



Recorded

**CITY OF KETCHUM
PLANNING AND ZONING COMMISSION MEETING
August 11, 2014, 5:30 p.m.
Ketchum City Hall Meeting Room, Ketchum, Idaho**

Present: Chairperson Deborah Burns
Vice-Chairperson Steve Cook
Commissioner Mike Doty
Commissioner Jeff Lamoureux
Commissioner Erin Smith

Also Present: Ketchum Director of Planning and Building Joyce Allgaier
Ketchum Senior Planner Rebecca Bundy

Three site visits preceded the commencement of this meeting at 5:30. One site visit at 445 Broadway Boulevard, Giordano Residence at 4:20 p.m., a second at 300 West Sixth Street, Schoolhouse Residences at 4:45 p.m., and a third at 520 North Washington Avenue, Kith and Kin at 5:00 p.m.

1. Vice-Chairperson Steve Cook opened the Regular Planning and Zoning meeting at 5:44 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 Alex Buck and Heidi Giordano, at 445 Broadway Boulevard (Sun Valley Subdivision, First Addition Revised, Block 5, Lot 7B), for Floodplain Development Permit/Waterways Design Review for a new single-family residence in the Limited Residential (LR) and Floodplain Management Overlay (FP) Zoning Districts.

The application is for a single family residence with a small portion of the property in the floodplain. The house is located 16 feet from the riparian zone. The applicant is proposing some fill in the area of the garage to the floodplain area and has provided an analysis from Brockway Engineering that the fill will not impede flow in the event of a 100 year flood. The applicant will provide flood vents. A landscape plan has not been provided, and an approved riparian landscape plan prior to building permit will be a condition of approval. The remaining landscape plan will be required before certificate of occupancy.

Gretchen Wagner, project architect, addressed the commission. Flood vents will be placed at BFE of 5802.3. The owner has committed to vegetating the riparian zone but would like to live with the property before finalizing the rest of the landscaping.

Commissioner Burns suggested revising condition 9 to only include the landscape plan for the riparian zone. The landscape plan for the remaining property is not necessary. Commissioners Doty and Lamoureux agreed.

Commissioner Cook made a motion to approve the Floodplain application for the Buck Giordano Residence if conditions 1-11 are met, with an amendment to condition 9. Commissioner Lamoureux seconded the motion. The application passed unanimously.

4. CONSIDERATION upon the application by 300 West Sixth Street LLC., for Pre-application Design Review for a two unit, residential townhouse development at 300 West Sixth Street (Lot 1 Block 74, Ketchum Townsite), located in the General Residential (GR-L) Zoning District.

Joyce Allgaier introduced the 2 unit townhouse development for Preapplication Design Review. Two units are allowed in this zone district on an 8000 square foot lot. A gravel mix is proposed next to the roadway as a transition to grass and to provide a walking/parking surface.

Peter Wolff, applicant, stated that the two houses on the property fit the neighborhood and play off each other well in scale and color. The larger, taller home is on the east side of the lot and is called Powder Day. The smaller home on the west is called Groomed Run. The landscaping gives a layered effect with low courtyard fences and low water indigenous species. Material samples were provided.

Commissioner Cook stated that just because an issue doesn't come up in discussion at Pre-Application does not mean that it may not come up in design review.

Public Comment:

- Liam Grant, 540 4th Avenue, a neighbor down the alley, approves of the project and alley improvements.
- Sharon Grant, 540 4th Avenue, a neighbor down the alley, approves of the project and alley improvements. She asked that the project be as sustainable as possible.
- Mickey Garcia, 30 year resident of Ketchum, likes the design and concept. He thinks it is a great addition to the neighborhood.

Commissioner Burns asked about the mature trees on the property. Mr. Wolff stated that the trees will not be able to be preserved because of issues with the drip line and grading issues that make the trees not savable.

Rob King, project landscape architect, stated that existing spruce trees are elevated in the interior courtyard. The elevation will be leveled to existing grade for drainage. With the loss of three feet of elevation on the site to make the grade work, the trees would not survive. Three lodgepole pines will replace the existing trees on the corners of the lot. The tree sizes will be one at 20 feet in height, two at 16 feet, one at 14 feet and sub alpine firs at 16 feet.

Commissioner Doty stated that the parking space parallel to the alley may need to be wider to accommodate the required turning radius. He also expressed concern about the length of the driveways and the possibility of cars encroaching into the right of way.

Mr. Wolff stated that he plans to discourage parking in the public right of way.

Commissioners Lamoureux and Burns stated that 6th Street needs a sidewalk and not just compacted gravel, which will not wear well.

Commissioner Doty asked that Brian Christiansen, Street Superintendent, should review and approve the drywells that are on public property. Commissioner Cook added that the dry wells

should be located on site and the city drainage system should not need to pick up extra drainage from the site.

Commissioner Smith asked for story poles at design review to understand building height.

Commissioner Burns asked that, at design review, sketches should be submitted that show more neighborhood compatibility. She also asked that garbage, snow storage, weather protection and satellite receivers be addressed in design review.

Public comment:

- Mickey Garcia stated that the tree height was fine and that Ponderosa pine is preferable to lodgepole pine. He suggested that Swedish aspen be used as interim screening until the pine is tall enough to screen. The apparent building height will be diminished by the taller trees sooner.

Steve Cook thanked the applicant and closed consideration of the Pre-Application Design Review.

5. CONSIDERATION upon the application by Seaboard Investments, Inc., at Ketchum Townsite, Lot 7, Block 15 (520 North Washington Avenue) for Pre-application Design Review to construct an addition to and remodel the interior of the existing former restaurant building on the site, located in the Community Core (CC) Zoning District.

Rebecca Bundy introduced the project. The property was formerly occupied by the Rolling in Dough bakery/café. The applicant is applying to maintain the front façade and add to the north and south sides of the building. The existing shed in the rear will be maintained and used as storage. Dumpsters will be located in the alley north of the storage shed. The project is required to have 5 parking spaces, one is proposed to be provided on site. The application is under 1.0 FAR and does not require community housing. A drainage plan has been provided. There are concerns that the existing building cannot retain any snow in its current structural condition. The power is located above ground and the water supply comes from the neighboring property to the south. The utilities department would like to see the project install their own water meter from an existing stub on Washington Avenue. ADA parking should be addressed, and it should be located on Washington or on site with access from the alley. There is a concern about power lines above the dumpster location, if the dumpster is located to the south of the existing shed. Pedestrian protection from sliding snow onto Washington Avenue should be addressed. Bike racks and pedestrian amenities need to be addressed. The design guidelines suggest 50% opacity on front and 50% opacity on the top 2 feet of the rear and side yard fences. The projecting sign may be lower than required by the code. The commission may waive undergrounding the power line and the parking requirement for four spaces on site. Staff will continue to discuss the ADA parking requirement with other city staff and the Division of Building Safety.

Jesse Sheue, owner of Kith and Kin LLC, presented to the planning commission. The original structure was 700 square feet in size. The building on the alley was remodeled in the past, was added onto and was a residential unit until the current lessees took possession of the property.

The applicant is proposing an addition to the north elevation of the existing building, adding a cold entry to the south and adding 9 feet to the rear of the building. The new construction will consist of 2 ADA bathrooms, a kitchen and a dish room. The new addition is 1322 square feet in

size. The design of the additions is as authentic to the design of the original building as possible. He has spoken with ADA officials in Boise who have said that ADA entrances to the building are required.

Mr. Sheue stated that an ADA parking space in the back of the restaurant would be awkward for a handicapped person, and he did not think that it would fulfill the ADA requirements. Two 1 ½ yard dumpsters will be placed in the rear of the building on the alley to the north of the existing shed.

Commissioner Doty remarked that a letter from Clear Creek stating that the dumpster placement is sufficient would be helpful.

Public Comment:

- Mickey Garcia, Ketchum resident, likes the design and does not think that the applicant should have to provide 2 dumpsters or an ADA parking space in the back. Mr. Garcia stated that a common ADA parking space on the street should be sufficient. Mr. Garcia stated that the commission should not burden the applicant with extra requirements.

Commissioner Cook asked that Mr. Sheue provide stamped architectural and structural drawings at design review. Commissioner Cook also requested hood and venting system information.

Commissioner Doty asked Mr. Sheue to dig deeper into the ADA parking and power line issues and come back with more information at design review. He also requested drawings showing maintenance access to the hood blower and snow retention at all entrance and exits.

Commissioner Burns asked for drawings of the bike racks. She asked about the outdoor queuing area and if it would be maintained in the winter.

Mr. Sheue answered that yes snow will be removed from the area or it will be tented. Commissioner Doty asked that fencing design and height be specified in design review.

Commissioner Burns asked about landscaping and additional trees.

Mr. Sheue answered that one aspen will be kept and 3 fruit trees will be planted in the back yard. Commissioners Lamoureux asked that life safety and public welfare details be spelled out at design review.

Commissioner Burns asked for a lighting plan at design review.

Ms. Bundy asked for a fully dimensioned signage plan at design review.

6. STAFF COMMENTS & CITY COUNCIL MEETING UPDATE

- A presentation before the City Council by a high school senior suggested that 4th Street should be a one direction road with right turns only onto Main Street and a designated bike lane.
- A presentation before the City Council by Mike Pepper from KMP Planning about the Bigwood Bridge.
- Council approved Preliminary Townhouse plats for 101 1st Avenue and 171 East Avenue.
- Council approved an agreement for placement of art in Town Square for a gondola wrapped in an art design.

7. COMMISSION COMMENTS

Erin Smith stated that, in her opinion, making 4th street one way would not be a good idea.

8. ADJOURNMENT

Chairman Deborah Burns moved to adjourn the meeting at 7:56pm. Commissioner Jeff Lamoureux seconded the motion, and it passed unanimously.



Chairperson Deborah Burns

CC: City Council