



Planning and Zoning Commission - Regular Meeting MINUTES

Tuesday, December 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 4:32 PM.

PRESENT (via teleconference)

Chairman Neil Chair Morrow

Vice-Chairman Mattie Vice-Chair Mead

Commissioner Tim Commissioner Carter

Commissioner Jennifer Commissioner Cosgrove

Commissioner Brenda Moczygemba

1. ACTION ITEM - Election of Officers for 2021:

Motion to re-elect Neil Chair Morrow as Chairperson and Mattie Mead as Vice-Chairperson for 2021.

Motion made by Commissioner Carter, Seconded by Commissioner Moczygemba.

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

CONSENT CALENDAR—ACTION ITEMS

2. ACTION - Minutes of October 27, 2020

3. ACTION - Minutes of November 10, 2020

Commissioner Cosgrove commented on the Minutes of October 27, 2020, page 5. She requested a revision of the language concerning her comment on the hotel and short-term rentals.

Motion to approve the Consent Calendar with amendments as noted.

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

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

4. ACTION - Findings of Fact and Conclusions of Law for the Waterman Residence Addition Mountain Overlay Design Review

Motion to approve the Findings of Fact and Conclusions of Law for the Waterman Residence Addition Mountain Overlay Design Review

Motion made by Commissioner Moczygemba, 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

5. **ACTION ITEM - Decked Building Addition Design Review:** 345 Lewis Street (Northgate Subdivision: Block 1: Lot 15) The Commission will consider and take action on a Design Review application for a 1,825-square-foot, 25-foot tall addition to the Decked Building located at 345 Lewis Street within the City's Light Industrial Number 2 (LI-2) Zoning District. *Continued from October 13, 2020 and November 10, 2020.*

Associate Planner Abby Rivin gave the background for the Decked Building Addition for the updated landscaping and drainage plans. Staff recommended approval of the project.

Michael Barker, architect, present by video call, presented the site plan changes including the addition of on-grade planters and a new dry well.

Vice-Chair Mead asked about how the new addition would interface with the neighboring building and are future conflicts anticipated.

Barker indicated the height of the new wall was minimized and is lower than code would allow. The new wall will be 3' 3" above the handrail and the height of the parapet was limited so as to not obstruct neighbors' windows.

Vice-Chair Mead asked about the distance from the wall to the existing building and if there will be a flashing cap to seal off the gap. Barker replied a flashing cap would be used to seal it off.

Chair Morrow opened the floor to public comment.

Planner Rivin noted the written comments that were received.

Being no additional comment, the floor was closed.

Commissioner Carter wanted to advise the neighbors to make any alterations to the side of the building before it is closed off. He stated Decked could build to 35' but they are only building to 25' so the impact to the neighboring deck is minimized.

Chair Morrow appreciated the consideration of the neighboring building.

Vice-Chair Mead supported the expansion of a Ketchum business and the jobs it brought to the Community.

Motion to approve the Decked Building Addition Design Review with Conditions 1-13.

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

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

6. **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, 7,815-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). *Continued from September 15, 2020.*

Associate Planner Abby Rivin introduced the current project and reviewed the first Pre-Application review before the Commission. She noted the changes from the first version. Staff recommended either a continuance of this pre-application or accept this version and proceed to full design review.

Layne Thompson, Applicant Team, asked for Commission feedback. He discussed how the project related to the neighborhood and conformed to the code standards. He asked if the Commission agreed with the Staff Report conclusion, that the project did not meet Design Review objectives or the Community's vision for downtown.

Commissioner Cosgrove agreed with the Staff Report. She thought although it may be allowable, it may not be compatible with the current fabric of the city.

Commissioner Moczygmba agreed with Commissioner Cosgrove but thought although a two-family building was allowed, the code was at odds with the intent of the Community guidelines. She thought the bench and plantings were an improvement, but the low number of units and no commercial use on the first level were problematic. Although CC-2 permits ground floor residential, it should be of higher density.

Commissioner Cosgrove thought the code was more permissive than the Commission was willing to approve.

Commissioner Carter generally agreed with the Staff Report.

