



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Maureen Puddicombe
208-726-7801

Monday, September 10, 2018

5:30 PM

Ketchum City Hall

1. 4:00 – SITE VISIT – Felker Residence Mountain Overlay Design Review: 255 Hillside Dr (Lot 33, Block 2, Warm Springs Subdivision #5)
2. 4:30 PM – SITE VISIT - Light Industrial Tour: Rotary Park
3. 5:15 PM - SITE VISIT – 760 N Washington Ave Mixed-Use Building Pre-Application Design Review: 760 N. Washington Ave. (Ketchum Townsite, Block 13, Lot 6)
4. 5:30 PM - Call to Order, 480 East Ave N, City Hall

Attendee Name	Title	Status	Arrived
Jeff Lamoureux	Chair	Present	
Tim Carter	Commissioner	Present	
Neil Morrow	Vice-Chair	Present	
Matthew Mead	Commissioner	Remote	
Kurt Eggers	Commissioner	Present	

5. PUBLIC COMMENT - Communications from the public for items not on the agenda.

No public comments were given.

7. PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

- a. **Argyros Performing Arts Center Sign Variance:** Argyros Performing Arts Center, 120 S. Main St.: (Lot4A, Block 1). The Commission will take action to continue review of the Variance request to October 8, 2018.

Motion To: Continue Argyros Performing Arts Center Sign Variance to October 8, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Jeff Lamoureux, Chair
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- b. **Long Solar Energy Project Mountain Overlay Design Review:** 420 Sage Road #2: (Winter Sun Condominiums: Lot 25: Unit 2). (Continued from August 13th). The Commission will take action to continue review of the Mountain Overlay Design Review Application to October 8, 2018.

Motion To: Continue Long Solar Energy Project Mountain Overlay Design Review to October 8, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Tim Carter, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- c. ACTION – **Accepting Record of the Decision of the Administrator:** Regarding Floodplain Development Permit Application 18-068 approving the construction of a scour pad by the City of Ketchum within Warm Springs Creek, and to schedule a hearing date for the appeal.

Director John Gaeddert informed to the Commission that the appellant, Miles Stanislaw, has withdrawn this appeal.

Motion to: Table indefinitely the scour pad in the Floodplain appeal of Miles Stanislaw.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Tim Carter, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

6. CONSENT CALENDAR—ACTION ITEMS

- a. **Minutes:** August 13, 2018

Motion To: Approve minutes of August 13, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Lamoureux, Chair
SECONDER:	Neil Morrow, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- 7d. ACTION - **Design Review Administrative Authority:** The Commission will consider City-initiated amendments to Chapter 17.96: Design Review, Section 17.08.020: Terms Defined, and Chapter 17.04: Mountain Overlay Zoning District to modify the authority of the Administrator to review and approve certain Design Review application projects.

Background for the Design Review Administrative Authority text amendment was given by Director John Gaeddert, explaining how the process currently works and how the process for minor modifications would be changed by this amendment.

Public comment called for; none was given.

Chair Jeff Lamoureux questioned how this might conflict with the Building Code as to the definition of minor vs substantial improvements, especially as related to non-conforming structures. Commissioner Neil Morrow liked the amendment but suggested adding a definition of Minor/Substantial Improvement. John Gaeddert added that non-conforming buildings cannot be altered to increase the degree of non-conformity, and that standard would apply whether the changes were minor or substantial. Commissioner Morrow wanted to ensure that non-conformity was not promoted.

Director Gaeddert suggested an edit to the proposed amendment. Associate Planner Abby Rivin stated some projects were exempt from a separate Design Review since they are reviewed during the Building Permit process. Director Gaeddert added that the review for the Building Permit covered all the same criteria as a Design Review but did not include the formal Staff Report.

