



Planning and Zoning

Regular Meeting

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

Meetings are Video Recorded

~ Minutes ~

Monday, March 9, 2015

5:30 PM

Ketchum City Hall

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

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

1. **SITE VISIT at 900 180 RIVER ROCK ROAD.** The Commission will convene for a site visit in regard to the application by H.J. Heinz II Charitable and Family Trust, for approval of a stream alteration and streambank stabilization project on the Big Wood River adjacent to 180 River Rock Road.

The site visit minutes will be adopted separately.

2. **SITE VISIT at 900 WALNUT AVENUE NORTH.** The Commission will convene for a site visit in regard to the application by Jim and Naomi Ellison, for Mountain Overlay Design Review for a new residence.

The site visit minutes will be adopted separately.

3. **RECONVENE AT KETCHUM CITY HALL, OPENING OF MEETING**

Reconvened at 5:53pm

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

No public comment, public comment closed.

5. **CONSIDERATION upon the application of H.J. HEINZ II CHARITABLE AND FAMILY TRUST, for approval of a stream alteration and streambank stabilization project on the Big Wood River adjacent to 180 River Rock Road (Lots 5, 6, and 7, Block 1, Bigwood Subdivision #1)**

Rebecca Bundy presented the application, commenting that there were conditions of approval. She stated that a similar application had come before the Commission in 2011 for 2 barbs right near the house. The 2 additional barbs are further to the north and would solve the erosion problems. The proposal includes willow cuttings, and native grasses in the riparian zone. Conditions have been moved forward from the previous application and include that the property will be maintained in a naturalized state and a yearly report will be brought back to the City for five years. We can arrange for inspection yearly. She commented that Staff suggested conditions of approval as outlined in the Staff Report pages 8 and 9 and read those conditions to the Commissioners.

Michael Doty commented the Staff report was not complete and the boxes had not all been checked for compliance.

Rebecca Bundy clarified it wasn't her final draft. She stated that public comment had been made by Rural Land Management, the City Engineer did not comment, Fire Department, Street Departments had no comment. The City Arborist gave his approval of the proposal.

Michael Doty commented that all the boxes should say yes pointing out that page 7 and 8 were incomplete.

Rebecca Bundy clarified they should all say YES or N/A.

Steve Cook questioned page 9, item 11 of the Staff Report he asked for clarification of timing and sequence of the work started. He then questioned If the project was to have a delay of more than a month would a security deposit be required? If so, who would policing that?

Rebecca Bundy stated the applicant could answer the question of timing and mentioned that weather could play a factor. She added that If there was a delay the City could ask for a deposit from the contractor and ask for a deposit for the amount of restoration.

Applicant Evan Robertson commented on the timing of the project stating if they had to put a deposit up front it would be a lot of money and he understands the Commissions concerns.

Steve Cook commented that he anticipated if there was a delay it will be in the later stages of the project.

Evan Robertson agreed and stated if the project were to shut down he would let the City know. He added that he and his staff have no problem with City Staff recommendations. He then commented that there are 4 barbs instead of two, they don't want to keep coming back to the Commission and he suggested that the Commissioners take a look at the bank.

Chuck Brockway, Brockway Engineering presented a power point giving an overview of the river banks and property. He explained the affect on the Big Wood River stating facts of the high velocity on the day the picture was taken was 279 CFS and 100 yr ago it was 2,000 plus CFS. He then explained the cross sections of barbs and gravel removal areas.

Jeff Lamoureux questioned the break down of construction process and how long it will take to do the work? Including the restoration process and timing?

Chuck Brockway clarified the project will take approximately two weeks and the restoration project could take a bit longer. He anticipates being present onsite to direct the engineering and esthetics projects.

Jeff Lamoureux questioned the depth of gravel that can be removed?

Chuck Brockway clarified that they would follow the Core of Engineers standards.

Jeff Lamoureux questioned if it had been surveyed or certified?

Chuck Brockway clarified that it would be.

Steve Cook questioned the scope of work asking if the river is vulnerable during the restoration project if it were to be delayed due to weather constraints or timing?

Chuck Brockway clarified that they would finish heavy rock work then immediately do the restorations and reshaping of the banks.

Erin Smith questioned what kind of grasses they would be using?

Chuck Brockway clarified the reseeding mix will have native grasses or could be other species that are also common to our area.

Deborah Burns commented that on the last site visit the Commission had talked about the old irrigation system being removed and the plan is still showing irrigation present. She added in the last application conditions the Commission had asked for the irrigation to be removed.

Chuck Brockway stated he didn't remember that condition.

The Commissioners deliberated the irrigation system and riparian and its compliance with the conditions of the application, stating that it would be in a natural state. They explained the conditions of the application to Mr. Brockway.

Rebecca Bundy stated the conditions were the same in both applications and she didn't know where the riparian was supposed to be. She commented the Commission can make a condition that the entire riparian be in a natural state.

Deborah Burns requested that the Commission take a look at both the irrigation and riparian after completion of the project, stating the City would be measuring the area to ensure it is in compliance.

Evan Robertson agreed to the Commission's request to inspect the riparian.

Steve Cook motioned "this project the Big Wood River bank stabilization does meet the standards of approval under Chapter 17.8a of the Ketchum Zoning Code Title 17 as conformed to the conditions of approval modified 1-13".

