



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, November 28, 2016

5:30 PM

Ketchum City Hall

Commissioners Present: Jeff Lamoureux, Commissioner
Erin Smith, Commissioner
Steve Cook, Chairperson

Commissioners Absent: Betsey Mizell, Commissioner

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

Staff Absent: Brittany Skelton, Senior Planner

Members of the Public

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

Commissioner Cook called the meeting to order at 5:36 PM

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

3. COMMUNICATIONS FROM STAFF

- a. **Continued from November 14, 2016 - 191 East 8th Street/ 831 North Washington Avenue, Ketchum, Idaho (Eight & Washington Building Condo): The applicant is proposing to add a new upper floor to the existing structure and to remodel the interior of the existing structure, which will result in 4,105 square feet of commercial space and 4 residential units totaling 3,825 square feet. The property is 0.25 acres and is zoned Light Industrial-1 (LI-1).**

COMMENTS:

Austin said that this is two applications for one project and noted that the project was noticed per City and State Codes, which includes mailings, posting in three locations, and posting onsite. He also said that staff recommends approval of the project.

Anderson said that the project is for a conditional use permit at the 191 East 8th Street Building, with design review dependent upon conditional use permit approval. He commented that the building is currently condominiumized and located in the Light Industrial District. He also explained and compared the project to the requirements of approval for a conditional use permit. He then stated that the notice was mailed and posted on October 21, 2016 and posted on site on November 8, 2016. He then explained several concerns that were submitted in the only public comment received and commented that staff recommends approval for the conditional use permit.

Applicant's comments:

Michael Bulls, representative, said that the following changes have been made to original application:

- 10 parking spaces instead of 12.
- Snow storage areas
- Setbacks
- Retaining wall with dumpster enclosure
- Garages
- Landscaping will be redone with appropriate sized species
- A new office space
- Larger residential units
- A newly designed roof
- New elevations
- Newly proposed materials

Public Comment:

Kingsley Murphy, Ketchum resident, said that he appreciates the Commission considering this project. He stated that he owns property in the Light Industrial and would like to see its development. He commented on the parking concerns between Mountain Rides and neighboring properties and added that this is a good opportunity to use the air space above these buildings to create livings space.

Directives:

There should be ADA accessible parking spaces

The community meeting room should be accessible

8th and Washington should be the first item on the December 12, 2016 agenda

Commissioner Cook motioned to continue the 8th and Washington Conditional Use Permit Application to December 12, 2016 meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Cook, Chairman
SECONDER:	Erin Smith, Commissioner
AYES:	Cook, Lamoureux, Smith
ABSENT:	Mizell, Commissioner

- b. Continued from November 14, 2016 - 191 East 8th Street/ 831 North Washington Avenue, Ketchum, Idaho (Eight & Washington Building Condo). The applicant is proposing to add a new upper floor to the existing structure and to remodel the interior of the existing structure, which will result in 4,105 square feet of commercial space and 4 residential units totaling 3,825 square feet. The property is 0.25 acres and is zoned Light Industrial-1 (LI-1).

COMMENTS:

Directives:

Provide more data on existing dry-well

Elaborate on mechanical equipment that will be on the roof

Commissioner Smith motioned to continue the 191 East 8th Street/8th and Washington Building Design Review until December 12, 2016.

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

4. CONSENT CALENDAR

a. Minutes: November 14, 2016

COMMENTS - Current Meeting:

Commissioner Cook was absent

Page 2 of 6 in box, remove Cook and Doty from all boxes

3 of 6 Robert within Public Comment- Use the board's formal name

4 of 6 established some type of parking- Should be valet, not valley

Commissioner Lamoureux motioned to approve the November 14, 2016 minutes.

5. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Austin said that Bracken Station is noticed for December 12, 2016 and suggested tentatively canceling the December 26, 2016 meeting.

6. STAFF REPORTS & CITY COUNCIL MEETING UPDATE


Austin mentioned the continuing Warm Springs Ranch Resort project, which would extend the development agreement with some extensions. He also noted Off Site Vendor regulations, which will be brought to City Council next Monday.

7. Commission reports and ex parte discussion disclosure

No reports on a new commissioner.

8. ADJOURNMENT

Commissioner Lamoureux motioned to adjourn and Commissioner Smith seconded.


 Steve Cook Jeffrey Lamoureux
 Planning and Zoning Commission Chairperson
 Vice Chairman