



Planning and Zoning

Special Meeting

~ Minutes ~

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

Meetings are Video Recorded

Thursday, April 2, 2015

11:30 AM

Ketchum City Hall

1. **OPENING OF MEETING**

Commissioner Cook opened the meeting at 11:37 A.M.

Morgan introduced the new PZ Commissioner Betsy Mizell. Betsy spoke a bit about her background and desire to participate in the community. Each Commissioner introduced themselves to Betsy Mizell.

Mike Doty offered to could speak to the author of an editorial in the newspaper regarding the code rewrite. Micah suggested that it would be better to let city staff address the issue.

2. **PUBLIC COMMENT - This is an opportunity for the public to speak with the Commission about issues and ideas not on the agenda.**

There was no public comment.

3. **Zoning Code Re-write Worksession.**

Morgan first addresses structural changes which are not regulatory changes. Some items and definitions have been reworded but the uses are the same and will remain allowed.

Accessory uses will be under development standards.

Signage and off street parking will have their own chapter.

FAR is reduced from 20% requirement to 10%, staff will track the build out after adoption to see if it stimulates building.

ADU has been changed to a use not an overlay.

Alternative Parking Plans can be approved administratively.

Urban agriculture has been added addressing gardens, bees and chickens.

Religious institutions and assembly uses must be treated the same according to RLUPA.

Adult business must be allowed somewhere in a specific zoning district. Staff is recommending to allow adult only business in LI-2. Commissioner Lamoureux suggested striking a portion of the definition that addresses dance clubs. Morgan stated that the city attorney must review this. The commission would like to add regulations to adult only businesses in phase 2.

Guidelines have been removed as they are not enforceable.

Use standards, community core density standards, and dimensional standards have been made into individual matrixes to add ease of use to the code.

Zoning Districts have been consolidated into one chapter.

Commissioner Doty asked if chapter headings could be bolded. He also questioned the need for category 4 community housing in the FAR section. Commissioner Cook agreed and suggested that the applicant and BCHA specify a category. Micah suggested that community housing be addressed in phase 2 after further discussion, for now add "if mutually agreed upon".

Commissioner Doty questioned if there is a need for T-3000 and T-4000. Morgan stated that these larger changes such as combining the LI districts will come back to the commission with more analysis in phase 2.

In Community Core, the section requiring sidewalk improvements has been changed from \$20,000 of work to "substantial improvement". The commission suggested the addition of cumulative substantial improvement over 3 years.

The building types have been removed and design will be evaluated in the design review section.

In community core, under hotel uses keep hotel design criteria items 1,6,7. Delete all others.

Add deleted graphic about allowed additions.

The floodplain appeal information was deleted and now references the appeals chapter.

Avalanche does not reference specific studies. Avalanche will be addressed in phase 2 with public comment and education, for now staff will remove the engineering exemption for single family residences.

Design review is no longer an overlay district and will function as design standards in the future.

AHO and ADU chapters are removed. These are uses that don't require overlay districts.

4. EST 1:25 p.m. CONSENT AGENDA

a. FINDINGS OF FACT


i. Limelight Hotel Design Review Modification – Approved

A comma will removed from the findings where they address the specific type of steel.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Smith
SECONDER:	Jeff Lamoureux
AYES:	Michael Doty, Steve Cook Vice Chairperson
ABSENT:	Deborah Burns Chairperson
RESUCE:	None

Micah Austin announced that Hotel Ketchum is moving forward and staff is reviewing their construction mitigation plan.

RESULT: APPROVED [UNANIMOUS]
MOVER: Steve Cook Vice Chairperson
SECONDER: Erin Smith,
AYES: Michael Doty, Jeff Lamoureux,
ABSENT: Deborah Burns Chairperson
RESUCE: None



Steve Cook, Vice Chair
Planning and Zoning Commission