



Planning and Zoning Commission Meeting Minutes

**Tuesday, May 10, 2022, at 4:30 PM
191 5th Street West, Ketchum, ID 83340**

CALL TO ORDER *(video 00:08:35)*

The meeting was called to order at 4:37 p.m. by Vice-Chairman, Mattie Mead.

ROLL CALL

PRESENT

Chairman, Neil Morrow (absent)
Vice-Chairman, Mattie Mead
Commissioner, Brenda Moczygemba (absent)
Commissioner, Spencer Cordovano
Commissioner, Tim Carter

STAFF

Director, Planning and Building - Suzanne Frick
Senior Planner – Morgan Landers
Senior Planner – Abby Rivin
Associate Planner – Adam Crutcher
City Clerk - Tara Fenwick

COMMUNICATION FROM COMMISSIONERS:

None.

CONSENT CALENDAR — ACTION ITEMS: *(video 00:09:34)*

Motion to approve the Consent Agenda. Motion made by Commissioner, Spencer Cordovano, Seconded by Commissioner, Tim Carter. Voting Yea: Mead, Cordovano, Carter.

PUBLIC HEARING:

1. ACTION ITEM: Recommendation to approve the Gem Street Replat Subdivision Preliminary Plat (P21-101) located at 131 Topaz Street.

Associate Planner, Adam Crutcher provided the Commission a short presentation.

Commissioners asked questions and received answers from staff and representatives of the applicant.

Vice-Chairman, Mattie Mead, allowed public comment.

Public Comment:

None.

Vice-Chairman, Mattie Mead, closed public comment.

Commissioners discussed the recommendation.

Motion to approve the Gem Street Replat Subdivision Preliminary Plat. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Mead, Cordovano, Carter.

2. ACTION ITEM: Pre-Application Design Review for Solstice Development, a mixed-use project located at 4th Street and Main Street, (Lots 1 & 2 Block 5).

Senior Planner, Abby Rivin provided the Commission a short overview of the project.

Architect, Peter Paulos presented a project overview to the Commission.

Applicant, Chris Ensign shared comments.

Commissioners asked questions and received answers from the applicant.

Vice-Chairman, Mattie Mead, allowed public comment.

Public Comment:

Perry Boyle	<i>Video 00:50:36</i>
Shannon Flavin	<i>Video 00:52:20</i>
Jay Hammer	<i>Video 01:26:10</i>

Vice-Chairman, Mattie Mead, closed public comment.

Commissioners discussed the project and provided feedback.

Motion to approve the pre-application design review for Solstice development and incorporate changes applicable to feedback provided. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Mead, Cordovano, Carter.

Vice-Chairman, Mattie Mead, called for a 5 mn. recess.

3. ACTION ITEM: Recommendation to review and provide direction to staff on the Development Agreement Amendment and Condominium Preliminary Plat applications for the 1st and 4th Mixed Use project at 391 N 1st Ave.

Senior Planner, Morgan Landers provided the Commission a short presentation.

Commissioners asked questions and received answers from staff.

Applicant, Jack Bariteau addressed the Commission on behalf of the project.

Vice-Chairman, Mattie Mead, allowed public comment.

Public Comment:

Perry Boyle	<i>Video 02:38:45</i>
David Patrie	<i>Video 02:40:45</i>

Vice-Chairman, Mattie Mead, closed public comment.

Commissioners discussed the project and provided feedback.

Motion to accept amendment agreement 1 – 7, with the recommendation that the 12 units be deed restricted to income categories 4 – 6, in the 1st and 4th Mixed Use project at 391 N 1st Ave. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Mead, Cordovano, Carter.

Motion to recommend approval of preliminary plat, subject to conditions 1 – 3. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Mead, Cordovano, Carter.

COMMUNICATIONS FROM STAFF:

Reminders of upcoming meetings.

ADJOURNMENT:

Motion to adjourn at 8:02 p.m. Motion made by Commissioner, Spencer Cordovano, Seconded by Commissioner, Tim Carter. Voting Yea: Mead, Cordovano, Carter.

Chairman, Neil Morrow
Planning and Zoning Commission

Secretary, Tara Fenwick