



**CITY OF KETCHUM
PLANNING AND ZONING COMMISSION MEETING
April 14, 2014, 5:30 p.m.
Ketchum City Hall Meeting Room, Ketchum, Idaho**

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

Also Present: Ketchum Planning Manager Joyce Allgaier
Ketchum Senior Planner Rebecca Bundy
Ketchum Planning Technician Rachel Martin

1. 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.

3. CONSIDERATION upon the application of Greg and Cari Strimple for Townhouse Subdivision Preliminary Plat and Community Core Design Review at 171 East Avenue South (Ketchum Townsite Lot 7A, Block 22) for a two (2) unit townhouse development.

*Also Present: Jim Laski, attorney, representing Greg and Cari Strimple
Thad Farnham, general contractor, representing Greg and Cari Strimple
Josh Glider, civil engineer, Benchmark Associates, representing Greg and Cari Strimple*

Design Review Consideration:

Commissioner Cook disclosed that he owns property in the immediate vicinity but will not have biased judgment on this application.

Ms. Bundy handed out a new public comment letter from John Lee, adjacent neighbor.

Ms. Allgaier stated that under Idaho case law, a tie vote does not constitute a denial, therefore tonight is a continuation of the prior consideration.

In good faith the applicant has made amendments to their application based on comments made by the commission at the previous meeting.

Commissioner Fabiano asked if he needed to recuse himself from tonight's consideration due to the fact that he was absent from the first commission meeting of this project.

Ms. Allgaier answered no, unless he felt that he had a personal conflict, there would be a new vote tonight. She confirmed this with the city attorney prior to the meeting.

Commissioner Fabiano answered that he did not have a personal conflict and would not recuse himself.

Ms. Bundy introduced the project.

- The applicant has made several changes due to feedback from the commission.
- The applicant has decided not to pave the alley or disturb the spring water line beneath the alley. Paving the alley is not required by the code.
- Far is still less than 1.0.
- Plans are dated April 4, 2014.
- Condition 7 is new due to the unpaved alley.

Commissioner Fabiano asked how we handle plowing and access to the driveway and snow storage.

Ms. Bundy replied that the applicant would be responsible for their own snow removal if the alley is not paved to city standards.

Ms. Allgaier stated that snow can be left in the alley, there is space.

Commissioner Lamoureux asked what would happen if private snow removal in the public right of way damages something, how it is handled? Is the City responsible?

Ms. Allgaier suggested that we ask Brian Christiansen, Street Superintendent.

Standard operating procedure for the city is that paved alleys are plowed by the city and unimproved alleys are maintained by property owners.

Commissioner Doty asked about the garbage collection procedure.

Ms. Allgaier introduced Jim Laski, he stated that the property owners on the alley will come together to maintain the alley. Garbage is kept in the garages and placed in the alley for pickup.

Mr. Laski started his presentation.

- The third floor is pushed back and roof overhangs were reduced. More meaningful landscaping was added.
- Height of the building was reduced by 18", making the total building height 35 feet.
- The colors are lighter. He introduced the material board.

The commission suggested a condition that the final landscape plan should be approved before building permit. New plans will be submitted after approval with comments by commission reflected in the plans. Specific species are not decided at this time.

The commission suggested a condition that the landscaping should reflect the rendering presented at the meeting.

Commissioner Fabiano stated that he is concerned about access to the man door to the garage.

Commissioner Doty asked if one of the co-chairs could approve the landscape plans.

Commission Chairperson Burns asked about the spring water line and paving the alley.

Mr. Farnham replied that Brian Christiansen, Street Superintendent, stated that he would not pave until the spring line is abandoned.

Ms. Allgaier commented that no construction staging will be allowed in the alley.

Commissioner Fabiano commented that paving is the last thing done in the construction process. If you don't pave, where is snow stored?

Andy Sabel, neighbor, commented that snow is currently stored in a pile in adjacent lot to the subject property.

Mr. Laski said that the applicant would put together a proposal for neighbors for snow removal in the alley. It should be a cooperative effort.

Commissioner Cook noted that it is the policy of the city is to plow main streets first, and alleys are not plowed until the street snow removal is complete.

Public comment

- Sue Engelman – Asked Mr. Laski if he could confirm that the applicant is planning to bury the overhead utility lines? Maybe city should pave the alley. In 2006, the Redhawk Landing project was approved for the site, with about 36,000 square feet of development. This proposal is peanuts compared to what has been approved in the past. She is supportive.
- Mickey Garcia – Project was ok in the first place. Hang up about landscaping, makes building look smaller. Alleys are public ROW. City should improve and maintain them. They should be open and useable all year. P&Z should pass the project.

Closed public comment.

Commissioner Cook stated that the new design was a better solution, and he appreciates the cooperative nature of this application. He approves.

