

BLAINE COUNTY PLANNING & ZONING COMMISSION  
REGULAR MEETING  
Thursday, May 23, 2019, at 6:00 pm

*Main Meeting Room in the Old County Courthouse  
206 First Avenue South, Hailey, Idaho*

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MEMBERS PRESENT

Rachel Martin  
Susan Giannettino  
William Ranill  
Mike O'Farrell  
Ned Hamlin  
Mark Pynn

MEMBERS ABSENT

Open Seat

STAFF

Kathy Grotto  
Allison Marks  
Lisa Horowitz

On Thursday, May 23, 2019, Blaine County Planning & Zoning Commission Chairman Rachel Martin called the meeting to order at 6:00 pm.

- I. ACTION ITEM: Title 9 Zoning Regulations Text Amendment – Sawtooth City Zones:** Public hearing on and consideration of county-initiated amendments to Blaine County Code, Title 9, Zoning Regulations, Chapter 24, Sawtooth City Zones (SCC, SCR-.4). Amendments are proposed to Sections 3-Regulations, 4-Conformance, 5-Building Sites, and 7-Sign Standards. The Board of County Commissioners initiated these changes on March 12, 2019.

Any disclosures? No

Allison for notice:

**Notice of the May 23, 2019**, hearing was provided as follows:

- 1) Published in the Idaho Mountain Express on May 8, 2019;
- 2) Public service announcement request to area media sent May 6, 2019;
- 3) Sent to all Blaine County political subdivisions on May 6, 2019;
- 4) Posted in at least five (5) public places on May 6, 2019, as evidenced by affidavit in file;
- 5) Mailed to incorporated cities in County pursuant to Area of City Impact Agreements on April 25, 2019; and,
- 6) The draft of the proposed amendments was made available on the county web site on May 6, 2019.

► **Motion:** Upon motion by Commissioner Pynn, second by Commissioner Williams, and by a vote of 6 to 0, (open seat) - the Commission finds notice to be in compliance with applicable regulations, I.C. §67-6509 and §9-31-4 of the Zoning Ordinance.

Kathy explains background on some amendments. Some concerns Lisa and I heard from residents in this area were that some sections of Blaine County Code need some changes. The County has authority to pass regulations here to make sure they reflect the goals of the forest in terms. They have been in place for a long time and some are outdated. Some of these changes will bring our code into better alignment with fire wise practices. The Board of County Commissioners initiated this zoning change a couple months ago. This is what they wanted to happen with the Comp Plan updates. I just had a phone call from the owner of a 9.5 acre parcel, Salmon Land and Livestock, about concerns of section of code that limits lots and may not be appropriate for this size of land. Please consider a change that says, these provisions, except paragraph C5 below, shall apply to both Sawtooth City Commercial and SC residential .4. All

other paragraphs, 1-12, would be appropriate to be applicable to the 9.5 acre lot. The maximum coverage of 6500 SF is too restrictive for this size of lot.

Rachel – would commercial then be unregulated?

Kathy- no. In the current code, the standards are described in subsection 94 – B & C. If the owner wanted to do something commercial, they would have to comply with these regulations.

Ned – what sort of coverage would be required?

Kathy – we would have to work on that with the SNRA.

Susan – otherwise with this change there is no restriction on residential building on that property.

Kathy – there isn't maximum coverage for commercial either.

Mike – is this the only lot to be considered?

Kathy – no

Susan – the change only applies to what is zoned commercial?

Kathy – right. These proposed changes would only apply to this lot owned by Salmon Livestock and the lodge lot.

I will turn it over to Allison to go over the actual changes.

Allison – I'll just go line by line to explain the changes. We have Rae Townsend here, a resident of Sawtooth City. Her husband works for the fire department there. We also have Sharon Barnes of the SNRA.

Page 2 is the first change which Kathy described. This is to add consistency to the SNRA guidelines and is taken from their regulations. It's easier to understand than the language in our code.

Rachel – why aren't we saying all buildings? Why are we saying existing plus new?

Kathy – that really isn't needed. We can change that.

