



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, July 25, 2016

05:30 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
Stephanie Bonney, City Attorney
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.**

Gary Hoffman, Ketchum resident, is concerned about surveys in the City. He said that if we had surveys in the past, we would have seen whether the City Hall Bond would work or not. He commented that the recent survey that he took online was not anonymous and didn't have a lot of stuffing and added that we can depend upon the City Council and the Planning and Zoning Commission to do their job, but that he would hate to see the messenger get killed.

3. **COMMUNICATIONS FROM STAFF**

- a. Adams Gulch Bridge Floodplain Development Permit/Waterways Design Review Extension: The applicant is requesting a fourteen-month extension on a proposed replacement of the existing Adams Gulch Road Bridge with a new bridge. The eastern side of the bridge is under the jurisdiction of the City of Ketchum, and the western side is under the jurisdiction of Blaine County. The project was originally approved on July 14, 2014.

COMMENTS:

Owens presented background regarding approval of the July 14, 2014 Adam's Gulch Bridge project and an extension on June 19, 2015. She said that this extension was approved administratively for a one-year period and explained that a fourteen-month extension was requested by the applicant. She then commented that staff recommends approval for the new extension request.

Commissioner Smith made a motion to approve the Adam's Gulch Bridge Floodplain Development Permit/Waterways Design Review for a fourteen-month extension.

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

- b. Continued from Monday, June 13, 2016, June 27, 2016, and July 11, 2016 - Bracken Station Conditional Use Permit Public Hearing: 911 North Main Street, Ketchum, ID (Ketchum AM Lot 5A Block 30 18,590 SF) The applicant is proposing to construct a motor vehicle fueling station with accessory food service. The property is 0.435 acres in size and zoned Light Industrial-1 (LI-1).

Current Meeting:

Commissioner Smith stated that she had an ex parte discussion with Brian Funsten and the president of Lox Fur Condos, who are both in favor of the project.

Bonney asked if all the Commissioners would be able to provide a fair and unbiased decision of the matter and all Commissioners said yes.

Steve Cook, applicant's representative, said that there are very few applications that come in that are perfect. He later said that the site works better than anything we have in town and certainly works better than anything in the valley.

Ned Williamson said that some parking spaces can be deleted to help with site circulation. He then said that they have worked to meet every standard and commented that if they are meeting those standards, then the project should be approved.

Key comments from deliberation were based on some of the Conditional Use Permit approval criteria:

A. Characteristics will not be completely incompatible with the types of uses permitted

- Commissioner Smith said that she thinks the applicant has met this criterion. She explained that when looking at what is allowed in the LI, a gas station with a convenience store is allowed. She then commented that if the applicant decides he wants to risk his money, that is up to the applicant and not to the Commission. She also stated that this is a transitional area and on some level, it will be pulling people out of the LI.
- Commissioner Mizell agreed that the project does align with the uses of the LI
- Commissioner Lamoureux said that he believes that this type of use meets the intent of the area.

B. Health, Safety, and Welfare

- Commissioner Smith said that she is concerned with the seepage from the ground-well, people parking in front of Knob Hill and crossing the street, and wanted to know if a flasher should be added.
- Commissioner Mizell asked about snow removal and how do other gas stations handle this. She also stated that she is concerned with the existing gas stations going out of business.
- Commissioner Lamoureux said that outside of the traffic issues, the project meets this condition.

C. Pedestrian and vehicular traffic

- Commissioner Smith said that the fact that the turn lane is only seventy-two feet long is concerning. She noted that there has not been enough traffic analysis and explained that she does not want to see the north end of town become full of traffic jams. She then stated that this condition is hard to evaluate without trip generation data from the applicant.
- Commissioner Lamoureux said that he is not confident in the applicant's analysis of traffic makeup and pointed out that the situation is going to be worse than what is being conveyed. He later said that there is a lot of foot traffic to stations in town from surrounding bars and stores. He then mentioned a concern about hours of operation in relation to the pedestrian traffic and added that he would be in favor of restricting hours of operation to 9 PM.
- Commissioner Mizell stated that she would like to see more information on pedestrian safety and access.

The Commissioners gave the applicant the following directives:

- Thorough pedestrian analysis and lighting at crosswalks
- Turn lane and site circulation plan (showing that traffic doesn't back up)
- Make-up of the traffic accessing the site
- Revised traffic study
- Pedestrian and bicycle circulation including trip generation and a summary of existing and projected volume/traffic
- Existing and proposed traffic counts
- Onsite circulation with vehicle make up should be readdressed
- Address backing up into the street

The Commission asked to have the directives completed in two months. This will be the October 10th meeting.

Commissioner Smith motioned to continue the Bracken Station CUP to October 10, 2016. Commissioner Mizell seconded.

RESULT:	CONTINUED CC [3 TO 0]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell
RECUSED:	Steve Cook, Commissioner

- c. Continued from Monday, July 11, 2016 - Zoning Ordinance Phase II Update: Public Hearing City Initiated text amendments to the City of Ketchum Municipal Code, Title 17, Zoning Ordinance, Chapter 17.12, Establishment of Districts and Zoning Matrices, and Chapter 17.127, Signage.

COMMENTS:

Austin said that if you must read a sign that makes it a content based regulation and that is gone from our Code. He said that at this point staff recommends approval of the signage section.

Commissioner Mizell moved to recommend approval of the proposed amendments Chapter 17.12 and 17.129 finding the amendments in compliance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance. Commissioner Smith seconded.

RESULT:	CONTINUED CC [3 TO 0]
MOVER:	Betsy Mizell, Commissioner
SECONDER:	Erin Smith, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell
RECUSED:	Steve Cook, Commissioner

4. CONSENT CALENDAR

There were no items on the Consent Calendar.

5. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Austin said there are no projects at the moment.

6. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Austin that City Council continued the Warm Springs Ranch Resort project to the October 3rd meeting.

Commissioner Smith asked about the status of the Lift Tower Lodge and a waterways design review the Heinz property.

7. Commission reports and ex parte discussion disclosure

Commissioner Mizell said that she will not be at the next meeting and Austin said that Mayor Jonas is currently working on selecting a new commissioner.

8. ADJOURNMENT

Commissioner Smith motioned to adjourn and Commissioner Smith seconded.



Steve Cook

Planning and Zoning Commission Chairperson