



Planning and Zoning Commission Meeting - Regular MINUTES

Tuesday, July 13, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order at 4:37 PM by Vice-Chair Mattie Mead.

PRESENT

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

ABSENT

Chairman Neil Morrow

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR—ACTION ITEMS

1. Minutes of June 8, 2021

Motion to approve the Minutes of June 8, 2021.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.

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

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

2. ACTION ITEM - Pioneer Pickleball Club Conditional Use Permit
Continued from May 25, 2021 and June 8, 2021.
To be continued to July 27, 2021.

Motion to continue the Pioneer Pickleball Club Conditional Use Permit to July 27, 2021.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.

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

3. ACTION ITEM - 780 N First Ave Multi-Use Building Pre-Design Review

The project was introduced by Senior Planner Morgan Landers, covering the zoning regulations, landscaping, and design review standards.

Daniel Hollis of Hollis Rumpeltes Architects presented the project for the applicant. He spoke to the exterior materials and presented samples. Drainage, slope, parking, setbacks, floorplans, and lighting were addressed.

The Commission had questions about the location of the gas meters, lighting, landscaping, and shade.

Landscape Architect Kurt Eggers responded to the likely survival of the existing large spruce trees.

Commissioner Cosgrove liked the corner treatment, colors, and massing.

Commissioner Moczygemba agreed and supported more street trees.

Commissioner Carter liked the form of the building and the front mural, but wanted to see relief from the black exterior.

The lighted mountain feature on the corner was discussed.

Reid Sanborn informed the Commission of future plans for affordable housing.

Vice-Chair Mead commented on the design elements and liked the corner design and the park bench. He encouraged more landscaping, and screening for the vehicles. He encouraged on-site affordable housing.

Motion to approve the 780 N First Ave Multi-Use Building Pre-Design Review and advance to Design Review.

Motion made by Commissioner Carter, Seconded by Commissioner Moczygemba.

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

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director Frick related the next Planning a Zoning meetings to be July-27th and August-10th. The Design Review for wo townhome units at the Crossbuck Subdivision were scheduled for the July meeting.

The Bluebird Village Design Review was scheduled on August-10th.

An update on the Staff workload and changes to the review process were noted.

ADJOURNMENT

Motion to adjourn.

Motion made by Commissioner Carter, Seconded by Commissioner Moczygemba.

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