



REGULAR PLANNING AND ZONING COMMISSION MEETING
Tuesday, May 26, 2015, 5:00 pm
Ketchum Project Site Visit

Present: Chairperson Steve Cook
Vice Chair Jeff Lamoureux
Commissioner Betsy Mizell
Commissioner Erin Smith
Commissioner Mike Doty (In attendance, but recused himself at the beginning of site visit)

5:10 p.m. – SITE VISIT at 231 SUN VALLEY ROAD. The Commission will convene for a site visit in regard to the application by Devin Piscitelli, for Pre-application Design Review to build a mixed use development.

The following features of the proposed project were viewed and discussed:

- Site layout;
- Parking areas, onsite and on-street;
- Landscaping;
- Bicycle parking;
- Building design;
- Alleyway design;
- Underground utility lines; and
- Rear retaining wall design.

Also Present: Micah Austin, Planning and Building Director
Morgan Brim, Senior Planner/Current and Long-range Planning Manager
Brenda Moczygemba, Architect with Michael Doty Associates

The Commissioners had no further questions and the special site visit was concluded at about 5:20 pm.



Steve Cook
Planning and Zoning Commission Chair



Planning and Zoning

Regular Meeting

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

~ Minutes ~

Meetings are Video Recorded

Tuesday, May 26, 2015

5:10 PM

Ketchum City Hall

Commissioners Present: Steve Cook, Chairperson
Jeff Lamoureux, Vice Chairperson
Erin Smith
Mike Doty
Betsy Mizell

Staff: Micah Austin, Director of Planning and Building
Morgan Brim, Senior Planner
Rebecca Bundy, Senior Planner
Rachel Martin, Planning Technician

1. **5:10 p.m. – SITE VISIT at 231 SUN VALLEY ROAD.** The Commission will convene for a site visit in regard to the application by Devin Piscitelli, for Pre-application Design Review to build a mixed use development.

Site visit minutes are adopted separately.

2. **5:30 p.m. RECONVENE AT KETCHUM CITY HALL, OPENING OF MEETING** Commissioner Steve Cook called the meeting to order at 5:38 pm.
3. **PUBLIC COMMENT - This is an opportunity for the public to speak with the Commission about issues and ideas not on the agenda.**
Commissioner Cook asked for public comment. There was none.
4. **EST 5:35 p.m. CONSIDERATION upon the application of Devin Piscitelli for Community Core Pre-Application Design Review at 231 East Sun Valley Road (Ketchum Townsite Lot E 75' of Lot 8, Block 17) for a mixed-use development in the Community Core, Subdistrict C, Urban Residential zoning district.**

Commissioner Doty Recused himself.

Morgan Brim, Senior Planner presented the project. The applicant is applying for a mixed use building with two residential units on the second and third floors and retail on the ground floor. The building height is 40 feet. The community core zone allows for 42 feet if the additional two feet add to the character of the building.

The lot coverage is 86% and the floor area ratio is 1.894%. The applicant will need to provide six hundred twenty eight square feet of community housing or pay an in-lieu fee.

Commissioner Cook stated that pre-application design review is a request for feedback. No decisions are made at the meeting.

The issues that staff found are first, the rear elevation, code asks for distinction between floors and not large flat areas. Staff is asking that the applicant to change the design in

these areas. Second, emergency access, the alleyway has overhead utility lines. The Fire Department has asked that the lines be undergrounded. Third, the bike rack should be more visible from the entrance way.

Brenda Moczygemba, Michael Doty Associates, presented the project to the Commission. EOS architects designed the project. Michael Doty Associated is working in tandem with EOS and has coached them through local codes.

The adjacent building to the west is non-conforming and is built into the front setback. The new building will add additional sidewalk to the Sun Valley Road elevation. One required ADA parking spot is provided onsite. Does it need to be van accessible or regular ADA?

The existing retaining wall in the back of the property is on the applicant's property. Brenda presented vicinity photos.

The applicant will provide two street trees, a planter box, one bike rack and a garbage receptacle on Sun Valley Road.

The residential entrances will be on the ground floor. The second floor will be living area for each residence; the third floor will be bedrooms, two roof decks one for each residential unit will be provided on the roof.

Commissioner Cook asked about the guardrail material, Brenda answered that they will be using steel posts.

The garbage enclosure will have shiplap wood siding; reclaimed brick will also be used as siding material.

The a portion of the roof extends over the forty foot height limitation an additional five and one half inches.

Commissioner Smith asked if five and one half inches is enough to make a significant visual impact and apply to the height exception in the code.

The east elevation facade is more bland. The applicant may want to add elements to the existing retaining wall to add interest and breakup the wall. Brick stack patterns could be used to accomplish this.

Morgan asked what the applicants concern would be with replacing the retaining wall. The applicant stated that cost was a factor in the design of the wall. Morgan suggested that the applicant come up with a design to break up the wall for design review. The deck guardrails will be plate steel.

