

DRAFT

Recorded



**CITY OF KETCHUM
PLANNING AND ZONING COMMISSION MEETING
January 14, 2012, 5:30 p.m.
Ketchum City Hall Meeting Room, Ketchum, Idaho**

Present: Chairperson Deborah Burns
Vice-Chairperson Richard Fabiano
Commissioner Steve Cook
Commissioner Mike Doty
Commissioner Jeff Lamoureux

Also Present: Ketchum Planning Manager Joyce Allgaier
Ketchum Recording Secretary Sunny Grant

Chairperson Deborah Burns opened the Regular Planning & Zoning meeting at 5:30 p.m.

1. PUBLIC COMMENT ON ISSUES NOT ON THE AGENDA

William Van Vorst Cook, Jr., was present but made no comment at this time.

2. Nomination and Election of Chair and Vice Chair of the Planning and Zoning Commission.

Commissioner Steve Cook moved to nominate Rich Fabiano as P&Z Vice Chairperson and Deborah Burns as Chairperson. Steve Cook nominated Rich Fabiano as vice-chairperson and Deborah Burns as chairperson. Commissioners Fabiano and Burns accepted their nominations. **Commissioner Cook moved to elect Rich Fabiano and Deborah Burns to the positions of vice-chairperson and chairperson, respectively. Jeff Lamoureux seconded the motion. The motion passed unanimously.**

3. Presentation of Sunpeak Park by Ketchum Parks and Recreation Director Jen Smith.

Presentation was postponed.

4. Consent Calendar

- a. Findings of Fact – Osborne Residence – Floodplain Development Permit Approval
- b. Minutes – December 10, 2012 Regular Meeting

Chairperson Deborah Burns moved to approve the Findings of Fact for the Osborne Residence Floodplain Development Permit approval, and minutes of the December 10, 2012, Regular Meeting, as amended by Mike Doty. The motion was seconded by Commissioner Steve Cook, and passed with three in favor and Commissioner Rich Fabiano abstained because he was absent from the meeting.

5. Comprehensive Plan – Discussion of Process for review of draft.

Joyce Allgaier wanted to take the time to engage in a discussion with the Commission about the next steps and process for reviewing a draft of the comprehensive plan. The document is in what she refers to as a "PZ/Staff Draft" at this time. The main chapters and community profile (background information) are drafted, and the implementation steps and actions will be the next major focus of work. She noted that she needs to undertake an additional edit from cover to cover before it is presented to the Commission for their review. She is targeting the

Commission's meeting on January 28th to either discuss the draft or distribute it to them. Staff would like to discuss an approach to reviewing the PZ/Staff Draft. One approach and staff suggests is for the Commission to read all of the chapters in full, then conduct work sessions on several chapters in one work session. For example, chapters 1-4 would be reviewed in one work session, then chapters 5-11 in the next work session. She indicated that this draft really is for the Commission and not considered a "public draft" although; the public may have a copy and may attend the Commission's work sessions in accordance with the open meeting and public records laws.

Staff's goal is to have the first draft, ("Public Comment" draft) ready for release and review in late March. That would leave the remainder of January, February, and March for the Commission to review and make edits to the plan. The adoption process would then start with the Commission in April and be handed off to the City Council in May.

Commissioner Deborah Burns indicated that she would like to meet with the city council at an appropriate time, possibly after the Commission has reviewed the first half of the current draft, and then again after the second half. She also noted that she would like to allow the public to make comment at the work sessions but all agreed that it is really going to be a time for the Commission to comment and make changes. Commissioner Fabiano reinforced that the public should be reached out to again. Joyce noted that following the Commissioner's edits and a new "Public Comment" draft produced, more outreach in the form of an open house, citizen work session, or survey, or all, will be planned. The Commission agreed to have some additional work sessions in order to make progress on the plan.

6. COMMISSIONER COMMENTS

Because of the recent Evergreen Apartment proposal and discussion of the Washington Place project, the Commissioners wanted to talk about the status of the Affordable Housing Overlay (AHO) code provisions. Joyce noted that the AHO was adopted in 1992 as an incentive for affordable housing, and primarily addressed parking for affordable apartments. (It turns out that the AHO regulations now have a higher requirement for parking than the underlying zone districts, notably General Residential High Density (GRH) Zone District.) The AHO may have been overlooked in the past in terms of applying it to proposed developments but these provisions are adopted and are applicable code. The Council recently discussed this issue and is considering repealing it; a process that would require a hearing and recommendation by the Commission. Commissioners commented that they feel apartments and condos need at least one parking space per unit, whether they're intended to be affordable or not. Commissioners expressed concern about commercial and residential use parking everywhere in Ketchum and felt that the entire issue of parking standards for the city should be comprehensively reevaluated.

7. STAFF COMMENTS AND CITY COUNCIL MEETING UPDATE

Joyce noted that the Council will send a letter of support for the Evergreen Apartment project to Idaho Housing Finance Association. They did not make a decision on whether to use Open Door housing in-lieu fees for the Evergreen project.

8. ADJOURNMENT

Commissioner Mike Doty moved to adjourn the meeting at 6:32 p.m. Commissioner Steve Cook seconded the motion, and it passed unanimously.

Chairperson Deborah Burns

CC: City Council