



REGULAR PLANNING AND ZONING COMMISSION MEETING
Monday, May 11, 2015, 5:00 pm
Ketchum Project Site Locations

Present: **Chairperson Steve Cook**
 Vice Chair Jeff Lamoureux
 Commissioner Betsy Mizell
 Commissioner Mike Doty

1. 5:00 PM - SITE VISIT AT 460 WOOD RIVER DRIVE – In regard to an application by Wes and Carole Armand, for approval of a Floodplain Development Permit for a residential addition in the Floodplain Overlay.

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

- The reason for the proposed addition was identified as providing single story living for an older couple;
- Wetland and floodplain locations were identified;
- Stakes were provided to show corners of the proposed addition;
- Pier locations were staked. Piers were located to avoid disturbance of the existing topography and allow conveyance of the existing seasonal stream;
- US Army Corps of Engineers approval was obtained for construction in a wetland;
- Fill in the floodplain at the proposed driveway was discussed. The applicant has provided a No Adverse Impact Statement from Galena Engineering;
- Wetland creation would disturb the existing mature riparian and wetland habitats more than protecting and preserving what is already there; and
- A portion of a deck on the far side of the existing house is proposed to be removed. Wetland vegetation will be reestablished at that location.

Also Present: **Micah Austin, Planning and Building Director**
 Rebecca Bundy, Senior Planner/Building and Development Manager
 Morgan Brim, Senior Planner/Current and Long-range Planning Manager
 Don Stamp, DJ Stamp Architects, Project Architect
 Trent Stumph, Sawtooth Environmental Consulting, LLC, Project Consultant
 Craig Johnson, Project General Contractor
 David Newcomb, Neighbor

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

2. 5:25 PM – SITE VISIT AT 411 EAST SIXTH STREET – In regard to an application by Scott and Laura Jordan for Design Review Modification to existing landscape approval in The Community Core (CC) Zoning District.

Commissioner Doty recused himself from this site visit. The following features of the proposed project were viewed and discussed:

- The Commission viewed a water feature on the building's roof deck that is similar in design to the proposed water feature;

- The weather was wet and windy, and the wind caused the water feature to splash onto the adjacent pavement;
- Cunha described the ability to reduce water volume to keep water from falling over the side edges of the proposed water feature, confining it only to the front edges perpendicular to the sidewalk surface, thus minimizing overspray during the evenings and on windy days;
- Cunha explained that the water feature will recirculate the water and that a reservoir would be provided to contain the water when it is not running;
- The proposed water feature location along Sixth Street and Leadville Avenue was identified;
- Proposed sidewalk replacement was discussed; and
- The new handrail, required as a Design Review condition of approval, was viewed.

Also Present: Micah Austin, Planning and Building Director
 Rebecca Bundy, Senior Planner/Building and Development Manager
 Morgan Brim, Senior Planner/Current and Long-range Planning Manager
 Scott Jordan, Applicant
 Cliff Cunha, Webb Landscape, Inc., Applicant's Representative

3. 5:45 PM – SITE VISIT AT 126 SADDLE ROAD – In regard to an application by IEG Thunder Spring LLC., for Pre-application Design Review to build a nine (9) unit housing development.

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

- Overall layout of the proposed nine residential units;
- Heights of each proposed building (demonstrated with story poles);
- View shed impacts to surrounding property owners; and
- Site access.

The Commissioners had no further questions and the special site visit was concluded at about 5:55 pm.

Also Present: Micah Austin, Planning and Building Director
 Rebecca Bundy, Senior Planner/Building and Development Manager
 Morgan Brim, Senior Planner/Current and Long-range Planning Manager
 Robert Parker, Applicant
 John Shelly, Project Architect
 Ben Young, Project Landscape Architect
 John Parten, General Manager, Thunder Spring HOA



