



Planning and Zoning Commission - Regular Meeting MINUTES

Tuesday, September 15, 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 4:35 PM

PRESENT

Chairman Neil Morrow
Commissioner Tim Carter
Commissioner Jennifer Cosgrove
Commissioner Brenda Moczygemba

ABSENT

Vice-Chairman Mattie Mead

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Cosgrove drove by the W Ketchum site and the 2nd and Leadville site.
Commissioner Moczygemba drove by all 4 project sites.

CONSENT CALENDAR—ALL ITEMS ARE ACTION ITEMS

1. Minutes of August 11, 2020

Motion to approve minutes of August 11, 2020.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Commissioner Carter, Commissioner Cosgrove

Voting Abstaining: Commissioner Moczygemba

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

- 2. ACTION ITEM- Fourth and Walnut Mixed-Use Building Design Review:** (Project Location: Ketchum Townsite: Block 44: Lots 7 and 8, 371 and 391 N Walnut Avenue) The Commission will consider and take action on a Design Review application proposing the development a new 25,163 square-foot, two-story mixed-use building located on two lots at the southwest corner of the intersection of Walnut Avenue and 4th Street within the Retail Core of the Community Core (CC-1).

Associate Planner Abby Rivin introduced the project history. Staff recommended a motion to approve and motion to adopt Findings of Fact and Conclusions of Law.

Graham Whipple, applicant (appearing by video), presented a video of the project from several angles. He explained the features of the project including, parking, landscaping, community housing, roof lines, height, and lighting.

Commissioner Cosgrove asked if there were any changes to the drawings based on the comments from the last meeting. Whipple responded there were no changes to massing or exterior materials.

Commissioner Moczygemba asked about a light well for the community housing unit. Whipple indicated the presence of the light well.

Chairman Morrow opened the floor for public comment. Being no comment, the floor was closed.

Commissioner Carter liked the design and thought it was a benefit to the community. Commissioner Moczygemba agreed and liked the roofline and materials.

Motion to approve the 4th and Walnut Mixed-Use Building Design Review with Conditions 1-13 and Exhibit F, draft Findings of Fact.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

3. **ACTION ITEM- Gem Street Subdivision Lot Line Shift and Waiver Request:** 131 and 151 Topaz Street (Lot 1, Shelby Dukes Sub and Ketchum FR SE SW TL 8490 SEC 18 4N 18E) The Commission will consider and make a recommendation regarding a Preliminary Plat submitted by Fritz Haemmerle and Reli Haemmerle represented by Galena Engineering, for a Lot Line Shift to reconfigure the parcel boundaries of the existing lots located at 131 Topaz and 151 Topaz, both of which are located in the Limited Residential (LR) zoning district. A Waiver Request from standard 16.04.040.F.5, which does not allow double-frontage lots, has been requested, to allow 131 Topaz to become a double-frontage lot.

The project was introduced by Senior Planner Brittany Skelton. The Application included a proposed dedication of right-of-way. Staff recommended approval of the waiver request and the lot line shift.

Fritz Hammerle, applicant, gave a history of the lot subdivision.

There were no questions from the Commission and no discussion.

Chairman Morrow opened the floor for public comment. Being no comment, the floor was closed.

Commissioner Carter asked how setbacks are determined with a double fronted lot. Planner Skelton noted the property line will be re-established and the setbacks measured from that line. The front property line will be determined by the orientation of the new structure.

Commissioner Carter reiterated the advantages of the improved street definition and the creation of 2 buildable lots.

Motion to recommend approval of the Gem Street Subdivision Lot Line Shift and Waiver Request to City Council with Conditions 1-7 and authorize the Chairman to sign the Findings of Fact and Conclusions of Law AND Decision

Motion made by Commissioner Carter, Seconded by Commissioner Moczygemba.

Voting Yea: Chairman Morrow, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

4. **ACTION ITEM- DeLong Townhome Design Review:** (Project Location: 660 N. 4th Avenue (Sublot 1, Block 1, West Ketchum Fadeaway Townhomes)). The Commission will consider and take action on a Design Review application for the construction of a new 1,500-square-foot, detached townhome unit, an accessory detached garage, and associated site improvements within the City's General Residential Low Density (GR_L) Zoning District.

Planner Abby Rivin presented the history of the property as related to the project.

Mike Mattias, architect, (appearing by video) described the surrounding area, floor plan, and exterior materials.

Commissioner Cosgrove thought it fit well into the neighborhood.

Chair Morrow appreciated the smaller size of the building.

Commissioner Moczygemba was concerned with the snow melt on the driveway. Planner Rivin disclosed that the snowmelt and all other aspects of the right-of-way improvements would be subject to Street Department review during the Building Permit Review process.

Commissioner Moczygemba questioned the wall/fence at the front. Rivin indicated the fence will also be reviewed during Building Permit Review to ensure it meets the standards.

Chairman Morrow opened the floor for public comment. Being no comment, the floor was closed.

Commissioner Cosgrove thought the project could move forward without the story pole. Commissioner Carter agreed and thought it was a nice addition to the neighborhood. He appreciated the scale of the project.

