



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, January 9, 2017

5:30 PM

Ketchum City Hall

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

Commissioners Absent: Steve Cook, Commissioner

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

Members of the Public

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

Commissioner Lamoureux called the meeting order at 5:32 PM.

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

No comments.

3. ELECTION OF OFFICERS

a. Election of Chair

COMMENTS:

Austin said that every year the Commission must elect officers amongst the board members and explained that the office of chair and vice-chair need to be filled.

Commissioner Smith nominated Commissioner Lamoureux as chairman and Commissioner Mizell seconded.

Commissioner Lamoureux nominated Commissioner Smith as vice chair and Commissioner Mead seconded.

b. Election of Vice-Chair

Commissioner Smith made a motion for Jeff Lamoureux to act as the chairman of the Planning and Zoning Commission for the year 2017 with Erin Smith as the vice-chair. Commissioner Mizell seconded.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Matthew Mead, Jeff Lamoureux, Erin Smith, Betsy Mizell
ABSENT:	Steve Cook

4. CONSENT CALENDAR

a. 151 South Main Street/Limelight Hotel (Ketchum AM Lot 1A Block 20) Final Plat

COMMENTS:

Page 2

16.04.060.C- Commission's Comments:

Change "Commission forwarded plat to City Council..." to reflect that the preliminary plat has been forwarded to Council.

Clarify the Finding's explanation of garage locations on the preliminary and final plat.

Directives:

Commissioner Smith requested that Findings of Fact be written more in the past because we are talking about something that happened in the past.

Commissioner Mizell made a motion to approve 151 South Main Street/Limelight Hotel (Ketchum AM Lot 1A Block 20) Final Plat Findings, as amended.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell
RECUSED:	Matthew Mead, Commissioner
ABSENT:	Steve Cook, Commissioner

b. Bracken Station Conditional Use Permit:

COMMENTS:

Commissioner Mead recused himself.

Pg. 2, 2b

The Commission only deliberated twice (July 25 and December 12) and every other meeting was public comment and the applicant.

Pg. 2, section 3

Remove trellis patio

Pg. 3, #4 in the box

Fueling canopy has numbers reversed

Pg. 7, example 2

Change language to reflect that the Commission found that this scenario would happen

Pg. 14, number 2

Remove the intent

Pg. 15, 2c

West side of pump number one should be closed in order for the semi-truck to circulate

Pg. 16

Correct tenses

Pg. 19 under parking spaces

Existing uses would go away if the station was moving forward

Pg. 20, second to last paragraph

Should reflect the patio being removed

Pg. 23, health and safety condition

Should be moved into next section because it dealt with pedestrian safety

Bottom of pg. 23 and top of pg. 24

Add that the Commission was also concerned with onsite risks to pedestrians

Pg. 24, middle paragraph of number one, five lines down

Reword sentence

Pg. 25, number two, fourth line down

Remove "no exhibits have been submitted to model trucks in excess of 45 feet therefore tucks in excess of 45' can circulate"

Directives:

Add a note in the findings that says staff prepared the following analysis and the Commission did not vote on each one of these exhibits

Include the Commission found based on the information provided it did not meet these criteria in the findings section

Include onsite pedestrian safety into the conclusion at the bottom

Commissioner Lamoureux said that the basis for findings should be stated further down in the final document.

Commissioner Smith motioned to continue the Bracken Station conditional use permit Findings of Fact to the next meeting of February 13, 2017. Commissioner Mizell seconded.

RESULT:	CONTINUED
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell
RECUSED:	Matthew Mead, Commissioner
ABSENT:	Steve Cook, Commissioner

c. 8th and Washington Conditional Use Permit:

COMMENTS:

Commissioner Mattie recused himself from both the 8th and Washington conditional use permit and design review findings.

The conditional use permit and design review were paired into one approval.

Pg 6 of 11

17.96. 060.F4

Change shrubs to shrubs

Change findings to reflect that much of the landscaping and drought tolerant native plantings will be removed

Pg 7 of 11

17.096. 060.G5

spell out Washington Avenue

Commissioner Smith motioned to approve the 8th and Washington Conditional Use Permit Findings of Fact and the 8th and Washington Design Review Findings of Fact. Commissioner Mizell seconded.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell
RECUSED:	Matthew Mead, Commissioner
ABSENT:	Steve Cook, Commissioner

d. 8th and Washington Design Review:

e. Minutes: December 12, 2016

COMMENTS:**Bracken Station Conditional Use Permit:**

Change time to 5:40 PM

Commissioner Mead was present

Erin Clark of Lason, Laske, Clark, Pogue

Add voting box

Pg. 2, section c:

four to three pumps

Motion language and rationale for Bracken Station don't match exactly. The findings reflect exactly what was said so should the minutes.

Commissioner Smith made a motion to approve the minutes from December 12, 2016 as amended.

Commissioner Mizell seconded.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Matthew Mead, Jeff Lamoureux, Erin Smith, Betsy Mizell
ABSENT:	Steve Cook, Commissioner

5. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Skelton said that staff anticipates a mountain overlay design review application at the February 13, 2017 meeting. She also said that staff is noticing a public hearing for minor amendments to the design review and floodplain chapters.

6. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

a. Discussion of meeting dates for 2017

Austin mentioned the new meeting schedule, reducing the number of items coming to the board, code changes to ADU, Floodplain, and commercial projects under 1,200 square feet to allow for administrative approval, and a pay increase from \$150 to \$200 with a budget for special meetings.

7. Commission reports and ex parte discussion disclosure

8. ADJOURNMENT

Commissioner Mizell motioned to adjourn and Commissioner Mead seconded.



Jeff Lamoureux
Planning and Zoning Commission Chairperson

