



# Planning and Zoning

## Regular Meeting

~ Minutes ~

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

Maureen Puddicombe  
208-726-7801

Monday, June 11, 2018

5:30 PM

Ketchum City Hall

1. **4:45 PM – SITE VISIT: Stevens Subdivision, 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)**
2. **5:00 PM– SITE VISIT: Kenworthy Residence, 791 E. 5th St. (Ketchum FR NWNW TL 3155 Sec 18 4N 18E)**
3. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
4. **Call to Order**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Jeff Lamoureux	Chair	Present	
Neil Morrow	Commissioner	Present	
Matthew Mead	Commissioner	Absent	
Kurt Eggers	Commissioner	Present	

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

No Public Comment

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

- a. **Re-Zone Request in the GR-L/Tourist Zones: The Commission will consider and take action on a request by the applicant to rezone lot 1a, block 67 from GR-L/Tourist to Tourist.**

This application for Re-Zone has been withdrawn.

- b. This item has been withdrawn from the agenda.

- c. **Stevens Subdivision:** 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)  
The Commission will consider a Preliminary Plat subdivision application to subdivide 314 River Run Drive into two lots.

Senior Planner, Brittany Skelton gave the Staff Report for the Stevens Subdivision. Staff recommends the plat be advanced to City Council for approval.

Bruce Smith of Alpine Enterprises, representing the applicant, agreed with the Staff Report.

Commissioner Kurt Eggers questioned if further subdivision was allowed on the plat. Bruce Smith indicated there are at least 12 similarly subdivided lots in the area.

Comments were made by Jim Jorgensen, neighbor of the Stevens, regarding the placement of the proposed driveway, the location of the gas line, and sprinkler system. Kimberly Rogers, former fire inspector with State of Idaho, questioned the fire access and the location of the gas lines. Pat Jorgensen, neighbor, expressed concern about the fire access.

Chair Jeff Lamoureux closed public comment.

Bruce Smith addressed the concerns expressed by the Public. He indicated the easement allows for sufficient space for a fire truck, as the Fire Chief approved. The only thing in the right-of-way is an Arctic Willow, which will be addressed as instructed by the Streets Department.

Chair Jeff Lamoureux re-opened Public Comment.

Kimberly Rogers asked about the out-riggers on the fire truck. Jim Jorgensen is planning to install a fence and asked for a lot marker. Bruce Smith said it could be done.

Public Comment closed.

Commissioner Kurt Eggers was not in favor of the subdivision due to the backlot not having sufficient street access. Chair Jeff Lamoureux feels there are similar lots and such subdivision should be encouraged to promote density. Vice-Chair Neil Morrow supported the project and suggested relocating the gas lines.

**Motion To:** Advance the Stevens Subdivision project at 314 River Run Drive to City Council for final plat with Conditions 1-11.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jeff Lamoureux, Chair
<b>SECONDER:</b>	Neil Morrow
<b>AYES:</b>	Jeff Lamoureux, Neil Morrow
<b>NAYS:</b>	Kurt Eggers
<b>ABSENT:</b>	Matthew Mead

- d. **Kenworthy Residence Lift:** 791 E. 5th Street (Ketchum FR NWNW TL 3155) The Commission will hear public comment, consider and provide feedback on a Pre-Application Mountain Overlay Design Review of a new lift (tram/outdoor elevator) system comprised of two loading platforms, a track, and an enclosed cab designed to enhance access to an existing single-family residence.

Associate Planner Abby Rivin gave the Pre-Design Review for the project. Staff recommends advancement to Design Review concurrently with the granting of a Variance.

Jolyon Sawrey, Architect for the project, gave an overview of the project and addressed the concerns expressed in the written public comment and site visit. Dan Ward, Conrad Bros, spoke to the construction phase of the project.

Chair Jeff Lamoureux opened Public Comment.

Linda Haavik, representing Dr. and Mrs. Benjamin Bierbaum, questioned the safety of the neighbor's property downhill of the project during construction, the plat of the property, vehicular access, and power lines. She questioned the feasibility of a Jersey barrier. Terrance Davitt, Val d'Sol resident, asked for story poles at the bottom and the top of the tram to indicate the cart height. He felt the project would have great visual impact from Sun Valley Road at Val d'Sol, and gave information on the history of the existing road.

Chairperson Jeff Lamoureux closed public comment.

The Commission was concerned with the final design of the car. Options for placement of the car, the driveway, and vehicle access were discussed by the Commission and the applicant's representatives. The need for safety and improved access were considered. Construction techniques and visual impact were discussed.

**Motion To:** Advance the Kenworthy Residence Lift to Design Review.

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

- e. **Warfield Distillery and Ale House:** 280 N. Main Street (AM Lot 3AA, Blk 3, Ketchum) The Commission will consider and take action on an application for Design Review approval of a 6,375 sq. ft. addition to the existing Warfield Distillery & Ale House. The addition will include an expansion of the distillery operations, a new tasting room, sales space, and two residential units on the upper level.

Associate Planner Abby Rivin gave the Design Review. Staff recommended approval of the project.

Gretchen Wagner, architect, presented for the applicant, going over the areas of concern from the previous meeting, including lighting, parking, bike racks, and mechanical parapet. The Commission presented questions to Gretchen Wagner for clarification. Vice-Chair Neil Morrow was concerned about the lack of parking.

Chair Jeff Lamoureux opened Public Comment.

Jeff Nelson, neighbor, saw no impact to area parking and suggested the Warfield could use the spaces in the 360 Sun Valley Road Building at night.

