



Planning and Zoning

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Maureen Puddicombe
208-726-7801

Monday, December 10, 2018

5:30 PM

Ketchum City Hall

1. 4:15 PM - SITE VISIT - Hemingway School, 920 Campus Way Meet at Front Entrance to School (Hemingway School Sub, Lot 1, Block 1)
2. 4:40 PM – SITE VISIT– Cookbook Restaurant, 271 Seventh Street East (Lot 4, Block 13)
3. 5:00 PM – SITE VISIT – Two Six Zero Mixed Use Building, 260 N. First Ave. (AM Lot 5A, Block 38)
4. 5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho

The meeting was called to order at 5:30 by Vice-Chairman Neil Morrow.

5. Call to Order

Attendee Name	Title	Status	Arrived
Neil Morrow	Vice-Chair	Present	
Tim Carter	Commissioner	Present	
Jennifer Cosgrove	Commissioner	Present	
Matthew Mead	Commissioner	Present	
Kurt Eggers	Commissioner	Present	

6. ACTION ITEM - ELECTION OF MEETING CHAIR – Elect Chairperson for this meeting only.

Motion To: Elect Commissioner Neil Morrow, Vice Chairman, as temporary chairperson for this meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jennifer Cosgrove, Commissioner
SECONDER:	Kurt Eggers, Commissioner
AYES:	Morrow, Carter, Cosgrove, Mead, Eggers

7. PUBLIC COMMENT - Communications from the public for items not on the agenda.

Acting Chairperson Neil Morrow called for public comment. Mayor Neil Bradshaw thanked the commission for their service to the City of Ketchum

8. CONSENT CALENDAR—ACTION ITEMS

a. Minutes: November 13, 2018

Commissioner Matthew Mead requested additional comments concerning the discussion of public safety be added to the minutes under the discussion of the Argyros monitor sign as this was his reason for voting in opposition to the sign request.

Motion To: Approve minutes with exception as noted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matthew Mead, Commissioner
SECONDER:	Tim Carter, Commissioner
AYES:	Morrow, Carter, Cosgrove, Mead, Eggers

b. Findings of Fact and Conclusions of Law for the Neeley Garage

Commissioner Morrow called for discussion; none was made.

Motion To: Approve the Findings of Fact and Conclusions of Law for the Neely Garage.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kurt Eggers, Commissioner
SECONDER:	Matthew Mead, Commissioner
AYES:	Morrow, Carter, Cosgrove, Mead, Eggers

9. Commission reports and ex parte discussion disclosure

Sign Permit for Cookbook Restaurant.

Commissioner Jen Cosgrove wanted to be sure lettering would be maintained, with no flaking paint.

Senior Planner Brittany Skelton provided background on this sign permit due to the uniqueness of this situation. No objections were heard from the Commission on this administrative sign permit application with the recommended condition that the sign will be maintained in good condition with no flaking paint. Commissioner Kurt Eggers approved of the sign painted on the roof. Commissioner Matthew Mead also liked the message of the sign.

10. PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

- a. **ACTION - Hemingway School:** 920 Campus Way (Hemingway School Sub, Lot 1, Block 1) Commission will consider and take action on a request for a Plat Amendment by the City of Ketchum and the Blaine County School District.

Director John Gaeddert and Associate Planner Abby Rivin presented the background of the of the Vacation presented as three separate motions:

1. Vacations
2. Easement on West property line
3. Lot Line Shift

Public comment was made by Jim Phillips, representing the sheep ranchers, who approve of the modified route.

Commissioner Kurt Eggers asked for clarification on the River Drive easement and the disposition of the 10th St. access. Commissioner Mead questioned how this benefits the Hemingway School. Director Gaeddert related that the area would allow the extension of an added wing to the school. Commissioner Mead asked about responses from adjacent property owners and Gaeddert only one response was received and that was in support of the proposal. Commissioner Eggers asked if the School District was in support of this motion and got a "thumbs Up" from the Superintendent.

