



Ketchum Planning and Zoning Commission

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

Regular Meeting

~ Minutes ~
Meetings are audio recorded

Monday, October 27, 2014

5:30 PM

Ketchum City Hall

Commissioners Present: Deborah Burns, Chairperson
Steve Cook, Vice Chairperson
Mike Doty

Commissioners Absent: Erin Smith
Jeff Lamoureux

Staff: Rebecca Bundy, Senior Planner
Rachel Martin, Planning Technician

1. CALL TO ORDER

Chairperson Burns called the meeting to order at 5:32 p.m.

2. PUBLIC COMMENT ON ISSUES NOT ON THE AGENDA.

There was no public comment at this time.

3. CONSIDERATION upon the application by Ketchum Partners LLC, for modification to an approved Community Core Design Review at 101 First Avenue South (Sun Valley Athletic Club Subdivision, Lot 1A) to enlarge Unit 7 by about 640 square feet.

Commissioner Doty recused himself from this consideration.

Rebecca Bundy presented the current proposal. The project has received design review approval, with Findings of Fact signed on May 27, 2014. Approval of the access tower roofs was approved administratively in summer 2014, and the chimneys as currently designed were approved by the Commission on August 25, 2014.

When the original design review was approved, the Ketchum Municipal Code stated that, if a development exceeded 1.0 Floor Area Ratio (FAR), it must satisfy a community housing requirement based on the gross floor area of the entire development. An amendment to Municipal Code, Section 17.64, Ordinance 1117, adopted in October 2014, changed the community housing requirement. Currently, once a development exceeds the base density of 1.0 FAR, the developer must satisfy community housing requirement only for the square footage over 1.0 FAR, not for the square footage of the entire building. The development in question originally came in at 0.99 FAR to avoid the community housing requirement. Now, under the new code, they would like to apply to increase the square footage of Unit 7 and pay a community housing in-lieu fee for the FAR over 1.0.

Brenda Moczygemba of Michael Doty Associates presented the project for consideration. The specific proposed changes to Unit 7 are as follows:

- Entry steps and building footprint will remain unchanged.
- The roof deck at the second floor level will be eliminated and will be replaced with living area.
- The size of the unit will increase by 641 square feet.
- The unit will have 3 bedrooms, rather than 2.

- Living and dining will be open and will occupy the entire first floor, and bedrooms will be located on the second floor.
- Previously 3 windows were proposed on the south facade, now 4 windows are proposed.
- Roof access stair to third floor roof deck, with a hipped roof to match other similar access towers, will be added.
- The roof form will change from a hip to a gable to match the rest of the building.

Chairperson Burns opened the hearing for public comment

- Gwen Millar, resident of the Evergreen Condos: Her unit is directly across from Unit 7. She has concerns about losing natural light and Unit 7's dining room window, which faces into her daughter's bedroom, blocking part of her view.

Brenda stated that the motor court ramp would be next to Ms. Millar's residence, and the distance between the structures would provide some sunlight onto her deck and into her windows.

Commissioner Cook made a motion to approve the application for modification at 101 First Avenue South, Unit 7, with Conditions 1 & 2, with Condition #2 added to require payment of an in-lieu community housing fee prior to approval of building permit alterations.

RESULT: APPROVED [UNANIMOUS]
MOVER: Steve Cook, Vice Chairperson
SECONDER: Deborah Burns, Chairperson
ABSENT: Erin Smith, Jeff Lamoureux
RECUSED: Mike Doty

CONSENT CALENDAR

a. FINDINGS OF FACT

1. Bigwood Bread - Conditional Use Permit Modification - Approved
2. Hastings Bigwood River Bank Stabilization - Floodplain and Waterways Design Review - Approved
3. Kith and Kin Project Addition- Community Core Design Review - Approved

RESULT: APPROVED [UNANIMOUS]
MOVER: Steve Cook, Vice Chairperson
SECONDER: Mike Doty
ABSENT: Erin Smith, Jeff Lamoureux
RECUSED: Deborah Burns, Chairperson

b. APPROVAL OF MINUTES

1. June 23, 2014

RESULT: APPROVED [UNANIMOUS]
MOVER: Deborah Burns, Chairperson
SECONDER: Mike Doty
AYES: Steve Cook, Vice Chairperson
ABSENT: Erin Smith, Jeff Lamoureux

4. COMMENTS ON CITY COUNCIL MEETING

Rebecca updated the Commission on an NREL grant for solar installations that the city has applied for.

Bald Mountain Lodge, Third Amendment to the Development Agreement, was approved by the City Council.

5. COMMISSION COMMENTS

Commissioner Doty asked about sheep sandwich board signs on Main Street for Antique Alley. Rachel Martin stated that she would start enforcement on this issue.

8. ADJOURNMENT

Chairperson Burns moved to adjourn at 8:10 p.m., and Commissioner Cook seconded the motion. It passed unanimously.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Deborah Burns, Chairperson
SECONDER: Steve Cook, Vice Chairperson
AYES: Mike Doty
ABSENT: Erin Smith, Jeff Lamoureux



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