



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, August 22, 2016

05:30 PM

Ketchum City Hall

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

Commissioners Absent: Erin Smith, 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

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

3. COMMUNICATIONS FROM STAFF

- a. The current use of the Lift Tower Lodge, long term rental of hotel rooms operated by a public agency and with maximum terms of stay not to exceed 1 year, is different from the use of the property, which was short term rental of hotel rooms. As such staff recommended that the Commission reevaluate the Conditional Use Permit approved on February 23, 2015 in a public hearing. This reevaluation will take place at the August 22, 2016 meeting. The property is 0.68 acres in size and zoned Tourist

COMMENTS:

Austin gave a general background on the project and said that for years the Lift Tower Lodge had been used as a regular hotel with short and long term stays. He also said that BCHA took over the Lift Tower Lodge and Skelton added that the Conditional Use Permit granted extended stay not to exceed a year in a room other than the onsite management.

Skelton then added that staff recommends the Commission consider the prior conditions of approval and any other additional conditions.

Public Comment:

- Mike and Jane Nicolais, neutral, own property across the street and are generally pleased with operation, but note occasional nighttime gatherings. They requested renewed commitment to "Good Neighbor" policy and confirmation of an onsite manager.
- Michael Jaffee, opposed, owns a Westwood Condominium unit and has witnessed tenants' late night social activities in the back parking lot this summer and has never observed such behavior in years prior. Favor changing use back to hotel.

- Kiki Tidwell, Blaine County resident and Ketchum business owner, recommended that the commission continue to keep a tight leash when looking at the property from year to year. She asked if there are rental records available to see if they complied with their longer than thirty days, but less than one year standards. She commented on another property owned by the BCHA and said that they have been very unresponsive in terms of neighbors to properties and noted that they could care less about the public. She later stated that the commission should get everything in writing and make sure everything is crossed and dotted. She also added that Commission will need data and information from the manager as to whether people live in Blaine County or not.
- Sean Macintee, Ketchum resident, said that there is a lot of activity in the parking lot any time after 5:30 P.M. and this usually carries into 9:30-10:00 P.M. He said that this activity is mostly people hanging out after work and added that construction workers' friends must be coming in to hang out because there are more people there than rooms. He commented that he is concerned about who is at the Lodge, that it is not being used as transitional housing, or for emergency circumstances. He also explained that as more hotels are built, more people will continue to stay at the Lift Tower Lodge. He suggested that workers could stay in Hailey and take the bus into Ketchum.
- Nick Smith, Ketchum resident, said that the hotel should be used for transitional housing. He noted that he works with people who are new to town and said that this would be a great stepping stone for them. He explained that this should be used for people who need low income housing and added that the hotel is not made up of people who live here or people who spend their weekends here, as the parking lot was empty on Sunday night. He later stated that the thinks a lot of people staying at the Lift Tower Lodge already have permanent residences in the valley.
- David Paitre, BCHA executive director, said that they have been responsive and agreed that there are temporary construction workers living in the area. He said that the hotel isn't only made up of construction owners, as family of four has stayed there. He then pointed out that the lack of response in some cases is due to legal counsel. He also explained that he doesn't think it's appropriate that the BCHA has to be reviewed on a yearly basis. He said that there are businesses in his neighborhood that have a conditional use permit and when he has a problem with them, he talks to them like neighbors. He later stated that the lodge is serving the people they want to serve and they are trying to mitigate the low amount of housing by allowing transitional people to stay there.

Austin said that there is nothing wrong with housing temporary construction workers, but pointed out that anyone could do that. He then communicated that he wants to make sure the BCHA is holding up to the public commitment standards.

Directives:

The Commission would like to see records for length of stay, records for leasing to individuals instead of large entities, a reexamination of quiet hours, and records for a transitional housing force to see if they are here today and gone tomorrow.

Commissioner Lamoureux motioned to continue to September 26, 2016 and Commissioner Mizell seconded.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Jeff Lamoureux, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Cook, Lamoureux, Mizell

- b. **The purpose of the Parking Ordinance Workshop is to gain input from the Planning and Zoning Commission on current and future off-street parking standards. City staff is currently working on updating Chapter 17.125- Off Street Parking and Loading to better reflect the needs of our full time and seasonal residents.**

Austin said that this a preliminary ordinance presentation for the Commission and that this discussion started back in January with Diane Kushlon. He also stated that staff came up with a list of proposal based on feedback and recommendations. He then commented that current onsite parking regulations are not in sync with the Comprehensive Plan and said that the regulations do not work for the twenty-first century. He also stated that the current ordinance does not encourage business development.

Objectives of the update to the Parking Ordinance:

- Regulations should align with Compressive Plan.
- Promote uses that make downtowns livable and exciting.
- Incentivize community housing and market rate housing.

Feedback from the Commission:

- Methods for designing bike parking and providing for covered bike parking.
- Research Seattle and Chicago biking standards.
- Should surface lot be defined as two or more spots.
- Is staff anticipating an on street parking analysis and what are the unintended consequences.
- Flexibility in the allowance of the minimum standard if parking mitigation doesn't work.
- Clarity in what constitutes a surface lot.

Skelton said that more details will be added to the purpose and intent section of the parking ordinance and explained that this is to help align the ordinance with the Comprehensive Plan.

4. **CONSENT CALENDAR**

a. **Approval of Minutes**

i. July 11, 2016:

COMMENTS - Current Meeting:

Commissioner Cook was essentially absent, check Lamoureux spelling, remove Mike Doty. Say that Cook recused himself from the meeting.

ii. July 25, 2016:

Commissioner Lamoureux motioned to approve the July 11, 2016 and July 25, 2016 minutes with comments as noted. Commissioner Mizell seconded.

5. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Future projects:

- 1000 Warm Springs Road workshop for a potential application.
- Heinz WWDR Update
- Parking Ordinance workshop

6. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Austin said that the Warm Springs Ranch Resort decision was continued for two months and it is now coming back to City Council and commented on a request from the Auberge Hotel for a security bond.

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

Commissioner Mizell motioned to adjourn and Commissioner Lamoureux seconded.



Steve Cook

Planning and Zoning Commission Chairperson