

Meeting Date

Name (Print Clearly)

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IN OPPOSITION

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NEUTRAL

[illegible]

Planning and Zoning Commission November 9, 2015
Community School Text Amendment and Rezone Public Hearing Sign In

35

IN FAVOR

Print Name	Summarize Comments
Chris Edwards	In Favor
Louise Stumph	In Favor
Will Hovey	In Favor - Strongly
Mike Gilman	In Favor
Guy Cherp	In Favor
Charles Dunn	In Favor
Nide Gilman	In Favor

Planning and Zoning Commission November 9, 2015
Community School Text Amendment and Rezone Public Hearing Sign In

IN FAVOR

Print Name	Summarize Comments
JOHN WILLIAMSON	IN FAVOR
Harry Griffith	Yea!
MAT HALL	IN FAVOR.
Torg O'Connor	In Favor
Lisa Whorson	In favor
Mickey Garcia	Gung Ho!
David Hommes	Great work

Planning and Zoning Commission November 9, 2015
Community School Text Amendment and Rezone Public Hearing Sign In

IN FAVOR

Print Name	Summarize Comments
Jed Gray	Very much in favor
TOM + LOANIE SWIFT	VERY / VERY / MUCH <u>IN</u> FAVOR
ROB MEGOWAN ARCHITECTURAL RESOURCES	VERY MUCH SO...
JOHN B BAKER	BUSINESS IN KETCHUM AND VERY MUCH IN FAVOR
Matthew Barnes	Very much in favor
John Perenchio	very much in favor!
BRENDAN CONNOLLY	IN FAVOR —

Planning and Zoning Commission November 9, 2015
Community School Text Amendment and Rezone Public Hearing Sign In

IN FAVOR

Print Name	Summarize Comments
Ed LAWSM	Fav
Lori Cooley	in favor
Susie Ring	in favor
Terry Ring	Would be a Real positive for our community and good for business.
Eva DeWolfe	IN FAVOR.
KIRK RIEDINGER	IN FAVOR
Nichole Moos	in favor! ☺

Planning and Zoning Commission November 9, 2015
Community School Text Amendment and Rezone Public Hearing Sign In

IN FAVOR

Print Name	Summarize Comments
Megan Pepin	In favor
Bob Chayter	" "
Earl Cavan	" "
Kingsley H. Murphy	In Favor

IN RE:)
)
Grill at Knob Hill Inn) KETCHUM PLANNING AND ZONING
Design Review) COMMISSION - FINDINGS OF FACT,
) CONCLUSIONS OF LAW AND DECISION
)
File Number: 15-142)

BACKGROUND FACTS

PROJECT: Grill at Knob Hill Addition Design Review

OWNER(S): KHI LLC

REPRESENTATIVE: Chris Edwards, Lee Gilman

REQUEST: Consideration of a design review application for an addition to the Grill at Knob Hill Inn.

LOCATION: 960 N. Main Street (Ketchum, AM Lot 1AA Block 50)

NOTICE: On October 13, 2015 a public notice was placed in three locations in the city and mailed to adjacent property owners. The project was continued from the October 26, 2015 meeting.

ZONING: Tourist 4000 (T-4000)

OVERLAY: None

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

GENERAL FINDINGS OF FACT

The applicant is requesting a design review permit to construct an addition to the existing restaurant space. Currently the space is being used as an outdoor dining patio with a pergola. The proposed plans indicate that the addition would expand the dining area approximately 24'-1" from the existing building and contain a length of 49'-4.5" which translates to approximately 1,150 additional square feet. The east side of the addition is angled to meet the required 10 foot rear setback.

City Department Conclusions				
Compliant			Standards and Staff Conclusions	
Yes	No	N/A	City Department Conclusions	Staff Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Police Department: <ul style="list-style-type: none"> No comments submitted.
				Fire Department: <ul style="list-style-type: none"> The proposed egress corridor appears to meet Fire Code requirements provided the corridor meets Building Code requirements and is fire sprinklered throughout. The windows along the corridor will be required to be a non-operable 45 minute rated windows. The newly enclosed patio dining area shall be fire sprinklered throughout. The egress door from the patio dining area to the lawn area appears to meet the second egress requirement. A clear path of travel from the end of the exit corridor from the basement to the parking area is required and shall be maintained clear and unobstructed at all times. This path of travel shall be wide enough to accommodate the occupant load of the basement exit and the patio dining area exit at the same time.
			Streets: <ul style="list-style-type: none"> No comments submitted 	
			City Engineer: <ul style="list-style-type: none"> No comments submitted. 	
			Utilities: <ul style="list-style-type: none"> With the addition of the seating capacity the sewer fees will be revised and the sewer rate will likely increase. 	
			Building: <ul style="list-style-type: none"> The building department has reviewed the plans and indicates at this time all applicable codes are met. 	
			Planning and Zoning: <ul style="list-style-type: none"> See comments throughout staff report. 	
Compliance with Zoning District and Overlay Requirements				
Compliant			Standards and Staff Conclusions	
Yes	No	N/A	Standard	Staff Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Lot Area/Coverage
			Staff Conclusions	43% Open Space

