



# Planning and Zoning

## Regular Meeting

~ Minutes ~

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

Meetings are Video Recorded

Monday, January 12, 2015

5:30 PM

Ketchum City Hall

**Commissioners Present:** Steve Cook, Vice Chairperson  
Mike Doty  
Jeff Lamoureux

**Absent:** Deborah Burns, Chairperson  
Erin Smith

**Staff:** Micah Austin, Director of Planning and Building  
Rebecca Bundy, Senior Planner  
Morgan Brim, Senior Planner

**1. OPENING OF MEETING**

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

Commissioner Steve Cook asked for public comment. There was none.

**3. Election of Officers**

**4. WORK SESSION planning the Warms Springs Gateway area.**

Commissioner Steve Cook thanked Linda Haavik for heading up this project.

Director of Planning and Building Micah Austin stated that The Warm Springs gateway has never had a mobility plan.

Commissioner Mike Doty commented that walking is dangerous in the Warm Springs Gateway area in the dark and he welcomes this resolution.

Commissioner Jeff Lamoureux commented that he welcomes a safe route for foot traffic and bicycles in this area. There needs to be a well thought out plan for developers for undeveloped and underdeveloped properties. He would like to add specifics as far as goals and timelines. He asked what the first steps were, do we need a planning study and a budget?

Commissioner Steve Cook questioned when Cox was required to install the required sidewalks on Warm Springs Road. Rebecca Bundy clarified that the Cox design review approval requires them to build sidewalk in the summer of 2015. A 7 1/2 foot sidewalk is required for a proper corner transition and an ADA ramp.

Commissioner Steve Cook asked if a study is approved by City Council would modifications to the sidewalk be possible. Rebecca Bundy clarified that she thought that Cox would be open to that.

Director of Planning and Building Micah Austin asked if the Warm Springs Gateway study could be done in house. He asked how the Commission felt about this and what they'd like the timeline to be.

Commissioner Steve Cook stated that he understood that engineering will be required for the transition hill onto Main Street.

Commissioner Jeff Lamoureux commented that an engineering evaluation with the design was needed and could staff devote the time to do the study. If so, either way will work.

Commissioner Steve Cook questioned if they were suggesting a feasibility study first and how do we get the City Council to commit. Micah Austin explained first they need to get the City Council to adopt the Resolution and then see where they want to take it from there. Rebecca Bundy commented that it will require public outreach; an RFP has been written for a consultant for \$25,000, this amount does not include engineering.

Commissioner Jeff Lamoureux stated that we need a concept cross section. Rebecca Bundy commented that we need several cross sections. Micah Austin questioned do we have street standards with cross sections. Jeff Lamoureux commented not really, there is indication of what the core streets should look like but Warm Springs has more challenges.

Commissioner Steve Cook asked for Public Comment.

Jim Rosenfeld a Warm Springs resident owns the parking lot on the corner of 6<sup>th</sup> street and the intersection of Warm Springs and Main Street. He is supportive of this resolution. He wants to address circulation and would like to see the 10th Street roundabout be actively pursued by the city. He added that pedestrian access needs to be addressed on the Warm Springs hill.

Public comment closed.

Director of Planning and Building Micah Austin asked if a timeline should be added to this resolution or should it be delivered as is.

Commissioner Jeff Lamoureux commented that this needs traction before Cox builds so they can be redirected if possible.

Commissioner Steve Cook commented that commissioners should be present at the adoption of the resolution at City Council and then stressed timing. Micah Austin commented that the new budget starts October 1, 2015. He then questioned if an amendment to the current budget was needed.

**Motion to approve the resolution dated January 12, 2015 as presented.**

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

## 5. CONSENT AGENDA

### a. FINDINGS OF FACT

#### 1. Warfield Brewery Design Review - Approved

Commissioner Michael Doty questioned the language on page 19, condition no. 5 regarding mechanical screening, the word minimal, adding that this is not an enforceable standard. He asked "what is minimal"? Rebecca Bundy clarified that the minimal was written in the code. Staff has an interpretation for minimal.

Commissioner Steve Cook questioned condition 7; the mention of roof top mechanical on or near grade must be screened. He requested that conditions 5 and 7 be combined. Micah Austin responded eliminate condition no. 5.

Commissioner Jeff Lamoureux commented condition 10; how the mechanical on the alley side needs screening. Rebecca Bundy clarified yes it is screened from the alley. They've done a nice job of cleaning up the alley.

Commissioner Jeff Lamoureux questioned drainage in condition no 11; Commissioner Steve Cook commented that we can't add additional conditions or significantly change conditions in finding of facts and suggested that Rebecca review her notes. Micah Austin commented that the plans have been reviewed by Departments. Rebecca Bundy responded that she will review her notes and discuss it with the architects. She added the applicant was hoping to get a building permit tomorrow. Commissioner Jeff Lamoureux stated that the condition needed to be amended. Rebecca Bundy stated that the first line of condition number 11 will be removed.

#### Motion to approve Warfield Brewery Design Review as modified.

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

### b. APPROVAL OF MINUTES

Motion made to approve June 14, 2014, September 8, 2014, November 10, 2014 and December 8, 2014.

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

1. **July 14, 2014 Site Visit**
2. **September 8, 2014**
3. **October 27, 2014**

Jeff Lamoureux resuced himself.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Cook Vice Chairperson
<b>SECONDER:</b>	Michael Doty
<b>AYES:</b>	Steve Cook Vice Chairperson, Michael Doty,
<b>ABSENT:</b>	Deborah Burns Chairperson, Erin Smith
<b>RECUSE:</b>	Jeff Lamoureux

4. **November 10, 2014**
5. **December 8, 2014**
6. **DISCUSSION OF FUTURE PROJECTS AND NOTICING REQUIREMENTS**

Micah Austin commented that this agenda item is a new item in effort to give the Commission an opportunity to talk about future project and additional noticing requirements.

Rebecca Bundy informed the commission of three new applications. She explained that an application had been received with a wall height issue that will be dealt with at the next meeting. The applicant is Blackburn Residence; the second project is for a new house next to the Heurd residence on 9<sup>th</sup> and Walnut, the third project is the Limelight Hotel Design Review modification which should be completed by the end of the month and is scheduled on the February 23rd agenda.

Morgan Brim commented on a zoning code amendment re-write: the re-write will help the code to conform to state and federal laws. It will be inline with the comp plan and will eliminate internal inconsistencies. He added that since 1974 the code has been amended 180 times. There will be a work session in February.

Commissioner Steve Cook asked how comprehensive the checklist is. Morgan Brim clarified it is pretty comprehensive.

Commissioner Michael Doty asked if staff was going to review and analyze the effectiveness of the form based code. Micah Austin explained that they are creating a district use matrix and

definitions. He commented that there is a very long list and by April 1 staff will have a working draft t which can then be modified.

## 7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director of Planning and Building Micah Austin introduced himself to the commission. Morgan Brim explained the Page right away issue to the Commission. This is a request for a snowmelt system in the public right of way.

Micah Austin commented that at the next meeting there will be a planning 101 workshop and Stephanie Bonney, Ketchum City Attorney, would be present.

Jeff Lamoureux commented he will not be present at the next meeting.

## 8. Commission reports and ex parte discussion or disclosure

## 9. ADJOURNMENT

Motion to adjourn the meeting at 7:02 p.m.

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



Steve Cook, Chair  
Ketchum Planning and Zoning Commission