Motion 1. To recommend approval to the City Council of Item 1, Vacation of Right of Ways, including portions of the alley in Block 31 and Block 52, and portions of Ninth and Tenth Streets adjoining Hemingway School Subdivision amended 1997 and Campus Way Road easement Instrument #366600 as proposed by Staff.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Kurt Eggers, Commissioner
SECONDER: Tim Carter, Commissioner
AYES: Morrow, Carter, Cosgrove, Mead, Eggers

Motion 2. To recommend approval to the City Council of Item 2, Amendment of the River Drive Grant Right of Way recorded as Instrument #131882, from a road right-of-way to a non-vehicular and utility easement to include sheep easement.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Kurt Eggers, Commissioner
SECONDER: Matthew Mead, Commissioner
AYES: Morrow, Carter, Cosgrove, Mead, Eggers

Motion 3. To recommend approval to the City Council of Item 3, creation of a new 2.99-acre Lot 1B to be owned by Ketchum and the new 15.62 acre Lot 2A to be owned by Blaine County School District, Hemingway School Subdivision Amended 2018 wherein A, the vacated Right-of-Way, DeNoyers Subdivision Lot 8A, C, Lots 1 and 2, Block 31 of the Ketchum Townsite, A and D of Lots 1A and 2 of Block 1 of Hemingway School Subdivision Amended 1997 are amended as shown in the attachment A.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kurt Eggers, Commissioner
SECONDER:	Tim Carter, Commissioner
AYES:	Morrow, Carter, Cosgrove, Mead, Eggers

- b. ACTION – Two Six Zero Mixed-Use Building:** 260 N. First Ave. (AM Lot 5A, Block 38) The Commission will consider and take action on a Pre-Design Review Application for a three-story commercial/multi-residential structure.

Associate Planner Abby Rivin presented the Pre-Design Review for the TWO SIX ZERO Multi-Use Building. Staff recommended the project advance to Design Review.

Ed Simon, representing a Michael and Joan O'Neill, residents of the Copper Ridge Building, requested story poles for a visual representation of the building. No negative comments were received at this time.

Daniel Hollis of Hollis-Rumpletes Architects gave an overview of the project. All units would be for-rent for increased community housing. He discussed the safety aspects of the location of the driveway for the underground parking area as well as the exterior finishes, building height, and the layout of each floor.

Commissioner Kurt Eggers asked for clarification of the rental process of market-rate and rent-restricted units. Director Gaeddert clarified the procedure for the City right-of-way encroachments, exceedance agreement. Commissioner Eggers approved of the driveway location and the project in general. Commissioner Mead approved of the housing aspect. He asked about the energy efficiency of the building and exterior materials. Hollis answered the use of solar panels has been considered, but wants to take the esthetics into account. Commissioner Mead liked the bike racks and storage areas for the units. They discussed the number and placement of the bike racks.

Commissioner Jennifer Cosgrove preferred the 1st Ave. access for safety and ADA purposes. She wanted to see a greater setback to accommodate the street benches. Commissioner Tim Carter approved of the project and asked if rental vs purchase changed any of the code. Director Gaeddert discussed how rentals are needed and do not affect the zoning standards. Commisisoner Morrow likes the project and the access on First Ave. Director Gaeddert discussed the sidewalk width standards, street width and parking. This will also be discussed with the Streets Dept. Commissioner Mead was concerned with the traffic patterns.

Motion To: Recommend advancing the project at 260 N First Ave. to full Design Review.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matthew Mead, Commissioner
SECONDER:	Jennifer Cosgrove, Commissioner
AYES:	Morrow, Carter, Cosgrove, Mead, Eggers

- c. ACTION – Cherp Conditional Use Permit:** 270 Northwood Way, Unit 201 (Redfish Light Industrial Condo Unit 201) The Commission will consider and take action on an application for a Conditional Use Permit submitted by Mia L Cherp for the proposed conversion of existing condominium unit #201 to a residential use in the Redfish Light Industrial Condominiums, located in the Light Industrial Number 2 (LI-2) Zoning District.

Associate Planner Abby Rivin informed the Commission that applicant still needed to submit some additional items. Therefore, Staff recommended continuance to January 14, 2019.

Motion To: Continue to January 14, 2019, the 270 Northwood Way, Unit 201 (Redfish Light Industrial Condo Unit 201) an application for a Conditional Use Permit.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Tim Carter, Commissioner
SECONDER:	Kurt Eggers, Commissioner
AYES:	Morrow, Carter, Cosgrove, Mead, Eggers

11. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Planner Abby Rivin related there are no Planning and Zoning items on the next City Council meeting agenda on December 17th. However, there is expected to be a proposal for alternative access to the Mortgage Row Subdivision.

There will be a Public Information Session for the LI Amendments in January or February.

Commissioner Eggers asked about story poles and Commissioner Carter wanted to know if they are required. The Commissioners agreed the story poles were important to this project. Commissioner Mead preferred the drawings. Commissioner Cosgrove thought the story poles gave a good representation of a building.

12. ADJOURNMENT

Motion To: Adjourn at 7:00 PM.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matthew Mead, Commissioner
SECONDER:	Jennifer Cosgrove, Commissioner
AYES:	Morrow, Carter, Cosgrove, Mead, Eggers



Acting Chairperson