



Planning and Zoning Commission - Special Meeting MINUTES

Tuesday, September 21, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER (*time stamp 0:10:21*)

The meeting was called to order at 4:30 PM by Chairman Neil Morrow.

PRESENT

Chairman Neil Morrow
Commissioner Jennifer Cosgrove
Commissioner Brenda Moczygemba

ABSENT

Vice-Chairman Mattie Mead
Commissioner Tim Carter

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Moczygemba drove by the Bald Mountain and Waddel Sites

CONSENT CALENDAR — ACTION ITEMS

1. Minutes of July 13, 2021
2. Minutes of July 30, 2021
3. Minutes of August 10, 2021
4. Minutes of August 24, 2021
5. Crossbuck McNee Design Review Findings of Fact and Conclusions of Law.
6. Crossbuck McNee Preliminary Plat Finds of Fact and Conclusions of Law

Motion to approve the consent calendar.

*Motion made by Commissioner Cosgrove, Seconded by Commissioner Moczygemba.
Voting Yea: Chairman Morrow, Commissioner Cosgrove, Commissioner Moczygemba*

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

7. ACTION - Recommendation to approve the Okada Design Review (P21-042) and Preliminary Plat (P21-041) located at 407 Bald Mountain Rd. (*time stamp 0:14:20*)

Senior Planner Morgan Landers gave an overview of the project.

Architect Jolyon Sawrey presented the project. He covered the exterior materials, power lines, drainage and snow storage.

Chair Morrow opened the floor to Public Comment.

Being no comment, the floor was closed.

The Commission liked the design, the exterior materials, and the way it fit onto the site.

Motion to approve the Okada Design Review Application as Conditioned as it does not jeopardize the Health, Safety, and Welfare of the Public and conforms to all the applicable Design Review Standards and Zoning Regulations.

*Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.
Voting Yea: Chairman Morrow, Commissioner Cosgrove, Commissioner Moczygemba*

Motion to recommend approval to City Council of the Okada Subdivision Preliminary Plat Application as Conditioned as it conforms to all applicable Subdivision Regulations for a Preliminary Plat and Condominium Map

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Commissioner Cosgrove, Commissioner Moczygemba

8. ACTION - Recommendation to approve the 780 N 1st Ave Design Review (P21- 069) and Preliminary Plat (P21-0368). *(time stamp 0:33:00)*

Senior Planner Morgan Landers introduced the project, reviewing the Conditions of Approval. Architect Daniel Hollis presented the project. He spoke to the screening of the mechanical box and changes that have been made since the Pre-Design Review.

Chair Morrow opened the floor to Public Comment.

Julia Webb asked about underground parking for this project.

Being no further comment, the floor was closed.

Daniel Hollis responded there was no underground parking, but heated sidewalks and new street parking will be added.

The Commission liked the changes that were made and the new exterior materials.

Motion to approve the Lofts at 780 N 1st Ave Design Review Application as Conditioned as it does not jeopardize the Health, Safety, and Welfare of the Public and conforms to all the applicable Design Review Standards and Zoning Regulations.

Motion made by Commissioner Cosgrove, Seconded by Commissioner Moczygemba.

Voting Yea: Chairman Morrow, Commissioner Cosgrove, Commissioner Moczygemba

Motion to recommend approval to City Council of the Lofts at 780 N 1st Ave Preliminary Plat Application as Conditioned as it conforms to all applicable Subdivision Regulations for a Preliminary Plat and Condominium Map.

Motion made by Commissioner Cosgrove, Seconded by Commissioner Moczygemba.

Voting Yea: Chairman Morrow, Commissioner Cosgrove, Commissioner Moczygemba

9. ACTION - Recommendation to hold a public hearing, consider, and take action on an amendment to the project plans approved by the Planning and Zoning Commission through Design Review Permit P20-031 proposing the addition of hot tubs within east and west side yard setback areas of the Waddell-Roush Duplex located at 3020 Warm Springs Road within the City's General Residential Low Density (GR-L) Zoning District. *(time stamp 1:01:41)*

Senior Planner Abby Rivin introduced the project, discussing the side setbacks and the structure of the hot tubs. Staff recommended relocating to the rear yard due to the maximizing of the duplex on this lot.

Architect Craig Lawrence presented the Design Review for the locations of the Hot Tubs. He indicated they will be screened and have a quiet motor. He presented other examples of hot tubs in the setbacks in Ketchum. He asked for approval of the location of the hot tubs. Contractor Brian Poster also addressed the Commission on the Staff Report. He has built 12 homes in Warm Springs within the same parameters. Commissioner Cosgrove asked if the examples given of the other hot tubs in the area were legally permitted.

Planner Rivin pointed out the differences between the examples and the one under consideration.

Chair Morrow opened the floor to Public Comment.

Doug Waddell, homeowner, stated the project has been within the zoning standards. The neighbors prefer the side yard location. Other approved hot tubs are located in the setback.

Being no further comment, the floor was closed.

Commissioner Cosgrove appreciated the complications of the site, and thought language should be added to the Code addressing temporary structures.

Commissioner Moczygemba thought the Commission was the right place to make the decision. She referred to the Code definitions of *Building*, *Structure*, and *Setback*. She didn't think mass was an issue.

Chair Morrow wanted to see definitions with more inclusivity.

Motion to approve the amended Design Review, location of the Waddell/Roush Duplex Townhomes (P21-068) to allow the Hot Tub placement as outlined in the application.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Commissioner Cosgrove, Commissioner Moczygemba

10. ACTION ITEM: Recommendation to review and provide direction on requested modification to Design Review Permit P19-038, First and Fourth Street Mixed Use Project (*time stamp 1:52:09*)

Director Frick introduced the request for modification of the original approved design. The original materials were thought to be *Institutional*. These are the updated choices.

The Commission liked the changes and thought the wood was warmer and gave more texture.

Staff to approve applicant's request for design modification.

STAFF REPORTS & CITY COUNCIL MEETING UPDATE (*time stamp 2:00:40*)

The Bluebird Village Project and associated Text Amendment will be before the City Council on October 4th.

The Commission agreed to cancel the Planning and Zoning Meeting of October 12th and possibly schedule a Special meeting for October 26th, if needed.

Commissioner Moczygemba asked about incentives for the owners of properties on the Historic List.

Director Frick indicated the HPC was now working on the design guidelines to be adopted by January 2022.

The Guidelines would be Policy, not Code. The KURA might participate in funding of remodels.

ADJOURNMENT

Motion to adjourn at 6:25 PM.

Motion made by Commissioner Cosgrove, Seconded by Commissioner Moczygemba.

Voting Yea: Chairman Morrow, Commissioner Cosgrove, Commissioner Moczygemba

Chairman Neil Morrow
Planning and Zoning Commission