



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, May 9, 2016

5:30 PM

Ketchum City Hall

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

Absent: Erin Smith, Commissioner

Staff Present: Micah Austin, Director of Planning & Building
Morgan Brim, Senior Planner
Keshia Owens, Planning Technician

1. 5:30 PM - CALL TO ORDER

Commissioner Cook called to order at 5:32

2. CONSENT CALENDAR

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

There was no public comment

4. COMMUNICATIONS FROM STAFF

a. Bigwood Bread Conditional Use Permit Standards: Update

The Commission had the following questions from the April 25, 2016 meeting:

- How many times has the owner been open past 9 PM since getting the CUP?
- Does the owner plan on materially changing their business operation?

Tempest said that there has been about ten times Bigwood Bread has been open since 9 PM because of local and charity events. He added that they have had seven or eight complaints, but none have actually been about Bigwood Bread.

The Commissioners decided that they would not need to receive updates on the CUP, unless a complaint is received.

- b. Franz Building:** The applicant is proposing to construct a mixed use three-story building with ground floor commercial space with two residential units on the second floor and one residential unit on the third floor. The property is zoned Community Core (CC) Sub-district D, Traditional Neighborhood.

COMMENTS - Current Meeting:

Commissioner Lamoureux motioned to continue the Franz Building to June 13, 2016.

Austin recommended that the item should be noticed again.

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

c. Zoning Code Work Session: Signage

Brim said that the signage code was put into a table format and added that staff didn't want to rewrite the entire sign code, but wanted to make sure the code is compliant with Reed v. Gilbert. He noted that staff has to make sure that the content of the sign is not being regulated. He also stated that staff is not recommending that current provisions be changed, but the format be updated. He added that residential signs and the types of signs that are primarily applicable to residential areas are now being looked into.

Brim explained that construction, real estate and things that talk about the content of signs will be eliminated from the code. He also said that he would like the Commission to look through the table and bring any recommendations to staff. He noted that in June, staff would like to have a public meeting for the sign code update and graphics.

Commissioner Cook suggested adding a seasonal definition to the code with a set number of months that constitutes seasonal.

Austin said that at the next meeting staff hopes to have updates on reports for the Commission.

5. APPROVAL OF MINUTES

a. April 25, 2016: Minutes

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

6. FINDINGS OF FACT

7. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Brim said that there is a CUP and pre-application design review for a new gas station that will be located on 10th Street and Highway 75. He added that there will be a small restaurant space within the gas station convenience store. He commented that Commissioner Cook is representing the applicant and that they proposing to keep one of the three buildings with a small triangle of the rear lot being kept. He also noted that the applicant is proposing a gas station canopy with four pump stations that would have eight pull up sites.

The Commissioners do not need noticing to go any further than the three hundred foot radius.

Austin said that the Council meeting for the Warm Springs Ranch Resort 8 year extension will be on June 20th. He added that the building permit for Auberge was certified complete and it is now going through plan review.

8. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Austin said that Elevation 6000 Phase 3 Final Plat is receiving its final approval from City Council, which will make it complete. He added that The Spot will go through the third reading on Monday.

9. Commission reports and ex parte discussion disclosure

The Commissioners had no comments.

10. ADJOURNMENT

Commissioner Lameroux motioned to adjourn and Commissioner Mizell seconded.



Steve Cook
Planning and Zoning Commission Chairperson