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

Erin Smith requested baseline photos from the applicant.

Rebecca Bundy commented baseline photos would be added to condition #7.

6. **CONTINUED TO MARCH 23, 2015 Consideration upon the application from Jim and Naomi Ellison for Mountain Overlay Design Review at 900 Walnut Avenue North**
7. **UPDATE on Zoning Code Re-write.**

Micah Austin gave a brief overview of the Zoning Code Re-write to the Commissioners.

Morgan Brim presented a power point presentation on the significant changes to the Zoning Code Ordinance. Morgan pointed out that the re-write will have two phases. Phase I will include changes, additions, definition updates and bringing the code into compliance with State Code.

This presentation is Phase I and is in DRAFT form. A copy was included in the Commissioners packet for their review.

The Commissioners, Micah Austin and Morgan Brim reviewed the draft re-write and made suggestions throughout the presentation.

Morgan Brim suggested a work session at the next meeting.

The Commissioners agreed.

8. **CONSENT AGENDA**

a. **FINDINGS OF FACT**

i. **Limelight Hotel Design Review Modification – Approved**

Erin Smith commented that she would like the minutes from past meetings and questioned if they were completed yet?

Micah Austin clarified the minutes were not complete. He introduced the new Recording Secretary, Shellie Rubel and explained her responsibilities. He added that the goal was to have the meeting minutes ready for approval at the next meeting.

Michael Doty commented that in condition no.11 the last sentence, the word "necessary" seemed problematic.

Rebecca Bundy suggested "appropriate" would be a better term.

Michael Doty agreed with the change to "appropriate".

Deborah Burns stated the Commission needed the minutes before moving forward with the findings.

The Commissioners agreed that the minutes needed to be present and moved forward to the next agenda item.

ii. **Lift Tower Lodge CUP - Approved**

b. **APPROVAL OF MINUTES**

i. **October 13, 2014:**

Erin Smith made comment and requested changes to the minutes:

- #9 outdoor music until 9:00 p.m should be changed to read **after** 9:00pm.
- Jim Laske should be change to Jim **Laski**
- Page 5 second paragraph should be changed from Kip and Kin to **Kith** and Kin.

ii. **September 22, 2014**

Erin Smith made comment and requested changes to the minutes:

- Page 2 last full paragraph beginning with The Commission the sentence **They would have to pay taxes on the property** is repeated strike the 2nd sentence.
- Confused by the use of word " they" who is they? Replace with applicants name.
- Confused as to what was approved in the minutes? Provide a clearer definition of the motion.

- Public Hearing #4, Burns refused herself and it says **impartial**, it should be replaced with partial.
- Jim Laske should be change to Jim **Laski**

Deborah Burns motioned to approve October 13, 2015 minutes. To withhold approval of September 22, 2014 minutes.

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

9. FUTURE PROJECTS AND NOTICING REQUIREMENTS

10. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Micah Austin stated the City Council approved P&Z Bylaws.

Steve Cook questioned if Staff had heard back from the applicant immediately upstream from the stabilization project?

Rebecca Bundy stated she had had spoken to Brockway this morning and reminded him that the application will expire in one year. She also explained to him the extension requirements. The applicant has done nothing at this point.

Deborah Burns questioned what the next meeting would look like?

Rebecca Bundy commented there would be an ADU within an existing building and there would be no change to the shell. She gave a brief explanation of the project.

Erin Smith commented suggesting that the Commission put a hard stop on the next meeting.

Jeff Lamoureux stated he wouldn't be at the next meeting on the 23rd he would be on Spring Break.

Morgan Brim commented it would take two meetings to cover the Zoning Ordinance changes and suggested the meeting should stop at 8:30 or 9:00 pm.

Michael Doty questioned Rebecca Bundy if Kith and Kin had been to the City offices?

Rebecca Bundy commented she that she had spoken to the applicant this morning. She explained there wasn't a condition of approval on the project and there wasn't a building there any more. She added that the issue has been addressed with the applicant and Staff would discuss the issue in their staff meeting tomorrow.

Erin Smith stated once again this is an example of where someone has ignored us.

Jeff Lamoureux suggested that the City revoke the permit and red tag the project.

Michael Doty questioned if the YMCA has a sign plan? He stated there are now Illuminated signs and a banner that was never there before and commented that they changed their Logo.

Rebecca Bundy clarified the YMCA had an application.

Jeff Lamoureux commented he had been approached again by a developer about right of way issues. He stated the developers concerns and that they are asking for clarification to develop the property right of way. He added that they had commented the right of way coordination with the Street Department was convoluted and arbitrary. He suggested that Staff communicate with the applicant and stated he felt it is effecting development. He commented that the developers concern is that it isn't clearly defined.

Morgan Brim commented that the Street Department is in the process of developing right of way standards and this is one of the projects they're looking at.

Jeff Lamoureux commented that development of standards should be done in consultation with Planning Department. He asked that the Commission be communicated with.

Morgan Brim commented that he would be glad to talk to Commissioner Lamoureux about the issues stating there is more to the story.

Jeff Lamoureux commented Gretchen Wagner would be a good person to talk to about the right of way issues.

11. Commission reports and ex parte discussion or disclosure

12. ADJOURNMENT

Deborah Burns motioned to adjourn at 8:19 p.m.

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


 Steve Cook, Vice Chair
 Planning and Zoning Commissioner