



# Planning and Zoning

## Regular Meeting

~ Minutes ~

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

Maureen Puddicombe  
208-726-7801

Monday, July 9, 2018

5:30 PM

Ketchum City Hall

1. 5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho

2. Call to Order

The meeting was called to order at 5:32 PM by Chairman Jeff Lamoureux.

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. CONSENT CALENDAR—ACTION ITEMS

- a. ACTION: Roberts Bros. Townhouse Subdivision Findings of Fact and Conclusions of Law
- b. ACTION: WDC Ketch Community Housing Proposal Findings of Fact and Conclusions of Law
- c. ACTION: Minutes: May 29, 2018
- d. ACTION: Minutes: June 11, 2018
- e. ACTION: Minutes: June 25, 2018

**Motion To:** Approve consent calendar items A-E.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Matthew Mead, Commissioner
<b>SECONDER:</b>	Tim Carter, Commissioner
<b>AYES:</b>	Jeff Lamoureux, Tim Carter, Matthew Mead, Kurt Eggers
<b>ABSENT:</b>	Neil Morrow

#### 4. PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

- a. **ACTION: Zoning Code Amendment:** The Commission will consider and take action on a City-Initiated Text Amendment to Title 17 Zoning, to amend regulations for retail square footage and subdistricts in the Community Core.

Senior Planner Brittany Skelton reviewed the Zoning Code Amendment for the retail square footage. There were no additional changes made to the amendment since the previous meeting. This item was noticed for presentation at this meeting.

Public Hearing was called for and closed. Commissioners had no additional comments.

**Motion To:** Recommend for approval to City Council the proposed Zoning Code amendment to Section 17.08.02 establishing maximum retail square footage in the Community Core.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Kurt Eggers, Commissioner
<b>SECONDER:</b>	Matthew Mead, Commissioner
<b>AYES:</b>	Jeff Lamoureux, Tim Carter, Matthew Mead, Kurt Eggers
<b>ABSENT:</b>	Neil Morrow

- b. **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, 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.

Senior Planner Brittany Skelton presented the current version of the LI Residential text amendment. This version focused on definitions of *Purpose* and *Intent* not previously defined. The next meeting will focus on residential use in the Light Industrial District.

Skelton and the Commission discussed the "Intent" definition.

Chairperson Jeff Lamoureux called for Public Comment.

David Hurd commented that the Light Industrial District needs to be preserved. He supported the first-floor minimum height of 18 feet. He commented on the parked cars obstructing 10th Street.

The Commission discussed what types of businesses would be permitted in the LI or in other zones. The importance of lay-down yards and the restriction of office businesses in the LI was discussed. A Public Workshop to be held in August or September was proposed by Skelton.

Public comment: Steve Cook encouraged the Commission and Staff to consider the burdensome qualities of Conditional Use Permits for applicants and Staff.

**Motion To:** Continue the discussion of this Text Amendment to the August 16<sup>th</sup> Meeting of the Planning and Zoning Commission.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Matthew Mead, Commissioner
<b>SECONDER:</b>	Tim Carter, Commissioner
<b>AYES:</b>	Jeff Lamoureux, Tim Carter, Matthew Mead, Kurt Eggers
<b>ABSENT:</b>	Neil Morrow

**5. STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

Senior Planner Brittany Skelton reported the City Council recommended approval of the First Reading of the Setback Amendment and the Community Core consolidation at the City Council Meeting of July 2, 2018. The Second Reading is scheduled for July 16, 2018.

**6. Commission reports and ex parte discussion disclosure**

Brittany Skelton related that Staff has not received any new information concerning the Braken Station legal status.

Brittany Skelton looked into a transformer located at the Reed Residence in response to an inquiry by Commissioner Morrow. The transformer is not located on City property.

Chairman Jeff Lamoureux asked about the sidewalks at the 8th and Washington building. Planner Abby Rivin related that the Planning Department and Streets Department are still working on a resolution with the owner.

Community Library Appeal Hearing will be held next Monday, July 16<sup>th</sup>.

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

David Hurd commented on the Ketch Housing Project concerning about the lack of parking. Commented on the paid City-owned parking lots. Commented on the Warfield Distillery not being a tourist attraction. He commented on the Lentz work/live proposal as being excessive, but property owner should be able to develop as desired. He doubts the housing problem can be solved when units can be used for short term rentals.

Commissioner Kurt Eggers commented on the changing parking situation since many potential renters do not own multiple cars, or even one car, as in the past.

Matthew Mead felt as density increases, so will Public transportation. Pavers on Public Sidewalks were discussed and staff will research.

**8. ADJOURNMENT**

**Motion to:** Adjourn at 7:07 PM.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Matthew Mead, Commissioner
<b>SECONDER:</b>	Tim Carter, Commissioner
<b>AYES:</b>	Jeff Lamoureux, Tim Carter, Matthew Mead, Kurt Eggers
<b>ABSENT:</b>	Neil Morrow



Jeff Lamoureux  
Chairperson

