



# Ketchum Planning and Zoning Commission

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

## Regular Meeting

~ Minutes ~

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Monday, August 25, 2014

5:30 PM

Ketchum City Hall

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

Commissioners Absent: Deborah Burns, Chairperson

Staff: Joyce Allgaier, Director of Planning and Building  
Rebecca Bundy, Senior Planner

### 1. CALL TO ORDER

Vice Chairperson Cook called the meeting to order at 5:30 p.m.

### 2. PUBLIC COMMENT ON ISSUES NOT ON THE AGENDA.

There was no public comment at this time.

### 3. PUBLIC HEARING upon the application by KETCHUM CEMETERY DISTRICT for a vacation of several portions of public right of way, including two (2) unimproved portions of 10th Street, an unimproved portion of Walnut Avenue and an unimproved portion of alley in Block 94, Ketchum Townsite.

Joyce Allgaier presented the current proposal. The vacation request has been pared back to small portions of Tenth Street at the eastern and southern edges of the Cemetery and a small portion of Walnut Avenue along the southern property line. These areas are already maintained (mowed) by the Cemetery. In return, the Cemetery has agreed to grant a ten foot wide sewer easement along the western property boundary, a five foot wide pedestrian access easement along the southern property boundary and a ten foot wide easement, location to be determined, connecting Walnut Avenue and the primitive trail on the hill to the east of the Cemetery. The Cemetery District has proposed amendment of their lease agreement with the City, and staff recommends that the Cemetery Master Plan should be updated prior to amendment of any lease provisions or prior to any additional vacation approval.

Garth McClure, Benchmark Associates, representing the applicant, elaborated on the proposal. He requested that a small portion of the alley to the south of Lot 8, Block 94, Ketchum Townsite be added to the vacation, since it is also part of the flat lawn area already maintained by the Cemetery. He confirmed that a five foot wide pedestrian easement along the south property line was sufficient and that the conditions as proposed in the staff report were acceptable to the applicant. He also reported that the Cemetery was no longer interested in amending the lease with the City, so there was no need to amend the Cemetery Master Plan at this time. In addition, the Cemetery is not at this time proposing any grave sites on the hillside.

The Commission discussed the primitive trail easement and location with McClure, and it was decided that it could be identified on the revised plat as a "to be mutually agreed upon" easement location. McClure also confirmed that a ten foot easement for the sewer line along Highway 75 was sufficient.

The Commission deliberated on the proposal and recommended approval to the City Council with proposed Condition 2 amended to allow a five foot wide pedestrian access easement along the south property line and that the ten foot public access easement connecting the lower and upper trails would be "in a mutually agreed upon" location and deleting Condition 4 requiring an amended Master Plan.

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

**4. CONSIDERATION upon the application by KETCHUM PARTNERS, LLC for an amendment to the Community Core Design Review approval for a seven (7) unit townhouse development at 101 First Avenue South (Sun Valley Athletic Club Subdivision, Lot 1A) located in the Community Core, Subdistrict C, Urban Residential Zoning District.**

Mike Doty recused himself as a member of the applicant team.

Rebecca Bundy introduced the applicant's request: At the time of original design review approval, the zoning code allowed no exceptions to Section 17.64.010. In the meantime, the City adopted Ordinance 1117, which grants the Commission the authority to grant exemptions to "architectural design elements" required by Section 17.64.010, if those exceptions are found to not be detrimental to the City or the public.

The applicant is requesting that an exception should be granted for the vertical stone chimneys on the street sides of the building, which were approved as vertical façade elements by the original design review.

Brenda Moczygamba, project architect, presented the originally approved facades and the proposed facades. They are identical, with the exception that the proposed chimneys actually serve the purpose of a chimney. Moving the actual chimney chase to the outside of the building results in a more functional living room layout.

There was no public comment.

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

**5. CONSIDERATION upon the application of 411 EAST SIXTH STREET, LLC for an amendment to the Community Core Design Review approval for the existing penthouse unit at 411 East Sixth Street (Meyer Office Building Condo), located in the Community Core, Subdistrict C, Urban Residential Zoning District.**

Bundy introduced the applicant's design review modification requests and explained that these items had, for the most part, already been installed, so any approval would be retroactive. The modifications include:

- Substitution of black metal siding in a western rib profile and gray stone.
- Addition of skylight over the kitchen.
- Extension of the roof deck above the garage 3'-6" to the north.
- Relocation of the bicycle rack and snow storage to south.
- Substitution of metal pipe handrail and cable guardrail.
- Elimination of the originally proposed sun shade projections on the penthouse.

There was no public comment.

The Commission deliberated on the modifications. Condition 2 was amended to require marking of locations of additional fixtures for inspection. Condition 3 was added to require no net increase in exterior lighting above the original design review approval and Condition 4 was added to require snow removal from the property should the designated snow storage areas prove to be inadequate.

**RESULT:** APPROVED [UNANIMOUS], with Conditions 1-4, as amended  
**MOVER:** Jeff Lamoureux  
**SECONDER:** Erin Smith  
**AYES:** Steve Cook, Vice Chairperson  
**ABSENT:** Deborah Burns, Chairperson  
**RECUSED:** Mike Doty

#### CONSENT CALENDAR

##### a. FINDINGS OF FACT

1. Buck Giordano Residence - Floodplain Development Permit/Waterways Design Review

##### b. APPROVAL OF MINUTES

1. May 12, 2014
2. May 27, 2014

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

#### 6. COMMENTS ON CITY COUNCIL MEETING


Allgaier reported on the first reading of the floodplain code amendments, Ordinance #1120, and the budget hearing on August 18, 2014.

7. **COMMISSION COMMENTS**

The Commissioners suggested that a penalty should be charged for retroactive design review applications and asked why the building inspector is not catching the changes during his inspections.

8. **ADJOURNMENT**

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

  
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Vice Chairperson Steve Cook