 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

Monday, May 11, 2015

5:00 PM

Ketchum City Hall

Commissioners Present: Steve Cook, Chairperson
Jeff Lamoureux, Vice Chairperson
Erin Smith via phone
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. **5:00 p.m. – SITE VISIT at 460 WOOD RIVER DRIVE.** The Commission will convene for a site visit in regard to the application by Wes and Carole Armand, for approval of a Floodplain Development Permit for a residential addition in the Floodplain Overlay.
Site visit minutes are adopted separately.
2. **5:20 p.m. – SITE VISIT at 411 EAST SIXTH STREET.** The Commission will convene for a site visit in regard to the application by Scott and Laura Jordan for Design Review Modification to existing landscape approval in The Community Core (CC) Zoning District.
Site visit minutes are adopted separately.
3. **5:40 p.m. – SITE VISIT at 126 SADDLE ROAD.** The Commission will convene for a site visit in regard to the application by IEG Thunder Spring LLC., for Pre-application Design Review to build a nine (9) unit housing development.
Site visit minutes are adopted separately.
4. **6:00 p.m. RECONVENE AT KETCHUM CITY HALL,**
Commissioner Steve Cook called the meeting to order at 6:01 pm.
5. **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.
6. **EST 6:05 p.m. CONSIDERATION upon the application of Wes and Carole Armand for a Floodplain Development Permit for an addition to an existing home in the Floodplain Overlay at 460 Wood River Drive. (Continued from April 27, 2015)**

Commissioner Cook asked if items were noticed properly. Micah Austin, Planning and Building Department Director answered yes.

Rebecca Bundy, Senior Planner gave the commission a copy of a letter from Sawtooth Environmental which arrived that day. All zoning requirements are met. The property is in the floodplain, contains wetlands, is not on a waterway and does not have riparian setbacks. The

property has been allowed to naturalize and requires very little mitigation. The crawl space under the kitchen will have flood vents; the other areas will be elevated. There will be no additional fill on the site except at the street to accommodate garage transition for access. 3 ½ cubic yards of fill will be used for the road to driveway transition. Compensatory storage is supplied under the garage. The Army Corps has permitted the project; this permit is included with the staff report.

Commissioner Cook asked about the floodway. Rebecca Bundy answered that the floodway is the river channel. There is no flood way on the property only floodplain.

The State FEMA Coordinator asked for a no adverse impact statement which was supplied by Jim Zarubicca, Galena Engineering. The property has been left in a natural state and requires little mitigation. A 350 sq. ft. deck will be removed and revegetated appropriately.

Don Stamp, Project Architect, stated that the applicant wishes to live on one level. The addition includes a great room, garage entry, and a new kitchen. The applicant's property is not on the river. There is an adjacent property between the applicant's property and the river. The existing building is elevated, however the area under the structure has been enclosed and this closure will be removed to increase flood flow.

Trent Stumph, Sawtooth Environmental Consulting stated that the property received a Nationwide 29 Army Corps Permit. Compensatory mitigation will be supplied for the impact of fill at the driveway. The applicant will let the native wetlands area colonize on its own with some seeding.

Commissioner Cook asked for wetland habitat protection details during construction. Mr. Stumph answered that on Page two of his report, bullet point below species list, are the details of construction mitigation. Fencing will be used and they will reseed the disturbed areas. Frank Johnson, project contractor, stated that the construction work will be done in the building footprint. Excavation will not start until the river goes down a foot. It may possibly start as early as July 15 or August 1, 2015. Construction should take place for eight to nine months. The existing boardwalk will remain.

Commissioner Cook suggested that gaps be left between boards of decking and boardwalk if applicable to allow the area beneath to colonize with wetland vegetation.

Commissioner Cook invited the public to comment.

Commissioner Lamoureux asked about the roadway transition and drainage. Rebecca stated that the area is highly vegetated and Mr. Stumph stated that the neighbor's property is elevated and the existing topography will buffer stormwater.

Rebecca stated that staff is comfortable with the conditions of approval and all city departments had the opportunity to comment. None had issues with the application.

Motion to approve the application of Wes and Carole Armand for a Floodplain Development Permit for an addition to an existing home in the Floodplain Overlay at 460 Wood River Drive.

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

7. **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. Commissioner Steve Cook read the consideration and continued it to May 11, 2015.**

Commissioner Mike Doty recused himself.

Rebecca introduced the project which received community core design review approval in September 2013. The applicant has not yet completed the required landscaping due to a winter finish. The approval was for decorative grasses in the 1 foot wide strip between building and sidewalk. The applicant would like to build a water feature in place of this landscaping. The feature would wrap around the corner of the building. The curb will be affected and will be rebuilt. The applicant is working with public works on this design. Overspray from the fountain is a question. Variable speed pumps will be used, at night when it is cooler the pumps will be turned down to prevent overspray from freezing on the sidewalks. Micah and Rebecca attended a site visit with Robyn Mattison, Public Works Director on May 5th, 2015. That day it was not windy, the water was falling very straight with no overspray. The feature will be lit at night, if safety becomes an issue the city can request that the fountain be turned off.

Commissioner Lamoureux asked for details of the landscape approval from the September 2013 design review approval.

