



Planning and Zoning Commission - Special Meeting MINUTES

**Tuesday, February 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 4:30 PM by Vice-Chair Mattie Mead.

PRESENT

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

ABSENT

Chairman Neil Morrow

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Moczygemba had discussed the project with Planner Abby Rivin.

Commissioner Cosgrove discussed the project with Director Frick and the subject had come up in general conversations.

Commissioner Carter discussed the project with Director Frick and with John Gaeddert of the Wood River Land Trust.

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

1. Warm Springs Ranch Project: The Planning and Zoning Commission will hold a public hearing, consider, and take action on the proposed Development and Rezoning Agreement (P21-003), Large Block Preliminary Plat (P21-010), Block 1 Subdivision Preliminary Plat (P21-001), and Floodplain Development/Waterways Design Review (P21-002) applications for the Warm Springs Ranch project. The applications have been submitted by Kurt Eggers, Eggers Associates P.A., on behalf of property owner Brennan Holdings No 300 LLC (Robert Brennan). Warm Springs Ranch is located at 1803 Warm Springs Road. The Development Agreement would authorize the development of 36 single-family residential lots within Block 1 of Warm Springs Ranch Subdivision in accordance with the proposed Preliminary Plat. The project will rezone Warm Springs Ranch Block 1 from Tourist (T) to the General Residential Low Density (GR-L) Zoning District and the remainder of the property will retain its existing zoning.

The project was introduced by Associate Planner Abby Rivin.

Applicant Kurt Eggers presented the project showing property boundaries, the proposed development area in Block 1, the Master Plan for Block 1, grading, bus stop, floodplain boundaries, Warm Springs Road access, and paved roadways. Eggers spoke to the configuration of the proposed roads, the degree of slope on Bald Mountain Road, and proposed traffic patterns. Eggers reviewed a map of the Floodplain as it related to the project area.

Questions from the Commission covered the traffic patterns on Bald Mountain Rd and Townhouse Lane. They had concerns about access during project construction. They discussed a gravel path vs asphalt path for bikes and pedestrians. Riparian restoration, the location of the parking lot, floodplain location and proposed home sites were discussed.

Garth McClure, Benchmark Associates and Eggers related the traffic study for the area, including stop-signs, speed limits, projected restoration of the riparian area, parking area options, and FEMA floodplain plans.

David Patrie, Benchmark Associates, related traffic flow and trip generations for the Development and how it impacted the current traffic flow.

Director Frick explained the City Traffic Authority's role in the development of traffic management. Stop signs would be determined after the project is developed and the traffic patterns are established.

Vice-Chair Mead opened the floor to Public Comment:

Pamela Colesworthy, asked when the project would start?

John Crews, local resident, spoke to the traffic pattern on Bald Mountain Road.

Sally Gillespie, SPUR Community Foundation, indicated the Foundation could help with funding for the Open Space portion of the public park.

Perry Boyle, Fox Run resident, commented on private vs public roads and thought some of the Open Space property should be used for Community Housing.

John Gaeddert, Wood River Land Trust, supported preserving Blocks 2-8 as open space, and thanked Bob Brennan for this project. He spoke to the past uses and proposals for the park and fund raising. He supported the recommendations in the Staff Report. He thought the PZ should be involved now in defining the future uses of the Park.

Jeff Lamoureux, resident and Civil Engineer, supported the project. He spoke to changes in the intersection on Warm Springs Road, inadequate parking, and the challenges of construction activity.

Janet Edmonds, Townhouse Lane resident, objected to the location of the road. She thought it was too close to the existing townhouses.

Being no further comments, Public Comment was closed.

Applicant Bob Brennan offered rebuttal to Public Comment:

He acknowledged the differing ideas for the parcel. His goal was to preserve the park for the Community. As to the congestion of construction, he was willing to allow use of vacant lots for construction staging and parking.

Commissioner Carter wanted to see the use of vacant lots for construction staging as a condition for recommendation.

Director Frick indicated there would be two Construction Activity Plans: one for grading and infrastructure and one for the construction for each parcel.

Carter did not want to see the construction activity impact the surrounding neighborhood. Vice Chair Mead and Commissioners Moczygemba and Cosgrove concurred.

Commissioner Carter asked about parking for the public and the residents. Applicant wanted to limit parking for the open space to avoid over-crowding in the park and ensure a good experience. He did not want to see the preserve over-run. Parking along the private road would be allowed for residents but not for the use of the park.