Motion To: Recommend approval to the City Council of the Design Review Administrative Authority text amendment to Chapter 17.96: Design Review, Section 17.08.020: Terms Defined, and Chapter 17.04: Mountain Overlay Zoning District with edits as noted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Tim Carter, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- e. **ACTION - Zoning Code Amendment:** Residential Use in the Light Industrial Districts. (Continued from March 6, March 27th, April 9th, May 14, May 29, June 11, June 25, July 9, August 13, 2018.) The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.

The Zoning Code Amendment for Residential Use in the Light Industrial District was presented by Senior Planner Brittany Skelton. The focus of this presentation was on building height. Renderings were presented showing visual impact of heights ranging from 35 feet to 58 feet, from five different perspectives in the LI-2 and LI-3.

Chair Jeff Lamoureux called for Public Comment:

Gwen Raney, resident of Northwood, expressed she didn't like the 58-foot height as she thought it was too imposing and was concerned about traffic and density. She asked about when affordable housing is required of a builder. Senior Planner Brittany Skelton explained that the housing requirement is determined by the zone and the Community Core Zone is different from the LI Zone. In the LI, Community Housing would only be required if a building had a fourth or fifth floor.

Heidi Sheinthanner thought 58 feet was too tall. Director John Gaeddert answered residential would not be allowed on the first floor. The goal is to reserve the LI for LI uses. The 18-foot first floor height would allow the building a 40-foot total height. A third or fourth floor would accommodate affordable housing.

Commissioner Kurt Eggers stated he liked the 18-foot first floor, but overall height should be 38-40 feet. He felt 48 or 58 feet was too tall. He supported three stories with first floor commercial, second floor commercial-related and third floor residential, but pointed out a larger building with more residential would increase the pressure on parking. Commissioner Tim Carter agreed with Eggers. He felt 48 feet might work in some locations, but 58 feet was a big impact and didn't think the public would support it. He felt the LI-1 should be included in this amendment. Commissioner Neil Morrow expressed that 38 feet would not yield additional floor space, but 48 feet might. The 58-foot height was just too big. Commissioner Matthew Meade agreed with the prior comments and thought the third and fourth floors didn't add to the business but would have a negative effect on the purpose of the LI.

Chair Jeff Lamoureux pointed out that the renderings were just boxes and buildings would have more design to them. He stated he would be amenable to the 58' and would like to hear comments by the public. He suggested the LI-3 might also be a buffer zone to the three- or four-story buildings in the LI-2. A discussion of building height and location was held. Several renderings of differing heights and locations were reviewed and discussed. Senior Planner Brittany Skelton asked the Commission about allowed uses on the first floor

in the LI. In previous meetings it was determined that physical activities such as Pilates or yoga would be allowed, but what was the Commissioners' thought on static activity, such as massage, acupuncture or stone therapy? Commissioners Lamoureux and Morrow stated it might be allowed on a second or third floor but would be outside the intent of the LI for the first floor. It would also conflict with the neighboring uses.

Motion To: Continue to October 8, 2018 for fully noticed Public Hearing on that date.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Lamoureux, Chair
SECONDER:	Neil Morrow, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- f. **ACTION – 760 N. Washington Mixed-Use Building Pre-Application Design Review:** 760 N. Washington Ave.: (Ketchum Townsite: Block 13: Lot 6). The Commission hear public comment, consider, and provide feedback on a Pre-Application Design Review for a new three-story, mixed-use building containing commercial/retail space and one (1) community housing unit on the first-floor and one (1) residential unit on the second and third floors.

Associate Planner Abby Rivin presented the Pre-Application Design Review for the 760 N. Washington Mixed-Use Building. Planner Rivin reviewed the conditions to be addressed prior to the Design Review Application.

Applicant Andrew Castellano expressed that he and his wife wanted to contribute to the development of the Community Core. They planned to live on the second and third floors and conduct their business on the ground floor. They planned to use modular units to lower the construction impact to the neighbors. Solar panels were proposed, and he explained the proposed exterior materials.

