



Planning and Zoning

Special Meeting

~ Minutes ~

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

Maureen Puddicombe
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Tuesday, September 25, 2018

3:00 PM

Ketchum City Hall

1. 3:00 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho

The meeting was called to order at 3:08 PM.

2. Call to Order

Attendee Name	Title	Status	Arrived
Jeff Lamoureux	Chair	Present	
Tim Carter	Commissioner	Present	
Neil Morrow	Vice-Chair	Absent	
Matthew Mead	Commissioner	Present	
Kurt Eggers	Commissioner	Present	

3. WORKING SESSION: Residential Use in the Light Industrial Districts. (Continued from March 6, March 27th, April 9th, May 14, May 29, June 11, June 25, July 9, August 13, September 10, 2018.) The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.

Director John Gaeddert outlined the points to be covered in today's workshop. A fully-noticed Public Hearing was scheduled for the October 8, 2018 Planning and Zoning Commission Meeting.

Changes to Section 7 of the Zoning Code were discussed as to the ownership of units within a mixed-use building. Market-rate housing, workforce housing, and rental vs purchase of property were discussed. Senior Planner Brittany Skelton presented the changes to Design Review concerning flat roofs and the bulk of a building. Skelton also presented the proposed setback requirements. Director John Gaeddert presented the proposed overlay districts with the maximum allowable building height in each district.

Commissioner Tim Carter was excused at 3:30 PM.

Commissioner Matthew Mead asked for clarification of setbacks and building height at different locations. Chair Jeff Lamoureux discussed heights of buildings below the highway level and in the 10th Street Light Industrial.

Chair Jeff Lamoureux inquired about the possibility of access from Highway 75 to a multi-story building abutting the highway. Director John Gaeddert replied it would be subject to IDT regulations. Commissioner Kurt Eggers pointed out that Ketchum might want to consult with IDT concerning a sidewalk and a bike path along Highway 75.

Public Comment:

Bob Crosby, Sun Valley Board of Realtors, asked that the Commission seek advice concerning fiscal feasibility before recommending the amendment to the City Council.

Gwen Raney agreed with Bob Crosby, that the Commission should be sure the projects would be financially feasible. She would like to see renderings of possible buildings showing setbacks and pitched roofs with possible exterior materials.

Chair Jeff Lamoureux asked for possible renderings of the area with pitched rooflines to reflect proposed design standards. He would not want to make standards so restrictive that a project could not be built. John Gaeddert will provide additional renderings showing pitched vs flat roofs, in addition to an analysis of land values and construction costs.

Public Comment:

Bob Crosby supported the concept for work-force housing but wanted to be sure the code would support a financially viable project.

Commissioner Matthew Mead questioned the setbacks along Highway 75 from the 48-foot height limit to the 58-foot height limit. Senior Planner Brittany Skelton responded it was intended as a buffer, but it could be extended. Chair Jeff Lamoureux noted there was a landscaping easement in place in that area. Matthew Mead thought the landscape along Highway 75 should be preserved as a buffer to the highway. Jeff Lamoureux suggested bringing in landscaping to break up the buildings. John Gaeddert related that he had been asked if a lot along the highway could be backfilled to provide access from the Highway and landscape screening. John Gaeddert noted there was no answer at this time, but IDT would be consulted. Kurt Eggers liked the landscaping at the north end, but was concerned that it also blocks the views and questioned if we really want that. Matthew Mead added that both landscaping and buildings block the view. Eggers replied that is why the max height should stay at 35 feet. He thought the greater height might be OK with setbacks. A discussion of setbacks, heights, and roof lines was held. Matthew Mead liked giving architects more leeway with additional height. He asked about health and safety in the area of Bell Dr.

The Commission discussed the issue of traffic, pedestrian access, sidewalks and greater density on Bell Drive due to the narrowness of that street. Matthew Mead thought work-force housing should not be under-valued or under-served. John Gaeddert added this issue would be included in the next draft.

Public Comment:

Gwen Raney commented on the landscaping belonging to the Northwood HOA. The Northwood HOA had decided not to replace trees that have died. She noted her concerns about parking and urged the Commission not to assume the residents in the LI will not have cars.

John Gaeddert related that the parking requirement in the LI requires a parking spot for each bedroom or living space. Kurt Eggers asked for clarification of the size of residential units allowed in the LI. Brittany Skelton noted the maximum residence size is 1200 square feet with 2 bedrooms which requires 2 parking spaces.

4. ADJOURNMENT

Motion to: Adjourn at 4:47 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Lamoureux, Chair
SECONDER:	Matthew Mead, Commissioner
AYES:	Lamoureux, Mead, Eggers



Jeff Lamoureux
Chairman