



Planning and Zoning Commission - Regular Meeting MINUTES

Tuesday, November 10, 2020 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order at 4:32 PM by Chairman Neil Morrow.

PRESENT

Chairman Neil Morrow
Vice-Chairman Mattie Mead
Commissioner Tim Carter
Commissioner Jennifer Cosgrove
Commissioner Brenda Moczygemba

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Moczygemba disclosed she had stopped by the 4th and Main site

CONSENT CALENDAR—ACTION ITEMS

1. **ACTION ITEM** - Minutes of October 13, 2020

Motion to approve Minutes of October 13, 2020.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.

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

2. **ACTION ITEM** - Sun Valley Electric Bicycles Conditional Use Permit Findings of Fact and Conclusions of Law

Commissioner Moczygemba questioned Condition #4. Planner Skelton to update that item.

Motion to approve the Findings of Fact and Conclusions of Law for Sun Valley EBikes Conditional Use Permit.

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

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

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

3. **ACTION ITEM- Sun Valley and First Condominium Subdivision Preliminary Plat:** 311 N First Avenue (Lot 4, Block 57, Ketchum Townsite) The Commission will consider and make a recommendation regarding a Condominium Subdivision Preliminary Plat submitted by David and Patricia Wilson to subdivide the mixed-use building currently under construction in the Mixed-Use Subdistrict of the Community Core (CC-2) into seven (7) condominium units.

Senior Planner Brittany Skelton presented the Preliminary Plat and recommended approval to City Council.

Chair Morrow opened the floor to Public Comment.

No comments were made, and comments were closed.

Motion to recommend approval to City Council of the Sun Valley and First Preliminary Plat and authorize the Chair to sign the Findings of Fact and Conclusions of Law.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

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

4. **ACTION ITEM - Mindbender Condominium Subdivision Preliminary Plat: 180 W Second Street (Ketchum Townsite: Block 59: West Half of Lot 5)** The Commission will consider and make a recommendation regarding a Condominium Subdivision Preliminary Plat application to subdivide a multi-family residential building within the Mixed-Use Subdistrict of the Community Core (CC-2) into four condominium dwelling units.

Senior Planner Skelton gave the background for the plat. Staff recommended approval to City Council.

Chair Morrow opened the floor to Public Comment.

No comments were made, and comments were closed.

Motion to recommend approval to City Council for the Mindbender Condos Preliminary Plat with Conditions 1-7 and authorize the Chair to sign the Findings of Fact and Conclusions of Law.

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

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

5. **ACTION ITEM- Waterman Residence Mountain Overlay Design Review: 604 S. Leadville Ave. (Tax Lot 8554)** The Commission will consider and take action on a Mountain Overlay Design Review application for proposed additions totaling 2,102 square feet to an existing single-family residence located at 604 S Leadville Avenue within the Limited Residential (LR) Zoning District and Mountain Overlay.

Planner Abby Rivin introduced the project, explaining that due to the slope of the driveway Commission approval and recommendation to City Council were required.

Owen Scanlon, architect for the project, presented the features of the remodel project, including the addition of a second garage and driveway off the existing private driveway. He described the exterior materials, floor plan, spa and fireplace, and lighting plan.

Commissioner Moczygemba asked if the driveway to Lava St would require a retaining wall. Scanlon replied they did not think a retaining wall was going to be required. The current landscaping would remain in place.

Vice-Chair Mead asked about heated pavers. Scanlon replied there would be some for the fire access areas and access to the home due to the slope of the driveway.

Chair Morrow opened the floor to Public Comment.

No comments were made, and comments were closed.

Planner Rivin noted any changes to the driveway would be brought back to the Commission for review.

Commissioner Carter questioned access from Leadville Ave. and not Lava St. Planner Rivin replied a private driveway can only access 4 residences. If it accesses more than 4 residences, it is then classified as a private roadway which has different standards in width and grade. Lava St. does not meet those standards.

Chair Morrow asked if Lava St. could meet the standards for a private roadway vs a private driveway. Planner Rivin stated Lava St. was too narrow and too steep to meet the standards for a private roadway and would therefore be sub-standard.

Commissioner Carter thought the project met the requirements for the Mountain Overlay.

