



Planning and Zoning Commission Meeting - Regular MINUTES

**Tuesday, August 10, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340**

CALL TO ORDER (time stamp 0:55:55)

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

PRESENT

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

Also Present:

Director Suzanne Frick
Attorney Matt Johnson
Senior Planner Abby Rivin
Senior Planner Morgan Landers
Junior Planner Adam
Secretary Maureen Puddicombe

Chair Morrow read the remote call-in instructions.

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Chair Morrow drove passed the 760 N Washington Ave. site and viewed the story poles at the Bluebird site.

Vice-Chair Mead also drove passed the 760 N Washington Ave. site and viewed the story poles at the Bluebird site.

Commissioner Carter drove by 760 N Washington site and viewed the Bluebird site.

Commissioner Cosgrove drove past the 760 N Washington site.

Commissioner Moczygemba disclosed she had previously held a position with Michal Doty but did not think it would affect her decision.

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

1. **ACTION ITEM:** Pre-Application Design Review for the development of a new 11,656 square foot three-story mixed-use project located at 760 N Washington Avenue (*time stamp 1:02:14*)

The project was introduced by Senior Planner Morgan Landers. She spoke to the exterior design elements, landscaping, and zoning regulations. Staff recommended the project advance to full Design Review.

The project was presented by applicant Daniel Hollis. He related the features including storage areas, trash storage and transformer location, landscaping, exterior materials, neighboring properties, floor plans, and roof lines. Landscape Architect Kurt Eggers presented the Landscaping Plans.

Commissioner Cosgrove asked about the options for the retail space configuration. Hollis noted the multiple entrance points so the space could be divided. She questioned how the front entry could be reconfigured to suit other uses.

Commissioner Moczygamba liked the landscaping and the design of the north and south elevations. She thought the corners of the roof overhangs looked "looming" and thought it could be redesigned.

Commissioner Cosgrove liked the overhangs.

Vice-Chair Mead liked the project materials but agreed the overhangs looked overly large.

Commissioner Carter supported the project along with Chair Morrow.

Motion to advance the 760 N Washington Ave Mixed-Use Building to full Design Review.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

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

2. **ACTION ITEM: Recommendation to conduct a public hearing and take action on Design Review Permit P21-063 and Conditional Use Permit P21-064 for the Bluebird Community Housing Project located at 480 East Avenue (Block 45, Lot 3A) and the parking lot at the southeast corner of 5th Street and the Alley (Block 45, W 75' Lots 7 & 8) (time stamp 1:38:44)**

Director Frick went over the Public Hearing Procedures.

The Project was introduced by Senior Planner Abby Rivin. The Design Review, Conditional Use Permit, and Right-of-Way Encroachment were to be considered as a package. 'The project complied with all zoning codes with the exception of the 4th floor setback. The setbacks for all four floors were presented. Rivin related the criteria for the Design Review and Conditional Use Permit. Written Public Comment was received and recorded. Staff recommended approval of the project.

The Commission took a 5-minute break for AV adjustments.

Applicant Greg Dunfield of GMD Development presented the project. The project was redesigned after the pre-design review and the total number of units was reduced from 56 to 51. The total square footage was reduced by 7,000 square feet. The target income level for residents is 50% - 70% of gross median income which translates to \$15.00 to \$30.00 per hour income levels. Variances in height, parking and FAR were requested in exchange for the benefits provided by the project.

Michael Doty presented the changes made to the design including the elevator, street bulb outs, bike parking, existing trees, setbacks, floor plans, and accessibility via elevator and stairwells. The exterior materials were presented. The air conditioning and fresh air vents were discussed. Motion sensor lighting in the parking garage was discussed. Bike parking will have electrical charging available. The Streets Department will have final approval on the style of bicycle racks.

Traffic Engineer Cordell Brailey appeared via teleconference. Affordable housing and traffic patterns were discussed. 51 units would require 36-56 parking spaces. 46 spaces are provided on-

site. 11 on-street spaces would be needed. Currently, City Hall employees use 23 parking spaces daily

Commissioner Moczygemba asked if the developer had any concerns about the rising construction costs and if there was a timeline for completion. Dunfield replied that there were construction cost concerns, and it was an area they had been working on. They felt confident they could meet the timeline, so it was not currently a concern.

Chair Neil Morrow opened the floor to Public Comment:

Robin Hagenau expressed concern that the opinions of the residents and voters were considered. The older generation does not understand lack of importance of cars to many younger workers.

Gerri Pesch, resident, related friends of her son want to return to Ketchum. She was concerned with the age of Northwood Place apartments and how appliances, etc. would be replaced.