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Staff Conclusions	<i>Required:</i> Maximum building height of 35 feet is allowed. <i>Proposed:</i> The overall height of the addition is 13.5 feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	SETBACKS:
			Staff Conclusions	<i>Proposed:</i> Rear: 11.7 feet North Side: 11.7 feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.060.A.1	Parking Spaces
			Staff Conclusions	The existing 32 parking spaces meet the requirements of the parking ordinance. This is achieved with onsite parking and a parking agreement with the Tenth Street Center on the other side of Highway 75.

Design Review Requirements				
EVALUATION STANDARDS: 17.96.090(B)				
Compliant			Standards and Staff Conclusions	
Yes	No	N/A	City Code	City Standards and Staff Conclusions
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(1) SITE DESIGN	The site's significant natural features such as hillsides, mature trees and landscaping shall be preserved. Cuts and fills shall be minimized and shall be concealed with landscaping, revegetation and/or natural stone material.
			Staff Conclusions	The proposed addition will not affect the properties natural features or mature trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)a COMPATIBILITY	The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks and relationship to the street.
			Staff Conclusions	The addition is not visible from the public way and is in keeping with the architecture of the existing building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)b	The project's materials, colors and signing shall be compatible with the townscape, surrounding neighborhoods and adjoining structures.
			Staff Conclusions	The addition is not visible from the public way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)c	Consideration shall be given to significant view corridors from surrounding properties.
			Staff Conclusions	No view corridors are affected by this proposed addition.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(2)d	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			Staff Conclusions	No significant landmarks have been identified.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)a ARCHITECTURAL QUALITY	Consideration shall be given to natural light reaching public streets, sidewalks and open spaces.
			Staff Conclusions	The proposed height of the addition is 13.5 feet and will not affect natural light access or public streets, sidewalks or open space.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)b	The building character shall be clearly defined by use of sloped roofs, parapets, cornices or other architectural features.
			Staff Conclusions	<i>The beams and fascia are similar to the exterior design elements of the hotel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)c	There shall be continuity of materials, colors and signing within the project.
			Staff Conclusions	<i>The addition utilizes wood, stucco, brown stain and white stucco which tie into the design of the existing hotel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)d	There shall be continuity among accessory structures, fences, walls and landscape features within the project.
			Staff Conclusions	<i>The applicant indicates that there will be continuity between the new addition and the rest of the site structures and fences.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)e	Building walls which are exposed to the street shall be in scale with the pedestrian.
			Staff Conclusions	<i>The plans do not portray any walls in direct sight lines of the public ROW.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)f	Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness.
			Staff Conclusions	<i>The proposed addition contains several folding doors that contain transparent glass. This is only a one story addition and does not pose significant bulk for the building's façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)g	Exterior lighting shall not have an adverse impact upon other properties and/or public streets.
			Staff Conclusions	<i>No exterior lighting is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)h	Garbage storage areas and satellite receivers shall be screened from public view.
			Staff Conclusions	<i>Not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(3)i	Utility, power and communication lines within the development site are concealed from public view where feasible.
			Staff Conclusions	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)j	Door swings shall not obstruct or conflict with pedestrian traffic.
			Staff Conclusions	<i>No conflict was identified.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(3)k	Building design should include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or to adjacent properties.
			Staff Conclusions	<i>The pitch of the roof and gutter system are designed to prevent snow from sliding or water from dripping on pedestrian areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)l	Exterior siding materials shall be of natural wood or masonry origin or similar quality. Metal siding is discouraged in all zoning districts.
			Staff Conclusions	<i>The plans indicate that a mix of stucco and wood will be utilized. No metal siding will be used.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(4)a CIRCULATION DESIGN	Pedestrian, equestrian and bicycle access which is adequate to satisfy demands relative to development size shall be provided. These accesses shall be located to connect with existing and anticipated easements and pathways.
			Staff Conclusions	<i>Not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(4)b	The building(s) is primarily accessed from the public sidewalk for the majority of the individual uses proposed. It is the intent to promote

