



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Maureen Puddicombe
208-726-7801

Monday, August 13, 2018

5:30 PM

Ketchum City Hall

1. **5:00 PM – SITE VISIT: 420 Sage Road #2: Solar Energy Project Mountain Overlay Design Review**
2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
3. **Call to Order**

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

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

No public comments were given.

5. **CONSENT CALENDAR—ACTION ITEMS**

- a. **Minutes:** July 9, 2018

No additions or corrections were made.

Motion to: Approve minutes of July 9, 2018

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

6. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**

- a. **ACTION – Long Solar Energy Project Mountain Overlay Design Review:** 420 Sage Road #2 (Winter Sun Condominiums: Lot 25: Unit 2), The Commission will consider and take action on a Mountain Overlay Design Review application by Mitch Long & Margit Donhowe, represented by Alex McKinley of Empowered Solar, for the installation of a 598 sq. ft. ground mounted solar array and a roof mounted solar thermal water heating system.
Applicant was unable to attend. Staff recommends continuance to Sept 10, 2018.

Public comment: Tom Pitman, 3110 Warm Springs Road, commented that this project is unsightly and shouldn't allow further development in the Mountain Overlay. He proposed the project be placed on the roof, instead of hillside.

Commissioner Matthew Mead questioned the placement of the panels above the allowable height. Planner Abby Rivin responded that it was within the Dimensional Standards.

Commissioner Kurt Eggers requested a recall of questions from the site visit to be addressed at the next meeting:

1. Applicant will install story poles.
2. Staff will request a Construction Management Plan for access to site.
3. Staff to request view shots of the story poles.
4. Staff to request topographical survey of the site.
5. Staff to request an assessment of reflectivity at the site.
6. Staff to request a proposal of restoration of the site.

Commissioner Neal Morrow questioned if Commission should have a guide for these types of installation, as it is probable there will be other installations in the future. Senior Planner Brittany Skelton said she felt a study of the issue was appropriate and will bring the matter to the Team Meeting to start the review and discussion process.

Motion to: Continue to September 10, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Matthew Mead, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- b. **ACTION - Long Term Rental in Avalanche Areas Text Amendment:** The Commission will consider and take action on a City-initiated amendment to allow long-term winter season rentals within the City of Ketchum Avalanche District for non-engineered single-family dwellings.

Senior Planner Brittany Skelton presented the text amendment regarding long-term rentals of un-engineered buildings in the Avalanche Zone.

Commissioner Neil Morrow asked about notice for long-term rentals. Skelton said there is a notice requirement for long-term rentals. Commissioner Matthew Mead thought the residences should be available for long-term rental. Most of the houses are older and not engineered, but still doesn't want to see the rental pool reduced.

Chair Jeff Lamoureux asked if the amendment would be in violation of the state rental housing laws by allowing short-term, but not long term. Skelton replied it has been reviewed by the City Attorney.

Motion to: Recommend approval to City Council the proposed text amendment to Title 17.92.010.D of the Ketchum Municipal Code.

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

- c. **ACTION -- Design Review Administrative Authority:** The Commission will consider City-initiated amendments to Chapter 17.96: Design Review, Section 17.08.020: Terms

Defined, and Chapter 17.04: Mountain Overlay Zoning District to modify the authority of the Administrator to review and approve certain Design Review application projects.

Associate Planner Abby Rivin presented the text amendment regarding Administrative Approval of minor modifications. Projects in the Mountain Overlay would still require full Design Review.

Approval of Design Review would be approved during the Building Permit review process. Commissioner Matthew Mead questioned if ADU's would be subject to review. Rivin responded that they would be subject to administrative review, regardless of size.

Commissioner Kurt Eggers asked about projects in the Mountain Overlay or the Floodplain. Senior Planner Brittany Skelton clarified that all projects in the Floodplain are subject to Design Review. Chair Jeff Lamoureux suggested parameters be included as to when the administrator would recommend full Design Review.

Motion to: Continue to September 10, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matthew Mead, Commissioner
SECONDER:	Neil Morrow, Vice-Chair
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- d. **ACTION: Zoning Code Amendment:** 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, 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.

The Zoning Code Amendment was presented by Senior Planner Brittany Skelton. The emphasis for this meeting was on residential standards. Types of uses and typical hours of operation were presented. Sections of the Code to be modified were presented.

Commissioner Neal Morrow liked the changes. Commissioner Matthew Mead agreed. Mead questioned the lack of addressing technology-based business in the LI-2 and but is listed in the LI-1. Mead asked for a definition of "Cottage Industry" which Skelton related as hand-made goods.

Skelton presented the changes to the work/live definition and the definitions of other uses. Standards for a work/live space as to height, setbacks, floor area ratio were presented.

Planning Director John Gaeddert discussed the purpose of the modifications to the Matrix. He discussed building height options and the key elements of conflict between residential and LI uses as to how zoning can mitigate this conflict. A model of the existing LI and possible changes under the new code were presented. He anticipated additional pictures of possible heights to be ready for the next meeting. Parking requirements and possibilities were discussed. Chair Jeff Lamoureux asked to see a mock-up of a typical building.

Commissioner Tim Carter asked if a project is feasible under these standards and would a developer be interested in doing such a project. Gaeddert expressed a willingness to explore the question with a developer.

Neal commented on market-rate housing in LI. He referred to Aspen's housing regulations and warned against it for Ketchum. Matthew also expressed doubts. Commissioner Kurt Eggers urged underground parking to be considered. He thought the view of a 5-story building was horrid but building into the hillside might be an option. Parking would still be a constraint. Eggers was hesitant about introducing families into the LI. Commissioner Neal Morrow expressed doubts about the mix of deed-restricted and market-rate housing. He urged maintaining the view of the mountain. Matthew Mead commented on the view over the LI and the need for the addition of landscaping at the northern gateway.

Chairman Jeff Lamoureux asked if a 5-story all industrial building would be allowed. Planning Director John Gaeddert said at this time it would not but could be written in to accommodate such a building.

Gaeddert indicated there would be more visuals available for the next meeting. The amendment may be ready for noticing for public input for next month and then recommend to Council. Commissioner Eggers was interested in seeing the proposed building height relative to the highway elevation.

Motion to: Continue to September 10, 2018

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

7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Community Library Appeal Planner Abby Rivin reported the City Council upheld the Commission's decision. Chairman Jeff Lamoureux asked about the Commission's approval requirement to work with the neighbor on landscaping, but the appellant has not been willing to discuss the changes. Planning Director John Gaeddert related that while the parties are not talking, the attorneys have been working on the points of contention. The 2nd Building Permit was issued for the Children's Wing and the 3rd phase will be next year for landscaping. They will be required to come back before the Commission before the landscaping permit can be issued. No conclusion has been reached. Martins can still appeal to State court, but it is not known if that will happen.


8. Commission reports and ex parte discussion disclosure

Chairman Jeff Lamoureux announced he is stepping down as ^{Commissioner} ~~Chair~~. He will serve during the transition period and stay to complete the LI project. October will probably be his last meeting.

9. ADJOURNMENT

Motion to: Adjourn at 8:07 PM

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


Jeff Lamoureux
Chairman