



## Planning and Zoning MINUTES

Tuesday, May 19, 2020 at 5:30 PM  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at [ketchumidaho.org/meetings](http://ketchumidaho.org/meetings). If you would like to comment on a PUBLIC HEARING item, please submit your comment to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) by noon the day of the meeting. Comments will be provided to the Planning and Zoning Commission.

### **CALL TO ORDER**

The meeting was called to order at 5:34 PM by Chairman Neil Morrow.  
Chairman Neil Morrow - present  
Vice-Chairman Matthew Mead - present  
Commissioner Tim Carter - Present  
Commissioner Kurt Eggers - Present  
Commissioner Jennifer Cosgrove – present by video conferencing

### **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

Chairman Morrow, Vice-Chair Mead, and Commissioners Carter and Eggers all disclosed they had individually driven by the three (3) properties in question. Commissioner Cosgrove did not drive by but was familiar with the locations.

### **CONSENT CALENDAR—ACTION ITEMS**

1. **ACTION - Minutes of February 10, 2020**
2. **ACTION - Minutes of Special Meeting of February 24, 2020**

**Motion to approve the Minutes of February 10, 2020 and the Minutes of February 24, 2020.**

*Motion made by Vice-Chairman Mead, Seconded by Commissioner Carter.*

*Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Eggers*

3. **ACTION - Minutes of March 9, 2020**  
Commissioner Eggers requested a correction to the name of a party.

### **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

4. **ACTION - 3020 Warm Springs Rd. (Waddell/Roush) Duplex Design Review: 3020 Warm Springs Rd.** (Wills Condominium Subdivision No. 2) The commission will hold a virtual public hearing to consider and take action on a Design Review application submitted by architect Craig Lawrence, on behalf of property owners Doug and Stacey Waddell, for the development of a new duplex and associated site improvements within the General Residential Low Density (GR-L) Zoning District.

Planner Rivin gave the introduction to the project.

Craig Lawrence, architect for the applicant, gave the Design Review. Renderings of the project were shown. He explained the exterior materials of stucco, stone veneer, and black painted fascia.

There are multiple roof heights, the highest being 34' 9", which is 3" below the height limit. He spoke to the undulation along the front and side. Lawrence related he had spoken to neighbors, and as a result, improved the landscaping on the back side of the building. Unhealthy trees would be removed and replaced. Any trees removed due to construction would also be replaced.

Lawrence went over the roof lines and heights.

Lawrence asked that the Commission approve the project so as not to delay start of construction.

Brian Poster, Contractor, related that the project is safer than the current building and that they are trying to work with the neighbors.

Doug Waddell, applicant, thanked the Commission for all they do. They are anxious to work with the local population and work within the rules in building his family home. He urged the Commission to approve the project.

Vice-Chair Mead asked about the impact to the view of the neighbor and the roofing material. Lawrence stated the roof slants away from the neighbor.

Commissioner Cosgrove asked about the landscape plan. She thought the design was "cookie cutter" and asked about use as a short-term rental.

Lawrence related there is no intention to rent this residence as it was intended to be a home for the applicants and their 3 adult children. He numerated the number and types of trees specified by the landscape plan.

Chair Morrow opened the floor to public comment.

Mark Kern, owner of the adjacent townhouse, stated he was aware the existing structure on the property could be replaced, but would have to conform to the current code. He noted the neighbors to the rear of the project would be viewing a blank wall that landscaping would not alter. He asked for a review of the project to alleviate the flatness of the wall.

There were no additional comments and Public Comment was closed.

Commissioner Mead thought it was attractive from the Warm Springs side but was concerned with the massing from the rear. He approved of the color palette and materials.

Commissioner Carter understood the concerns of the neighbors concerning the monolithic feel from the rear but did not think it would necessitate not approving the project. He urged the applicant to consider the neighbors they would be living with for some time. He wanted a confirmation that the roof overhang met the setback standards.