				exterior circulation with numerous connections to the public sidewalk and exposure to the street. This includes utilizing arcades, courtyards and through block connections. (Commercial buildings only)
			<i>Staff Conclusions</i>	<i>Not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(4)c	The required five foot (5') street side setback is primarily used as an extension and part of the public sidewalk in areas with high pedestrian volume (setback as per zoning). This setback is encouraged to be covered by awnings, arcades or other canopies for weather protection and may extend out over the public sidewalk (CC zone only);
			<i>Staff Conclusions</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)d	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Staff Conclusions</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)e	Parking areas have functional aisle dimensions, backup space and turning radius.
			<i>Staff Conclusions</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)f	Location of parking areas is designed for minimum adverse impact upon living areas within the proposed development and minimizes adverse impact upon adjacent properties with regard to noise, lights and visual impact.
			<i>Staff Conclusions</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)g	Curb cuts are located away from major intersections and off high volume roadways where possible.
			<i>Staff Conclusions</i>	<i>No additional curb cuts are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)h	Adequate unobstructed access for emergency vehicles, snow plows, garbage trucks and similar service vehicles to all necessary locations within the proposed project is provided.
			<i>Staff Conclusions</i>	<i>No emergency or public service access obstructions have been identified.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)i	The project is designed so as to provide adequate snow storage areas or removal for snow cleared from the parking areas and roadways within the project. (50 percent)
			<i>Staff Conclusions</i>	<i>Adequate space is open in the rear yard for snow storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(5)a LANDSCAPE QUALITY	Substantial landscaping is to be provided, which is in scale with the development and which provides relief from and screening of hard surfaces. Total building surface area and street frontage will be considered when determining whether substantial landscape is being provided. (Landscaping shall be defined as trees, shrubs, planters, hanging plants, ground cover and other living vegetation).
			<i>Staff Conclusions</i>	<i>The applicant indicates that all lawn areas and shrubbery disturbed during construction will be replaced upon completion.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(5)b	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and compliment the neighborhood and townscape. Consideration should be given to the use of native, drought-resistant plant materials.

			<i>Staff Conclusions</i>	<i>No changes will occur to landscaping.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(5)c	The preservation of existing significant trees, shrubs and important landscape features shall be encouraged.
			<i>Staff Conclusions</i>	<i>No existing trees are scheduled for removal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(5)d	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate shall be encouraged.
			<i>Staff Conclusions</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(6) ENERGY DESIGN	Consideration shall be given to proper solar orientation within the project. Recognition shall be given to the solar benefits of adjoining properties. (A sun chart as a means of understanding the solar possibilities and limitations shall be encouraged)
			<i>Staff Conclusions</i>	<i>Due to the orientation of the building, roof slopes will not face south. However, there will be a west side facing slope.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(7) PUBLIC AMENITIES	Pedestrian amenities are encouraged for all projects and shall be required for commercial uses. Amenities may include, but are not limited to benches and other seating, kiosks, telephone booths, bus shelters, trash receptacles, restrooms, fountains, art, etc. The use of "Ketchum Streetscape Standards" shall be encouraged.
			<i>Staff Conclusions</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(8) GREEN BUILDING	Consideration shall be given to green building features within the project. Recognition shall be given to projects that achieve the United States Green Building Council's LEED Certification or earn the Environmental Protection Agency's Energy Star Label. Projects are encouraged to consider energy conservation, indoor air quality, water use, location, waste reduction, recycling, and use of sustainable construction materials.
			<i>Staff Conclusions</i>	<i>The application indicates that the project is going to meet requirements of the green building code. They hired an energy consultant for this purpose.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)a Master Signage Plans Design Guidelines	Exposed support structures for signs, including, but not limited to, posts, poles and sign sides or edges, must be faced or covered with wood, stone or metal which is corrosion resistant, painted or anodized, or such other material as may be approved by the city as a reasonable, natural textured substitute.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)b	All freestanding signs shall have landscaping around the base of the support structure in order to provide a transition from the ground to the sign.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)c	All materials should prevent reflective glare.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)d	Simple and easy to read typefaces should be used on signs. Hard to read and overly intricate typefaces should be avoided.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)e	Signs that have symbols, characters, or graphics are encouraged. The symbol, character, or graphic should relate to the products sold in the

