



## Planning and Zoning Commission Meeting - Regular MINUTES

Tuesday, June 08, 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 4:30 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**

There were no ex parte discussion disclosures.

### **CONSENT CALENDAR—ACTION ITEMS**

1. Minutes of May 25, 2021

#### **Motion to approve the Minutes of May 25, 2021.**

*Motion made by Commissioner Cosgrove, Seconded by Commissioner Moczygemba.*

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

2. Reinheimer Ranch Field Daze Conditional Use Permit Findings of Fact and Conclusions of Law and Decision

#### **Motion to approve the Reinheimer Ranch Conditional Use Permit 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*

### **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

3. ACTION ITEM - Pioneer Pickleball Club Conditional Use Permit. Continued from May 25, 2021.

Commissioner Moczygemba recused herself from this agenda item.

Director Frick reported to the Commission that the applicant did not have the parking agreement ready to be presented to the Commission. She noted the Club is not currently operating.

#### **Motion to continue the Pioneer Pickleball Club Conditional Use Permit to July 13, 2021.**

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

*Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner*

*Cosgrove*

*Voting Abstaining: Commissioner Moczygemba*

## **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

Public Comment:

Narda Pitkethly commented on Bluebird Village. She supported the project as she currently resides in rental housing and would love to have a rental unit in housing such as Bluebird Village.

Vice-Chair Mead asked about the next hearing date for Bluebird Village. Director Frick stated the applicants are in the re-design phase. The project will be scheduled when available.

Director Frick indicated the City Council met on affordable housing. Consideration was being made as to the following Zoning changes:

- to allow long-term RV parking on private property.
- eliminate minimum lot size or maximum density.
- mandatory ADU on projects over a certain square footage to provide rental unit for a local worker.

She indicated the Council was entertaining all ideas.

Chair Morrow urged Blaine County Housing to audit their affordable housing units that all renters meet the qualifications. He suggested workforce housing in larger homes with vacant ADU's. Perhaps the City could bond the renter.

Commissioner Carter asked about limiting short term rentals. Director Frick noted the City attorney was working to determine if the city can move forward with limiting Short Term Rentals.

Commissioner Cosgrove asked what the benefit was to not regulate short term rentals. Director Frick cited property rights and Real Estate interest vs availability of rental housing. In Idaho, cities cannot impose a city tax.

Vice-Chair Mead questioned how to inventory short term rentals and reach out to owners to change to long-term rental with incentives.

Brenda asked about the hole at Main St and River St. Director Frick noted the City attorney was working with the bond company to access funding for remediation. There was no current plan for the hole other than restoration. It may be partially filled in an amphitheater configuration.

The next Planning and Zoning Commission meeting to be held July 13, 2021.

## **ADJOURNMENT**

**Motion to Adjourn.**

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

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

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Chairman Neil Morrow  
Planning and Zoning Commission