



Planning and Zoning

Special Meeting

~ Minutes ~

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

Maureen Puddicombe
208-726-7801

Wednesday, February 20, 2019

5:30 PM

Ketchum City Hall

1. **SITE VISIT – 5:15 PM Ketch 2: 100 E. 6th St.**
2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
3. **Call to Order**

The meeting was called to order at 5:30 PM by Chairperson Neil Morrow.

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

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

There were no Public Comments for items not on the agenda.

5. **CONSENT AGENDA—ACTION ITEMS**

- a. Minutes: February 11, 2019

Motion To: Approve the minutes of February 11, 2019 with corrections as noted.

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

6. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

- a. **ACTION - Ketch 2 Design Review Application:** Continued from February 11, 2019. The Commission will consider and take action on an application for Design Review for a new three-story mixed-use building to be located at 100 E. 6th Street (located on the corner of N. 1st Avenue and E. 6th Street). The proposal is to construct nine (9) 2-bedroom apartments, six (6) 1-bedroom apartments, three (3) studio apartments and one retail storefront.

The floor was opened for Public Comment:

Jonathan Neeley, adjacent property owner, gave his opinion that Ketch was not Affordable Housing nor Workforce Housing. He disagreed with the development of this project as the rents would not be affordable nor would the project be under the jurisdiction of the Housing Authority. He thought long-term affordable housing was important but urged denial of this application.

Ben Franz, property owner, thought the Parking Ordinance needed to be re-worked. He urged denial of the Ketch Application as not being a benefit to the Community. He thought it was a disservice to the residents of Ketchum to experiment with this project. He urged a change to the Parking Ordinance.

Rebecca Neeley, stated this project does not meet the definition of Workforce Housing.

Susie Hart, area resident, questioned the parking requirement for the Franz building in comparison to the Ketch Project.

Jane Seys, part-time resident, agreed with other comments about parking issues. She urged the Commission to include more parking.

There were no further Public Comments.

Chairperson Neil Morrow reminded the public that this public hearing was for Design Review and not about the Parking Ordinance.

Commissioner Jennifer Cosgrove acknowledged the concerns expressed during the public comment.

Director John Geaddert gave an overview of the intent of the current Parking Ordinance as an incentive to develop workforce housing.

Frank Stock, representing the applicant, expressed that the developer's intent was to build smaller, more affordable rental units with a property manager who lives locally and to be an asset to the Community.

The Commissioners thanked the applicant for the design changes that had been made. Commissioner Kurt Eggers and Mr. Stock discussed informing tenants of the parking situation. Stock stated they are very accommodating to their tenants. He informed the Commission that the Development Company does not have any Condos, sublets or short-term rental units. Commissioner Eggers asked about Design Review standards, setbacks and architectural features. Vice-Chair Mead questioned the location of Ketch 1 and Ketch 2 as to the building height; i. e., the 3-story building on the corner and 2-story building mid-block. Commissioner Carter wanted a project the developer would be proud of and an asset to the Community for the long term.

Applicant Stock pointed out how they had worked to make the design attractive while keeping cost down thereby keeping the units affordable. The Commission discussed the proposed exterior materials and window trim with the applicant.

Vice-Chair Mead questioned lack of ADA parking in general. Director Gaeddert related how the City is working to improve the current ADA parking situation, both in accessibility of spaces and total number of spaces available in Ketchum.

Motion To: Approve the Design Review Application by Mark Madden for Ketch 2, a three-story mixed-use building, located at 100 E. 6th St. subject to Conditions 1-11.

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

7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

For the March 11, 2019 P & Z Meeting, there will be a full agenda with the possibility of 6 site visits prior to the meeting.

8. ADJOURNMENT

The meeting was adjourned at 6:30 PM.

Motion To: Adjourn at 6:30 PM.

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



Neil Morrow
Chairperson