



Planning and Zoning Commission Meeting - Special MINUTES

Friday, July 30, 2021 at 9:00 AM
Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

Continuation of meeting held on July 27, 2021

CALL TO ORDER (*time stamp 0:10:40*)

PRESENT

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

ABSENT

Chairman Neil Morrow

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

1. **ACTION** - Crossbuck West Town Homes Design Review and Preliminary Plat (*time stamp 10:52*)

Senior Planner, Abby Rivin addressed the commission with a brief overview of the Crossbuck West Town Homes complex. Staff recommended approval of the project.

Architect, Marc Corney addressed the Commission to highlight design compatibility with the existing structures.

Interim Chair Tim Carter opened the floor to Public Comment.
Being no Comments, the floor was closed.

Commissioners Moczygemba and Cosgrove liked the design with the improved alley access and setbacks. Vice-Chair Mead liked the exterior materials and the removal of the curb cuts from the driveway. Interim Chair Carter supported the project.

Motion to approve the Crossbuck West Town Homes Design Review Application subject to Conditions 1-11.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.

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

Motion to recommend approval of the Crossbuck West Town Homes Subdivision Preliminary Plat to the City Council subject to Conditions 1-7.

*Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.
Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove,
Commissioner Moczygemba*

2. ACTION - Crossbuck McNee Town Homes Design Review and Preliminary Plat (*time stamp 28:30*)

City Planner, Abby Rivin addressed the Commission with a brief overview of the Crossbuck McNee Town Homes project. She explained the evolution of how height is calculated for a sloped lot. Staff recommended adjustment to the proposed building height and recommend the Council require the Architect to address height requirements.

Architect Chad Blincoe addressed the Commission clarifying project design, height, and concerns expressed by the Staff Report. Landscape Architect Kurt Eggers addressed the Commission's questions on architectural walls and landscape areas.

Commissioner Cosgrove commented on the massing and changing the use of the exterior materials to reduce the bulk.

Interim Chair Tim Carter asked about the slope of the driveway for Unit A. Alex Nelson, Civil Engineer for the applicant, spoke to the slope of the driveway. Planner Rivin explained how the height was determined for a building on a sloped lot.

Interim Chair Carter opened the floor to public comment.

Gary Slette, suggested the Commission review the City Code for calculating the permissible height for a sloped lot to ensure clarity of future designs.

Being no further comments, Interim Chair Carter closed public comment.

Director Suzanne Frick agreed that the City code is not clear (*flat vs. sloped lots*), she reminded the Commission that a clear precedent has been established on height by existing portions of the Town Home development. She also advised the Commission that they can approve the applicant, with or without changes, and ask City staff to update the code to resolve future lack of clarity.

Vice-Chair Mead liked the exterior materials but suggested to continue the stone on the chimney. He wanted to see a breakup of the exterior wall on 7th St. Commissioner Moczygemba liked the design.

Interim Chair Carter liked the use of the exterior materials and agreed with the other Commissioners.

Interim Chair Carter asked if the Code was clear on the parent lot setting the setbacks for the entire lot. Director Frick noted that while the Code is not explicit in this matter, there has been significant precedent in other town house units previously approved by the Commission.

Commissioner Moczygemba agreed with Staff analysis of the building height. Interim Chair Carter was willing to support the project. Commissioner Cosgrove would approve the project with the change to the setbacks. Vice-Chair Mead did not consider it a hillside lot.

Director Frick informed the Commission that Staff will be proposing changes to clarify the Code in this area. The proposed changes will be brought before the Commission.

Vice-Chair Mead was in favor of continuing the Design Review for changes. Interim Chair Carter thought the changes could be made with Conditions of Approval. The Commission discussed the height bonus and possible concessions.

Motion to continue the Crossbuck McNee Town Homes Design Review Application to August 24, 2021, with the Conditions of the applicant continuing to study the design recommendations made by the Commission, continued co-ordination with the Staff to determine the final side setback based on the building height, and to comply with the 35' height limit.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.

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

Voting Nay: Interim Chair Carter

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director Suzanne Frick informed the Commission of the Bluebird Village hearing on August 10th.

Director Frick clarified for the Commission that CC&R's are not enforced by the City.

ADJOURNMENT *(time stamp 2:27:26)*

Motion to adjourn at 11:17 AM.

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

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

Commissioner Moczygemba

Tim Carter, Interim Chairman
Planning and Zoning Commission