Motion to recommend approval to City Council of the Waterman Residence Mountain Overlay Design Review with Conditions 1-6 and if a retaining wall is required, it will be brought back to the Commission for review.

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

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

6. **ACTION ITEM - 4th & Main St Mixed-Use Building Pre-Application Design Review:** Hot Dog Hill (Ketchum Townsite: Block 5: Lots 1, 2, 3, and 4.) The Commission will consider and give direction on a Pre-Application Design Review submitted by Chris Ensign of Solstice Homes Development for a new four-story, 48.5 foot tall, 58,216-square-foot mixed-use building located on four lots on Main Street between 4th and 5th Streets within the Retail core of the Community Core (CC-1). *Continued from the Planning & Zoning Commission meetings of January 13, March 9, and June 8, 2020.*

Associate Planner Abby Rivin gave the background of the project. Public Comment received today was posted on the website and distributed to the Commission and Public. Staff found the updates did not address the concerns of the Commission and did not meet the Standards of the Code. She asked the Commission to accept the pre-design review as requested by Attorney Jim Laski.

Applicant Chris Ensign appeared via video conference. Peter Paulos, architect representing the applicant, licensed in Idaho, and a resident of Connecticut, related his connections to and experiences in Ketchum. He gave a background of the development of the design. He related the height conforms to the Code, the footprint is setback more than the Code requires, the fourth floor meets the existing Code Standards. He described the current design of the building, bringing in more of the "Old Ketchum" elements with more undulation and step backs. The amount of glass had been decreased. A rendering of the street view of the proposed building was shown.

There were no questions from the Commission for the applicant.

Chair Morrow opened the floor to Public Comment.

Russell, Ketchum resident, expressed concern over another large condo building downtown. He felt it would be a benefit to the Community to keep Irving's and lower retail rents.

Derrick Ryan, Ketchum architect, lives across the street from this project. He thought the project met the Standards and addressed the Commissions' concerns. He felt it was appropriate for Main St. and the Commission should help the applicant to meet the Standards.

There were no further comments and Public Comment was closed.

There were no questions from the Commission and no comments from Staff.

7. **ACTION ITEM - Decked Building Addition Design Review: 345 Lewis Street (Northgate Subdivision: Block 1: Lot 15)** The Commission will consider and take action on a Design Review application for a 1,825-square-foot, 25-foot tall addition to the Decked Building located at 345 Lewis Street within the City's Light Industrial Number 2 (LI-2) Zoning District. *Continued from October 13, 2020. Staff recommends continuing review of this project to December 15, 2020 at the request of the applicant.*

Motion to continue to December 15, 2020.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Cosgrove.

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

8. **ACTION ITEM - Ketchum Boutique Hotel Re-Hearing: 260 E River Street** Project Location: Includes three parcels (251 S. Main Street – Ketchum Townsite Lots 3, 21, FR 22 Blk 82 N 10' x 110' of alley S 20' x 230' of alley, 260 E. River Street – Ketchum Townsite Lot 2 Block 82 10' x 110' of alley, and 280 E. River Street – Ketchum Townsite Lot 1 Block 82). Hearing continued from October 27, 2020 to review findings of fact, conclusions of law and conditions of approval. *Hearing recommended to be continued to December 15, 2020.*

Motion to continue to December 15, 2020.

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

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

9. **ACTION - Haemmerle Variance: FR SE SW TL 8491**, located between 120 and 204 Topaz Street. The Commission will consider and take action regarding a Variance application for a 0.25-acre unaddressed parcel, FR SE SW TL 8491, located in between 120 and 204 Topaz Streets in the Limited Residential (LR) zone. *Application withdrawn at request of applicant.*

STAFF AND COMMISSION COMMUNICATIONS

Senior Planner Britany Skelton listed the projects to be presented to City Council:

1. Lot Line Shift for the Onyx @ Leadville project.

2. Lot Line Shift for PB Investment on Rember St.
3. Lot Line Shift for Trail Creek Condos
4. Special Joint Meeting of Council and Commission on November 19 for Historical Preservation.

ADJOURNMENT

Motion to adjourn at 5:50 PM

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

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

Neil Morrow
Chairman Planning and Zoning Commission