



Planning and Zoning Commission Special Meeting Minutes

Tuesday, November 9, 2021, at 4:30 PM

Ketchum City Hall

191 5th Street West, Ketchum, ID 83340

CALL TO ORDER (video 00:27:33)

The meeting was called to order at 4:31 p.m. by Chairman, Neil Morrow.

PRESENT

Chairman, Neil Morrow

Vice-Chairman, Mattie Mead

Commissioner, Brenda Moczygemba

Commissioner, Tim Carter

Commissioner, Jennifer Cosgrove (*absent*)

OTHER STAFF

Director, Planning and Building - Suzanne Frick

Senior Planner – Abby Rivin

Senior Planner – Morgan Landers

Applicants

Ashley Board - Ben Young Landscape Architecture

Craig Maxwell - Structural Engineer

Jeff Williams - Williams Partners Architects

Rob King - Landscape Architect

Sean Flynn - Galena Engineering

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Brenda Moczygemba – went by Mosely residence, will recuse herself on Public Hearing item #2.

Mattie Mead – went by Gem Street.

Tim Carter – went by Mosely residence and Gem Street.

CONSENT CALENDAR — ACTION ITEMS (video 00:29.00)

1. Minutes of October 26, 2021.
2. Gem Street Replat Subdivision Preliminary Plat – Findings of Fact, Conclusions of Law, and Decision.

Motion to approve the Minutes.

Motion made by Commissioner, Mattie Mead, Seconded by Commissioner, Brenda Moczygemba.

Voting Yea: Morrow, Mead, Moczygemba, Carter.

Motion to approve Gem Street Replat Subdivision Preliminary Plat – Findings of Fact, Conclusions of Law, and Decision.

Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Carter.

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS (video 00:30:00)

3. ACTION - Recommendation to consider the Moseley Pool House Underground Structure Design Review application and provide direction on how setbacks should be applied to permanent structures.

Abby Rivin, Senior Planner provided the Commission a presentation on Zoning Code history and applicants, Ashley Board, from Ben Young Landscape Architecture and, Craig Maxwell, Structural Engineer, provided a presentation on the structural design.

Public Comment

None.

The Commission discussed the application, current Codes and debated how setbacks should be applied to permanent structures.

Motion to approve design review permit to allow the underground encroachment and the above grade wall, and the stairs shall not exceed 30" above grade.

Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Brenda Moczygemba. Voting Yea: Morrow, Mead, Moczygemba, Carter.

4. ACTION - Recommendation to approve the 380 N 1st Ave Mixed-Use Building Design Review (Application File No. P21-085).

Commissioner, Brenda Moczygemba recused herself.

Abby Rivin, Senior Planner provided the Commission a summary of the application and recommended the Commission approve the project.

Applicant Jeff Williams, Williams Partners Architects, provided the Commission a presentation outlining the project, and Rob King, provided an overview of the landscape plan.

Public Comment

None.

Applicant's addressed Commission questions.

Motion to continue the Public Hearing on December 14.

Motion made by Commissioner, Mattie Mead, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Carter.

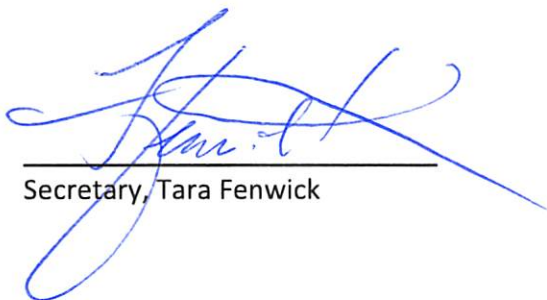
STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director, Planning and Building, Suzanne Frick, reminded the Commission of a P&Z Special Meeting to be held on November 16, 2021.


ADJOURNMENT

Motion to adjourn at 7:59 p.m.

Motion made by Chairman, Mattie Mead, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Moczygemba, Carter.



Secretary, Tara Fenwick



Chairman, Neil Morrow
Planning and Zoning Commission