				business or to the name of the business.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)f	Signs that show depth and cast shadows are encouraged. Depth and shadows can be created by mounting individually cut letters and symbols on the sign base or carving letters and symbols into the base of the sign.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)g	Projecting signs are preferred over portable or sandwich board signs. Projecting signs generally are more effective for increasing visibility to both pedestrians and motorists.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)h	Sign materials and colors should complement the building facade. Basic and simple color applications are encouraged and vibrant colors should be avoided.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)i	The color of letters and symbols should contrast the base or background color of the sign to maximize readability.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)j	Signs shall not cover or obscure windows, doors, storefronts, building entrances, eaves, cornices, columns, horizontal expression lines, or other architectural elements or details.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)k	Signage on buildings with multiple tenants shall be limited to prevent sign clutter. Individual signs for tenants with ground floor storefront entrances are permitted. A directory sign with the names and suite numbers of all tenants without a ground floor storefront entrance may be provided at the lobby entrance for those tenants.
			<i>Staff Conclusions</i>	<i>Not applicable, no signage is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)l	An address marker shall be provided at the main entrance to all buildings.
			<i>Staff Conclusions</i>	<i>This property is already addressed.</i>

CONCLUSIONS OF LAW


1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning code, Title 17.
3. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.96 of Ketchum Code Title 17.
4. The City of Ketchum Planning Department provided adequate notice for the review of this application.
5. The project **does** meet the standards of approval under Chapter 17.96 of Zoning Code Title 17.

DECISION

THEREFORE, The Ketchum Planning and Zoning Commission **approves** this design review application this 9th day of November, 2015, subject to the following conditions:

1. Design Review approval shall expire one (1) year from the date of approval;
2. Design Review elements shall be completed prior to final inspection/occupancy;
3. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met.
4. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
5. Applicable permits for work in the city right of way are required prior to excavation in the right of way and prior to the issuance of building permits.
6. A detailed plan for accommodating storm water drainage from the addition will need to be submitted at building permit. All onsite storm water is required to be managed onsite.
7. A revised final and complete plan set shall be provided to the Department of Planning and Building. At building permit submittal elevations shall be provided for review and approval by Planning Division staff prior to issuance of a building permit.
8. In addition to the requirements set forth in this design review approval, this project shall comply with all applicable local, state and federal laws.

Findings of Fact **adopted** this 9th day of November, 2015.



Steve Cook, Chair
Planning and Zoning Commission



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, November 9, 2015

5:30 PM

Ketchum City Hall

Commissioners Present: Steve Cook, Chairperson
Jeff Lamoureux, Vice Chair
Michael Doty
Betsy Mizell

Commissioners Absent: Erin Smith

Staff Present: Micah Austin, Director of Planning & Building
Rebecca Bundy, Senior Planner
Morgan Brim, Senior Planner

1. 5:30 PM- CALL TO ORDER

Steve Cook called the meeting to order at 5:31 PM.

Mr. Cook asked if any Commissioners needed to excuse themselves because of a conflict of interest. Mr. Lamoureux mentioned that he has two children that attend the Community school, but said this will not affect his decision.

2. CONSENT CALENDAR

No Items

3. PUBLIC COMMENT

No Public Comment

a. Communications from the public for items not on the agenda.

4. COMMUNICATIONS FROM STAFF

Craig Maxwell presented on behalf of Bob Dunn about a proposed dining area addition to the Grill at Knob Hill Inn. Mr. Maxwell said the building will have the same size footprint, but it is being modified due to the setback because of the way they have changed from the '90s until now. Mr. Maxwell also said that the difference between the existing patio area and what will be added is the same. Mr. Maxwell noted that he has been working with the Planning and Building Department and the Fire Chief. Mr. Maxwell said that he is ready to begin construction as soon as they get approval and winterize the place.

Mr. Brim said that the plans they have are changed and they have some options. Mr. Brim noted that the Commission can make a motion to continue it to November 23rd in their Staff Report or if they are comfortable with it tonight the Commission will have 7 recommended conditions. Mr. Brim also added

that this addition is not visible from the public right of way and that they have met all of the zoning ordinance requirements. Mr. Doty noted that the staff report and the conditions of approval need to be updated to reflect all application changes.

Mr. Cook opened the floor for public comment and Mickey Garcia commented on the proposed dining area addition. Mr. Garcia commented that there was nothing wrong with Mr. Maxwell's plans. Mr. Garcia also urged the Commission to pass the addition. Nick Gilman who is a co-owner of 2 businesses in Ketchum commented that is a very reasonable application and should be considered in a very positive light because it brings more and something unique to the community.

At the end of public comment all of the Commissioners agreed with the plans, as long as conditions are worked on. Mr. Brim stated that landscaping and lighting plans will be added to the conditions.