Rebecca stated that it was only ornamental grasses and drip irrigation. She stated that minor modifications can be approved administratively; staff decided that this change was not minor. There is nothing in the code that precludes the feature.

Cliff Cunha, Webb Landscaping, Applicant representative, stated that the applicant wants the building to look like it is floating in water. The applicant is very concerned with safety. The feature will be lit at night and have a light glow. All lighting will be on the applicant's property. Ice is also a concern with overspray; the feature will have much reduced flow at night. It will also have a freeze sensor and will turn off the pump.

A new sidewalk will be installed. The system has a cistern and will recirculate water. There will be some loss due to evaporation and some due to splashing. It is a closed system.

Mr. Jordan stated that there may be additions to the feature at the entry to the building, but these would be minor and would hopefully need only administrative approval. Mr. Cunha stated that there would be a grate which the water would run under at the entry to the building.

Public Comment:

- Britta Hubbard, asked if the applicant was prepared for the public to use the feature? Children and dogs can be disrespectful.

Mr. Cunha stated that the feature will have a steel bottom. There will be a filter that will be cleaned out. The water can be flushed if necessary.

Commissioner Lamoureux stated that he is concerned with the drop off of the sidewalk to the feature and staff should receive a profile of the feature before it is built.

Commissioner Mizell would like to see water conservation as much as possible.

Commissioner Cook stated that he doesn't think the feature is appropriate due to our water shortage and the energy consumption. He stated that the approved vegetation is much safer in regards to public safety and would like the applicant go back to the approved design.

Commissioner Smith stated that the system is closed and that this system will actually use less water than the vegetation route. She stated that this is the more conservative route.

Commissioner Cook requested a continuation.

Commissioner Lamoureux asked if the city can require the system to run in the summer. Commissioner Smith stated that this is not any different than the city requiring landscape maintenance.

Rebecca stated that the application does meet all requirements of the adopted green building and energy codes.

Commissioner Smith asked what would happen if a motion was made to approve and did not pass. Rebecca answered that the application would be denied and the applicant could appeal to city council.

Commissioner Cook stated that he has safety issues that he'd like to see resolved.

Micah summarized that The Commission is comfortable with the conservation efforts and is most concerned with safety.

Scott Jordan stated that this design is a gift to the city. He stated that the commission is not considering the application fairly.

Motion to continue 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:	Steve Cook Chairperson
SECONDER:	Jeff Lamoureux Vice Chairperson
AYES:	Steve Cook Chairperson, Jeff Lamoureux Vice Chairperson, Erin Smith, Betsy Mizell
RECUSE:	Michael Doty

8. **CONSIDERATION upon the application of IEG Thunder Spring LLC., for Pre-application Design Review to build a nine (9) unit housing development at Block 2, Thunder Spring Large Block Plat (126 Saddle Road). The residential units will range from 4,200 square feet to 6,300 square feet.**

Morgan Brim, Senior Planner presented. Three public comments were received today.

- Thomas Nelson stated that he is concerned about his views.
- Deborah Sievers asked that the applicant leave the story poles up for a few more days. The applicant stated that they are already down; there are safety issues with lightning storms and the poles.
- Ken Bellamy is concerned about views and parking.

The applicant is requesting pre-application design review feedback and will request an amendment to the PUD at a later date.

Previously this approval was for twenty three units and four community housing units. This application drops from twenty seven units to nine units. The buildings are oriented toward Baldy and vary in size and height. Any granted waivers must meet the ordinance. A PUD allows for waivers when there is a benefit in exchange. Staff has requested specific elevations to review height and details of where heights extend over the thirty five foot standard. Staff has also requested specific setback, and FAR information.

There are remaining unfulfilled obligations from the Thunder Spring PUD which include:

- 4800 square feet of employee housing, not less than 4 units
- 5000 square feet of nonprofit office space

The PUD is a conditional use application. The commission should keep in mind what is special about this development that qualifies it for a PUD.

Commissioner Cook stated that the feedback from pre-application is not binding.

Micah stated that he and Morgan took a tour of Zenergy and Thunder Springs and the applicant spoke about how they have fulfilled obligations.

John Shelley, Think Architects stated that this application is a transitional product. The last approval was for twenty seven units, 120,000 square feet. This proposal is for nine units, three duplexes and three single family units, totaling 50,000 square feet. Each unit has a two car garage. There will be twelve guest parking stalls. All driveways and walkways will be heated. He displayed a PowerPoint of renderings. The landscaping will be kept native and minimal. Berms will be used at Saddle Road to create privacy. Materials similar to Thunder Springs with some modernization will be used to create continuity.