Motion to approve the DeLong Townhome Design Review subject to Conditions 1-10.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

5. **ACTION ITEM- Leadville Residences Pre-Application Design Review:** (Project Location: Northwest Corner of Leadville Avenue and E Second Street, Ketchum Townsite: Block 3, Lot 5.) The Planning and Zoning Commission will consider the Leadville Residences Pre-Application Design Review for the proposed development of a new three-story, 50.5-foot tall, 7,600-square-foot duplex and associated site improvements on a vacant lot at the corner of Leadville Avenue and 2nd Street within the Mixed-Use Subdistrict of the Community Core (CC-2).

Planner Abby Rivin introduced the project, explaining the zoning requirements and allowed uses for the CC-2 Zone. Planner Rivin explained the project fits the allowed usage but emphasized the implications of this project for the historic buildings adjacent to this property. The project team had indicated their intention to build on the two adjacent lots currently occupied by the Vintage Restaurant and McCann, Deach, Fenton offices.

Commission and staff discussed the preservation of historical buildings in Ketchum and the limitations to designating a building as historic. Staff recommended the Commission provide feedback to the applicant for this Pre-Design Review.

Mike Brunelle, architect, (appearing by video) described the project location, setbacks, height, square footage, floor plan, and exterior materials. Wayne Thompson, applicant partner, indicated there were no plans to develop the other 2 lots with similar structures.

Commissioner Cosgrove thought the massing was overwhelming for the neighborhood and the Second St façade was oppressive. She thought it was out of scale with the neighborhood. She asked for more differentiation between the 2 units.

Commissioner Carter asked Staff for the intent of the CC Zoning Districts. Planner Rivin stated the purpose of the CC-2 District was to promote a compact and cohesive center for commerce and culture for a unique small-town character. Carter asked for the purpose of the Mixed-Use District. Rivin stated the CC-2 District had more flexibility, including residential use, while the CC-1 District is the retail center.

Commissioner Moczygemba wanted to see more *stepping* on the Second St. side, to be more pedestrian friendly.

Chair Morrow thought it was a strange setting for this building, making it seem too monolithic since the other houses across the street were just one or two stories. He thought it was stark.

Commissioner Cosgrove thought the color renderings were an improvement over the white drawings, but she wanted to see more sophistication in the design.

Commissioner Carter thought it was exciting to see the site developed. But he wanted the developer to consider the impact this would have on the center of town. He thought a residential building for non-working people created a “dead zone”. He wanted to see something the town would be proud of.

Chair Morrow agreed a part-time residence would create a dead zone. He looked forward to further conversations on the project.

Motion to continue the Leadville Residences Pre-Application Design Review.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

- 6. ACTION ITEM- Floodplain Ordinance Amendments:** The Planning and Zoning Commission will consider amendments to Ketchum Municipal Code, Title 17, Zoning, Chapter 17.88, Floodplain Management Overlay Zoning District and Chapter 17.08, Definitions. **Continued from July 13, and August 11, 2020.**

Senior Planner Brittany Skelton informed the Commission there was one public comment included in the Staff report.

Chairman Morrow opened the floor to Public Comment. Being no comment, the floor was closed.

Motion to recommend approval to City Council of the proposed the Floodplain Ordinance Amendments.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

Motion to recommend approval of the proposed amendments to the definitions chapter of the Zoning Code to City Council.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

- 7. ACTION ITEM- Waddell/Roush Townhome Subdivision Preliminary Plat:** 3020 Warm Springs Road (Wills Condominium No. 2 Amended) The Commission will consider and make a recommendation regarding a Preliminary Plat submitted by Doug and Stacey Waddell to replat the Willis Condominiums No. 2 Amended parcel to reflect a new two-unit townhouse development, the Waddell/Roush Townhomes. The subject property is 3020 Warm Springs Road. A prior platting action vacated the existing two-unit condominium development and reverted the subject property to a land parcel. The Commission approved Design Review for the design of the new two-unit development on July 13th, 2020; the units were designed with the intent of subdividing. The subject parcel is located in the General Residential – Low Density (GR-L) zoning district. **Continued to October 13, 2020**

- 8. ACTION ITEM- Waterman Residence Mountain Overlay Design Review:** 604 S. Leadville Ave. (Tax Lot 6594, Ketchum FR TL 8554 SEC 18 4N 18E) 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. Proposed site improvements include landscaping and a new driveway access off of Lava Street. **Withdrawn at the request of staff**

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Senior Planner Brittany Skelton reviewed the next City Council Meeting to include:

- Lofts at 660 Preliminary Plat
- Policy Discussion on a request to alter the Lofts @ 660 Exceedance Agreement to provide Community Housing, requesting to provide a community housing unit in Elkhorn.
- Special meeting September 28th for the Ketchum Boutique Hotel
- The October Planning and Zoning Meeting is scheduled to include:
 - Waterman Mountain Overlay Design Review
 - Leadville residences continuance
 - 345 Lewis St Design Review
 - Waddell- Rousch Preliminary Plat
 - Sun Valley EBikes CUP

ADJOURNMENT

Motion to adjourn at 6:10 PM

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba