



SPECIAL PLANNING AND ZONING COMMISSION MEETING
Monday, May 12, 2014, 5:10 pm
Ketchum City Hall, Ketchum, Idaho

Present: Co-Chairperson Rich Fabiano
Co-Chairperson Deborah Burns
Commissioner Steve Cook
Commissioner Mike Doty

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

1. SITE VISIT AT 231 EAST SUN VALLEY ROAD - in regard to the application by KETCHUM PARTNERS LLC, represented by Michael Doty Associates, architects, for Community Core Design Review.

Rebecca Bundy introduced the project. No representatives from the applicant team were present.

The following features of the proposed project were identified:

- Story pole showing maximum building height;
- Corner stakes;
- How building height was calculated; and
- That the City does not require the undergrounding of the high voltage lines and that the Fire Chief has determined that he cannot require it through his code.

The Commissioners had no further questions and the special meeting was concluded at about 5:25 pm.

The Commissioners proceeded to the Regular Planning and Zoning Commission Meeting at City Hall.



Co-Chairperson, Deborah Burns



SPECIAL PLANNING AND ZONING COMMISSION MEETING
Monday, May 12, 2014, 4:50 pm
Ketchum City Hall, Ketchum, Idaho

Present: Co-Chairperson Rich Fabiano
Co-Chairperson Deborah Burns
Commissioner Steve Cook

Also Present: Joyce Allgaier, Director of Planning and Building Department
Rebecca Bundy, Senior Planner
Rick Basnaw, Developer
Brendan Lawrence, Developer
Mike Doty, Michael Doty Associates, project architect
Brenda Moczygemba, Michael Doty Associates, project architect
Nathan Fierman, co-listing agent
Mike Thompson, neighbor
Mickey Garcia, citizen

1. SITE VISIT AT 101 FIRST AVENUE SOUTH - in regard to the application by KETCHUM PARTNERS LLC, represented by Michael Doty Associates, architects, for Community Core Design Review.

Rebecca Bundy introduced the project and then asked the applicant's representative, Brenda Moczygemba, to describe the project. Moczygemba described the project, with the help of Rick Basnaw, and the site visit was spent viewing the area of the proposed improvements.

The following features of the proposed project were identified:

- Location of the story pole showing the height of the second story hipped roof and the heights of the four proposed stair towers;
- Stakes showing locations of the corners of the two story portion of the building;
- Driveway ramp location and functionality;
- Proximity of the neighboring Evergreen development to the shared property line and landscaping/guardrail possibilities;
- Location of proposed ADA ramp at the corner of First Avenue and First Street; and
- Location and size of proposed building identification signage.

The Commissioners had no further questions and the special meeting was concluded at about 5:10 pm.

The Commissioners proceeded to their next site visit and then to the Regular Planning and Zoning Commission Meeting at City Hall.

A handwritten signature in blue ink, appearing to be "DB", written over a horizontal line.

Co-Chairperson, Deborah Burns



Recorded
CITY OF KETCHUM
PLANNING AND ZONING COMMISSION MEETING
May 12, 2014, 5:30 p.m.
Ketchum City Hall Meeting Room, Ketchum, Idaho

Present: Chairperson Deborah Burns
Co-Chairperson Richard Fabiano
Commissioner Mike Doty
Commissioner Jeff Lamoureux
Commissioner Steve Cook

Also Present: Ketchum Planning and Building Department Director Joyce Allgaier
Ketchum Senior Planner Rebecca Bundy
Ketchum Planning Technician Rachel Martin

1. OPENING OF MEETING

Chairperson Deborah Burns opened the Regular Planning and Zoning meeting at 5:35 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. Continued from February 24, 2014.

Hearing was continued to June 9, 2014.

4. CONSIDERATION of the application by Ketchum Partners LLC for a Community Core Design Review application for a seven (7) unit townhouse development at 101 First Avenue South (Sun Valley Athletic Club Subdivision, Lot 1A) in the Community Core, Subdistrict C, Urban Residential zoning district to construct a seven (7) unit, attached two (2) story townhouse development.

Commissioner Michael Doty recused himself.

Rebecca Bundy introduced the proposal:

- This application came before the commission for Pre-Application Design Review on March 10th, 2014.
- At that time there was discussion of the chimney façade elements which have been resolved by pulling the chimneys into the building.
- Most changes from Pre-App involve landscaping and streetscapes and reflect feedback from the commission. The applicant has proposed street trees every 60 feet and wider sidewalks on First Street.

- An updated civil plan has not been provided but is a suggested condition of approval with more detailed grading, storm water drainage and drywells.
- Two public comments from were received from neighbors in the Evergreen Building to the south expressing concern about the aesthetics of the motor court.
- The Standards for 17.065.010 have been met and uses are permitted.
- The building is at 0.99 FAR, so no community housing is required.
- A few walls exceed the 6 foot height requirement. Through the design review process, the commission can allow the applicant to exceed 6 feet. The commission approved the walls.
- An easement for street lights should be included in the subdivision plat.
- A master signage plan was not provided but submittal of said plan is included as a condition of approval.

Rick Bassal, developer, stated that the applicant is willing to landscape and maintain the 14" strip of exposed Evergreen property on the entire south lot line. Joyce Allgaier suggested that this be added to the conditions.