- a. **Motion To:** The Commission will hold a public hearing and take action on an application by KHI LLC, represented by Chris Edwards, Lee Gilman regarding a design review application for a proposed dining area addition. The property is located at 960 North Main Street (Ketchum, AM Lot 1AA, Block 50). Item was continued from the October 26, 2015 meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike Doty
SECONDER:	Jeff Lamoureux
AYES:	Steve Cook, Mike Doty, Jeff Lamoureux, Betsy Mizell
ABSENT:	Erin Smith

b. **COMMUNITY SCHOOL:**

- i. **Motion To:** The Commission will hold a public hearing and take action on an application for a zoning map amendment by the Community School to rezone property from Light Industrial District Number 2 (LI-2) to Light Industrial District Number 3 (LI-3); subject property is located at 280 Northwood Way, Ketchum, Idaho, 83340 and described as Resub of Northwood PUD Lot 4, AM Lot 21A.

COMMENTS - Current Meeting:

Each item on the agenda affecting the Community School was treated as one.

John Perencio, the board chair of the Community School, gave a background of the school. Mr. Perencio also stated the school's economic impacts and how they want to protect the school's growth streak. Mr. Perencio also gave an overview of the residential program and noted the importance of their partnership with the Sun Valley Ski Education Foundation and the Outdoor Leadership Academy.

Attorney Ed Lawson who has ties to the Community School, presented and stressed that it is very important to have a good background on the project. Mr. Lawson also said that the project meets all legal requirements and it is a positive that the school is a non-profit. Mr. Lawson also said that by allowing the application, we are furthering the goals of the city as a whole and that it is a positive thing that there aren't any vested interests in the application. Mr. Lawson added that the Community School's applications for a rezone with a development agreement and text amendment are interrelated and he doesn't think of them separately. Mr. Lawson added that the definition is included as a part of the application; this doesn't currently exist anywhere in the zoning code. Mr. Lawson said that the overall impact that should be considered is far less in the LI-3 zone as opposed to the LI-2 zone. Mr. Lawson added that the LI-3 zone is expressly identified as a transition district between the LI uses and residential use; he also said it is intended to be a mixed use zone and the school's residential campus is a proposed mixed use.

Mr. Lawson continued on to say that we need the development agreement or the text amendment because a school residential use is not currently identified as a permitted or conditional use in either of the zones. Mr. Lawson added that the uses are however permitted uses, except for the fact that the LI-3 zone does not allow residential use on the ground floor and this is fundamentally why they need the Commission's assistance. Mr. Lawson added that we need to look at the use and see if the Community School fits that use. Mr. Lawson added that the Community School needs Development Agreement Zoning, as a simple rezone would not by itself, allow the School Residential Campus. Mr. Lawson said that the staff report concludes that the school is not supported by the zone and noted that the Comprehensive Plan is just a suggestion and not an actual legally binding document. Mr. Lawson also stressed that there is no logical difference between the LI-2 and LI-3 zones, Mr. Lawson noted that the Scott Building has both residential and professional uses and he concluded that the proposal is to meet the school's needs and stated that the surrounding areas and sensitive areas will not be harmed. Mr. Lawson also noted that there is very little public opposition.

When asked for comments from the Commissioners, Mr. Doty mentioned that the Statutory Requirements for Zoning and Text Amendments (67.65.11) states that zoning and text amendments must not be in conflict with the comprehensive plan. Mr. Doty also said that we must make sure we are in compliance in the comprehensive plan and noted that this may be a State law. Mr. Lameroux noted that the only residential housing units on the first floor are for employees and if there is any proposed assembly uses that would bring in outside people for meeting spaces.

When asked for staff comments Mr. Austin presented the Staff Report. Mr. Austin gave a background on the text amendment and rezone. Mr. Austin also noted that a decision, recommendation, or continuance can also be done. Mr. Austin presented two questions that the Commission really needs to answer, both are in consideration of the Comprehensive Plan, Zoning Ordinance, and other city policies:

- Are the amendments to the Zoning Ordinance, Title 17, appropriate as proposed, which would change regulations in the GR-H, T, T-3000, T-4000, CC, and LI-3?
- Is it appropriate to rezone Lot 21A (280 Northwood) from LI-2 to LI-3 for the purpose of a School Residential Campus with an accompanying Development Agreement?

Mr. Austin also noted that the text amendment request is done in three parts and it would require a change to definition, amendment to the districts use matrix, and amendment to the development standards. Mr. Austin said the rezone request would require the property to be used as a school residential campus and that the applicant uses the property according to the development agreement standards. Mr. Austin also explained the City's noticing process and gave a background of the Community School's involvement in the planning process. Mr. Austin gave an overview of the Text Amendment definition, changes to the District Use Matrix, development standards, presented what the rezone would look like, as well as some public benefits.