Allison – we will discuss the commercial part when we finish going through the changes. Commissioner Fosbury brought up a concern of additions by amending the governing plat to modify parcel boundaries. #6 definitions were changed to reflect the updates in Idaho code. Sawtooth building committee didn't want to be in charge of code enforcement since the County already is and is suitable to omit. The portion on satellite dishes is updated to reflect current technology. They were different in the 70s.

Rachel – I don't like "to the extent feasible" can we say "shall be minimized to preserve"? I feel that is too loose.

Allison – yes. Next - this was added to reinforce the SNRA priority to keep the natural terrain if possible when grading or excavating.

Mark – why don't you just say to preserve natural topo graphic features?

Allison – but what if you can't? The guideline is there to preserve if possible. The next standard was changed because it conflicted with Blaine County fire regulations. The current language only allows soil or rock to be used for driveways. Now years later, we have a variety of materials that can be used to reflect natural colors suitable for this area.

Ned – is it going to say “buildings or structures cannot...”?

Allison – yes. Moving on to building height. A Sawtooth resident suggested that we have a height requirement.

She said most 2 story garages are around 24 ft, so we suggested a maximum of 26 ft.

Mark – why are we limiting the façade to less than 50%? Why can't we use rusted metal on more than 50%?

Kathy – The SNRA requested that.

Sharon Barnes – SNRA – the rusted metal is popular and is newer. Without any treatment, it tends to rust and turns orange for many years before it turns brown. There has been more requests over the past few years or so, and not giving a rustic look of the past. The metal is too modern of a look to go with desired ranch style look rather than an industrial look.

Ned – would it make sense to say 50% of the vertical wall can be rusted steel?

Sharon – I don't know why it says rusted metal, it's not in our regulations.

Allison – I think it's in there to open it up to different types of materials, to accommodate the SNRA and the residents.

Ned – I didn't make myself clear...if you just say 50% of the walls, there are 4 walls. Two of those could be solid steel the other 2 of other material. If you want to regulate this, get more specific and maybe say “50% of any vertical facade could be rusted steel”.

Mark – can we just say “material shall be non reflective and weathered?” why do we have regulate any amount of facade? Seems like overreach to me.

Sharon – the designated community regulations don't address metal. It's hard to regulate materials, they always change.

Allison – the original color guide just had “chips” in green, brown and gray colors. Very limited.

Mark – other counties have buildings in all rusted metal and they look great.

Sharon – true but this is for designated communities and agricultural and residential regs say something different.

Susan – we need to realize there are regulations that already exist. We're trying to expand or broaden to satisfy the residents.

Allison – we're trying to meet in the middle. We feel this is a good compromise.

Adding the 50% of any vertical façade.

Moving on...G. roofs – shall be non reflective colors common to area. The next section is taken out of SNRA private land booklets directly for colors of roofs best absorbed into the background.

We also want to make sure they meet county fire code.

Rachel – the section about the colors, is that verbatim?

Allison – yes. Then we added solar panel information. They do require a permit.

Mike – are these panels on the roof or in the yard?

Allison – either one needs a permit.

Rachel – for tree removal, I feel “to the extent practical” is too subjective. In the following paragraph talks about fire wise practices as determined by the fire district, but they don’t need to evaluate every tree removed. Do we want to follow fire wise practices or not?

Susan – anytime we constrain trying to do fire wise practices in a place like that is a big risk. The local fire district is the best to review a landscaping plan.

Mark – just strike “to the extent practical” and add “fire wise practices” or “as recommended by the fire district”?

Allison – I feel “tree removal shall be kept to a minimum consistent with fire wise practices”...would be a conflicting message.

Mark – that is why I added “or as recommended by the fire district”

Rachel – you are your own fire district. How do you feel about that?

Sawtooth City Fire Chief – I’m not going to tell anyone to cut down their trees. I still think we need to be fire wise. It’s not if it’s going to burn, it’s when. The better space they have, the better off they will be. The metal on the sides deter fire. So many ways to look at it but how do start and where?

Rachel – so you’re saying to take fire wise out entirely?