Chair Jeff Lamoureux supported the building. Commissioner Kurt Eggers liked the building and appreciated the preservation of the large trees but wanted to see a tree protection plan as part of the Construction Activity Plan. Commissioner Matthew Meade liked the project design and the modular building concept. Commissioner Tim Carter supported the project with conditions as noted.

Motion To: Advance the 760 N. Washington Ave Mixed-Use Building to Design Review.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Kurt Eggers, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- g. **ACTION – Felker Residence Mountain Overlay Design Review:** 255 Hillside Dr. (Lot 33, Block 2, Warm Springs Subdivision #5) The Commission will consider and take action on a Mountain Overlay Design Review Application for a single-family residence in the Mountain Overlay.

Commissioner Kurt Eggers recused himself from this agenda item.

Senior Planner Brittany Skelton presented the Mountain Overlay Design Review Staff Report for the Felker Residence located in the Mountain Overlay. Staff recommended approval of the Design Review and the Findings of Fact and Conclusions of Law for this project.

Chair Jeff Lamoureux questioned if the plan addressed avalanche standards and the shedding of snow onto adjacent properties or the public right-of-way. Commissioner Neil Morrow noted this issued was just discussed regarding the residence at 124 Sage Road.

Applicant representative Daniel Hollis presented the project overview, Although the owner had a currently approved Design Review, the project has been re-designed to decrease the scale of the building and better accommodate the topography of the site. He reviewed setbacks, snow storage, floor plan, roof lines, and exterior finishes.

Chair Jeff Lamoureux called for Public Comment:

Heide Scherthanner asked about utilities in each building and setback of the driveway and structures.

Cindy Enahosa, neighbor, expressed concerns regarding snow diversion and the possibility of three rental units.

Ron Stadiotto, neighbor, was concerned about avalanche and snow removal from the long driveway. He liked the placement of the driveway and thought the front yard was an attractive feature.

Monika Scherthanner, neighbor, asked about snow storage and drainage from the long driveway. She thought that from the road, the building looked higher than the maximum allowable height.

Senior Planner Brittany Skelton explained the GR-L Zoning Code as to ADU's and avalanche deflection. Commissioner Morrow asked if the Design Review would be necessary if the lot was not in the Mountain Overlay. Planner Skelton replied, that in another location, only a Building Permit would be required, but the project would have to meet all zoning standards, i.e. height, setbacks, floor area ratio, etc.

Daniel Hollis, architect, responded to questions as to the utilities for each unit. Kurt Eggers, landscape architect, addressed the snow storage and drainage issues.

Commissioner Tim Carter felt the project met zoning requirements and since public comments have been addressed, he was in support of the project. Commissioner Neil Morrow thought that since there are other large houses in the area, this gives a nice balance to the neighborhood and saw no reason not to approve it. Commissioner Matthew Meade liked the design of the building and the engineering for the avalanche zone. Chair Jeff Lamoureux liked the new design and thought the Construction Plan needed to be adhered to so as to minimize the impact to the neighbors.

Motion to: Approve Felker Residence Design Review with the recommended Conditions as noted on page 11 of the Staff Report.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Carter, Commissioner
SECONDER:	Neil Morrow, Vice-Chair
AYES:	Lamoureux, Carter, Morrow, Mead

8. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

a. Felker Residence Mountain Overlay Findings of Fact and Conclusions of Law

Motion to: Approve the Felker Residence Findings of Fact and Conclusions of Law.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Tim Carter, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

9. Commission reports and ex parte discussion disclosure

Senior Planner Brittany Skelton indicated Staff had been discussing the possibility of a public meeting to discuss LI changes. Tuesday, Sept 25, 2018 from Noon to 2:00 PM was chosen as the date for a public information meeting. The location to be determined.

Associate Planner Abby Rivin announced the lot at 100 Northwood Way (formerly Lizzie's Coffee) had been sold. The new owner was proposing minor changes and the Commission agreed that minor changes could be approved administratively.

10. ADJOURNMENT

Motion to: Adjourn at 8:06 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Tim Carter, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers



Jeff Lamoureux
Chairperson