The Commission discussed the traffic patterns, street width standards, and dedicated turn lanes to and from Warm Springs Road. The applicant agreed that it made sense to add a left-turn lane.

The Commission clarified that no development of Blocks 2-8 is currently proposed. The City of Ketchum had signed an Option Agreement to purchase Blocks 2-8 as an Open Space Preserve. The approval of the Development Agreement is linked to the signing of that Option Agreement. Should that option not be exercised, application for any possible future development would have to be approved by the Planning and Zoning Commission and the City Council.

Commissioner Carter requested the roads and building envelopes be removed from the Large Block Plat for Blocks 2-8. The applicant agreed as long as there were no changes to the zoning. Eggers noted that the roads and building envelopes would be removed from the plat when the prior Development was repealed and replaced with the new agreement. The removal of the roads and building envelope from the Large Block Plat for Blocks 2-8 was made a condition of recommendation.

Commissioner Carter suggested the Option to Purchase the property be amended to include milestones on the fund-raising, so a specified amount would be raised by a certain date, which would then allow another time-period to raise the next amount. This would be a condition of recommendation. The applicant indicated his intention was not to develop Blocks 2-8, but to keep that area as open space for the Community.

The Commission recommended that Section 5 of the Development Agreement concerning restricted public access to Blocks 2-8, be stricken upon the signing of the Option Agreement.

The Commission discussed the idea that the Development Agreement is only valid if the Option Agreement is signed. Attorney for Applicant, Ed Lawson suggested if the Option Agreement were not signed, the applicant would come back with a Master Plan for Blocks 2-8.

Commissioner Moczygemba agreed with the points made by Commissioner Carter and felt confident that Blocks 2-8 would be protected even if the Option Agreement were not signed.

Commissioner Cosgrove liked the concept of the project but wanted to consider the many aspects, including transportation and traffic, stewardship of Warm Springs Creek, and long-term future of Parcel 2.

Vice-Chair Mead felt there was always risk but it should not be shouldered entirely by the applicant. He felt the PUD would add protection. He felt comfortable moving forward on the project on Block 1.

Motion to recommend approval to City Council of the Warm Springs Ranch Large Block Preliminary Plat Block 1 with the following Conditions: 1) Allow resident parking on private streets but not parking for the Open Space, 2) Right-turn lane at Warm Springs and Bald Mountain Road, 3) Convert Lopi Lane to a public road if the City owns Blocks 2-8, 4) Paved bike/pedestrian path to the park from Warm Springs Road.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

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

Commissioner Moczygemba expressed concern over lots that could only be built upon with the granting of variances or waivers.

Applicant Brennan stated he would not sell a lot that could only be built upon with variances or waivers.

Staff recommended a pedestrian walkway and a separate, striped bike lane on the street from Warm Springs Rd. Plat notes could specify that waivers or variances would not be granted to build on a challenging parcel. Commissioners Carter and Mead agreed. This was to be added as a Condition for recommendation.

The Commission discussed and approved the following language: This Agreement will become effective upon the Owner and the City signing the Purchase and Sale Option Agreement for Blocks 2-8.

Motion to recommend approval of the Warm Springs Ranch Development and Re-Zoning Agreement to City Council with attached Conditions as noted.

1) Require Construction Activity Plans to limit impact to the adjacent neighborhood; 2) Staging and deliveries to occur on-site; 3) Only resident parking on streets; 4) Modify Clause 5 limiting access to the Public upon City ownership of Block 2-8; 5) Lopi Lane to be designated as a Public road; 6) Paved 6-ft wide pedestrian path; 7) The Development Agreement and the Option Agreement are tied together; 8) The use of vacant lots for construction staging; 9) Challenging parcels shall not be eligible for waivers or variances.

Motion made by Commissioner Carter, Seconded by Commissioner Moczygemba.

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

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

Senior Planner Brittany Skelton related the upcoming meetings:

- March 9th
 - Stream Alteration Permit Amendment
 - Preliminary Plat
 - Findings for 4th and Main Design Review
 - Findings for Warm Springs Ranch Development Agreement
- City Council March 15th
 - 2 Lot Line Shift
- March 23rd PZ meeting
 - Prelim Plat and Design Review Application for 128 Saddle Rd

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

ADJOURNMENT

The meeting was adjourned at 9:05 PM

Motion to Adjourn.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

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



Matthew Mead, Vice-Chairman and Acting Chairman
Planning and Zoning Commission