



Planning and Zoning

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Maureen Puddicombe
208-726-7801

Monday, August 12, 2019

5:30 PM

Ketchum City Hall

1. 4:45 PM –SITE VISIT – Hammond House: 102 Sage Road (Warm Springs Village 4, Block 3, Lot 1)

a. Call to Order

The meeting was called to order at 4:45 PM at the Site Visit at 102 Sage Rd.

Attendee Name	Title	Status	Arrived
Neil Morrow	Chairperson	Present	
Matthew Mead	Vice-Chairperson	Present	
Kurt Eggers	Commissioner	Present	
Tim Carter	Commissioner	Present	
Jennifer Cosgrove	Commissioner	Present	

b. Report of Agenda Notice Posting

c. Approval of Agenda

2. 4:55 PM – SITE VISIT – Deep Powder Townhomes: 255 Hillside Dr. (Warm Springs Sub #5, Lot 33, Block 2)

3. 5:15 PM – SITE VISIT – Gabbert Residence: 105 Boulder View Lane (Lot 17, Beaver Springs Sub)

4. 5:30 PM –Reconvene: City Hall, 480 East Avenue North, Ketchum, Idaho

The meeting was reconvened at City Hall at 5:42PM by Chairman Neil Morrow.

5. COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

No Comments or reports were given.

6. PUBLIC COMMENT – Communications from the public for items not on the agenda.

Public Comment was opened. There were no comments and Public Comment was closed.

7. CONSENT CALENDAR–ACTION ITEMS

a. ACTION – Minutes: July 8, 2019

Motion To: Approve the Minutes of July 8, 2019 as written.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Matthew Mead, Vice-Chairman
SECONDER: Kurt Eggers, Commissioner
AYES: Neil Morrow, Matthew Mead, Kurt Eggers, Tim Carter, Jennifer Cosgrove

b. ACTION – Ketchum Boutique Hotel Floodplain Development and Waterways Design Review Findings of Fact and Conclusions of Law

Commissioner Eggers recused himself from this agenda item.

Motion To: Approve the Findings of Fact and Conclusions of Law for the Ketchum Boutique Hotel Floodplain Development and Waterways Design Review and authorize the Chair to sign the Findings of Fact.

ADOPTED [4 TO 0]
MOVER: Tim Carter, Commissioner
SECONDER: Jennifer Cosgrove, Commissioner
AYES: Neil Morrow, Matthew Mead, Tim Carter, Jennifer Cosgrove
RECUSED: Kurt Eggers

c. ACTION – Ketchum Boutique Hotel Lot Line Shift Findings of Fact and Conclusions of Law

Commissioner Eggers recused himself from this agenda item.

Motion To: Approve the Findings of Fact and Conclusions of Law for the Ketchum Boutique Hotel Lot Line Shift and authorize the Chair to sign the Findings of Fact.

ADOPTED [4 TO 0]
MOVER: Tim Carter, Commissioner
SECONDER: Jennifer Cosgrove, Commissioner
AYES: Neil Morrow, Matthew Mead, Tim Carter, Jennifer Cosgrove
RECUSED: Kurt Eggers

d. ACTION – Ketchum Boutique Hotel Pre-Design Review Findings of Fact and Conclusions of Law

Commissioner Eggers recused himself from this agenda item.

Motion To: Advance the Pre-Application Design Review to full Design Review.

ADOPTED [4 TO 0]
MOVER: Tim Carter, Commissioner
SECONDER: Matthew Mead, Vice-Chair
AYES: Neil Morrow, Matthew Mead, Tim Carter, Jennifer Cosgrove
RECUSED: Kurt Eggers

e. ACTION – Ketchum Boutique Hotel Planned Unit Development/Conditional Use Permit Findings of Fact and Conclusions of Law

Commissioner Eggers recused himself from this agenda item.

The Commission discussed the parking and traffic plans.

Motion To: Approve the Findings of Fact and Conclusions of Law for the Ketchum Boutique Hotel Planned Unit Development/Conditional Use Permit with changes noted by staff and authorize the Chair to sign the Findings of Fact.

ADOPTED [4 TO 0]

MOVER: Matthew Mead, Vice-Chairperson

SECONDER: Tim Carter, Commissioner

AYES: Neil Morrow, Matthew Mead, Tim Carter, Jennifer Cosgrove

RECUSED: Kurt Eggers

8. PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

- a. ACTION – **Ketchum Boutique Hotel Development Agreement:** 260 E River Street (Ketchum Townsite Lots 3, 21, FR 22 Blk 82 N 10' x 110' of alley S 20' x 230' of alley, Ketchum Townsite Lot 2 Block 82 10' x 110' of alley, Ketchum Townsite Lot 1 Block 82) The Commission will consider and take action on a Development Agreement application for the proposed hotel project and associated conditions.

Commissioner Eggers recused himself from this agenda item.

Bill Gigray, Attorney for the City of Ketchum, presented the Development Agreement for the Ketchum Boutique Hotel.

The Commission asked questions and discussed the project bond arrangement.

Chair Neil Morrow opened the floor for Public Comment. Comments were made by Jima Rice, Robert Rudy, and Susan Sahlberg.

The Commissioners discussed the Development Agreement.

Motion To: Recommend approval to the Ketchum City Council of the Development Agreement for the Ketchum Boutique Hotel.

RESULT: ADOPTED [4 TO 0]

MOVER: Neil Morrow, Chairperson

SECONDER: Tim Carter, Commissioner

AYES: Neil Morrow, Matthew Mead, Tim Carter, Jennifer Cosgrove

RECUSED: Kurt Eggers

- b. ACTION – **Chapter 16 Code Amendment:** Proposed amendments (edits) to Title 16, Chapter 16.04, Subdivision Ordinance of the City of Ketchum.

