



Planning and Zoning Commission - Special Meeting MINUTES

Tuesday, May 25, 2021, at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order at 4:30 PM by Chairman Neil Morrow.

PRESENT

Chairman Neil Morrow
Vice-Chairman Mattie Mead
Commissioner Tim Carter
Commissioner Jennifer Cosgrove
Commissioner Brenda Moczygemba

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Moczygemba said she would recuse herself from the Pioneer Pickleball Club Conditional Use Permit.

CONSENT CALENDAR — ACTION ITEMS

1. Minutes of March 30, 2021
2. Minutes of May 11, 2021

Motion to approve the Minutes of March 30, 2021, and Minutes of May 11, 2021.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

3. ACTION ITEM: Recommendation to consider and approve Conditional Use Permit P21-030 for Reinheimer Ranch Field Daze located at 12749 Highway 75.

The project was introduced by Director Suzanne Frick. She explained the uses of the Zone and history of the events held there during the pandemic in the Summer of 2020. The proposal is for 7 events, with each performance ending by 9:30 PM or earlier. Parking is provided on-site for 80 vehicles. There was no history of traffic congestion during last summer's events. Staff recommended approval with Conditions 1-7.

Applicant Cathy Reinheimer explained the ownership of the two parcels of land and how the performances came about last summer. The performance community felt there was still a need for this kind of entertainment. She felt bringing the community together for entertainment would not negatively impact the neighbors and would be in keeping with the intent of the land use. She listed some of the entertainers expected to perform this summer, pending approval of the Conditional Use Permit.

Chair Morrow opened the floor to public comment:

Kelly Frost, spoke in favor of the approval of the permit.

Jon Kane, producer, expressed how the performance community appreciated Cathy's efforts. He urged approval of the Permit.

Karen Reinheimer stated Cathy was not the owner, but the land is owned by the Trust. She was not noticed of the hearing. She spoke to the terms of the Trust, with strict uses as a recreation site. She spoke to the *Present State* of the property and felt this did not meet the terms of the Will. She felt the events were wonderful, but the Reinheimer Family had other overwhelming concerns. She asked for a one-year delay in the Conditional Use Permit Application to allow for the Family to make a decision on the events.

Kristy Hobson, Farnlun Place, supported the events for this summer. She said there were no traffic problems and little noise but asked for a limit to the events in the future.

Cheryl Hall, neighbor, expressed concern over the events. She objected to the precedent it would set and the potential fire danger.

Sue Engleman, realtor, stressed the property was purchased due to the restricted uses of the surrounding properties. She did not feel this was a suitable location for events.

Lila Claghorn, co-producer of Field Daze, stressed the support received from the Community for the events.

Ed Lawson, attorney for the Halls, spoke in opposition to the Permit. He expressed concern for the impairment of the Halls enjoyment of their property. He felt the application was flawed in that the Zone did not support the event use. He stated the use did not conform to the Comprehensive Plan. He pointed out that the applicant was not a non-profit organization. He urged more time to study the application, traffic impact, and pedestrian access.

Being no further comments, Public Comment was closed.

Applicant Cathy Reinheimer presented a revised site plan to the Commission. She commented on her interaction with Cheryl Hall, who had complained about the events. She addressed Karen Reinheimer's remarks. Trustee Bradshaw confirmed the Trust as the owner of the land. She spoke to the Engelman comment on the enjoyment of the property and noted neighbors on Garnet Street supported the events. She related the Fire Marshall, Seth Martin, supported the plan.

Commissioner Cosgrove asked about the fire danger. Director Frick stated the Fire Marshal gives direction and makes a site visit before each event to ensure public safety.

Commissioner Moczygemba asked about the Trust and the Public Lands and the definition of *public use*. Director Frick replied the events are on the Trust property and not on the parcel belonging to the Idaho Parks Foundation. She explained the *Public Use* definition. Moczygemba asked about typical use of the property. Cathy Reinheimer replied Sun Valley horses graze there and the Wood River Land Trust has held a Fund Raiser there. In the past it was occasionally used for barn dances or rodeos. She stressed the term *Natural State* related to temporary structures only with no permanent structures allowed.