Nancie Tatum was concerned with air circulation and air conditioning. She thought the structure was massive. She questioned how to heat sidewalks without gas heaters. She wanted the skywalk to be more substantial and questioned the underground parking.

Susan Martin commented on the lack of air conditioning, one elevator, and expressed general concerns over project. She objected to how the project was evaluated and thought the FAR was too high. She did not like the architecture or the mass of the building.

Sue Dumke, neighbor and property owner, thought the Planning and Zoning Commission should protect the town from this building. She thought the story poles were not adequate and feared the loss of trees. She thought Ketchum would be destroyed and objected to the noise.

Lynn Barker, Sustainability Manager, wanted lower carbon emissions and Bluebird would contribute to that goal by reducing commuting.

Peter Lahaderne thought people not trying to rent are unaware of the severe need. He noted restaurants were closing 2 days per week due to lack of workforce. The working class and middle class cannot afford to live here. He didn't want Ketchum to be like Sun Valley with all part time residents. There is a need for more housing for the local full-time residents.

Steve Gaggero objected to the quality of the A/V for the meeting. He provided a copy of his Public not included in the record. He asked how many residential units were currently in the Community Core. He thought there should be less density, not more density, and the project should be denied.

Linda Bedell, resident, thought the A/V for the meeting was not adequate and wanted another hearing. She objected to residential units in the Community Core. She wanted to see an economic study on the value of the property as residential as opposed to commercial. She objected to the loss of retail space on the 1st and 2nd floors.

Ben Franz, resident, thought the location was not right for this building. He thought the parking study was wrong and the property was too valuable for this project. He wanted to see larger units. HE thought it was being rammed through illegally.

Jerry Seifert, former Mayor of Ketchum, endorsed the Bluebird Project. He thought it met the Comprehensive Plan. Intensive development in the Core is in accordance with the original plat maps. He was enthusiastic about the project.

Arthur Rienstra gave a young person's perspective. He noted he works several jobs. He lost his rental in Hailey when the property was sold. He was unable to find housing and may have to leave Ketchum. If the space becomes all office, there will be no workers for the jobs.

Deanna Melin stated everyone knows we need more affordable housing. She thought there was no consideration for future growth. She noted most first-time homeowners were from outside

Idaho. She felt more office/retail space was needed and this project was crushing this valuable growth area. She thought it should have been where the Fire Station is located.

Jake Peters, resident, supported the project. He pointed out the housing would also be for future residents. People earning \$100,000/year still can't find housing. He was a supporter of height and density in the community Core. Ketchum needs to create an economic foundation, not just tourism economy.

Michelle Ferris, owner Girl Friday opposed the project for density in the Community Core. She understood the lack of housing, thought there were better opportunities in other locations. She related her customers were uninformed about the project and complain about the lack of parking.

John Campbell resident, agreed with the housing need but objected to the lack of parking in the heart of Ketchum. Most workers cannot live there because they make too much money.

Perry Boyle the Commission represents the citizens. The Idaho Mountain Express stopped printing objections to Bluebird. He thought the Project was too big and would kill the Community. Current residents would not be able to live there.

Gary Slette representing two residents, spoke to design issues. They thought it was the wrong project for the location. They objected to the change in the location of an existing tree on the renderings.

Patty McElvoy, owner Backwoods Mountain Sports, supported the project. He felt the town has a desperate need for housing for working people and urged approval of the project.

Ed Simon, former mayor of Ketchum, expressed the desperate need for housing and urged support of the project and approval of the Bluebird Village.

Applicant's Response: As to the replacement of appliances and maintenance at Northwood Place, Greg Dunfield noted that monies are set aside in a reserve fund for replacement of furnishings by the developer.

Deb Nelson, attorney for the applicant, rebutted Public Comments. In response to Mr. Slette re: possible trespass to remove trees on private property, 2 trees on the DeLong property and 2 are on City property. Trees removed will be replaced and 2 additional trees will be planted. Trees on the DeLong property will only be removed with their permission. The Applicant will remove and replace neighboring trees only with the neighbors' permission. The assertion the DeLongs may own some property, is in fact owned by the City, not the DeLongs. The Conditional Use Permit application was submitted in conjunction with the other applications. Parking concerns: many people don't need so much parking. Greater density is needed to protect the intentional open space between cities and the open hillsides. Reduction in the carbon footprint by eliminating the need to commute. The question to use for something else? If there is no housing for workers there is no need for retail space.

Greg Dunfield stressed he had done his due diligence to comply with zoning codes. His intent was to have the building fit into the Community Core. He urged the Commission to move project forward.