Commissioner Fabiano asked about garbage pickup. Garbage trucks will not drive down the alley. The garbage bins will be rolled out to the street.

Brenda Moczygemba from Michael Doty Associates Architects presented:

- A 5 foot sidewalk is proposed along 1st Avenue and an 8 foot sidewalk on 1st Street West.
- The gas meters are shielded on the south wall.
- The chimney thickness has been reduced by pulling the chimneys into the building.
- The commission questioned the look and mass of the rooftop stairwells. Ms. Moczygemba agreed to provide alternate design options. This was made an additional condition of approval.
- Staff suggested two sidewalk ADA ramps, one at First Street and one at First Avenue. The applicant prefers one ramp at a 45 degree angle to serve both crosswalks. The commission agreed.

Public comment:

- Peter Cox lives on the south side of the Evergreen building and expressed interest in the exterior lighting. He asked whether the roof top lights turn off automatically at night, whether putting them in the soffits is a great idea and whether the gas meters have auto read so workmen are not tromping through the landscaping. Mr. Cox is also worried about the small strip of land, owned by the Evergreen, between the new development and the Evergreen property.
- Jeanie Bell also lives in the Evergreen building and asked what the rooftop decks look like. She also expressed concern about the same strip of land that Mr. Cox addressed.
- Mickey Garcia said he likes the design, but believes that recessed lighting is better for the roof decks.

- Peter Cox asked if the roof top stairwells allow for recessed lighting.

Commissioner Fabiano added that wall mounted lights are better on the roof decks, so one does not look up at an unshielded can light.

Rick Bassal stated that the boiler controlling mechanism for heated pavers will allow owners to turn off the roof deck heat, and they are metered individually to detour owners from leaving them on all winter.

Commissioner Burns made a motion to approve with conditions and an additional condition.

Commissioner Fabiano seconded the motion.

Passed unanimously.

5. CONSIDERATION of the application by Greenside Sun Valley I LLC for a Community Core 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 to construct three story mixed-use development with ground floor retail space and a two story residential unit above.

Bundy introduced the application:

- This application is being treated as a Pre-Application Design Review.
- The applicant received Design Review approval in 2009 and 2 extensions of approval in the 2 subsequent years.
- Since the original approval, the code has been changed to require a minimum 5 foot setback along Sun Valley Road. With the current proposal the design has been modified to address the new setback requirement.
- In the 2009 approval, a condition of approval was added that required the applicant to share the cost of undergrounding the existing power lines in the alley in the future.
- Civil engineered grading/sidewalk construction/drainage/utility plans and supporting calculations shall be required as part of the design review submittal and prior to scheduling of the design review consideration before the Planning Commission. These plans shall include an 8 foot wide sidewalk on Sun Valley Road, with 5 feet of that in the public right-of-way, ADA clearances and snow removal solution.
- Condominium subdivision will be required if separate ownership is planned for the 2 units in the building.
- The applicant will be required to pay an in-lieu for community housing.
- Bar and restaurant will not be allowed because of limited garbage space.
- The building height exceeds 40 feet in some places, which the commission may allow if it contributes meaningfully to the character of the project.

Doug Burdge, project architect presented the project:

- He has worked with the Fire Department on the overhead power line issues.

- Widening the sidewalk resulted in a railing being required at the exterior stairs at the front of the building. He would like to be able to eliminate that railing.
- The façade has been broken up with stucco sections to add visual interest.
- He will develop a sign plan for the project.
- He would like to defer the cost of civil engineering until building permit application.
- Power poles are being raised to meet OSHA requirements. He will recalculate the required clearance arc and will provide an approval letter from Idaho Power at design review.

The commissioners made the following comments:

- The tree under the power line should be reevaluated.
- The electrical transformer should be screened.
- An additional street tree should be provided.
- The commission will require civil engineering at design review and preferred elimination of the guardrail at the exterior stair on Sun Valley Road. Burge agreed to work with public works on sidewalk design.
- The north wall should be stucco'd to the bottom of the wall.
- The building will need to be fire sprinklered.
- Commissioners expressed concern about the Washington Avenue height. At design review a study of the height as it compares with the surrounding neighborhood should be submitted for review. Burge agreed to look into a landscaping solution to the tall concrete wall.

Commissioner Burns made a motion at 7:58 to extend the meeting to 8:15pm.

Commissioner Fabiano seconded the motion. All voted in favor.

The design review consideration was continued to a date uncertain.

6. CONSENT AGENDA

a. FINDINGS OF FACT

1. Transportation Hub – Design Review
2. Hemmingway School - Design Review

b. APPROVAL OF MINUTES

1. February 24, 2014
2. March 10, 2014
3. April 14, 2014
4. April 28, 2014

Commissioner Fabiano made a motion to approve all findings of fact; the motion was seconded by Commissioner Doty. All voted in favor.

Commissioner Burns made a motion to approve all minutes; the motion was seconded by Commissioner Fabiano. All voted in favor.

7. STAFF COMMENTS & CITY COUNCIL MEETING UPDATE

None.

8. COMMISSION COMMENTS

None.

9. ADJOURNMENT

Commissioner Cook made a motion to adjourn the meeting; the motion was seconded by Commissioner Burns. All voted in favor. The meeting was adjourned at 8:18 P.M.



Vice Chairperson Steve Cook

CC: City Council