



# Planning and Zoning

## Regular Meeting

~ Minutes ~

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

Keshia Owens  
(208) 726-7801

Monday, September 26, 2016

5:30 PM

Ketchum City Hall

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

Staff Present: Micah Austin, Director of Planning & Building  
Brittany Skelton, Senior 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 Cook called the meeting to order at 5:33 PM.

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

Kiki Tidwell, Blaine County resident, said that Ketchum has a \$70,000 contract with the BCHA to provide services to them and the BCHA has had twenty-nine new applicants in the first half of 2016. She explained that about 61-71% of those applicants they lose contact with and in their quarterly report it stated that 15% of applicants were placed in affordable housing, which would be about five to six people. She communicated that the BCHA has 14 rental units in addition to the Lift Tower Lodge and the amount the City is spending is not very cost effective for tax payers.

**3. COMMUNICATIONS FROM STAFF**

- a. **The current use of the Lift Tower Lodge is long term rental of residential units operated by a public agency (BCHA), with a maximum term of stay not to exceed 1 year, for the purpose of providing transitional and seasonal housing for low-income members of the community. The initial reevaluation took place at the August 22, 2016 meeting. At that meeting the Commission and staff requested additional information from the applicant and the item was continued to the September 26, 2016 meeting.**

Current Meeting:

Austin provided an introduction and said that the Lift Tower Lodge was last discussed about a month ago and at that time the Commission had some trouble with the Lodge's Conditional Use Permit.

Skelton reviewed the reevaluation of the Conditional Use Permit for the Lift Tower Lodge and said that based on the Findings of Fact and the recently submitted information Staff cannot affirm that the Lodge has been meeting the following conditions of approval:

-Low income persons are to be adequately served

-Person's in need of transitional housing are being adequately served

She then stated that the commission should determine whether the project is in compliance with the permit as approved. She noted that there are three options that can be considered:

-Rejection of the CUP, at which the use could revert back to a motel

-Request compliance within a given timeline; or

-Impose conditions that would further compliance of the project

David Paitre, Executive Director of the BCHA, said that the Commission has another option which would be approving the project without any further conditions. He commented that there is a housing crisis in Ketchum and they are one of the few doing anything about it. He added that this may seem like it's a problem because of misconceptions and added that there have been no outside funds received by the BCHA. He explained that housing for out of towners was not a problem during the recession and said that it is now within their mission to house out of town construction workers. He then commented that they are asking the Commission for a strict review of their approval. He also detailed their previous approval, the categories of workers/people staying at the Lodge, and stated that they are serving the intended demographic.

**Public comment:**

- Kiki Tidwell said that the commission doesn't have any data to confirm what Paitre is saying. She added that the commission needs to read BCHA's reports because they slice and dice the information. She added that the 64% occupancy rate for a hotel is abysmal and you can't operate a hotel at this number. She later said that it is very important for the BCHA to post in the paper in order to meet low income housing needs and it is mindboggling that this has not been done.
- Harry Griffith, Sun Valley Economic Development, said that 64% occupancy is not unusual especially for lower income places. He added that we are at the beginning of a crisis in Ketchum when it comes to low income housing.
- Jae Hill, City of Sun Valley, said that we are seeing the tip of the iceberg because there are so many people from out of town needing a residence. He added that we look at the Lodge as essential for the community and as a great place for housing low income residents.
- Sean Macinte, Ketchum Resident, said that management is great but his concerns are for the low income, couch surfers. He said that the Lodge is key in creating more housing, but it should be for individuals and not for companies. He pointed out that a company will fill the room with whoever they want and not with someone who may actually need it.

Commissioner Lamoureux made a motion and said that this project does meet the standards with the following conditions and to modify the conditions remove condition number six that says the CUP should be. Commissioner Smith seconded and Commissioner Cook was opposed.

<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	Jeff Lamoureux, Betsy Mizell
<b>SECONDER:</b>	Erin Smith, Commissioner
<b>AYES:</b>	Jeff Lamoureux, Erin Smith, Betsy Mizell
<b>NAYS:</b>	Steve Cook

- b. **City-initiated Text Amendments to Title 17, Zoning Regulations amending Chapter 17.125, Off Street Parking and Loading to align the parking ordinance with objectives of the Comprehensive Plan, to promote uses that contribute to the vitality of downtown, and to incentivize Community Housing.**

**Current Meeting:**

Austin said that staff heard the message loud and clear at the last meeting and took the Commission's concerns back and looked at five of the most recently approved projects. He said that staff ran various scenarios against these projects and found that Bob Crosby's concerns were very important.

Skelton covered both the residential parking changes and the parking changes that would be reflected in the amendment.

**Public comment:**

Bob Crosby, SVBR, said that the results as they have seen them in the revised proposal does exactly what staff would want it to do. He added that the results that they found were great because they promote the activities that the City wants. He also said that properties in residential development are carrying a much heavier burden.

**Directives:**

Regulating vehicle headlights may not be effective

The ordinance may be overemphasizing bicycle usage

The Commission is in favor of parking on the street

There should be an overall master plan

Commissioner Smith motioned to continue the item to October 24 and Commissioner Mizell seconded.

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

**4. CONSENT CALENDAR**

**a. Findings:**

**i. Foxhole Final Plat**

**Current Meeting:**

Commissioner Lamoureux motioned to approve the Foxhole Townhomes Final Plat Findings of Fact and Commissioner Mizell seconded.

**b. Minutes:****i. August 22, 2016****Current Meeting:**

Page 1 at the bottom, paragraph 3a.

Correct the names of Kiki Tidwell and David Patrie

**ii. September 12, 2016****Current Meeting:**

Page 1

Commissioners present- Steve is mentioned twice.

3a.

Applicant requested permission for four large barbs.

Page 3

Public comment, 9 lines down, clarify sentence

Page 4

Dennis Hanggi

Kathy Guerkey

Commissioner Cook made a motion to approve the minutes from August 22, 2016 and September 26, 2016 as revised. Commissioner Smith seconded.

**5. FUTURE PROJECTS AND NOTICING REQUIREMENTS****a. Waterways Design Review and Floodplain Development Permit – Belling driveway and landscaping, 530 Wood River Drive.**

Skelton said that the Belling residence is 100% within the floodplain and it also has a flood way and riparian setback.

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

Austin said that we have hired a new planner who will be starting on October 10, 2016.

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

Commissioner Lamoureux asked if there was a time limit to how long someone can speak in our ordinance.

**8. ADJOURNMENT**

Commissioner Smith Adjourned.



Steve Cook

Planning and Zoning Commission Chairperson