



# Planning and Zoning

## Regular Meeting

~ Minutes ~

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

Keshia Owens  
208-726-7801

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Monday, June 12, 2017

5:30 PM

Ketchum City Hall

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Commissioners Present: Jeff Lamoureux, Chairperson  
Erin Smith, Vice-Chairperson  
Matthew Mead, Commissioner  
Betsey Mizell, Commissioner

Staff Present: Carl Anderson, Associate Planner  
Micah Austin, Director of Planning & Building  
Brittany Skelton, Senior Planner

Staff Absent: Keshia Owens, Planning Technician

Also Present: Members of the Public

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

Commissioner Lamoureux called the meeting to order at 5:37 PM.

**2. 5:15 PM - SITE VISIT: Fire Training Center 219 Lewis Street Ketchum, Idaho (Northgate Sub Lot 7 Block 1)**

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

Gary Lipton, Ketchum resident, attended last week's meeting regarding Bracken Station [911 N. Main Street]. He read code 17.116.070, which states that no application for a conditional use permit that has been denied by the Commission or the Council shall be resubmitted in the same or substantially the same form in less than one year from the date of final action. He commented that the Commission violated the public trust and the democratic process. He then stated that the lawyer in attendance didn't allow the public to discuss the item with the Commission and explained that the Commission deliberated for six months, but was willing to overturn the application in a few hours. He commented that the Commissioners should look at their job titles, instead of catering to the needs of a few.

**3. COMMUNICATIONS FROM STAFF**

- a. The Commission will consider and take action on an application by Ben Franz for Design Review approval of a new mixed use three-story building with ground floor commercial space with two residential units on the second floor and one residential unit on the third floor.

**COMMENTS:**

Commissioner Mead made a motion to continue Sun Valley Dental Arts to July 10, 2017.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Matthew Mead, Commissioner
<b>SECONDER:</b>	Betsy Mizell, Commissioner
<b>AYES:</b>	Mead, Lamoureux, Smith, Mizell

- b. **The Commission will consider an application by the City of Ketchum for a newly proposed 1,280-square foot fire training center on a 12,000-square foot lot.**

Micah Austin, Director, said that this is an application for a temporary training facility on city-owned property. The applicant in this case, he stated, is the City and the role of the planning staff will remain the same. He explained that this application is for pre-application design review and approval from the Commission is not required, but there is still a recommendation from staff.

Carl Anderson, Associate Planner, said the applicant is requesting pre-application design review for a temporary fire training facility. He provided background on the project and said that this will be a continuation of a public use because it was originally a public use. He outlined several action items that will need to be addressed during design review and said that staff recommended the project's advancement.

Mike Elle, Fire Chief, said that the City Council voted on this as a repurpose of the site and said this is the biggest thing the City has done for the safety of emergency responders. He commented that in thirty-two years of being here, Ketchum City Hall has been the Fire Department's training center and no complaints have ever been received about past training exercises from the surrounding neighbors. He explained that the list of items included on the notice was very accurate and commented that those items are what is needed to train successfully.

David Lister, KSVVA, said that his organization is looking to purchase the training center and gift it to the City. He said that they have been working on this project for more than ten years and had hired a land use consultant to assist in locating a site. He spoke about the proposed color scheme of the training center, graphics, and building composition.

Keith Potter, Ketchum Fire, addressed lighting and noise. He commented that two weeks ago they tested how much lighting would be emitted from the site and found that the emergency lighting would meet the Dark Sky Ordinance. He explained that training facility is also well within the allowed noise levels and addressed the issue of smoke. He commented that the fire training center will only be used on certain days and at certain times, meaning it is not a Monday through Friday operation.

**Directives:**

- Landscaping is required
- Suggestions from the City Arborist on landscaping and planters
- Address on-street parking
- Reconsider fence design and materials
- Continuity of design and colors throughout the facility
- ADA striped parking
- Screening for the proposed enclosure
- Permanent lighting and fixtures will need to be shown in lighting plan

- c. **City-initiated text amendments to Chapter 17.08, Definitions, Section 17.12.020, District Use Matrix, and Chapter 17.124, Development Standards to amend regulations for motor vehicle fueling stations**

**in order to protect the health, safety and welfare of the public and to align regulations for the use with the Comprehensive Plan.**

**COMMENTS:**

Micah Austin, Planning Director, said that the last real discussion on this item was on April 10<sup>th</sup> and since that time Skelton has done exhaustive research to answer the Commission's questions. He also explained that this may or may not affect a pending application, as the application depends on the timing of the submission and if the application is completed when submitted.

Brittany Skelton, Senior Planner, said that her presentation will focus on the requests of the Commission from previous meetings. She explained that motor vehicle fueling stations are conditionally allowed in the Light Industrial Districts and currently electric vehicle charging stations are not regulated as an independent use anywhere in the zoning code, however, they are mentioned in conjunction with motor vehicle fueling stations as a component of them. She added that staff was directed to look at the Comprehensive Plan thoroughly and broadly as it relates to the proposed text amendment and sustainability was found to be the overarching key component of the Plan. She explained that there were also several components driving the Plan that contained a vision, a goal, challenge, or a policy and directly relate to the proposed text amendment, and the ways in which the proposed text amendments aligned with the Comprehensive Plan. She elaborated on health, safety, and welfare issues, and traffic volumes and explained that the nature of motor vehicle fueling stations with a convenience store component generate high levels of traffic. She then compared traffic generation between daycares, fueling stations, and auto parts stores and explained the differences in traffic generation based on the square footage of a business, again noting that fueling stations generate a far higher volume of vehicle trips. She presented research on the Idaho Transportation Department's standards for vehicular accesses from state highways, development standards for gas stations that peer cities have adopted, and noise and design regulations that currently exist in the municipal code as they pertain to uses permitted in Light Industrial zoning districts. She then explained that with respect to all research and analysis conducted to date, staff continues to recommend the original amendments presented to the Commission on April 10 and approval for both text amendments as proposed.