Dark sky compliant recessed cans will be used under overhanging decks and sconces on the ground floor. Cable trellises will be used for vining vegetation.

Commissioner Cook asked for questions from the Commission.

Commissioner Smith asked about the off-site parking spaces. The parking spaces need to be twenty feet and are shown as eighteen feet. Brenda stated that this will be amended at design review.

Rebecca remarked that increased height with a step back cannot be used on this property because of the depth of the lot. A described noncompliant lighting fixture may be used if it is shielded by a building overhang.

Commissioner Cook asked for public comment, there was none.

Commissioner Smith suggested that the existing retaining wall remain and that the bottom be painted darker to break up the north façade.

Commissioner Cook suggested that the applicant use transition of color and materials. He asked if the applicant can use vines in the back of the building as well of the front. He asked about rooftop mechanical.

A hot tub and outdoor grill area and planters will be provided on each of the roof decks. All mechanical will be on the second floor and will not be exposed.

Commissioner Mizell asked about landscaping.

Brenda replied that there are few opportunities for landscaping beyond the street front vines and a street level planter box.

Commissioner Cook asked about the alley power lines.

Morgan answered that a meeting with staff can be arranged before design review to iron out this issue.

Brenda stated that the state of the alley is in question as well. Who will repave the alley? Morgan stated that Public Works will need to weigh in on the alley.

Commissioner Cook asked about drainage from the roof and the impact of drainage on the retaining wall.

Brenda stated that Benchmark will do drainage calculations and they will be provided at design review.

Commissioner Lamoureux asked about snowmelt and snow storage.

Brenda stated that his information will be provided at design review.

Rebecca Bundy, Senior Planner stated that in the future energy use for snowmelt will need to be offset by other green building practices. Currently this is not the standard.

The applicant shows one large retail space, this could change.

Commissioner Lamoureux asked if the bike rack requirement is two per use, if so, the applicant would need racks for four bikes. Racks for only two bikes are shown on the plans.

Morgan will check this regulation for design review.

Commissioner Cook stated that pre-application feedback is non-binding.

Commissioner Smith requested a rendering of the north wall in design review.

- 5. EST 6:15 p.m. CONSIDERATION upon the application of Scott and Laura Jordan for Design Review Modification to existing landscape approval at 411 East Sixth Street in The Community Core (CC) Zoning District. Continued from May 11, 2015.**

Rebecca Bundy, Senior Planner stated that this item is continued from the last meeting of May 11, 2015. The Applicant is applying to install a water feature in place of approved landscaping between the public right of way and the building.

The Applicant will install a recirculating pump; LED lighting and temperature controls will reduce energy usage. Per design review approval, the landscaping was required to be finished by July 15, 2015. The Applicant is requesting that the landscaping may be installed as a temporary fix before the water feature is installed later this year.

The renderings are not to scale. As proposed the water feature will never be more than six inches below the sidewalk. The Applicant would like the feature at the entry to run year round. The moat would only run during the warmer months.

Rebecca asked the commission for questions. There were none.

Cliff Cunha, Webb Landscaping, stated that there will be only a six inch drop from the sidewalk to the bottom of the moat. Water will run parallel to the street at night and when it is windy and will also run off the sides of the water feature at other times. In the winter the troughs will be drained. They will be lit at night for safety.

Commissioner Mizell asked if the water that runs all year will be heated.

Mr. Cunha stated that he wants to talk the applicant out of the winter feature. 34 degrees is the threshold to keep it from freezing.

Commissioner Mizell asked if there is stone that will have algae or bacteria buildup. Mr. Cunha replied that the fountain will not have any loose stones, he stated that the fountain can be cleaned to keep it clear and the water will be flushed annually.

Commissioner Smith asked about limescale. Mr. Cunha stated that anti-lime agents can be used to remove limescale. The feature on the roof deck has not developed any limescale.

Commissioner Smith is comfortable with the six inch height difference from the sidewalk.

Commissioner Cook requested rewording some conditions.

Commissioner Smith made a motion to approve with modifications to:

- Condition nine to read "shall be lit year round whether or not it contains water".
- Condition twelve to add that the door feature be turned off when the temperature drops below thirty four degrees Fahrenheit. The entire system will be drained in the winter.
- Commissioner Cook requested that condition three state that no overspray shall occur. Mr. Cunha stated that it is not possible to promise no overspray. There are sprinkler systems all over town that spray water on the sidewalk. He then asked if there is a standard that states irrigation cannot spray into the right of way. He will do his best to insure no overspray but cannot promise that there will be no overspray. Rebecca stated that the temperature sensor will ensure that there is no ice on the sidewalk. The commission decided not to add the additional language to condition three.
- Commissioner Lamoureux suggested that condition eight state that there will be no more than a six inch drop the sidewalk to the hard surface of the water feature referring to the depth of water feature.

