



**CITY OF KETCHUM
PLANNING AND ZONING COMMISSION MEETING
January 13, 2014, 5:30 p.m.
Ketchum City Hall Meeting Room, Ketchum, Idaho**

Present: Vice-Chairperson Richard Fabiano
Commissioner Steve Cook
Commissioner Mike Doty
Commissioner Jeff Lamoureux

Absent: Chairperson Deborah Burns

Also Present: Ketchum Planning Manager Joyce Allgaier
Ketchum Senior Planner Rebecca Bundy
Ketchum Recording Secretary Sunny Grant

1. Vice Chairperson Richard Fabiano opened the Regular Planning and Zoning meeting at 5:33 p.m.

2. PUBLIC COMMENT ON ISSUES NOT ON THE AGENDA

There was no public comment at this time.

3. PUBLIC HEARING upon the adoption of the proposed 2014 Ketchum Comprehensive Plan.

This is the second public hearing on the 2014 Ketchum Comprehensive Plan. Staff made changes based on input from the first public hearing in November 2013 and two worksessions with the City Council. A professional editor also reviewed the draft plan. P&Z Commissioners commented that the Comp Plan read very nicely.

The Commission asked staff to reword the Priority Implementation Plan to indicate that the Comp Plan should be considered a "living" document that will be revisited every few years and revised when necessary, as opposed to completely starting over every 10 years or so. Staff suggested that the Comp Plan be consulted during Ketchum's annual budget, capital improvement planning, and city strategic planning/work programming discussions to advise these decisions, actions, and projects.

Commissioners asked staff to check the quality of the photos throughout the document. Joyce indicated she would do her best to find replacements and definitely remove the duplicated photo.

PUBLIC COMMENT:

- Mickey Garcia complimented staff on a well-written document. He agreed that the Comp Plan should be reviewed frequently and not be subjected to formal updates every 10 years.
- *Mountain Express* reporter Eric Avissar asked what the biggest differences are between the previous Comp Plan and the 2014 Comp Plan.

Commissioner Jeff Lamoureux indicated that the focus on sustainability is key, the implementation matrix is more concise, high-performing community chapter, and the community core value statements. Staff said the 2014 Comp Plan is also different in terms of

layout, being more user-friendly and contains community values as contributed by citizens. The prior document is 12 years old, and things have changed a lot in 12 years, so the new plan is reflective of that.

Commissioner Steve Cook moved to recommend to the Ketchum City Council the adoption of the 2014 Ketchum Comprehensive Plan dated January 13, 2014 and revised December 25, 2013, as amended. Motion seconded by Commissioner Jeff Lamoureux, and passed unanimously.

- 4. PUBLIC HEARING upon the application by Ketchum Cemetery District, for a vacation of several portions of public right of way, including two unimproved portions of 10th Street, an unimproved portion of Walnut Avenue and an unimproved portion of the alley in Block 94, Ketchum Townsite.**

Commissioner Steve Cook moved to continue the public hearing upon the application by Ketchum Cemetery District to vacate City right-of-way to the January 27, 2014 Planning and Zoning Meeting. Motion seconded by Commissioner Michael Doty, and passed unanimously.

- 5. CONSIDERATION upon the application by Connorriley LLC for preliminary plat approval for a two unit, detached townhouse development at 203 Sabala Street (Ketchum Tax Lot 2573). The applicant is requesting townhouse subdivision preliminary plat approval for two detached units in the GR-L Zone District.**

Also present: Bruce Smith, Alpine Enterprises, Inc., applicant's representative

Ketchum Senior Planner, Rebecca Bundy, said this project was originally presented to P&Z for design review as Williams Townhomes, a detached two-unit development on Williams Street and Sabala Street. P&Z did a site visit when it was originally proposed. The current application for preliminary plat formalizes the process of creating sublots and makes the units townhouses, as proposed in design review, so that they can be sold individually. The units are near completion.

P&Z reiterated their concerns about trees on the corner. Before certificates of occupancy are granted, Planning staff will inspect the units for design review elements, such as exterior lighting and landscaping. The application still has to go before Council for preliminary plat approval and both the Commission and the Council for final plat.

The applicant worked with the Street Department to satisfy pavement and driveway issues at the intersection.

The City Attorney has advised that reciprocal utility easements across a neighboring subplot, as proposed by this applicant, is an appropriate way to grant utility easements in a two unit townhouse development. (Staff will advise future applicants to apply for townhouse subdivision preliminary plat, with dedicated easements, concurrent with design review.)

The application was routed to all City departments for review. Ketchum Street Superintendent Brian Christiansen responded that a drainage swale needs to be established from the edge of the driveway, 50 feet around the corner, and up the hill onto the Williams Street side. The applicant submitted a proposed cost estimate of \$400 to install the swale. The Commission expressed concern that the estimate was too low to accomplish the swale installation.

The Commissioners requested that Condition 1 require that plans to meet the Street Department's requirements, or a security deposit for 150% of an estimate approved by the

Street Department, shall be submitted to the Planning Division to ensure that the swale is installed to the Street Department's satisfaction. Smith said that the area in question is gravel and that it would be easy to make a swale off the edge of the asphalt with a mini excavator. Staff suggested that Condition 1 be amended to require that the estimate for the swale work shall be reviewed and approved by the Street Department prior to the applicant posting a security deposit with the City. The applicant's representative, Bruce Smith, said that the applicant will meet the Street Superintendent's requirements and understands that the City will not sign final plat until the Street Superintendent is satisfied.

Commissioner Steve Cook moved to recommend the City Council approve the preliminary plat for Connorriley LLC, subject to Conditions of Approval 1 through 7, with Condition 1 amended as above. Motion seconded by Commissioner Michael Doty, and passed unanimously.

6. CONSENT AGENDA

- a. **Approval of Minutes for December 6, 2013 Joint P&Z and CC meeting and December 9, 2013 P&Z meeting.**

Minutes were not presented for approval.

7. STAFF COMMENTS AND CITY COUNCIL MEETING UPDATE

- Commissioner Steve Cook asked about the flag on top of KB's Burritos. Staff said a banner with no business logo is not advertising would not be considered a sign. Staff will take a look at the banner.
- Staff will hold additional workshops with the P&Z to review proposed amendments to Ketchum's Floodplain Code prior to potential flood season.
- There is an issue with the community housing requirements in Ketchum's Community Core Code. The Community Core is structured to require that 20% of the total project is dedicated for community housing (with a variety of ways to satisfy this requirement) if the FAR is even slightly greater than 1.0. As a result, recent developments are being designed to stay under 1.0 FAR. If they are designed over the 1.0 FAR, it is anticipated that they will be designed to the maximum allowed 2.25 FAR to absorb the 20% requirement. Staff recently met the Dave Patrie, Blaine County Housing Authority, and local architects, realtors and developers to discuss solutions to this issue.

8. ADJOURNMENT

Commissioner Rich Fabiano moved to adjourn the meeting at 6:45 pm. Commissioner Steve Cook seconded the motion, and it passed unanimously.



Vice-Chairperson Richard Fabiano

CC: City Council