Commissioner Doty noted that he is thankful for changes and he approves

Commissioner Lamoureux had an issue with drainage: Condition about the size of the drywell and verification. Drywell is close to the edge of the property line. Can it be deep enough without encroaching? Should the applicant provide more detailed engineering?

Mr. Glider responded that the project will need a revised detailed grading plan to be reviewed by the public works director.

A condition related to snow removal and garbage was discussed.

Commission Chairperson Burns stated that this was a better design and she thanked the applicant for making the new changes. She stated that she has some personal conflict of interest, having friends in the neighborhood, and she will recuse herself from voting tonight.

Commissioner Cook made a motion to approve the Strimple Design Review, with conditions 1-17 as amended.

Commissioner Doty seconded.

It was approved unanimously, with Commission Chairperson Burns recused.

Subdivision Consideration:

Ms. Bundy stated that the proposed CCR's grant reciprocating utility easements to allow the utilities to cross the adjacent neighbor's property.

Commissioner Doty asked whether the city can maintain the drywell without encroaching onto the neighbor's property.

Commissioner Fabiano made a motion to approve the 171 East Avenue Townhomes Townhouse Subdivision Preliminary Plat.

Commissioner Cook seconded.

It was approved unanimously, with Commission Chairperson Burns recused.

PUBLIC HEARING a upon the application of WOOD RIVER COMMUNITY YMCA for a modification to their approved planned unit development (PUD) and consideration of design review at 101 Saddle Road for a 1,008 square foot greenhouse addition.

Also Present: Errin Bliss, project architect

Jason Fry, Executive Director, Wood River Community YMCA

Ms. Bundy introduced the project:

- This is a slight modification to the existing YMCA PUD for a greenhouse for use by about 15 members at a time.
- Property is owned by the City of Ketchum, with existing lease and landscaping agreements with the YMCA.
- There may be a requirement to amend the lease. Staff will have the city attorney review the lease.
- The original Design Review and PUD approvals included a 32,500 square foot ice rink at the north end of the building that was never constructed.
- Staff feels that evaluation standards have been met, except snow sliding off the roof of the greenhouse. Staff has suggested a condition of approval that Roof snow...
- Lighting at exit doors will be reviewed at time of building permit submittal.

Mr. Fry gave the following presentation:

- YMCA visited an organic farm in Chicago that provides job training and a community garden.
- Given the food movement and YMCA's view on healthy living, a greenhouse at the YMCA makes sense.
- The YMCA has 45 kids in program, and the greenhouse can be another class experience for kids.
- Donors are interested.
- Errin Bliss is the architect.
- The YMCA is not opening a grocery store. It's a learning lab.

Mr. Bliss gave the following presentation:

- West of the greenhouse would be an outdoor garden.
- He presented the Material Board to the commission.
- The proposed greenhouse addition is on the south of the existing building, south of the pool. Directly adjacent to the existing building will be a vestibule. with a sink and some storage. This will be the entry.
- West of the building will be raised planter beds with a table and a white board.
- Double doors are proposed on the on the west façade.
- There is no door proposed between building and greenhouse – the greenhouse is entered from the outside.
- Covered picnic tables will remain as well as the pool deck, the greenhouse will just replace turf grass.

- ADA access will be through the existing building, then outside to the exterior area to the south of the building, then into greenhouse. Entry does not go through the pool area because of chlorine fumes from the pool.
- The commissioners asked whether there is ADA parking in the south parking lot.
- Mr. Bliss responded that the ADA parking is located on the north side of the existing building.

Commissioner Doty noted that, while the building code requires that the structure is designed to carry the local snow load, a greenhouse will likely shed that snow, and adequate space will need to be provided for the snow that slides off the roof.

Commissioner Cook asked whether a lighting plan had been submitted.

Mr. Bliss responded that the greenhouse will have no grow lights, only functional lights. It will not glow all night.

Commissioner Cook remarked that reflectivity was not an issue for him, but he wanted to know more about heating/cooling and whether the project would require mechanical pads and screening.

Mr. Bliss responded that the heating would be supplied by radiant floor heat and that no cooling would be required. Vents will be in the west roof. For cooling there will be fabric that rolls across the roof that reflects the sunlight back. Mechanical pads could be an issue to address later.

Commissioner Fabiano asked whether the greenhouse would be a year round use?

Mr. Fry responded that there would be some use in the winter.

Commissioner Doty noted that modifications to doors and snow shedding could change design.

Commissioner Cook remarked that he thought the proposal was a good concept but that it still needs work.

Ms. Allgaier asked whether the greenhouse could be moved to the south.

Mr. Bliss responded that he was running out of space to the south.

Commissioner Fabiano stated that the proposal was a great idea, and that the applicant should work out issues with the snow.

Commissioner Cook asked whether there should be a hard roof on vestibule with snow clips.

Commission Chairperson Burns remarked that the commission cannot approve the project at this time due to the life safety issues.

