



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, February 8, 2016

5:30 PM

Ketchum City Hall

Commissioners Present: Steve Cook, Chairperson
Michael Doty, Commissioner
Betsy Mizell, Commissioner
Erin Smith, Commissioner
Jeff Lamoureux, Commissioner

Staff Present: Micah Austin, Director of Planning & Building
Rebecca Bundy, Senior Planner
Morgan Brim, Senior Planner
Stephanie Bonney, City Attorney
Keshia Owens, Planning Technician

1. **5:00 PM SITE VISIT: 500 N. Washington Avenue, Ketchum, Idaho (Ketchum, Lot 8, Block 15)**
2. **5:30 PM- CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
Chairman Cook called the meeting to order at 5:35 PM. He noted that before the meeting there was a site visit to 500 N. Washington Avenue (Kneebone Mixed Use).
3. **CONSENT CALENDAR**
4. **PUBLIC COMMENT**
 - a. **Communications from the public for items not on the agenda.**
5. **COMMUNICATIONS FROM STAFF**
 - a. **WITHDRAWN FROM AGENDA - Geneva Lofts Design Review: The Commission will discuss and take action on a Design Review application by Geneva Lofts, represented by David Hertel, located at 171 Sun Valley Road (Ketchum Townsite, East 55' X 50' of Lots 7&8, Block 57).**
 - b. **151 South Main Hotel & Residences Condominium Subdivision Preliminary Plat: The Commission will hold a public hearing and take action on an application by Limelight Ketchum, LLC, represented by James R. Laski, for a Condominium Subdivision-Preliminary Plat. The subject property is located at 151 South Main Street (Ketchum, AM Lot 1A, Block 20 Ketchum Townsite).**

COMMENTS:

Jim Laski, on behalf of Limelight Ketchum, with Sean Flynn and Jim Garrison is submitting an application for a preliminary plat and going through design review.

- The purpose of the plat is to create 14 residential condominiums, a large hotel condominium unit, and a separate condominium unit that houses retail operation. He added that it is a 16-unit condominium.

Commissioner Doty noted that there were a number of items in the staff report where the project was not compliant with and wanted to know if those issues had been addressed.

Brim commented that one of the criteria of design review is limiting any obstruction to solar access, but it is not the most concrete standard because Ketchum has dimensional standards that allow the applicant to build up to 42 feet. He added that the Commission could request a sun chart to see the potential impacts on the neighboring parcel.

Commissioner Cook asked Botkins to go over the alley, snow removal trash, and ADA compliance.

Botkins stated that they have spoken with Clear Creek Disposal. He also noted:

- The dumpster will be on a pivot that will be accessed from the alley.
- The project has a fully accessible ADA van space
- Landscaping has been brought up to code

Staff Comments:

Brim said that even though this is a pre-application there are few things that still have to be dealt with:

- Materials Board (reflected in the plans)
- Snow Storage
- Criteria regarding how water drips down from the building into a storm-water facility
- Landscaping and vegetation (applicant will have to show if they plan to replace trees that will be taken down)
- Master Signage Plan
- Bike racks (must be visible from the main entrance)
- Lighting details to show the applicant is conforming with the Dark Sky Ordinance

Brim added that the proposed ADA space is covered and not in an alleyway. He also said that Staff is really happy with this because it provides a great access point.

Brim noted the project's evaluation standards:

- The northern wall on the zero property line will need to be further addressed and will likely need to be broken up, as it will be very visible for many years.
- Brim said that most of the criteria that was not met was because more information was needed.

Commissioners' Comments:

Commissioner Smith said that on 231 Sun Valley Road there is another project that has a north facing wall and the architect, who is working on both projects, did vary the wall somehow.

Commissioner Doty said that the material selection is good and that a YMCA climbing wall should be avoided. He commented that there is only a 6-inch separation between second and third floor materials on the east elevation and encouraged the applicant to give the project a bit more character. He noted that the applicant should come up with a highly evolved methodology to develop the project's design.

Chairman Cook asked if the screening could be continued into an L-configuration.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Cook, Chairman
SECONDER:	Betsy Mizell, Commissioner
AYES:	Steve Cook, Mike Doty, Betsy Mizell, Jeff Lamoureux
ABSTAIN:	Erin Smith

b. Heidelberg Hill Design Review- Findings of Fact

COMMENTS:

No changes or corrections.

Chairman Cook motioned "to approve the Heidelberg Hill Residence Design Review Findings of Fact"

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Cook, Chairman
SECONDER:	Betsy Mizell, Commissioner
AYES:	Steve Cook, Mike Doty, Betsy Mizell, Jeff Lamoureux
ABSTAIN:	Erin Smith

c. Heidelberg Hill Mountain Overlay Design Review- Findings of Fact

No changes or corrections.

Chairman Cook motioned "to approve the Heidelberg Hill Residence Mountain Overlay Design Review Findings of Fact"

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Cook, Chairman
SECONDER:	Betsy Mizell, Commissioner
AYES:	Steve Cook, Mike Doty, Erin Smith, Betsy Mizell, Jeff Lamoureux
ABSTAIN:	Erin Smith

d. Heidelberg Hill Townhouse Subdivision Preliminary Plat-Findings of Fact

No changes or corrections.

Chairman Cook motioned "to approve the Heidelberg Hill Residence Mountain Overlay Design Review Findings of Fact"

Austin also commented that the Planning and Zoning Commission is the only board that still receives the packet in hard copy. He noted that the time difference is 30 mins to upload electronic packet and about 3-6 hours to prepare the paper copy.

Commissioner Lamoureux, Commissioner Doty, and Chairman Cook do not need to receive extra information, such as CC&Rs, deeds, and title reports.

10. ADJOURNMENT

Commissioner Smith motioned to adjourn and Commissioner Mizell seconded; all commissioners were in favor.



Steve Cook
Chairman, Planning and Zoning Commission