Allison - what if you said tree removal shall be kept to a minimum, only trees within 30 ft of structure may be removed as is recommended by fire wise?

Kathy – I think deleting the first sentence entirely and say only those trees within 30 feet of a structure may be removed. Period. Fire wise practices are recommended.

Mike – what’s the SNRA position on fire wise? Is it mandated?

Sharon – no. It’s voluntary.

Allison – Next is J landscaping development – owner shall submit a plan to the SC building committee and the fire district. This was a recommendation by the fire district so that every jurisdiction is on the same page.

Susan - so all landowners would need to submit a landscape plan?

Allison – if they plan to develop anything. We took out planting of lawns is not recommended and added “we encourage to maintain native vegetation.”

Next – K Fences – fences shall preserve natural site conditions. Originally it was pretty restrictive,

but now is open to more materials.

Next - L steps – needed updating from building out of wood or stone to more modern materials. Wood is not ideal for steps in winter or for fire conditions.

Next - N yards and lights – we have an outdoor lighting ordinance, so we simplified this.

B Sign ord – the county has one so no need to have it repeated here.

Rachel – do we continue?

Kathy – the outstanding question here in the commercial zone is related to setbacks and lot coverage. I'm inclined to propose a maximum of 20% lot coverage. I think that still allows adequate building area.

Rachel – what's the minimum lot size for that zone?

Kathy – there isn't one.

Rachel -can they subdivide?

Mike – it says in the code “no subdivision of lots”

Kathy – “lots in Sawtooth shall not be subdivided”. We should probably go over the commercial areas when we continue this.

Rachel – open public comment

Rae Townsend – building committee; these girls have done what we wanted. The houses with wood and log down to the ground have black mold and are rotted from snow. The metal will help with that problem.

Sharon Barnes – SNRA – it's been nice to work with Kathy and Allison. They made it easy to go through this. They helped make sense of the 1974 regulations that we've had to work with and add the modern lines into it. I really appreciate it.

Rachel – closes comment.

Susan moves to continue this to June 13.

William seconds.

All in favor 6-0 (open seat)

Rachel – next item is

- II. ACTION ITEM: Comprehensive Plan – Chapter 8, Land Use.** Public hearing and consideration of proposed amendments to Title 8, Ch. 1, Comprehensive Plan. Proposed Chapter 8, Land Use, will include sections on eight subareas of Blaine County. The Ketchum/Sun Valley subarea draft is complete and presented for hearing. Future hearings will cover other subareas. Land Use is a required component of Comprehensive Plans.

Kathy for notice:

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- 4) posted in at least five (5) public places on May 6, 2019, as evidenced by affidavit in file;
- 5) sent to cities of Hailey, Ketchum and Sun Valley pursuant to Area of City Impact agreements on April 25, 2019.

► **Motion:** Upon motion by Commissioner Pynn, second by Commissioner Giannettino, and by a vote of 6 to 0, (open seat) the Commission finds notice to be in compliance with applicable regulations in I.C. §67-6509.

Rachel – any disclosures? No.

Kathy begins by going over the online survey results. We started with working group meetings to create more tailored questions for this survey. We had a poor response rate of about 7%, but we did have very robust discussions with the working groups. Lisa will tell you more about those later. The highest ranking result is the most important feature of living in this area is the access to recreation and natural outdoor beauty. The changes that are the most proud of in last 5 to 10 years is the sense of neighborhood and community, not too many second homes, and stability in most neighborhoods. The changes that are concerning the most is the flip side of these. We asked about the value of remaining in the area of city impact for Ketchum or Sun Valley for the small portion of this subarea. Some saw value in getting public notice, but Hulen Meadows is not interested in being annexed into the city.

Mark – are those roadway issues related to neighborhood or highway?

Kathy – neighborhood roads. We asked about housing as a challenge, and what types of affordable housing would be supported in the area. Most neighborhoods find that the existing mobile home parks are good neighbors. Not having deed restricted housing was a high topic also. There are 3 main topics of discussion for changes to the CHOD – 1. Developing a master plan, 2. Basing the number of units on acceptable traffic counts and 3. Planning wood river trail crossings.