**Proposed amendments:**

Amend the District Use Matrix by adding a footnote stating vehicular access from Highway 75 to motor vehicle fueling stations is prohibited

Amend motor vehicle fueling station definition to reference electric vehicle charging stations permitted as a component of motor vehicle fueling stations

Amend the Definitions section to add a definition for electric vehicle charging stations

Amend the District Use Matrix to add Electric Vehicle Charging Stations as an accessory use permitted in all zoning districts

**Public comments in favor of the text amendment:**

Jo Ellen Collins, Ketchum resident, said that she is not a NIMBY as she chose to live near the highway. She stated that has never seen as much traffic as the amount generated recently. She explained that she thinks this is the wrong site for the project, as the site is not big enough and there are houses behind where the proposed gas tanks would be located. She also commented that trying to get gas during peak hours would be highly dangerous and she thinks this is becoming more of a heavily traveled area. She explained that she is worried about safety and the general closeness of the gas station to residences.

Reed Lindsay, Ketchum resident, commended staff on their work and brought up the issue of "takings" as it relates to a proposed property for a gas station. He explained that it seems clear that this ordinance should be approved and he is 100% supportive of it. He added that as a journalist, it is concerning that

there was a meeting addressing Bracken Station [911 N. Main Street] where no public comment was allowed and now there's a question of what could come first.

Aimee Christensen, Sun Valley resident and Ketchum business owner, said that if we don't get this text amendment, the Planning and Zoning Commission may be approving a project of the past at the expense of the quality of life of this community. She stated that she supports staff's recommendation of the proposed text amendment as it is consistent with the Comprehensive Plan and previous regulations. She then spoke to the electric vehicle fueling station and said that she is concerned about redevelopment of the site if a gas station fails, as the future will likely see an even higher increase in electric vehicles. She then summarized by saying that the view corridor of the city will be disrupted, gas stations may lead to further pollution, gas stations may be a potential terrorism target, and stated that she is very concerned about the potential future redevelopment.

Ruth Lieder, Ketchum resident, stated by saying she is shocked that this issue about a gas station is so late in coming, as Bracken [911 N. Main Street] has worked with the City for some time. She asked about the application procedure and encouraged the Commission to consider this text amendment to be as important as she does, meaning to no gas stations on highway 75.

Jane Batey, Ketchum resident, said that the staff has worked hard on the proposed amendment and encourages the Commission to pass it. This is a unique opportunity, she said, to make a difference in the West, in Idaho, and in the United States, as this community can set itself apart from other mountain communities.

Barbi Reed, Ketchum resident, commented that she thinks it's important to be very clear that this amendment wouldn't be surfacing if Bracken Station [911 N. Main Street] had not come about. She explained that Bracken Station was the genesis that was directed to the Commission by City Council, it was the reason why everyone said we don't want this, it could be a large corporation, and it is the reason why the Commission is hearing this text amendment. She pointed to the Comprehensive Plan and said a site like Bracken Station does not meet standards of the Plan in terms of trip generation and overall community welfare.

**Commission comments:**

- Walkability and pedestrian safety
- Protection of the character of Ketchum's Main Street and gateway views are important
- The Commission would like to make Ketchum more accessible via Highway-75
- A heavy focus on the development of one site may be spot zoning

**Commissioner Mizell moved to recommend approval to City Council for the text amendments 17.080.020- Terms Defined and Section 17.12.020- District Use Matrix as proposed, finding the amendments consistent with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance.**

Commissioner Lamoureux asked that the reference to the name "Bracken Station" be stricken from the report and referred to only by the site address because the applicant has changed the name of the proposal. Commissioner Lamoureux also requested that in Table 3 in the report clarification regarding why the Hailey Chevron site was selected be included.

Commissioner Smith requested that going forward, minutes remain succinct, as the public can go into further detail by listening to recordings. Commissioner Lamoureux requested for this meeting, since the text amendments will be considered by Council next, that the minutes should be more detailed and that statements in agreement with staff and Commissioner's thought processes should be included.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Betsy Mizell, Commissioner
<b>SECONDER:</b>	Matthew Mead, Commissioner
<b>AYES:</b>	Mead, Lamoureux, Smith, Mizell

**4. CONSENT CALENDAR**

**5. FUTURE PROJECTS AND NOTICING REQUIREMENTS**

- Staff and the Commission are on track for the July meeting with Franz Dental
- Pre-Application Design Review for Bellemont Coffee House
- Pre-Application Design Review for 2316 Warm Springs Road- tentative

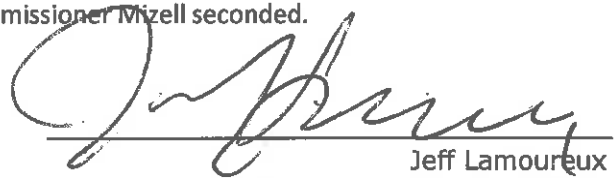
**6. STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

No items.

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

**8. ADJOURNMENT**

Commissioner Smith motioned to adjourn and Commissioner Mizell seconded.



Jeff Lamoureux  
Planning and Zoning Commission Chair