



Ketchum Planning and Zoning Commission

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

Regular Meeting

~ Minutes ~

Monday, November 10, 2014

5:30 PM

Ketchum City Hall

Commissioners Present: Steve Cook, Vice Chairperson
Deborah Burns, Chairperson
Erin Smith
Mike Doty
Jeff Lamoureux

Staff: Linda Haavik, Interim Director of Planning and Building
Rachel Martin, Planning Technician

1. CALL TO ORDER

Vice Chairperson Cook called the meeting to order at 5:33 p.m.

2. PUBLIC COMMENT ON ISSUES NOT ON THE AGENDA.

There was no public comment.

3. PUBLIC HEARING upon the application by SUN VALLEY COMPANY for a Conditional Use Permit for employee parking spaces, equipment storage, and a public skier/pedestrian pathway to Puchner Lane at Lot 3, Greyhawk III Subdivision (319 Puchner Lane) located in the Tourist - 3000 (T-3000) and Floodplain Management Overlay (FP) Zones.

And

4. EST 5:55 PM PUBLIC HEARING upon the application of THE SUN VALLEY COMPANY for a Conditional Use Permit for recreationist parking at Lot 16, Block 2, Greyhawk II Subdivision and Tax Lot 6856 (South end of Gates Road) located in the Tourist - 3000 (T-3000) and Floodplain Management Overlay (FP) Zones.

Rachel Martin, City of Ketchum Planning Technician presented. This is renewal of a conditional use permit that has been in effect since 2002. This permit has been in use since the early 90's. A CUP for a seasonal parking lot must be renewed every 3 yrs. The last renewal was in 2011, and expires this fall. There are no changes to the application form the last renewal. This permit is for the lot in between the Greyhawk lift and the Grayhawk parking lot, which is an employee parking lot and equipment storage area for Sun Valley Company. The property has a residence which is used as the boot room.

Rachel's power-point presentation showed an Arial view of said property. The CUP is really the same. The only change being changes for the amended floodplain code, and is not in conflict with this particular use. Conditions 12 through 20 are all new.

This particular CUP, if approved will expire in 2017. Sun Valley Company is required to apply by 10/01/17 for the renewal of the lot.

Commissioner Steve Cook asked, within that circle (on power-point presentation) what are they proposing?

Rachel Martin answered that the application is specifically for employee parking, equipment storage and a public pathway.

Commissioner Steve Cook - this one has been before us in the past?

Rachel Martin stated that Yes, this parking lot is required to receive a conditional use permit.

Various council members remarked that it's been 12 years since any public comment has been received on this area.

Rachel did have a few citizens call just to ask what the application was for, she told them it was a renewal of the existing use, no one had any issues.

With no further questions or discussion, the meeting was opened up to the applicant.

Peter Stearns, Director of Mountain Operations for Sun Valley Company stated that there are no changes to the applications submitted in 2002, 2005, 2008. So this is just a continuance of the same use. In 2002 traffic was the only concern, a traffic study was requested and performed. No other issued have been brought forward since 2002.

Commissioner Deborah Burns asked about dust abatement.

Peter Sterns answered that they do not apply dust abatement as a matter of course, just as concerns surface. Historically this was not in first few permit applications, and has been added to more recent permits. However, before the last renewal process we made some improvements to that parking lot. We re-graded it and brought in new material and compacted it. Dust has not been an issue since then.

Wendy Carter, a Warm Springs Resident asked about the access of the 300 plus parking spaces,

Commissioner S. Cook- Close public comment and ask for a motion.

Rachel Martin answered Ms. Carter that all public access would be through gates road.

The commission discussed that overnight parking should be allowed in the lot for the end of season party.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Doty
SECONDER:	Jeff Lamoureux
AYES:	Erin Smith, Steve Cook, Vice Chairperson
ABSENT:	Deborah Burns, Chairperson

5. EST 6:15 p.m. **CONSENT AGENDA**

a. **FINDINGS OF FACT**

1. 101 1st Avenue Design Review Modification – Approved

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeff Lamoureux
SECONDER: Deborah Burns
AYES: Erin Smith, Steve Cook, Vice Chairperson
RECUSED: Mike Doty

b. APPROVAL OF MINUTES

1. July 28, 2014
2. August 11, 2014
3. October 13, 2014 Site Visit

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeff Lamoureux
SECONDER: Erin Smith
AYES: Deborah Burns, Mike Doty, Steve Cook, Vice Chairperson

6. COMMENTS ON CITY COUNCIL MEETING

Linda Haavik discussed the ability for new employers to the state of Idaho to apply for a tax credit.

Micah Austin was appointed as the Director of Planning and Building.

Diane Craven, Clear Direction has been hired to interview upper management to create more of a team environment and get the city departments focused in one direction.

Does the Commission want to continue with joint meetings with the City Council? Yes, The Commission would like to address the Council and have adequate consideration during the City Council retreat.

7. COMMISSION COMMENTS

The Commissioners asked about the Ore House lot and the multiple vendors on that property. One vendor is allowed per piece of property. The multiple outlets were never approved by the city.

8. ADJOURNMENT

RESULT: ADOPTED [UNANIMOUS]
MOVER: Erin Smith
SECONDER: Jeff Lamoureux
AYES: Mike Doty, Steve Cook, Vice Chairperson, Deborah Burns, Chairperson



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