Commissioner Eggers was comfortable with the height and massing. He thought the 3-story wall needed some attention. He wanted the project to return with alternatives to the blank wall. He liked the new landscaping but wanted to see additional landscaping along the bike path.

Commissioner Cosgrove did not think it was ready for Design Review Approval.

Chair Morrow agreed and wanted to see changes made to the back side using variations in color and materials.

Additional Public Comment:

David Hurd, previous owner of the property, stated the property owners to the rear knew the view could change with new construction. He cautioned to be aware of the height of the trees used in the landscaping. He asked about guest parking and snow storage. He liked the overall design.

Commissioner Mead asked Commissioner Eggers about the proposed trees and landscaping. He also asked about the code requirement for undulation and if this project met the code.

Eggers thought the 10-foot trees would do little to mitigate the mass of the 30-foot building.

Chair Morrow thought changes in color could relieve some of the mass and Mead agreed.

Planner Rivin recommended coming back with additional plans for the rear of the building.

Chair Morrow and Commissioner Carter urged approval with Conditions.

Commissioner Eggers did not feel comfortable with that option.

Vice-Chair Mead thought it was 95% there and met the standard. He would not vote to continue.

Commissioner Cosgrove understood the current hardships for builders but wanted to see more information on landscaping and information on the exterior materials.

Planner Rivin suggested a motion to continue directing specific items for review.

Chair Morrow and Commissioner Cosgrove agreed.

**Motion to continue the 3020 Warm Springs Rd. Duplex Design Review to the meeting of June 8, 2020.**

*Motion made by Commissioner Eggers, Seconded by Commissioner Cosgrove.*

*Voting Yea: Chairman Morrow, Commissioner Cosgrove, Commissioner Eggers*

*Voting Nay: Vice-Chairman Mead, Commissioner Carter*

- 5. ACTION - Mountain Land Design Showroom and Residences Design Review: 111 N Washington Avenue (Ketchum Townsite: Block 39: Lot 4) The commission will hold a virtual public hearing to consider and take action on a Design Review application submitted by Michael Doty Associates Architects, on behalf of property owner Dan Devenport for the development of a new mixed-use building and associated site improvements within the Mixed-Use Subdistrict of the Community Core (CC-2).**

Planner Abby Rivin gave the introduction and history of the project.

Michael Allaire, architect for the project, related the history of the project and the eventual demo of the existing building. The building to contain the showroom on the first floor, two “for-sale” units on the second floor, an owner’s apartment on the third floor, and a Community Housing unit at the basement level. He described the features of the First Street and Washington Street sides of the building. Eight-foot sidewalks to either be snow melt or snow to be hauled away.

There living spaces are serviced by 4 parking spaces accessed by a vehicle lift. There is an oversized window well for the basement apartment to accommodate a small patio area. The showroom occupies the main floor. The second floor living units have decks and a dumb waiter to help with roof deck access. The third floor comprises one apartment. The roof has two decks: a common area deck for the second-floor units and a private deck for the third-floor unit.

Exterior materials include a tumbled brick veneer, fiber cement panels, garapa wood, and natural stone veneer. The roof has a black steel guardrail. The steel elements are painted off-black.

Ashley Board gave a description of the landscaping and outdoor dining area with trees, spa, bocce court, gas fire pit and bar area.

Sean Flynn of Galena Engineering spoke to the civil aspects of the project including the right-of-way and drainage.

Chair Morrow opened the floor to public comment.

Karen Hammond, occupant of adjacent property, remarked on the size in comparison to the previous building. She considered the alley to be her front yard. She asked that the mechanicals not be placed on the alley due to the negative impact to the neighbors.

Public Comment was closed.

Commissioner Cosgrove liked the project but was concerned by the height.

Vice-Chair Mead liked the quality of the design.

Commissioner Eggers asked about the height of the Boho lounge as compared to this project.

Mike Allaire answered that the project is taller than the Boho.

Eggers asked about a transformer on the property and venting for the underground parking.

Allaire has confirmed service to the property with Idaho Power and the garage would be vented.

