



# Planning and Zoning

## Regular Meeting

~ Minutes ~

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

Keshia Owens  
208-726-7801

Monday, May 8, 2017

5:30 PM

Ketchum City Hall

- Commissioners Present:** Jeff Lamoureux, Chairperson  
Matthew Mead, Commissioner  
Betsey Mizell, Commissioner  
Neil Morrow, Commissioner
- Staff Present:** Carl Anderson, Associate Planner  
Keshia Owens, Planning Technician
- Staff Absent:** Brittany Skelton, Senior Planner
- Conference Call:** Micah Austin, Director of Planning & Building  
Erin Smith, Vice-Chairperson
- Also Present:** Members of the Public

1. **5:15 PM- SITE VISIT: Sunnyside Condos 420 and 460 North Spruce Avenue Ketchum, Idaho (Sunnyside 8 Condos Bldg. 1 & 2).**
2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
3. **PUBLIC COMMENT - Communications from the public for items not on the agenda.**
4. **COMMUNICATIONS FROM STAFF**
  - a. **Continued from April 10, 2017: 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 - Current Meeting:**

This was the first item addressed.

Anderson said that staff recommends continuing the item to the next meeting.

Lamoureux said that any comments should be sent to staff and asked that public comments be taken at the next meeting.

Commissioner Mead moved to continue the City-initiated text amendments of Title 17, Chapter 17.08 Definitions, Chapter 17.124 Development Standards and Section 17.12.020 District Use Matrix to June 12, 2017.



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

- b. **126 Saddle Road, Ketchum, Idaho (Thunder Spring Sublots 1 & 2). The Commission will consider and take action on an application by IEG/NCP Thunder Spring, LLC for a Townhome Final Plat.**

**COMMENTS:**

Carl Anderson, Associate Planner, provided background on the project and said that there were no noticing requirements for either of the final plats. He commented that the final plat will first be considered by the Planning and Zoning commission and if the final plat substantially conforms to the preliminary plat and the final plat is in compliance with all requirements, the Commission may approve the final plat. He explained that the final plat can then be forwarded to the City Council for approval.

**Directives**

- Include a plat note referencing the development agreement for phasing of the Townhome Final Plat.

Commissioner Mizell made a motion to recommend approval for the Final Plat application for Thunder Spring Residences Sublots 1, 2, 3, and 4 to City Council with conditions one through ten as noted.

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

- c. **126 Saddle Road, Ketchum, Idaho (Thunder Spring Sublots 3 & 4). The Commission will consider and take action on an application by IEG/NCP Thunder Spring, LLC for a Townhome Final Plat.**

**COMMENTS:**

Commissioner Mizell made a motion to recommend approval for the Final Plat application for Thunder Spring Residences Sublots 1, 2, 3, and 4 to City Council with conditions one through ten as noted.

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

- d. **420 and 460 North Spruce Avenue, Ketchum, Idaho (Sunnyside 8 Condos Bldg. 1 & 2). The Commission will consider and take action on an application by Scott L. Adams, Trustee for Design Review approval for a new carport and laundry room addition.**

**COMMENTS:**

Amanda Houston, architect, said that there are currently two buildings, north and south with four apartment units each. She explained that there is an existing laundry on the north side of the north building and a small storage shed. She commented that both the laundry and storage shed are proposed



to be removed to build a larger laundry room and water heater room. She also said that the existing asphalt area will be redone to add a new carport for covered parking and easier snow removal.

Carl Anderson, Associate Planner, provided an overview of the project and said noticing requirements have been met. He added that no public comments were received and further explained the proposed laundry room addition and carport. He noted that the applicant will be retaining the existing parking spaces and is well under the FAR requirement. He reviewed design review standards and explained that staff recommends removing the on-site trees located in asphalt without replanting. He also commented on garbage storage areas and trash disposal areas and recommended that they remain as proposed. He then pointed out proposed bike racks and stated comments from the Public Works Department. He finished by saying staff recommends approval of the design review application with conditions.

Commissioner Mizell made a motion to approve the application from owner Scottie L. Adams for the Design Review application. Finding the application meets the requirements for approval under Chapter 17.96 of the Ketchum Zoning Code with conditions one through eight.

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

**e. Discussion: Fire Fighter training facility in the Light Industrial District No. 2 (LI-2)**

Keith Potter, representing the Ketchum Fire Department, Sun Valley Fire Department, and Ketchum Rural Fire, said that they been looking for a permanent training site for paid-on call firefighters for years. He explained that the proposed site is movable, as it is made up of sitting containers and he described the proposed training facility, which can be used by both fire and police.

Sam Stahlnecker, Benchmark Associates, said the site will be simple and they are planning on paving the entire lot. She said there will be access at two locations- one on the north property line and the other on the south property line. All drainage will be contained on site, there will be temporary toilets, and storage sheds, along with the training facility.

Directives:

- Lighting should be defined in proposal

**5. CONSENT CALENDAR**

**a. Minutes:**

**b. Sun Valley Mixed Use Project, 231 Sun Valley Road, Ketchum, Idaho (Lot 8 Remainder, Block 17, Section 18, Township 4):**

Current Meeting:

Commissioner Mizell made a motion to approve Items B, C, and D.



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

- c. **Thunder Spring Residences Final Plat Sublots 1 & 2, 126 Saddle Road, Ketchum, Idaho (Thunder Spring Large Block Plat Block 2):**
- d. **Thunder Spring Residences Final Plat Sublots 3 & 4, 126 Saddle Road, Ketchum, Idaho (Thunder Spring Large Block Plat Block 2):**

**6. FUTURE PROJECTS AND NOTICING REQUIREMENTS**

Anderson said that Ben Franz has requested a special meeting to meet with staff and the Commission. He commented that staff doesn't want to go into too much detail, and recommended Tuesday, May 23, 2017 at 5:30 PM for a special meeting.

Ben Franz, dentist, said that a few things have changed and the biggest issue they've come up with has been related to parking, but this has been resolved with a proposed lift system.

Austin said that Franz has an application in review and all comments will be on record, especially for future public hearings.

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

The third reading of the Dark Sky Ordinance with City Council is on the City Council Agenda for Monday, May 15<sup>th</sup>, and a light trespass matrix has been added.

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

**9. ADJOURNMENT**

Commissioner Mizell motioned to adjourn and Commissioner Morrow seconded.

  
Jeff Lamoureux  
Planning and Zoning Commission Chair