Mr. Austin noted the following Standards for Review:

- State Code 67-6511 requires amendments and rezones must not be "in conflict with policies of the adopted Comprehensive Plan."
- The local jurisdiction (City of Ketchum) is required to make a finding that the text amendment is in compliance with the Comprehensive Plan and with the existing policies of the city.

And the Primary Uses of the Mixed Use Industrial Area (Future Land Use Plan)

- Light Manufacturing, wholesale, services, automotive, workshop, studios, research, storage, construction supply, distribution and offices

Mr. Austin concluded that the use does not fit into the other uses of the Comprehensive Plan; he also noted that the proposed use would fit in better in the High Density Residential, Mixed Use Commercial, or quasi-public areas of the Future Land Use Map. Mr. Austin said that the use fits in with a secondary

use, instead of the primary use. Mr. Austin said that the staff has identified 7 policies and goals, 5 of the goals which are general comply with the Comprehensive Plan, while 2 of them are not consistent especially with the LI zone. Mr. Austin said that the Text Amendment was made in compliance with the zoning code. The only major comments that were brought up are from the Fire and Building Departments and dealt with fire and use separation. Mr. Austin mentioned the comments that staff received. 46 comments in favor (1 in favor, but didn't like the process), 1 comment was neutral, and 1 comment was in opposition. Mr. Austin noted that this is an economic benefit to the city and provided a list of recommendations.

After Mr. Austin's presentation, Mr. Cook asked for public comment. Comments began with those who were in favor and included:

- Jed Gray, president of Sun Valley Board of Realtors, commented on the Comprehensive Plan and the Community School. Mr. Gray noted that the Comprehensive Plan doesn't address the issue because it has never had to deal with this type of issue before. Mr. Gray also noted that many people (students as well as parents) move to the area for the Community School. Mr. Gray mentioned that we are becoming a more vibrant community and the Community School is important for that.
- Guy Chirp, a parent and board member of the Community School also VP of Operations of Cox Communications. Mr. Chirp said that diversifying our economy is a great thing and very important for the area.
- Kingsley Murphy, Ketchum resident, spends a lot of time in the district and is in favor.
- Harry Chriffth stated that ski academy is a great thing and the Community Cchool is also a great asset to the community. Mr. Chriffth noted that the Community School is driving families to the area. Mr. Chiffth also mentioned that there were significant amount of impact on the community through the Ski Academy. Mr. Chriffth thinks is a great time to start innovation.
- Mickey Garcia has been attending Planning and Zoning meetings for 30 years. Mr. Garcia said that the fact that we have to plead that we are in favor of the school is silly and that an educational institution would benefit the city. Mr. Garcia mentioned that those who wrote the Comprehensive Plan did not have a crystal ball and weren't able to plan for what is going on now. Mr. Garcia said that we have to think of planning as an evolutionary process and we have to look forward to the future.

One person who was neutral presented:

- Bruce Smith, 35 year Ketchum resident, stated his neutral stance. Mr. Smith said that the Community School has turned many kids around and has no concerns about it becoming residential. Mr. Smith noted that in the future we may wish that we had put it in another Smith or Scott Building. Mr. Smith also said that he doesn't think the LI should have a residential use.

One person who was in opposition presented:

- Brian Barsotti said that it is important to understand the Light Industrial district. Mr. Barsotti also said that certain economics don't work in the LI district; he added that there isn't a strong demand in the LI. Mr. Barsotti mentioned that he isn't opposed to the use, but it is not appropriate for the area. Mr. Barsotti noted that we should not get caught up in the "LI" term because it doesn't really apply to this zone. Mr. Barsotti said that the Community School is great for the community, but there is more to this community than the Community School.

Two people refuted Brian Barsotti's comments:

- John Perencio refuted Brian Barsotti comments. Mr. Perencio said that Mr. Barsotti owns the property next door and does have the right to kick them out.
- Ed Lawson also refuted Mr. Barsotti's comments and said that the uses that Barsotti will propose may not be compatible with the Community School. Mr. Lawson also questioned compliance with the Comprehensive Plan and pointed out the differences between primary and secondary uses.

Mr. Cook asked how the staff is in regards in to the District Use Matrix and what will be the implications on other zoning districts? Mr. Austin responded that the applicant didn't clarify whether they wanted conditional or permitted uses for the District Use Matrix and they left the decision up to the Commission. Mr. Austin added on a staff level they would recommend a conditional use and not a permitted use. The Commission decided that it will be a permitted use with a development agreement.