Rebecca stated that if the applicant needs more time to complete the feature, they can apply for a one year extension of design review approval administratively and a third year from the commission.

Motion to approve the application of Scott and Laura Jordan for Design Review Modification to existing landscape approval at 411 East Sixth Street in The Community Core (CC) Zoning District to May 26, 2015.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Smith
SECONDER:	Betsy Mizell
AYES:	Jeff Lamoureux, Vice Chairperson, Erin Smith, Betsy Mizell
RECUSE:	Michael Doty,
ABSTAINED:	Steve Cook, Chairperson

6. EST 7:45 p.m. WORKSESSION, Code Rewrite Phase II

Morgan presented the work session and stated that the topic for discussion is adult oriented business. He stated that adult oriented business must be allowed somewhere in the city. The commission agreed to allow adult oriented businesses in the LI-2 zone. The state restricts adult oriented businesses within 2500 feet of all churches and schools. Staff feels that because of this buffer the LI-2 zone is appropriate. If a proprietor wanted to locate elsewhere they can apply for a code amendment or rezone.

Commissioner Lamoureux stated that the LI-2 zone does allow residential, and isn't appropriate for adult business.

Commissioner Doty asked about the LI-1 zone, which is smaller and more restrictive for residences.

Commissioner Lamoureux asked if the 2500 foot distance requirement changes, do we want adult business in LI-2?

Commissioner Doty asked about residential in the LI-1.

Rebecca stated that the residential requirements are the same in LI-1 and LI-2.

Commissioner Mizell asked about hours of operation.

Morgan stated that any existing regulations in the zone would apply.

Commissioner Cook suggested that staff refer to legal counsel on the subject and return to the commission.

Morgan stated that June 22nd will be another work session and staff will return with answers to these questions and to discuss design regulation work session.

Micah Austin, Director and Planning and Building asked what exactly the attorney should review.

Commissioner Lamoureux stated that the definition was still a question and would like to see one that fits the community's unique culture.

Micah recapped that the commission wants the narrowest definition allowed by state law. The commission agreed.

7. EST 7:45 p.m. CONSENT AGENDA

a. FINDINGS OF FACT

i. Armand Floodplain Development Permit – Approval

Staff took notes of changes to the findings of fact.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Lamoureux, Vice Chairperson
SECONDER:	Erin Smith
AYES:	Steve Cook, Chairperson, Jeff Lamoureux, Vice Chairperson, Michael Doty, Erin Smith, Betsy Mizell
RECUSE:	None

b. APPROVAL OF MINUTES

- i. May 11, 2015
- ii. May 11, 2015 Site Visits

The May 11, 2015 site visit minutes are not available. Staff took notes of changes to the May 11, 2015 minutes.

Motion to approve May 11, 2015 minutes with changes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Lamoureux, Vice Chairperson
SECONDER:	Michael Doty
AYES:	Steve Cook, Chairperson, Jeff Lamoureux, Vice Chairperson, Michael Doty, Erin Smith, Betsy Mizell
RECUSE:	None

8. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Morgan stated that 231 Sun Valley Road will be returning in approximately a month with a design review application. Should noticing be expanded? The commission answered no.

Commissioner Cook asked about Thunder Springs, Morgan answered that the applicant has requested a work session to discuss unfulfilled Development Agreement obligations. Commissioner Lamoureux asked for building height information at that time. Commissioner Smith asked that all the history on requirements be provided.

Morgan asked about noticing requirements for Foxhole subdivision. The commission answered that no changes to the required noticing are requested.

Rebecca stated that staff had received a waterways design review application on Warm Springs Creek for a new residence, the notice requirement is adjacent property owners. The commission answered that no changes to the required noticing are requested.

9. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Micah stated that the Joint meeting with the Planning Commission and Zoning and City Council is June 1st at 4pm. He stated that Suzanne Frick, City Administrator suggested paring down the agenda from the six items suggested. The commission will prioritize the items.

The commission discussed the order of the agenda.

Rebecca stated that the Limelight Hotel will apply for the building permit on May 27th. The drawings will be uploaded on Thursday, May 28th. A town hall meeting will be held on May 27th. Thursday, May 28th at 9am there will be a right of way standards and riparian setbacks meeting for the public.

Betsy asked about the Auberge Hotel

Micah stated that they are to date with their requirements to this point and have submitted the required traffic mitigation plan. The building permit must be received by October 2015.

10. Commission reports and ex parte discussion or disclosure

No comments

11. ADJOURNMENT

Motion to adjourn at 8:08 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Doty
SECONDER:	Jeff Lamoureux, Vice Chairperson
AYES:	Steve Cook, Chairperson, Jeff Lamoureux, Vice Chairperson, Michael Doty, Erin Smith, Betsy Mizell
RECUSE:	None



 Steve Cook, Chairperson
 Planning and Zoning Commission