



**Planning and Zoning Commission - Special Meeting MINUTES**

Tuesday, August 24, 2021 at 4:30 PM  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

**CALL TO ORDER** (*time stamp 0:33:33*)

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

**COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE** (*time stamp 0:35:15*)

There were no ex parte disclosures from the Commission.

**CONSENT CALENDAR — ACTION ITEMS**

1. **ACTION ITEM:** Recommendation to approve the Minutes for the July 13th, 2021, Planning & Zoning Commission Meeting. (*time stamp 0:35:30*)

Commissioner Carter noted a change to the minutes concerning his comment on the front mural.

**Motion to approve the minutes of July 13, 2021, as amended.**

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

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

*Voting Abstaining: Chairman Morrow*

2. **ACTION ITEM:** Recommendation to approve the Minutes for the July 27th, 2021, Planning & Zoning Commission Meeting. (*time stamp 0:36:57*)

**Motion to approve the Minutes of July 27, 2021.**

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

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

*Voting Abstaining: Chairman Morrow*

3. **ACTION ITEM:** Recommendation to approve the Crossbuck West Townhomes Design Review (Application File No. P21-048) and Townhouse Subdivision Preliminary Plat (Application File No. P21-049) Findings of Fact and Conclusions of Law. (*time stamp 0:37:58*)

**Motion to approve the Crossbuck West Townhomes Design Review (Application File No. P21-048) and Townhouse Subdivision Preliminary Plat (Application File No. P21-049) Findings of Fact and Conclusions of Law.**

*Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.*

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

*Voting Abstaining: Chairman Morrow*

4. ACTION ITEM: Recommendation to approve the Bluebird Village Community Housing Project Design Review (Application File No. P21-063) Findings of Fact and Conclusions of Law.

Senior Planner Rivin XXXXX

Motion to approve the Bluebird Village Community Housing Project Design Review (Application File No. P21-063) Findings of Fact and Conclusions of Law. *(time stamp 0:38:40)*

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

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

5. ACTION ITEM: Recommendation to approve the Bluebird Village Community Housing Project Conditional Use Permit (Application File No. P21-064) Findings of Fact and Conclusions of Law. *(time stamp 0:41:16)*

**Motion to approve the Bluebird Village Community Housing Project Conditional Use Permit (Application File No. P21-064) Findings of Fact and Conclusions of Law.**

*Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.*

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

#### **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

6. ACTION ITEM: Recommendation to hold a public hearing and take action on the Crossbuck McNee Townhome Design Review (File No. P21-025) and Townhome Subdivision Preliminary Plat (File No. P21-026) applications for the development of two new detached townhome units on an undeveloped property located at the southwest corner of 2nd Avenue and W 7th Street (Ketchum Townsite: Amended Block 67: Lot 1A) within the City's General Residential Low Density (GR-L) Zoning District. The public hearing for this project has been continued from the Planning & Zoning Commission Meetings of July 27th and 30th, 2021. *(time stamp 0:42:37)*

Senior Planner Abby Rivin introduced the updated project. Staff recommended approval of the Design Review and the Preliminary Plat.

Architect Chad Blincoe explained the changes that had been made to the project since the last Public Hearing. The overall height was decreased and the setbacks were adjusted.

Chair Morrow opened the floor to Public Comment.

**Brad Brickman**, neighbor, spoke to the the proposed building restricting the view corridor and natural light. He felt it would affect his property values.

Blincoe indicated the setbacks and access on 7th Street were mandated by the original Development Agreement. Access via 2nd Avenue was not allowed due to the presence of the bake path.

Being no further comment, Public Comment was closed.

Vice-Chair Mead and Commissioner Moczygemba thought the changes to the design were an improvement. Commissioner Carter, while empathic to the neighbors, acknowledged the reality that the vacant lot adjacent to their property would be built upon. Commissioner Cosgrove acknowledged the concerns of neighboring property owners when parcels are developed.

**Motion to approve the Design Review for the Crossbuck McNee Town Homes.**

*Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.*

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

**Motion to recommend approval of the Crossbuck McNee Town Homes Preliminary Plat to the City Council, subject to Conditions 1-8.**

*Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.*

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

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

The next Planning and Zoning meeting to be held on September 21, 2021.

On September 14<sup>th</sup>, there will be a Joint Meeting of Planning and Zoning, Ketchum City Council, and the Historical Preservation Commission for further discussion of the Design Guidelines.

The 4<sup>th</sup> and Main Appeal has been withdrawn and part of the property has sold. It is anticipated there will be 2 separate projects on the site.

The PEG Hotel will be coming in for Pre-Design Review.

**STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

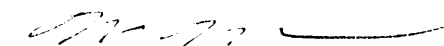
No updates reported.

**ADJOURNMENT**

**Motion to adjourn.**

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

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



Neil Morrow, Chairman  
Planning and Zoning Commission