Mr. Austin added that the process for comprehensive plan amendment is the same as that of a text amendment; it would require a public hearing at City Council and recommendation from the Planning and Zoning Commission. Mr. Austin also said that at this point the Commission could recommend that the application go to the City Council for a text amendment or a comprehensive plan amendment. The City Attorney said that the City Council could choose to remand it back to the Commission.

When asked for comments from the Commissioners, Mr. Lamoureux said that he does not have an issue rezoning the property from LI-2 to LI-3. Mr. Doty said that he did not have big issue with the rezoning either, but he is not sure that primary use has to do with the rezone. All Commissioners are in favor of the rezone in principal and Mr. Austin said that the staff has no concerns.

After deliberating the Commission decided to continue to 11/23/15

RESULT:	CONTINUED
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- ii. **The Commission will hold a public hearing and take action on an application for a text amendment by the Community School to amend Title 17, the Zoning Ordinance, of the Ketchum Municipal Code by amending Chapter 17.08.020, Definitions, by adding a new use of School Residential Campus; amending 17.12.202 District Use Matrix; and by amending 17.124 Development Standards by adding for a School Residential Campus in the LI-3 Zone.**

Mr. Lawson commented that if there is a Comprehensive Plan change that implies that you don't believe the application fits. Mr. Cook said that he hopes that we do not go down the Comprehensive Plan amendment process. Mr. Cook thinks we can weigh and evaluate the standards. Mr. Doty said that he wants to look at the procedures before he can decide on the issue, Mr. Doty also said that we want to do our due diligence, instead of finding the most convenient avenue.

The City Attorney said that you are required to determine that it is in compliance with the Comprehensive Plan. This can be done in a number of ways by looking at the Comprehensive Plan as a whole and seeing if it is in conformance with the Comprehensive Plan overall because it complies with other sections of the plan. She also noted that any of the 3 items can be legally defensible.

Mr. Brim noted that from the Text Amendment prospective, option 4 is a good choice. You could recommend amendments to the development standards to ensure it is a secondary use and doesn't become a primary use. Mr. Lamerux said that he is the most comfortable with option one and that we should maybe explore the third option. Mr. Doty said that the occupying units on the ground floor aren't limited to two. Mr. Cook said that if we were to allow residential use on the 1st floor and the rezone was granted, inevitably you're going to have residential use on the ground floor. Mr. Cook said that this may need to be continued. Mr. Cook also said that we may want to pursue a Comprehensive Plan Amendment.

Mr. Cook noted that development standard number one would take a text amendment. After calculating Mr. Lamereaux said that 11% of the ground floor would be residential. Mr. Brim said that we can provide you with some options on the 23rd and come back to this. Mr. Doty would like to see the facility utilized all the time, especially when school is out. Mr. Cook mentioned that may open up the possibility of uses we may not want in the district.

Mr. Lamerux questioned the long term occupancy and Mr. Austin explained that this is talking about the use of short term rentals and hotels. Mr. Doty noted that he wants to insure other uses are still allowed. Mr. Austin added that short term occupancy is only allowed in the Tourist zones.

Mr. Cook said that numbers 8, 9, 10 are pretty standard and revisited the items that need changing. Those are 1, 4, 6 and Mr. Austin added the conditions of approval for the rezoning.

Mr. Lamerux mentioned transportation and Mr. Austin said that he would be happy to put together a traffic circulation plan. Mr. Austin also said that we will come back to looking a bus stops, traffic, and bike paths.

This item will also be continued to 11/23/15

- c. **Motion To:** The Commission will hold a public hearing and take action on a request by the City of Ketchum to rezone property (three lots), from Community Core District (CC), Subdistrict C, Urban Residential to General Residential – Low Density District (GR-L) and to eliminate these properties from the Subdistrict Map; subject properties are located at 131 & 151 S. East Avenue and 451 E. River Street and described as Ketchum Lots 5, 6 & 7 of Block 21 of the Ketchum Townsite.

COMMENTS - Current Meeting:

Mr. Brim said that there is a request to rezone Lots 5, 6, and 7 because of an administrative error. Mr. Spachmen purchased Lot 5 because he wanted to build a single family home and return the zoning code back to GR-L. Mr. Brim said the Comprehensive Plan in general supports this. Mr. Brim also presented a number of recommendations from the staff.