Public comment closed.

Chair Jeff Lamoureux questioned the calculation of space regarding production vs. retail/restaurant. Vice-Chair Neil Morrow and Commissioner Kurt Eggers were concerned about the lack of parking. The Commissioners held an in-depth discussion of the Retail vs Production aspects of the project as related to the calculation of the parking requirement and Zoning Code. Planning Director John Gaeddert pointed out that calculation of the parking requirement is an administrative decision made by the Planning Department. Alex Buck, applicant, related how the parking issue evolved from two spaces in the Pre-Design Review to the current proposal of no parking spaces. Chair Jeff Lamoureux questioned if the parking proposal was approved administratively, could the staff interpretation of the code be appealed at the City Council. Neil Morrow suggested securing off-site parking as a solution to the parking issue. The Commission compared the project with the Standards of Evaluation, finding it meets the Design Standards.

**Motion To:** Approve the Design Review for the Warfield Distillery and Ale House with Conditions 1-13; amending Condition #8 for rooftop mechanical equipment to be no closer than 10 feet from the edge and screened by the parapet; the addition of Condition #14 for recalculation of the parking requirement.

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

- f. **Community Core Retail Square Footage.** *Continued from March 12<sup>th</sup>, March 27<sup>th</sup>, April 9<sup>th</sup>, May 14<sup>th</sup>, and May 29<sup>th</sup>, 2018.* The Commission will consider City-initiated amendments to Title 17, Section 17.12.040, Dimensional Standards – CC District Matrix, Section 17.12.010, Zoning Map Districts, and Section 17.12.020, District Use Matrix.

Senior Planner Brittany Skelton presented the latest version of the text amendment for retail square footage.

Chair Jeff Lamoureux called for public comment; no public comments were given.

**Motion To:** Direct Staff to notice the Community Core Retail Square Footage text amendment for a public hearing on July 9<sup>th</sup>, 2018.

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

- g. **Residential Use in the Light Industrial Districts:** *Continued from March 12<sup>th</sup>, March 27<sup>th</sup>, April 9<sup>th</sup>, May 14<sup>th</sup>, and May 29<sup>th</sup>, 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 introduced the text amendment.

Chair Jeff Lamoureux called for public comment.

Kingsley Murphy, LI property owner, thought the area is not perfect, but works well as it is. He would not like to see it evolve too far from what it is now. He thought allowing housing in the LI-3 will not change the use of the rest of the LI. He thought the Building Value vs Land Value Ratio was not a reasonable standard to apply to the LI, as it is a lower cost area. The land is supposed to be less valuable than the Community Core. That is the purpose of the LI. The combination of low-cost land and small living units under 1,000 square feet keep the cost down. If buildings are more valuable than the land, low cost housing will go away. If you lose the low-cost work areas, you will no longer need the low-cost housing. Some of the Industrial has moved south but others have moved in. The last few years have been tough for Construction. With the economy coming back, the availability of smaller units will help businesses start off with lower expenses. He doesn't want to see Ketchum lose that. He disagrees with the Staff observation of empty lots. That is a key feature of the LI. Many businesses use those lots for storage of materials and equipment. An unbuilt lot is still a fully-used lot. He thinks it works great as it is and urged the Commission not change it too much.

Neil Morrow agreed with the comments. Planning Director John Gaeddert asked Kingsley for his opinion as to what constitutes the heart of the LI, what not to change and what could be improved.

Kingsley Murphy thought the majority of the LI is the LI-2 Zone and shouldn't be changed. Introducing residents into the area will cause friction between the two uses. He related how

residents and the LI can be in conflict. Even CCR's stating the Industrial has full rights over the residential does not prevent conflict and complaints to the City.

Director John Gaeddert asked about recommendations for first floor ceiling height.

Kingsley Murphy thought 16-18 feet is best for first floor ceiling height. The occupant can install a loft/living space or mezzanine area for storage. He suggested an area of 1000 sq. ft. living space to keep costs down. He reiterated how the LI needs open space for laydown space.

**Motion To:** Continue Residential Use in the Light Industrial Districts text amendment to the June 25<sup>th</sup> special meeting.

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

## 7. CONSENT CALENDAR

- a. **Minutes:** May 29, 2018

**Motion To:** Continue to June 25<sup>th</sup> meeting.

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

- b. **Findings of Fact and Conclusions of Law: Stevens Subdivision**, 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)

**Motion To:** Approve Findings of Fact and Conclusions of Law for the Stevens Subdivision.

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

## 8. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Senior Planner Brittany Skelton related the future projects:

- Applicant-initiated Text amendment to the LI-2
- Ketch Community Housing for Design Review
- Continuation of the LI-Residential discussion
- Roberts Subdivision for a 2-unit townhouse

For the July 9<sup>th</sup> Meeting:

- Variance and Design Review for the Kenworthy Lift Project
- Community Core Retail Square Footage text amendment

## 9. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director John Gaeddert informed the Council there are 9 Planning and Zoning items on the City Council agenda, including a Resolution appointing Tim Carter as the new commissioner replacing Erin Smith.

## 10. Commission reports and ex parte discussion disclosure

Appeal Status: The Appeal Hearing will be held on July 16th at 4:00 PM before the City Council. The hearing will take place before the regularly scheduled City Council meeting.

Staff is working to improve the procedure for Streets and Planning interaction.

## 11. ADJOURNMENT

**Motion To:** Adjourn at 9:30 PM.

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



Jeff Lamoureux  
Chairman