Workforce housing was the highest ranked answer to the type of use residents would like for the McHanville area as well as hospital and medical type of uses.

Roadway issues of ROW encroachments, speeding in neighborhoods, narrow street maintenance are high on the list here.

What is important to the rural natural landscape here? Forest, sagebrush hills and wildlife are at the top here as well.

Large lots or clustered lots – clustered lots are the most popular, with access to trails cited most often. Then at the end of the survey are the demographic questions and open ended responses, which are in the appendix.

Questions? NO, then I will turn it over to Lisa.

Lisa – this Ketchum/Sun Valley subarea has been fun and talking to residents is great and we had good turnout at the working group meetings.

We always talk about the location and the context of the subarea. This is the most urban of all 8 subareas. It encompasses the resort cities, areas of city impact and is the most developed. The population and land use densities are varied.

Ownership and management areas are less public lands and more privately held parcels. All of the mobile home parks are privately owned and are in this subarea.

Susan – did you get any feedback from anyone that lives in any of these mobile home parks in your meetings?

Lisa – not that I'm aware of, but other residents have said that they are generally good neighbors.

Land cover is more developed than other subareas, and a mix of other land cover. Existing land uses – highest concentration of lodging, restaurants, hotels, banks etc. are here, in the cities. It is considered to be the center of the tourist economy. Residential is the primary use in this subarea in unincorporated county. Most homes are in in platted subdivisions. These are listed in the chapter.

Susan – I understand that most of these subdivisions are on wells and septic systems, not community wells? As a county, would we want to have a sense of as we describe the more dense areas?

Rachel – maybe to address where the community wells are?

Kathy – the public facilities chapter has that information. Should we repeat it here?

Lisa – Kathy do you know off hand which subs have it?

Kathy – Cold Springs and Hulen Meadows, possibly others.

Lisa – here is where we talk about the mobile home parks in this subarea. The size, zoning and how many sites they have are listed here. These are all considered nonconforming since the density exceeds the zoning allowance. The desired outcomes address this issue.

Susan – is there a simple sentence we can use to state where the 6 mobile home parks are?

Kathy – most are along the highway in the McHanville area. We could add descriptions.

Mike – is there a statement about the nonconforming lots in Cold Springs?

Lisa – we did mention it earlier in the chapter.

Kathy – while the subdivision lots are only nonconforming in size, the issue is the difficulty in achieving the required setbacks. Cold Springs has a community well to help with those setbacks. Mobile home communities are different due to the increased density and no individual lots.

Lisa - after the neighborhoods, we describe the gateway area. The South Gateway term was coined in 2008 when the cities worked on a master plan and refers to the medical complex, McHanville, Cold Springs industrial area and the partially developed land between Broadway Run and SH75.

There are multiple land uses and many vacant areas. Most of it is in the CHOD.

We talk about the St Luke's complex and how it is one of nine in the state.

The Clear Creek industrial area is served by central waste water and sewer plant by the Meadows treatment plant.

We speak briefly about SV resort which is owned by Sun Valley Co. and control the Bald Mountain and Dollar Mtn activities. The County's role in this is small and there are no outstanding land issues. The other recreation in this area is significant due to the proximity to the resort.

The County does have a role in platted access points to the river and the issues of parking at those points.

Mark – do we need to think about a new lift in the Cold Springs area and the development there?

Lisa – we spoke to SV Co and they did not think that lift would translate into any down canyon development. Later in this chapter we mention the master plan for this area.

Next we mention the Meadows RV park. They have 45 seasonal sites and are one of the few RV

parks in the County.

Mike – I'm confused about the definition of recreational vehicle park and then the Meadows RV park. We're talking permanent mobile home park? Can the definition be different?

Lisa – we will work on fixing that incorrect term.

Now we are into the regulations. We cover the comp plan land use map from 1994. McHanville at that time was designated a special planning area.

Then we list the different zoning designations for this area. We mention the current Recreational zoning where the hospital is and are thinking about a different zoning for that land. There was talk of developing a hospital/medical designation in the past but that stalled.

