



Planning and Zoning Commission - Special Meeting MINUTES

Tuesday, March 23, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER

The Meeting was called to order at 5:02 PM by Chair Neil Morrow.

PRESENT

Chairman Neil Morrow
Vice-Chairman Mattie Mead
Commissioner Tim Carter
Commissioner Jennifer Cosgrove (via video call)
Commissioner Brenda Moczygemba

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Moczygemba related she had driven by the sites of the 255 Hillside Dr and the 128 Saddle Rd Townhomes.

CONSENT CALENDAR — ACTION ITEMS

1. Minutes of January 23, 2021
2. Minutes of February 9, 2021

Motion to approve the Minutes of January 23, 2021 and February 9, 2021.

Motion made by Commissioner Carter, Seconded by Commissioner Moczygemba.

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

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF — ACTION ITEMS

3. **ACTION ITEM:** Amendment to P18-131 - Swan Streambank Alteration: 401 Northwood Way (Lot 12, Chateau of Northwood), owned by Bob and Sandra Swan, and adjacent riverbed (Ketchum FR NWSE TL 7801 SEC 12 4N 17E River Bed) owned by the City of Ketchum. The Commission will consider a proposed amendment to Floodplain Development / Stream Alteration permit P18-131, the Swan Stream Alteration/Bank Stabilization Floodplain Development and Waterways Design Review Permit. *Continued from March 9, 2021.*

Director Suzanne Frick presented the statements submitted by the Applicants, the Swans, and the upstream neighbors, the Rusacks. There was no agreement between the parties.

Staff presented 3 options:

- 1) Deny the Amendment to the existing permit.
- 2) Continue the matter to allow agreement between the two parties.
- 3) Deny the Amendment to the existing permit and instruct the parties, the City, and other interested parties to submit a comprehensive plan.

Applicants Robert and Sandra Swan commented on the suggested options. They emphasized the need for the Amendment to be approved.

Chair Neil Morrow opened the floor to Public Comment.

Nick Miller, Trout Unlimited, opposed the amendment, stating the modification would be detrimental to the river.

Geof Rusack, upstream neighbor of the Swans, stated the Amended Application would damage his property.

Motion to continue the Swan Streambank Alteration to a special meeting on March 30, 2021 due to technical difficulties.

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

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

4. **ACTION ITEM: 128 Saddle Road Design Review and Preliminary Plat with Phasing Agreement: 128 Saddle Road (Lot 2, Kneeland Subdivision) The Commission will consider and take action on applications for a new development of four (4) detached townhome units to be accessed from a private driveway taking access from Valleywood Drive. The proposed Floor Area Ratio, cumulatively, for the proposed development is 0.31.**

Planner Abby Rivin introduced the project. Staff recommended approval with Conditions as noted in the Staff Report.

Rich Childress, Architect for the Applicant, presented the project emphasizing the rooflines, view angles, and exterior materials.

Chair Morrow opened the floor to public comment.

Kate Hasterlik, 156 Valleywood, expressed her concerns with the watershed and the possible flooding of the existing culvert. Also, the plantings along the driveway possibly obstructing the view were of concern.

There was no further Public Comment, and the Floor was closed.

Commissioner Moczygemba asked about the widening of the bike path along this property. Director Frick indicated the bike path will be widened for safety. Moczygemba asked if there was a concern for the re-vegetation along the 2:1 slope. Nathan Shutte, landscape architect for the project indicated the area would be planted with native shrubs and grasses.

Vice-Chair Mead asked about height. Childress replied the height was within Code at 34' or less. Commissioner Moczygemba commented on the height from the finished grade. Planner Rivin will amend the Staff Report accordingly.

Chair Morrow asked about the setback from the bike path and the entry on Valleywood. He asked about interior lighting and the Dark Skies Ordinance. The Dark Skies Ordinance only applies to exterior lighting.

Motion to approve the 128 Saddle Road Townhomes Design Review with Conditions 1-10 as noted, and verification of water runoff.

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

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

Motion to recommend to City Council the 128 Saddle Road Preliminary Plat and Phasing Agreement subject to Conditions 1-7.

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

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

5. **ACTION ITEM: Deep Powder Townhomes Design Review and Townhouse Subdivision Preliminary Plat: 255 Hillside Drive (Warm Springs Subdivision #5: Block 2: Lot 33) The Commission will consider Mountain Overlay Design Review and Townhouse Subdivision Preliminary Plat applications for a new two-unit detached townhome development located within the City's General Residential Low Density (GR-L) Zone and the Mountain Overlay and Avalanche Zone.**

Commissioner Tim Carter recused himself from this agenda item.

The project was introduced by Planner Abby Rivin. Due to lack of story poles, Staff recommended the project be continued to a date certain.

Joe Marx, applicant, presented the project that was formerly approved in 2019.

Chair Morrow asked about the public comment on the covered porch. Marx replied it was an important design element of the project.

Chair Morrow opened the floor to Public Comment.

Martin Kaplan, neighbor and architect representing 12 residents, objected to the impact of the development. He requested the roof overhanging the deck be eliminated.

Ross Stradiotto, neighbor, objected to the building's mass and impact to the neighboring property.

Being no further Public Comment, comments were closed.

Chair Morrow asked Marx if they had considered moving the structure back further on the lot. Marx related that due to the steep slope of the lot, the first floor would be underground.

Motion to the continue the Deep Powder Townhomes Design Review and Townhouse Subdivision Preliminary Plat to March 30, 2021 to observe story poles.

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

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

6. ACTION ITEM: Discussion and decision to cancel the April 13, 2021 meeting of the Planning and Zoning Commission.

Motion to cancel the regular Planning and Zoning Commission meeting of April 13, 2021,

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

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

7. ACTION ITEM: Continue to April 27, 2021: Westcliff Townhomes Design Review and Townhouse Subdivision Preliminary Plat with Phased Development Agreement: 106 and 110 Rember Street (Bavarian Village Subdivision: Lot 3B) The Commission will consider and take action on a new four-unit, multi-family residential development comprised of four detached 3,737-square-foot townhome units and associated site improvements. The project's proposed FAR with a parking credit for the site's groundwater issues is .67.

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

The Warm Springs Ranch was modified by City Council based on the recommendations of the Planning and Zoning Commission. The intersection at Bald Mountain and Townhouse Lane was improved and a right turn lane at Warm Springs and Bald Mountain was added. The City Council increased the number of parking spaces for the park area. The project will return to City Council on April 5, 2021.

An appeal was received on the denial of the 4th and Main Mixed-Use Building.

ADJOURNMENT

Motion to adjourn at 6:15 PM

Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.

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



Neil Morrow
Chair Planning and Zoning Commission