Vice-Chair Mead understood safety and environmental concerns. He supported Community events.

Commissioner Carter thought the continuation of these events would benefit the community. He wondered if this venue hampered other venues in the area. He supported the Conditional Use Permit with the limitation of one year. He did not want to see this as a long-term venue.

Chair Morrow supported this as a one-time permit for the 2021 season only with no future renewals. He wanted ITD contacted for traffic patterns and a weekly inspection by the Fire Marshall. He wanted to see the stages, etc. taken down after each event.

Commissioner Moczygamba agreed with the previous Commission comments, granting permission for just one year.

Commissioner Cosgrove stressed the appropriateness of the Zoning Code. She spoke to the objection of the neighbors and thought respect of the neighbors and the land, i. e. taking stages down and cleaning the site after each event, as being important considerations. She asked how were the services paid for?

Cathy Reinheimer related that she and Lila Claghorn paid the expenses personally last year. They learned from last year which equipment produced the least impact on the environment. They have also received a grant from Zion's Bank for this year's events. She related that other outdoor events are completely booked all summer.

Vice-Chair Mead supported the Arts and supported approval of this application with the one-year limitation.

Chair Morrow agreed with the limit on the impact of a one-year permit. He thought other venues could be used for this program in the future.

Commissioner Moczygamba stated the Permit limit should be for the season as opposed to one calendar year.

Commissioner Carter also supported the one-year term.

Motion to approve the Reinheimer Ranch Field Daze Conditional Use Permit with Conditions 1-6 and striking the last sentence of Condition 7 so as to make this permit non-renewable, and the addition of Condition 8 stating site to be closed and trucks removed between events and direct Staff to prepare the Findings of Fact and Conclusions of Law and Decision for review and approval at the June 8, 2021 meeting of the Planning and Zoning Commission.

Motion made by Commissioner Carter, Seconded by Vice-Chairman Mead.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygamba

4. ACTION ITEM: Recommendation to consider and approve Conditional Use Permit P21-029 for Pioneer Pickleball Club located in the Light Industrial District (LI-2) to reduce their parking requirement through shared parking.

Commissioner Moczygamba recused herself from this agenda item.

The background for the application was introduced by Director Frick explaining the parking requirement for the use in that Zone. There was a discussion of the building tenants and how the existing parking spaces are used.

Architect Travis Kilmer, for the applicant, Steve Beck, spoke to the Pickleball Club on-line reservation system incorporating restricted building access for the two-hour reservation time. During a beta test of the system, 2-3 cars were observed at any one time.

Chair Morrow opened the floor to Public Comment.

Being no comment, the floor was closed.

Commissioner Cosgrove expressed concern over City services being used to enforce the parking situation.

Chair Morrow thought the amount of congestion in the area would require more enforcement.

Commissioner Carter thought if the parking is going to be shared, all parties should be represented.

Kilmer related the HOA does not allow for reserved parking spaces.

Staff and the Commission discussed the various parking options.

Motion to continue to the June 8th meeting.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove

Recused: Commissioner Moczygemba

5. ACTION ITEM: Discussion and potential action on the location of the Idaho Power equipment proposed for Westcliff Townhomes located at 106 Rember Street.

Director Frick reported back on a meeting with Idaho Power. IDPO indicated they allow new boxes to be set off the edge of the right-of-way with the opening facing the development to allow the boxes to be landscaped and screened. Boxes can also be located adjacent to the building when the building has a fire-rated wall.

Idaho Power did not object to the box at Westcliff being landscaped at the sides and rear. The box could be moved at the applicant's expense.

Idaho Power does not allow wrapping or painting of the boxes as it is considered to be a fire hazard, although this may change in the future. The box could be green or brown.

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

The Bluebird Village team is working on a re-design before the next presentation.

The June meeting will be a discussion of policy issues and Zoning interpretations.

ADJOURNMENT

Motion to adjourn at 6:47 PM

Motion made by Chairman Morrow, Seconded by Vice-Chairman Mead.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba



Neil Morrow – Chairman
Planning and Zoning Commission