Commissioner Smith asked if this is the last bit of the Thunder Springs PUD that can be developed. Morgan answered yes; this is the last phase of the PUD.

Commissioner Smith asked if this last piece is encumbered by the remaining obligations. Morgan answered yes, at this time they must be fulfilled. This will be addressed by the applicant during the PUD amendment.

Ed Lawson, Attorney has been involved with the project for the life of it. He stated that much of the obligations have been satisfied. This was intended to be a mixed use project and morphed into a residential project. The applicant is open to conversations with the city to discuss the remaining obligations.

Commissioner Cook asked if the commission should consider these obligations now. Morgan stated that the commission will get to weigh in on these during the PUD amendment.

Public Comment

- John Parton, General Manager of Thunder Spring PUD, is concerned that Raven Road should remain one way because of winter ice issues. They are also concerned about parking and drainage
- Jerry Flandro, Thunder Springs property owner, is pleased with the reduction in density and the design. He understood that the building heights would stagger and he did not see this happening with the story poles. He is concerned about building heights of units eight and nine.

Commissioner Doty stated that the height of the previous approval did not receive waivers; it was allowed per zoning district. This current request would need a waiver. What special characteristics qualify this design for those waivers? He asked for more detail on openings between buildings so neighbors understand that this is not one large building. He would also like to see more detail on building height and what would extend above the allowed heights by the Tourist District.

Commissioner Cook suggested that the applicant submit more information at design review that might justify the height waiver. He asked about site circulation.

Units 1, 2 and 3 will share a driveway. Units 4, 7 and 9 will access off of Raven Rd. There is a parallel guest stall at units 7 and 9. Buildings do not have a setback to Raven Road because it is private and this exception is part of the current PUD.

Commissioner Lamoureux stated that he appreciated the reduced density. He stated that the city discourages heated snowmelt systems due to energy consumption and suggested that the applicant consider snow removal.

Commissioner Mizell stated that she appreciates the 49% more green space in the new application.

Commissioner Lamoureux left the meeting at 8:35 pm.

Commissioner Cook suggested that the applicant be very specific about rooftop items and mechanical.

Ben Young, Landscape Architect for the applicant stated that the landscaping will be very drought tolerant. Evergreen trees and shrubs will be used to give a green look but not use large amounts of water. Pines will be positioned so as to not block views. Trees and shrubs can be pruned as well.

Commissioner Cook asked for lighting and signage information at design review

9. EST 7:45 p.m. WORKSESSION, Code Rewrite Phase 2 Priorities

Morgan Brim, Senior Planner presented and handed out a timeline for phase II code amendments. The next meeting on May 26th will address adult only businesses. Community

housing should be addressed in July. He stated that he'd like to have public forum sessions and get public feedback.

Commissioner Doty Suggested serving food at the forums and holding them outside of City Hall.

Commissioner Cook suggested that staff hold an open house for each block of the spreadsheet.

Micah Austin stated that clicker polling will be used in the open houses.

10. EST 7:50 p.m. DISCUSSION of Items for June 1st Joint meeting with City Council.

Micah Austin suggested that commissioners email agenda items to him for the joint meeting with City Council on June 1st, 2015

Commissioner Doty stated that the zoning ordinance is the first priority of the commission and is tied to economic development. The Warm Springs Gateway is also very important. Next, Phase II zoning amendments, and heights in Community Core.

Morgan suggested the commission address replacement of the projector in the City Council Chambers.

11. CONSENT AGENDA

a. APPROVAL OF MINUTES

- i. September 22, 2014 Site Visit
- ii. January 12, 2015
- iii. February 9, 2015
- iv. April 27, 2015

Staff took notes of changes to the minutes.
Motion to approve with changes.

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

12. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Micah asked if the commission would like to increase the 300 foot mailing requirement for the Thunder Spring PUD Amendment, the commission stated no.

13. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Micah stated that the first City Council code workshop for the interim ordinance is May 18, 2015.

14. Commission reports and ex parte discussion or disclosure

No comments

15. ADJOURNMENT

Motion to adjourn at 9:24 p.m.

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



Steve Cook, Chairperson
Planning and Zoning Commission

Planning and Zoning Commission Meeting

Sign In

May 11, 2015

Name	Email
1 <u>Debbie + Jerry Flandro</u>	<u>jflandro@cableone.net</u>
2 <u>L. Summit</u>	
3 <u>Brian Yeager</u>	<u>byeager@galenc-engineering.com</u>
4 <u>John Shelby</u>	<u>JMSHELBY@THINKACC.COM</u>
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