Public comment:

- Mickey Garcia – Stated that the commission was making a mountain out of a molehill. The issues could be solved with heat tape and gutters to a drywell. The YMCA is manned seven days a week, and not much snow will accumulate because of the radiant heat. The ice rink, was cool, but the process got ugly with process issues from the council. The process was delayed, and delayed until the Y didn't have the money, and more, obstruction and delays are depriving the community. He suggests approval without nit picking.

Commission Chairperson Burns made a motion to continue to a date uncertain.

Mr. Fry remarked that, from a risk management stands point, the issues that were raised at the meeting need to be dealt with.

Commissioner Fabiano responded that he found the proposal a great idea and that he was looking forward to seeing the applicants back with the requested improvements.

CONSIDERATION of the application of COX COMMUNICATIONS for Design Review at 811 Warm Springs Road (Ketchum Townsite Lot 4, Block 12) in the Light Industrial Number 1 (LI-1) zoning district to allow a remodel and addition.

*Also Present: Greg Seitz, Michael Baker Jr., Inc., project architect
Mark Witchel, Patterson & Dewar Engineers, project engineer
Darren Klug, Cox Communications facilities engineer*

Ms. Allgaier introduced the project –

- This application by Cox is for design review for existing facility with a remodel/reconfiguration, with a reduction in the size of the building.
- The applicants will describe phases and the proposed exterior of the building.
- The site is located at the intersection of 8th Street and Warm Springs Road.
- This location is Cox's master transition center (MTC), and the project will include equipment upgrades.
- The use is not a service center or retail outlet
- The building size will be reduced from 3500 to 2600 square feet.
- Three off-street parking spaces are proposed, one is ADA.
- The proposed building height is 25 feet 3 inches
- Screening is proposed for generators along 8th Street.

Commissioner Doty asked where the side walk should be.

Ms. Allgaier responded that this section of Warm Springs Road is very important for bicyclists and pedestrians and that a planning project should be undertaken to determine what the streetscape there should be. This part of town is ripe for redevelopment, and this is an exciting corridor. She wants to develop a streetscape plan for this area. Quite a number of studies have been done of the area, and they all need to be pieced together.

The applicants gave the presented the following information:

- Mr. Klug noted that the proposed project is an update to the MTC. Cox has pulled fiber in and is currently sending signals from Omaha. The satellite dishes will be gone by next week. The MTC processes all voice and video signal for Cox. They like to have 2 centers separate.
- Mr. Witchel stated that Cox will harden the facility, migrate equipment in, move from 280 volt to 480. They propose to demolish back end of building to create parking and landscape.

- Mr. Seitz said that the proposed project is an example of adaptive reuse. The proposed generators are emergency based: they only come on when power goes out, run on diesel, have sound attenuation wraps, 36 inches by 8 feet in length and are 7 foot 6 inches high? The proposed buffer wall is 8 feet tall. The project includes an HVAC upgrade, remodel of bathroom to ADA compliance, snow and ice guards, gutters and drainage system using planter boxes. The front portion of the building will undergo a remodel and face lift.

Ms. Allgaier laid the full-sized elevations on the commission table, so the commissioners could see the colors as provided by the applicant.

Commission Chairperson Burns made a motion to extend the meeting until 9pm.

Seconded by Commissioner Cook.

Unanimously approved.

Commissioner Lamoureux left the meeting.

Commissioner Fabiano made a motion to approve the Cox Communications Design Review, with Conditions 1 - 10.

Commissioner Doty seconded.

It was approved unanimously by the remaining four commissioners present.

5. CONSENT AGENDA

A. Findings of Fact: Connorriley – Townhouse Subdivision Preliminary Plat

B. Approval of Minutes: December 6, 2013 P&Z and CC Joint Meeting, December 9, 2013 and December 20, 2013 P&Z meetings.

Commissioner Steve Cook moved to approve the Consent Agenda for April 14, 2014, with the minutes of December 9, 2013 as amended. Motion seconded by Commissioner Michael Doty, and passed unanimously.

6. COMMENTS ON CITY COUNCIL MEETING

- The Council is discussing revising the Urban Renewal Agency bylaws.
- Council approved 60% level design of The River Park at Sun Peak.

7. COMMISSIONERS COMMENTS

- Antennae on the Mercantile Building – Antennae met requirements and were approved.
- The truck route on Saddle Road is problematic. When the road is icy, trucks get stuck going up Saddle Road and slide coming down.
- Clear Creek truck parks in front of Starbucks and idles for 20 minutes while the collector picks up garbage.
- Commission Chairperson Deborah Burns and Vice Chairman Rich Fabiano met with the new mayor and discussed the need for a Code Enforcement Officer, additional Planning staff member and better communication between P&Z and Council.

8. ADJOURNMENT

Commissioner Fabiano moved to adjourn the meeting at 8:18pm. Commissioner Doty seconded the motion, and it passed unanimously.



Chairperson Deborah Burns

CC: City Council