



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Maureen Puddicombe
208-726-7801

Monday, January 14, 2019

5:30 PM

Ketchum City Hall

1. **4:45 PM – SITE VISIT – Redfish Residential Live-Work Unit #201 CUP, 270 Northwood Way, Unit 201 (Redfish Light Industrial Condo, Unit 201)**
2. **5:05 PM – SITE VISIT – Ketch II, 100 E. 6th St. (Lot 5, Block 35, Ketchum Townsite)**
3. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

The meeting was called to order at 5:32 by Vice-Chairman Neil Morrow.

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	

4. COMMUNICATIONS FROM THE COMMISSION

There were no communications from the Commission.

5. ACTION – Election of Chairperson and Vice-Chairperson for 2019.

Motion To: Name Neil Morrow as Chairperson.

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

Motion To: Name Matthew Mead as Vice-Chairperson.

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

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

There were no public comments.

7. PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

- a. **ACTION – Redfish Residential Live-Work Unit #201 Conditional Use Permit: 270 Northwood Way, Unit 201 (Redfish Light Industrial Condo Unit 201) Continued from December 10, 2018. 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 an existing condominium unit to a residential live-work unit in the Redfish Light Industrial building located in the Light Industrial Number 2 (LI-2) Zoning District.**

Associate Planner Abby Rivin gave the staff Report for the Conditional Use Permit. Since additional information was provided by the applicant after the Staff Report was written, the owner of the proposed business component for this live/work space, Marshall Rawlings, gave an overview of the nature of the business and how the space would function for that business. A discussion of allowed uses in the LI and the Conditional Use Permit process followed.

Public Comments were made by Mike Mead, owner of other units in the same building, expressing concern over allowing a residence without an allowed work component.

Mia Cherp, applicant, stated she found the process difficult and that she always intended it to be a live/work space.

The Commission held a further discussion of the requirements of a Live/Work space in the Light Industrial. Vice-Chair Matthew Mead noted that since the Staff Report did not contain the information presented at this meeting, he would not feel comfortable voting on this matter. After further discussion, Vice-Chair Matthew Mead suggested the matter be continued to allow updating of the Staff Report.

MOTION TO: Continue the Cherp CUP application to the January 28, 2019 meeting so as to identify a permitted Light Industrial use.

RESULT:	ADOPTED [4 in favor; 1 abstention]
MOVER:	Matthew Mead, Vice-Chairperson
SECONDER:	Kurt Eggers, Commissioner
AYES:	Morrow, Carter, Mead, Eggers
ABSTAIN:	Cosgrove

- b. **ACTION – Ketch II, 100 E. 6th St. (Lot 5, Block 35, Ketchum Townsite) The Commission will consider and take action on a Pre-Design Review application from Studio 3 Architecture for a three-story mixed-use building consisting of one ground floor retail space and eighteen residential units.**

Applicants, Gene Bolante, architect, and Frank Stock of WDC Properties appeared by phone. Senior Planner Brittany Skelton presented the Pre-Design Review for the project.

The Commission discussed the building height, parapet, parking, utilities, trash, and alleyway.

MOTION TO: Advance the Ketch 2 project to Design Review.

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

8. CONSENT CALENDAR—ACTION ITEMS

- a. **Minutes:** December 10, 2018

MOTION TO: Approve the Minutes of December 10, 2018.

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

9. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Future Items:

Open House on January 23rd at the Limelight Hotel for public input on the pending Light Industrial Amendments.

City Council Meeting of February 4, 2019 to include the first reading of the Light Industrial Amendments.

Planning Director John Gaeddert presented future projects to be brought before the Commission. Topics to be addressed are housing, signs, street standards, tree assessment, different forms of housing, and does the code support such housing? He urged the Commission to be aware of these opportunities and bring them forth to the Commission.

ADJOURNMENT

MOTION TO: Adjourn at 7:35 PM

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



Neil Morrow, Chairperson