Commissioners and the public had no public comment on this issue. Ms. Mizell “moved to recommend approval of the rezone owned by the City of Ketchum to rezone Lots 5, 6, and 7 of Block 21 from the Community Core District to General Residential-Low Density and to eliminate these properties from the Community Core Sub-District Map. The request is in compliance with the Comprehensive Plan and other applicable City policies.”

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betsy Mizell, Commissioner
SECONDER:	Jeff Lamoureux
AYES:	Steve Cook, Mike Doty, Jeff Lamoureux, Betsy Mizell
ABSENT:	Erin Smith

- d. **RECESS – The Commission may elect to recess**

- e. **THUNDER SPRING RESIDENCES** (Staff is recommending continuance of all three items to the November 23, 2015 meeting):

- i. **Motion To:** The Commission will hold a public hearing and take action on an application by IEG Thunder Spring LLC for a CUP PUD for a nine (9) residential unit development located at 126 Saddle Road (Thunder Spring Large Block Plat, Block 2, Township 4N, Range 18E, Section 7).

COMMENTS - Current Meeting:

Continued to November 23, 2015

RESULT:	CONTINUED
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- ii. **: The Commission will hold a public hearing and take action on an application by IEG Thunder Spring LLC for Design Review. Location and description listed above.**

RESULT:	CONTINUED
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- f. **Motion To:** The Commission will hold a public hearing and take action on an application for a Vacation of Alleyway by Jack Bariteau Separate Property Trust. The applicant is requesting the City of Ketchum to vacate a portion of an alleyway bisecting Block 91 at Sixth Street running northwest between lots 1 & 2 and Amended Lot 5A/6A.

COMMENTS - Current Meeting:

Derek Ryan, representing Jack Bariteau, presented. Mr. Bariteau is requesting vacation (410ft) of lot. 15 ft. would go to Mr. Bariteau and 15 ft. to his neighbor. Mr. Ryan mentioned that the lots are less than 8,250 sq. ft. and if the lots gained 15 ft. they would be conforming. Mr. Ryan added if this were allowed the value of the home value would go up, as well as the tax base.

Mr. Brim presented the staff report and the project background. Mr. Brim said that the applicant is proposing to vacate 15 ft. of the Bariteau alley and the other 15 ft. to the Reinstein alley and added that the project may not benefit the public.

Mr. Doty and Ms. Mizell stated that they side with the staff report presented to the commission. Mr. Ryan commented that the city isn't going to not allow the residents to use the alley. Mr. Ryan also noted that the setback is measured from the center line of the alley and 35% would now be measured on a larger property. Mr. Ryan also noted that he doesn't see anyone applying without storm water approval. Mr. Ryan said that times are different.

After deliberating the item was recommended for denial.

RESULT:	DENIED [0 TO 4]
MOVER:	Jeff Lamoureux
SECONDER:	Mike Doty
NAYS:	Steve Cook, Mike Doty, Jeff Lamoureux, Betsy Mizell
ABSENT:	Erin Smith

- g. **ZONING ORDINANCE UPDATE PHASE II.** The Commission will discuss the status of the zoning ordinance update.

Mr. Brim we are currently on the administrative process of analyzing the parking and we are looking into hiring a consultant.

5. FINDINGS OF FACT AND APPROVAL OF MINUTES

a. Grill at Knob Hill Inn Design Review

Knob Hill will be moved to November 23, 2015

b. Motion To: Desserault Residence Design Review

COMMENTS - Current Meeting:

Mr. Doty said that he didn't have anything to add, it looked like the findings were okay.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Lamoureux
SECONDER:	Betsy Mizell, Commissioner
AYES:	Steve Cook, Mike Doty, Jeff Lamoureux, Betsy Mizell
ABSENT:	Erin Smith

6. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Mr. Austin said that we have the text amendment for Brian Barsotti in the LI-3 and we will have to notice 300 ft. of the area. The area will have many uses, but Mr. Austin advised that we should not get into details now. Mr. Brim added that this is not site specific, so the 300 ft. notice will be enough.

7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Thunder Spring Development Agreement should hopefully be resolved at the next Council meeting on Monday.

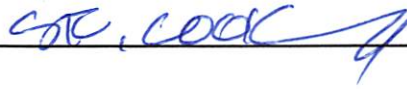
8. Commission reports and ex parte discussion disclosure

9. ADJOURNMENT

Mizell Adjourned, Lamerux Seconded.

10. Call to Order

Attendee Name	Title	Status	Arrived
Steve Cook	Chairman	Present	
Mike Doty		Present	
Jeff Lamoureux		Present	
Erin Smith	Commissioner	Absent	
Betsy Mizell	Commissioner	Present	



Steve Cook

Planning and Zoning Commission Chairperson