



Planning and Zoning

Special Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Keshia Owens
208-726-7801

Tuesday, May 23, 2017

5:30 PM

Ketchum City Hall

Commissioners Present: Erin Smith, Vice-Chairperson
Matthew Mead, Commissioner
Neil Morrow, Commissioner

Commissioners Absent: Jeff Lamoureux, Chairperson
Betsey Mizell, Commissioner

Staff Present: Carl Anderson, Associate Planner
Keshia Owens, Planning Technician
Micah Austin, Director of Planning & Building
Brittany Skelton, Senior Planner

Also Present: Members of the Public

1. 5:15 PM - SITE VISIT: Sun Valley Dental Arts 100 7th Street Ketchum, Idaho (Ketchum Townsite, Lot 5, Block 34)

2. 5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho

Commissioner Smith called the meeting to order at 5:39 PM.

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

No comments.

4. COMMUNICATIONS FROM STAFF

a. 100 7th Street East Ketchum, Idaho (Ketchum Townsite, Lot 5, Block 34). The Commission will consider and take action on an application by Ben Franz for Design Review approval of a new mixed use three-story building with ground floor commercial space with two residential units on the second floor and one residential unit on the third floor.

COMMENTS:

Micah Austin, Planning Director, introduced the project and said that the City is holding this meeting at the request of the applicant and explained that staff is not recommending approval of the application because it does not meet several standards. He also asked that the Commission be very clear in their analysis and decision to provide clear direction.

Ben Franz, Sun Valley Dental Arts, said that he has been working on this project for several years and plans have changed since the Commission first saw the project. He explained that initially patients would fly in for a few weeks, get a new smile, vacation and leave, but this would be a bed and breakfast and not compliant with Ketchum's Code. He commented that the project has gone through several changes, which will be presented to the Commission

Jeff Matthis, Architect, said that the proposed building will have a contemporary and modern look. He explained the layout of the first floor, the basement, and noted that with underground parking spaces and lifts they can get the required nine onsite spaces. He stated that the second floor is designed to have two condominium units and the third floor will be a single unit. He then commented on the reasons for denial including the FAR, parking, handicapped parking, snow storage, and the construction management plan.

Ben Worst, attorney, said that they are trying to avoid the situation that has been created behind the post office where there's ADA parking on the snowy side of the building. He explained that you are allowed to deviate from the local ordinances on ADA parking if you follow a specific state statute. He added that he disagrees with Austin's analysis regarding what "onsite" means because the ADA has their own definition. He noted that this is huge in this case because there are virtually no compliant ADA spaces in the City of Ketchum.

Sam Stahlnecker, Benchmark Associates, spoke about the design of the project and that the square footage of snow storage is minimal and plans are showing 30% more than what's required by Code. She also commented on ADA parking and said that she would point to the section of ADA code that requires the space be as close as possible to the entrance of the building.

Carl Anderson, Associate Planner, said that the applicant is here to request design review approval for a new, three-story mixed-use building. He explained that pre-application design review was conducted on October 26, 2016. He stated that staff finds that the project complies with the Comprehensive Plan, but has not satisfied all requirements of Title 17, Zoning Regulations, and recommends denials based on the following:

- The applicant does not have an exceedance agreement with the City of Ketchum to satisfy City Code Title 17, section 17.124.040.
- Off street parking and loading calculations have not been satisfied.
- Snow storage (requirement satisfied).
- Construction management plan has not been received.

Commissioner Morrow made a motion to continue the project until June 12, 2017.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Matthew Mead, Commissioner
AYES:	Morrow, Mead, Smith
ABSENT:	Mizell, Lamoureux

5. CONSENT CALENDAR

a. Minutes: April 10, 2017 and May 8, 2017

COMMENTS:

Commissioner Morrow made a motion to approve the minutes from April 10, 2017 and May 8, 2017.

b. Sunnyside Condos Design Review: 420 and 460 North Spruce Avenue, Ketchum, Idaho (Sunnyside 8 Condos Bldg. 1 & 2):

COMMENTS:

Commissioner Mead made a motion to approve the Sunnyside Condos Design Review Findings of Fact.

6. FUTURE PROJECTS AND NOTICING REQUIREMENTS

No projects are up for noticing.
Bracken Station CUP Appeal is scheduled for June 8, 2017 at 2:00 PM.

7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Staff provided updates on the Emergency Floodplain applications, Argyros Performing Arts Center, and the Dark Sky Text Amendment.

8. Commission reports and ex parte discussion disclosure

9. ADJOURNMENT

Commissioner Morrow motioned to adjourn, Commissioner Mead seconded.



Erin Smith
Planning and Zoning Commission Co-Chair