



# Planning and Zoning

## Special Meeting

~ Minutes ~

480 East Avenue North  
Ketchum, ID 83340

<http://ketchumidaho.org/>

Maureen Puddicombe  
208-726-7801

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Tuesday, August 13, 2019

5:30 PM

Ketchum City Hall

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**1. 4:55 PM – SITE VISIT – Sun Valley & 1ST: 311 N. First Avenue (Lot 4, E 50” of Lots 7 & 8, Block 57, Ketchum)**

The meeting was called to order at the site visit at 4:55 PM.

**2. Call to Order**

Attendee Name	Title	Status	Arrived
Neil Morrow	Chairperson	Present	
Matthew Mead	Vice-Chairperson	Present	
Kurt Eggers	Commissioner	Present	
Tim Carter	Commissioner	Present	
Jennifer Cosgrove	Commissioner	Present	

**3. 5:15 PM – SITE VISIT – Mountain Land Design Showroom: 111 N. Washington Avenue (Lot 4, Block 39, Ketchum Townsite)**

**4. 5:30 PM – CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

The meeting was reconvened at City Hall at 5:38 PM.

**5. COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

There were no Commission Reports nor Ex Parte disclosures.

**6. PUBLIC COMMENT – Communications from the public for items not on the agenda.**

No comments were received from the public.

**7. PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

- a. ACTION – Mountain Land Design Showroom Design Review: 111 N. Washington Ave. (Lot 4, Block 39, Ketchum Townsite) The Commission will consider and take action on a Design Review application submitted by Michael Doty for a remodel and addition of 3,513 square feet.

**COMMENTS - Current Meeting:**

Senior Planner Brittany Skelton introduced the project. Michael Aire, of Michael Doty Associates, gave the Design Review for the project. The Commission posed questions to the applicant concerning scale, sidewalks, landscaping, exterior materials, work-force housing, and lighting.

Samantha Stahlnecker, of Galena Engineering, spoke to the parking design.

The Chair opened the floor for Public Comment. Comment was made by Robert Rudy. No other public comment was given and comments were closed.

The Commission discussed the merits of the project. Michael Doty spoke to the feasibility of more trees at street level.

**Motion To:** Approve the Design Review for the Mountainland Design Showroom with the conditions of modification to the awnings, lighting, and trees as discussed, and authorize the Chair to sign the Findings of Fact.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Kurt Eggers, Commissioner
<b>SECONDER:</b>	Tim Carter, Commissioner
<b>AYES:</b>	Neil Morrow, Matthew Mead, Kurt Eggers, Tim Carter, Jennifer Cosgrove

- b. **ACTION –Sun Valley and 1st Design Review:** 311 N. First Avenue (Lot 4, E 50" of Lots 7 & 8, Block 57, Ketchum) The Commission will consider and take action on a Design Review application submitted by Ruscitto Latham Blanton Architecture for a remodel and addition for a proposed 14,305 square foot mixed-use building in the Community Core containing retail space on the ground floor, four (4) residential units above, and four (4) on-site parking spaces.

**COMMENTS - Current Meeting:**

Associate Planner Abby Rivin introduced the project. Buffalo Rixon gave the design review. The Commission commented on the features of the large south facing wall, sidewalk pavers, and bike racks.

The Chair opened the floor for Public Comment. Comment was made by David Wilson. There were no further comments and Public Comment was closed.

The Commission discussed the merits of the project.

**Motion To:** Approve the Design Review for the Sun Valley and First project with the condition of the modification of the back wall and rooftop garden as discussed and authorize the Chair to sign the Findings of Fact.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tim Carter, Commissioner
<b>SECONDER:</b>	Matthew Mead, Vice-Chairperson
<b>AYES:</b>	Neil Morrow, Matthew Mead, Kurt Eggers, Tim Carter, Jennifer Cosgrove

## 8. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Chair Neil Morrow asked Staff for a list of recent projects, Community Housing, and Parking spaces gained or lost.

Senior Planner Brittany Skelton updated the Commission on the September 9<sup>th</sup> Planning and Zoning Commission meeting to include:

1. 102 Sage Rd Design Review, CUP and Variance
2. Final Plat for the Crossbuck Townhomes
3. Lot Line Shift on Walnut Ave.
4. Design Review for the Lofts @ 660 N 1st
5. Sign Permit for Sun Valley Company
6. 220 Lava Design Review
7. Ordinance 1202 to amend Dimensional Standards for the Community Core

The Ketchum Boutique Hotel was anticipated to go before City Council in mid-September

For City Council for September 3<sup>rd</sup>:

1. Jack Bariteau on Auberge Hotel status update
2. Chapter 16 Text Code Amendments

Buffalo Rixon thanked the Commission for holding a second meeting to give due attention to all projects before the Commission.

## 9. ADJOURNMENT

**Motion To:** Adjourn at 7:11 PM.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tim Carter, Commissioner
<b>SECONDER:</b>	Jennifer Cosgrove, Commissioner
<b>AYES:</b>	Neil Morrow, Matthew Mead, Kurt Eggers, Tim Carter, Jennifer Cosgrove

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Neil Morrow  
Chairman  
Planning and Zoning Commission