Vice-chair Mead liked the facade details but agreed with the Staff Report that although allowable, it conflicts with the Comprehensive Plan and adds nothing to a lively Downtown core. He felt it was a use problem more than a design problem.

Chair Morrow felt that without a retail component the potential for any vibrancy was gone. He liked the improvements but wanted to explore the use of the building.

Layne Thompson related the investor wanted the best and highest use of the property. He wanted to know if this was a use challenge. Would similar massing be acceptable if there was a different use?

Commissioner Cosgrove questioned a high-end duplex located adjacent to the Casino and associated late-night noises and activities.

Mike Brunelle, Architect, indicated they had taken that into consideration and added a tall planter as an audio break to mitigate noise at night.

Travis Jones, Development Team, noted they are aware it would take a certain buyer due to the location of this property.

Chair Morrow pointed out the condos at Leadville and Sun Valley seem to have less mass due to the use of setbacks. He also mentioned the site of the former Rico's restaurant.

Thompson asked for feedback on the best use of the site. He proposed retail on the ground floor with setback residential above.

Chair Morrow agreed that would be more palatable and mentioned the design of the Mountain West Bank.

Commissioner Carter thought the smaller surrounding buildings would emphasize the mass of this project, making it look larger. He was supportive of pushing scale a little bit as the Core grows. But he opposed a building of this size which would only benefit the high-end residents and not the character and vibrancy of the town. He suggested an underground garage, and a commercial component on the ground floor, with multiple units on the second floor and hi-end condos on the third floor. He wanted to see a design less contemporary, with more traditional architecture and materials of old-style Ketchum.

Commissioner Moczygemba agreed the building lacked vibrancy due to the lack of engagement with the public on the ground floor and only 2 residential units.

Vice-Chair Mead touched on the mass of the building and the industrial feel, He wanted to see more undulation and wondered how materials would look over time. He was aware of losing Ketchum's heritage, he wanted to see more of older Ketchum. He thought the planter softened the façade but wanted to see more planter-scape on the street facades. He thought the triangular tiering gave it a battleship look.

Commissioner Cosgrove added that addresses for buildings are not used for directions, etc., but rather the name of the business located there. She agreed with Mead on forward thinking design with a nod to the historical buildings but with modern materials.

Commissioner Carter appreciated the willingness of the teams to work with the Commission to produce an iconic building. He thought the applicant had the opportunity to bring something special to town.

Thompson asked about first-floor commercial vs ground floor small residential space.

Chair Morrow thought either one would add vibrancy.

Commissioner Cosgrove asked Staff if live/work would be appropriate. Planner Rivin indicated it would meet code.

Commissioner Carter thought 3-4 smaller residential units would produce better engagement to the street.

Vice-Chair Mead thought an empty-store front would not be optimal. He thought first floor residential should have a relationship to the street to add vibrancy.

Thompson expressed his appreciation for the Commissions' comments. He asked if the zoning code would support a restaurant. or medical office. Planner Rivin indicated either would be permitted but there were parking requirements to be considered.

7. **ACTION ITEM - Ketchum Boutique Hotel Re-Hearing: 260 E River Street** Project Location: Includes three parcels (251 S. Main Street – Ketchum Townsite Lots 3, 21, FR 22 Blk 82 N 10' x 110' of alley S 20' x 230' of alley, 260 E. River Street – Ketchum Townsite Lot 2 Block 82 10' x 110' of alley, and 280 E. River Street – Ketchum Townsite Lot 1 Block 82). **Hearing to be continued to December 22, 2020 to review findings of fact, conclusions of law and conditions of approval.**

Motion to continue the Ketchum Boutique Hotel Findings of Fact and Conclusions of Law to the December 22, 2020 at 4:30 PM Planning and Zoning Commission Meeting.

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

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

STAFF AND COMMISSION COMMUNICATIONS (Planning & Zoning Commission Deliberation, Public Comment may be taken)—ACTION ITEMS

Senior Planner Brittany Skelton related the City Council Meeting Scheduled for December 21, 2020:

- Lot Line Shift
- Floodplain Ordinance

ADJOURNMENT

Motion to adjourn.

Motion made by Chairman Morrow, Seconded by Commissioner Cosgrove.

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



Chairman Neil Morrow