



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, April 11, 2016

5:30 PM

Ketchum City Hall

- 1 Commissioners Present: Steve Cook, Chairperson
- 2 Michael Doty, Commissioner
- 3 Betsy Mizell, Commissioner
- 4 Erin Smith, Commissioner
- 5 Jeff Lamoureux, Commissioner
- 6
- 7 Staff Present: Micah Austin, Director of Planning & Building
- 8 Rebecca Bundy, Senior Planner
- 9 Morgan Brim, Senior Planner
- 10 Keshia Owens, Planning Technician
- 11

112 5:30 PM - CALL TO ORDER

13 Commissioner Cook called the meeting to order at 5:32 PM.

214 CONSENT CALENDAR

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

16 There was no public comment.

17 *The findings and minutes were moved to the front of the agenda.*

418 COMMUNICATIONS FROM STAFF

19 a. Zoning Code Work Session.

20 Brim said that he created a model to show the Commission how the Community Core standards would
21 apply and how they might visually impact neighbors. He added that he didn't run an FAR calculation, but
22 the model is very close to a 2.2-2.3. He later added that he took a standard 5,500 square foot lot and
23 built it out so that the Commission could see the lot with the rooftop standards.

24

25 The rooftop common elements included:

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- 27 • Rooftop fencing that goes around the perimeter
- 28 • Rooftop mechanical equipment
- 29 • Stair/elevator access
- 30 • Solar installation
- 31 • Non-fixed items

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33 Proposed standards:

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- 35 • Rooftop mechanical equipment that meets the same 10 ft. setback, is fully screened, and
- 36 doesn't have a height greater than 5 feet.

- 37 • Minimum 5 ft. solar panels from a roof's surface with possibly a 5 ft. or 10 ft. setback

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39 Directives:

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- 41 • Rooftop heat regulations

- 42 • Clarify that is solar panels that are extending above 2 ft.

- 43 • Brim added that staff will look at the overall space, greenhouse requirements, footprint
44 limitations, look over energy code and building code regarding heating systems, solid walls and
45 if a greenhouse would be given more of a footprint because of its transparent walls, making a
46 distinction between stairway access and greenhouse.

47

48 Austin said that the parking code amendment is currently being worked on and the consultant is in the
49 middle of task II. He added that task II includes preparing a draft recommendation of the parking code
50 amendments and will be based on what was received in task I. He explained that after the draft is
51 brought to the internal parking code committee, task III (engaging the public and stakeholders) will
52 begin.

53

54 Austin commented that he completed the draft RFP for the community housing consultant, which is the
55 first significant step in addressing the City's Community Housing Ordinance. He added that the RFP asks
56 the consultant to evaluate our current policy, the effectiveness of the policy, evaluation of the policy's
57 successes, and recommend changes to it that would make it more successful.

558 APPROVAL OF MINUTES

59 a. March 14, 2016- Site Visit

60 b. March 14, 2016- Minutes

61 The Commission made the following changes:

62 Pg. 2-Conversation about subleasing being a problem on bottom of page (relisten)

63 Pg. 2- Four days for events, should be more days for events

64 Pg. 3- Joey should be Jody Zarcos

65 Pg. 4-Sarah Hedwick should be Henrik

66 Pg. 5, Commissioner Smith's comments- more of a nexus with what the operating business is

67 Pg. 5- 300 Broadway Blvd changed to 303

68 Pg. 5- IUWR should be IWDR

69 Pg. 5- Roots bars should be root balls

70 Pg. 5- add 2 year details to temporary irrigation

71 Pg. 6- raising the existing floor by 4 inches

72 Pg. 6- Valuation

73 Pg. 7- Size of the central windows on the east side had been increased

74 Pg. 7- The applicant was informed by Clear Creek

75 Pg. 8- Commissioner Doty and Commissioner Cook did not recuse themselves

76 Pg. 8- Due to the late hour Commissioners decided to end the meeting

77 c. March 28, 2016- Minutes

78 COMMENTS - Current Meeting:

79 Pg. 2-Teaching or demonstrating one of the fine arts

80 Pg. 3-Raised planters included in the transparency calculation (relisten)

81
82 Commissioner Cook motioned to "approve the minutes from March 14, 2016 site visit, the March 14,
83 2016 minutes with modifications, and the March 28, 2016 minutes with modifications."

84 **RESULT:** **ADOPTED [UNANIMOUS]**
85 **MOVER:** Steve Cook, Chairman
86 **SECONDER:** Mike Doty, Commissioner
87 **AYES:** Cook, Doty, Lamoureux, Smith, Mizell

688 **FINDINGS OF FACT**

89 a. Elevation 6000 Final Plat - Findings of Fact

90 **COMMENTS - Current Meeting:**

91 Commissioner Cook motioned to "approve the Findings of Fact for the Elevation 6000, Phase III Final
92 Plat."

93 **RESULT:** **ADOPTED [UNANIMOUS]**
94 **MOVER:** Steve Cook, Chairman
95 **SECONDER:** Betsy Mizell, Commissioner
96 **AYES:** Cook, Doty, Lamoureux, Smith, Mizell

97 **FUTURE PROJECTS AND NOTICING REQUIREMENTS**

98 Austin said that Warm Springs Ranch Resort has requested an eight-year extension on their
99 development agreement. He added that this will go to City Council.

100 Austin noted that they have received the employee housing plan for the Auberge project. He
101 commented that this has gone to City Council and has been approved with conditions.

102 Brim commented that Ben Franz has also applied for design review which will be in front of commission
103 in May. He added that adjacent properties were noticed.

804 **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

905 **Commission reports and ex parte discussion disclosure**

106 **ADJOURNMENT**

107 Commissioner Lamoureux motioned to adjourn and Commissioner Mizell seconded.

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Steve Cook
Planning and Zoning Commission Chairperson