Director John Gaeddert gave the overview of the Code Amendment. The Commission discussed the proposed changes.

Chairman Neil Morrow opened the floor for Public Comment. Comments were made by Robert Rudy, Jim Speck representing Carol B, LLC, and Judy Pittman.

The Chair closed Public Comment.

The Commission discussed aspects of the proposed amendment and directed Staff to include edits as delineated by Director Gaeddert.

Motion To: Recommend Chapter 16 Code Amendment to City Council with edits as noted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matthew Mead, Vice-Chairperson
SECONDER:	Jennifer Cosgrove, Commissioner
AYES:	Neil Morrow, Matthew Mead, Kurt Eggers, Tim Carter, Jennifer Cosgrove

- c. ACTION – **Gabbert Residence Lot Line Shift Application:** 105 Boulder View Lane (Lot 17, Beaver Springs Sub) The Commission will consider and take action on Lot Line Shift application submitted by Garth McClure of Benchmark Associates on behalf of the Boulder View Revocable Trust, to reconfigure the building envelope platted on Lot 17B, Beaver Springs Subdivision, to align with the building footprint proposed for a new single-family residence. The subject property is currently undeveloped, is located at 105 Boulder View Lane, is in the LR-2 zoning District, and has a lot size of 126,033 square feet.

The overview of the Lot Line Shift was presented by Garth McClure, Benchmark Associates. The Commission discussed the addition of the shed to the building envelope on the plat and other building options. Commissioner Cosgrove objected to changing the lot lines to fit a particular design as it would limit future development.

The Chair opened the floor for Public Comment. No comments were made, and Public Comments were closed.

Motion To: Approve the Gabbert Residence Lot Line Shift and authorize the Chair to sign the Findings of Fact.

RESULT:	ADOPTED [4-1]
MOVER:	Tim Carter, Commissioner
SECONDER:	Kurt Eggers, Commissioner
AYES:	Neil Morrow, Matthew Mead, Kurt Eggers, Tim Carter
NAYS:	Jennifer Cosgrove

- d. ACTION – **Hammond House Mountain Overlay Design Review:** 102 Sage Road (Warm Springs Village4, Block 3, Lot 1) The Commission will consider and take action on a Mountain Overlay Design Review application submitted by Lars Guy & Neil Middleton, architect, on behalf of property owner Dr. Rockwell Hammond, Jr. for the proposed construction of a new 4,080 square foot single-family residence in the General Residential Low Density (GR-L) Zoning District with Avalanche and Mountain Overlays.

Associate Planner Abby Rivin gave the overview of the Design Review. The Commission received copies of recent public comment. Lars Guy, architect, presented the Design Review. The Commission asked questions concerning the variance and discussed other aspects of the project.

Chair opened the floor for Public Comment. Comments were made by Joe Marks. Public Comments were closed.

The Commission discussed the avalanche aspects of the site and the building. They requested additional information about the site, avalanche, and building design.

- e. ACTION – **Hammond House Conditional Use Permit:** 102 Sage Road (Warm Springs Village4, Block 3, Lot 1) The Commission will consider and take action on a Conditional Use Permit application submitted by Lars Guy & Neil Middleton, architect, on behalf of property owner Dr. Rockwell Hammond, Jr. for a new 4,080 square foot single-family residence in the Mountain Overlay and Avalanche Zones. The project includes the installation of an avalanche attenuation device, which requires review and approval of a Conditional Use Permit.

- f. ACTION – **Hammond House Variance**: 102 Sage Road (Warm Springs Village4, Block 3, Lot 1) The Commission will consider and take action on a Variance application submitted by Lars Guy & Neil Middleton, architect, on behalf of property owner Dr. Rockwell Hammond, Jr. for a new 4,080 square foot single-family residence in the General Residential Low Density (GR-L) Zoning District with Avalanche and Mountain Overlays. The applicant is requesting a variance from the rear and side setbacks required in the GR-L Zone (KMC §17.12.030) as the avalanche attenuation device and building appendages encroach into the setback area.

Motion To: Continue the Design Review, CUP, and Variance for the Hammond House to the meeting of September 9, 2019.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jennifer Cosgrove, Commissioner
SECONDER:	Matthew Mead, Vice-Chairperson
AYES:	Neil Morrow, Matthew Mead, Kurt Eggers, Tim Carter, Jennifer Cosgrove

- g. ACTION – **Deep Powder Townhomes Mountain Overlay Design Review**: 255 Hillside Dr. (Warm Springs Sun #5, Lot 33, Block 2) The Commission will consider and take action on a Mountain Overlay Design Review application submitted by Lars Guy for a new 3,219 square foot 2-Unit townhome in the Avalanche and Mountain Overlays.

The project was introduced by Senior Planner Brittany Skelton. Joe Marks of Idaho Mountain Builders gave the Design Review for the project. The Commission discussed the aspects of the design.

The Chair opened the floor for Public Comment. No comments were received, and Comments were closed.

Motion To: approve the Design Review for the Deep Powder Townhomes with Condition 1-9 and authorize the Chair to sign the Findings of Fact.

RESULT:	ADOPTED [3 TO 0]
MOVER:	Matthew Mead, Vice-Chairperson
SECONDER:	Jennifer Cosgrove, Commissioner
AYES:	Neil Morrow, Matthew Mead, Jennifer Cosgrove
RECUSED:	Kurt Eggers, Tim Carter

9. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Continue to August 13, 2019.

10. ADJOURNMENT

Motion To: adjourn at 8:32 PM.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Chairman
SECONDER:	Jennifer Cosgrove, Commissioner
AYES:	Neil Morrow, Matthew Mead, Kurt Eggers, Tim Carter, Jennifer Cosgrove



Neil Morrow – Chairman Planning and Zoning Commission