Eggers asked about the brick and awning. Allaire confirmed it was full size bricks and steel awning

Commissioner Carter asked about the car elevator.

Allaire said there are no other in town but are generally common.

Carter asked about the single trash bin for the first floor.

Allaire said Clear Creek felt it was adequate.

Carter thought it was attractive and liked the complexity of the project.

Vice-Chair Mead asked if the manufactured brick siding would detract from the building.

Allaire noted the mix of brick and stone as compared to the smooth wood added to the texture.

Mead asked if fumes/odors would be a factor for the basement apartment.

Allaire said it would be well vented.

Mead liked the combination of materials.

Commissioner Eggers asked about a different material for the side facing the Boho Lounge. He also wanted to see street trees and a five-foot landscaping buffer.

Vice-Chair Mead liked the project and agreed with Eggers about landscaping. He was sympathetic to the concerns of the alley neighbor.

Commissioner Eggers questioned the importance of the siding of the Boho facing side wall. He thought the street trees were critical and wanted to see them kept in the design.

Vice-Chair Mead agreed on the landscaping. He thought the design was cohesive.

Planner Rivin noted the shade projection overhangs the street. Right-of-way issues are addressed at Building design review.

(Commissioner Cosgrove was unable to connect via video conferencing to vote on this item.)

**Motion to approve the Mountain Land Design Showroom Design Review subject to Conditions 1-11.**

*Motion made by Commissioner Carter, Seconded by Vice-Chairman Mead.*

*Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers  
Video conferencing connection lost: Commissioner Cosgrove*

6. **ACTION - Leone/Goldman Lot Line Shift and Waiver Request: 425 N Bigwood Drive and 115 Griffin Court** (Bigwood Sub #2-3 Lot 14 Block 3 and Bigwood Sub #2-3 Lot 12AA Block 3) The commission will hold a virtual public hearing to consider and take action on a Lot Line Shift application submitted by Douglas and Patricia Leone (425 N. Bigwood Dr) and Andrew and Lisa Goldman (115 Griffin Ct) to adjust the interior property boundary shared by both parcels and to amend the building envelope for 425 N Bigwood Dr. This application includes a waiver request to allow a portion of the building envelope for 425 N Bigwood Dr to encroach into an area of 25% or greater slope.

Senior Planner Brittany Skelton introduced the project.

Brenda Moczygamba, architect representing the applicant, gave the location of the lot, retaining walls, and proposed underground garage. She described the location of the proposed addition. The addition would be mostly invisible and screened by trees and landscaping. The 25% or greater slope line would be above the underground garage. The elevations were presented.

Commissioner Eggers disclosed he has had a business relationship with both parties in the past but not at the present nor in the foreseeable future, He felt it would not affect his judgement.

Commissioner Eggers asked about the relocation of the mechanicals. Moczygamba stated they would still be in the same general vicinity.

Chair Morrow opened the floor to public comment. There were no comments and comments were closed.

**Motion to approve the Leone/Goldman Lot line Shift and Building Envelopment Amendment Waiver request and recommend approval to City Council with Conditions 1-7 and to approve the Chair to sign the Findings of Fact and Conclusions of Law.**

*Motion made by Commissioner Carter, Seconded by Commissioner Eggers.*

*Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers*

*Video Conferencing lost: Jennifer Cosgrove*

## **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

Planner Rivin gave the update for the June 8th Meeting:

- Work/Live Conditional Use Permit for the Redfish building in the Light Industrial area.
- Bavarian Village at 112 Rember St. Preliminary Plat
- 4th and Main Mixed-Use Building Pre-Design Review continued from March 9
- 3020 Warm Springs continued from tonight
- Nalen Appeal of administrative decision concerning 201 Garnet St.

## **ADJOURNMENT**

**Motion to adjourn at 8:25 PM**

*Motion made by Chairman Morrow, Seconded by Vice-Chairman Mead.*

*Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers*

*Video Conferencing lost: Jennifer Cosgrove*

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Neil Morrow, Chairman