the project's plans and the design concept.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Carter.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers

Absent: Commissioner Cosgrove

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director Gaeddert presented the changes that were made to the Ketch I building that were not part of the approved Design Review and the proposed solutions to bring it back into compliance. Changes included the transformer, siding, fence, window placement, and CMU wall. Morrow thought the changes were not great, but safety had been met and it was an improvement. Commissioner Carter and Chair Morrow approved the changes. Landscaping would be installed in Summer. Vice-Chair Mead suggested it might be camouflaged with art. Chair Morrow wanted it to be brought back for approval before construction changes are made.

Ketch II had siding that was not an approved material and the window trim was left off. Stain was an issue, the width of the window trim, decks, mechanicals, and the wall height violated the Code. Chair Morrow wanted to see a real rendering of the improvements.

Commissioner Carter was concerned that the project was not built to the approved Design Review standards, Chair Morrow opined that just because it is affordable housing it shouldn't be built below standards. Director Gaeddert will bring this project back at the next PZ Meeting.

ADJOURNMENT

The meeting was adjourned at 8:40 PM.

Motion to adjourn.

Motion made by Commissioner Carter, Seconded by Vice-Chairman Mead.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers

Voting Abstaining: Commissioner Cosgrove


Matthew Mead

Neil Morrow
Vice-Chairman