Vice-Chair Mead asked about trees on the Dumke property. Dunfield replied he had made design changes based on the Arborist's report to preserve the trees. Mead asked about income levels for renters. Dunfield responded that if you qualify when you move in, you will continue to qualify even if your income increases. There would be 1-year minimum leases so as not to create transitory housing.

Chair Morrow closed Public Comment.

Vice-Chair Mead thought the resubmittal was an improved design from the prior feedback. He liked the color pallet except for the blue coloring.

Commissioner Cosgrove liked the new renderings including the light blue. She liked the exterior materials and thought the finished exterior invoked a feeling of "Old Ketchum".

Commissioner Moczygemba thanked the public, applicants and staff for the work put into the project. She noted this project had been in the works for over a decade. Mass and parking were the primary are the objections. The project includes more parking and less mass than is allowed in the Code. She felt this was an opportunity for Ketchum and cited the Comprehensive Plan urging housing in Ketchum, not in neighboring communities. She liked the changes from the Pre-Design Review and the exterior materials presented.

Commissioner Carter thought it was a big project in a highly visible part of town, but the problem was also big. He noted lack of housing as a serious problem. He felt it was a difficult decision with risk on both sides. He was in favor of approval and thought the city can't be static, but must move ahead.

Chair Morrow noted the Comprehensive Plan puts density in the Core to prevent sprawl. He liked the positive changes in the design and noted PZ Commission cannot change the location of a project.

Commission Carter questioned the glass and the lighting in the stairwells with the lights on all night. Chairman Morrow and Vice-Chairman Mead agreed. The Commission wanted to see the lighting be Dark Skies compliant with shielding of the lighting.

Commissioner Carter wanted a Condition for the mitigation of the Spruce Trees. He liked the details on the building as reflecting "Old Ketchum".

Vice-Chair Mead agreed there is a risk on approving a project of this size. The Commission takes the comments of the community seriously and appreciated the Public Comments. Chair Morrow agreed.

The Commission discussed the light in the stairwells and added Condition of Approval #20 to mitigate light trespass as much as practicable. They made a change to the Construction Management Plan to add protection of the Spruce tree during construction and requested a revision to Condition #6 for the replacement of 2 trees on the neighboring property if the neighbor gives approval. Clarify Condition #10 for the lease to state the parking situation including renters with cars, but without an assigned parking space to participate in the Winter Residential Parking Program.

Motion to approve the Design Review Application of Bluebird Village Community Housing Project subject to Conditions 1-21 with revisions to Condition 6 and Condition 10 and direct Staff to return with Findings of Fact.

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

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

The Commission discussed the location of the rental office on the first floor and agreed it the most logical place and contributed to the successful operation of the building.

Motion to approve the Conditional Use Permit for the Property Management Office with street frontage along Fifth Street on the ground level of the Bluebird Village Development subject to Conditions 1-4 and direct Staff to return with Findings of Fact.

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

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

3. **ACTION ITEM: Recommendation to conduct a public hearing and take action on the following Zoning Code text amendments and Official District Zoning Map:
Amend KMC 17.12.040 Dimensional Standards, CC District Matrix to modify the fourth-floor setback for projects where 100% of the residential units are community or workforce housing
Amend KMC 17.140.090 B and C Exempt Communications Facilities, to exempt public safety antennas and any wireless communication facility located on a public use building
Amend the City of Ketchum Official District Zoning Map to reflect the Warm Springs Development and Rezoning Agreement rezoning of Block 1 from (T) Tourist District to (GR-L) General Residential Low Density (time stamp 5:37:50)**

Director Frick explained the Text Amendment to the setbacks for the fourth floor for Community Housing Projects in the Community Core District. The amendment would be to require the setbacks to be an average of 10 feet from the building façade to allow for design flexibility.

The 2nd Text Amendment was to allow a communications antenna on an emergency facility, i. e., the fire station.

The third Amendment was for the Districting Map to incorporate previously approved changes.

Chair Morrow opened the floor for Public Comment.

Perry Boyle expressed that he felt the Community was not being heard and safety measures were not addressed.

Being no further comments, the floor was closed.

The Commission discussed the height of an antenna and requested Commission approval be required above a certain height.

Motion to recommend approval to City Council of two text Amendments to Section 17.12.040 Dimensional Standards CC District Matrix with clarification of ground floor building façade Section 17.140.090B and C to exempt Communication Facilities with the recommendation to discuss a maximum height before requiring Commission approval and amend the official Zoning District Map to change the Zoning of Block 1 of the Warm Springs Ranch Large Block Plat from Tourist to General Residential – Light Density.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.

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

ADJOURNMENT

Motion to adjourn at 9:25 PM

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

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



Neil Morrow, Chairman
Planning and Zoning Commission