Susan – RD zoning also includes the bench above the hospital.

Lisa – yes correct. Then we put in the ACI map and description. Sun Valley's ACI ordinance is from 2012 and Ketchum's is from 1994.

Then we cover the overlay districts and the sensitive areas. We put a map of the CHOD in this section. Back to Kathy for the buildout analysis.

Kathy – we have created an analysis for this subarea. Each subarea has been so different. In this subarea, it was more about the density of the CHOD, which allows for additional units over the underlying zoning. There would be 952 units at full buildout. The existing number of units is 92. Of the additional potential units, 100 would be located in the McHanville area. We don't anticipate all the remaining units to be developed under the CHOD. For example, the LI zone is unlikely to redevelop as CH PUDs.

Susan – this chapter says the light industrial is more likely to expand than to be community housing but the survey's preference was for more CH. Is that right?

Kathy – that was in McHanville. We stated the zoned LI area would be more likely to expand as LI.

The Land Use map includes a large area of the cities and the proposed land use classifications, including the new classification of Urban Transitional.

OK back to Lisa.

Lisa – I won't go over the section of community input because Kathy went through the surveys at the beginning.

Mark – there was one thing in the community input that caught my eye. That 42% favor increasing opportunities for ADUs. Will that be turned into some kind of action plan?

Lisa – yes. Generally, most of these communities are receptive to this idea.

Kathy – we do have Conditional Use Permit requirements for certain ADUs and for 2<sup>nd</sup> ADUs on larger lots of 5 acres or more. The CUP for ADUs are routinely approved by the Hearings Examiner. It seems time for that to be more streamlined.

Lisa – The next big heading in Issues & Opportunities is the CHOD. We started by talking about the broad goal and the county leaders commitment to housing since the early 2000s. They have identified this area as a good place for this due to being close to the cities.

Then we go into the history of the CHOD. When it was first established, in 2004, why it chosen in this area, how it shrunk in 2009 and again in 2013. There are about 40 acres available to develop



in the CH.

Next we get into the barriers to success. The 1<sup>st</sup> is the issue about the wastewater treatment. The mid valley plant is owned by a group that no longer owns land in this area. The capacity has the ability to serve about 25 to 50 additional units. The improvements needed for more capacity has varied numbers of the cost to do it. It is still not cost effective given the smaller plant options and the ability or the will to expand current systems.

Susan – what you explained about the Sun Valley plant expanding to serve the hospital and not interested in expanding further south is not in here. Can you put better clarification here about this?

Lisa – I think it is sized enough to accommodate the hospital expansion and almost anything on that side of the highway.

Susan – in terms of your buildout for McHanville, would that be covered by what is there now?

Kathy – the additional housing units in that area, along with the hospital were anticipated as I understand.

Mike – would the Sun Valley water and sewer supply the areas in their ACI?

Kathy – possibly.

Rachel - when you talk about the smaller package plants, we should be specific about them not currently in use in this area but could be an option.

Lisa – that is a good clarification.

Then we talk about water issues and that community wells are likely to supply water for domestic use and fire suppression. The study in 2012 concluded the Big Wood River was sufficient to supply the maximum water requirement. The groundwater flow model completed in 2016 is on much larger scale but also a tool for analysis of the aquifer in this area. Fire flow will likely be elevated storage or multiple wells.

Next, vehicular access is an issue on Highway 75. There is limited access for development based on ITD policy. Broadway Run also has issues due to BCRD wanting no more cuts across the bike path. More studies for additional access would be needed.

Land costs are also a factor to development here. We felt it important to also note the legal challenges that have been a barrier to development here.

Mike – what is the viability of the CHOD? Is it a viable zoning?

Lisa – what we are now suggesting, with some input from the neighbors, is there needs to be more of a master plan for this area that takes a closer look at the development patterns and all the infrastructure needed. Consulting teams and meetings will cost money to get any results.

Mike – with all these partners and no one wanting to invest – stymies this process.

Would the county be interested in putting money into expanding the treatment plant for the benefit of the CHOD? Is there something in this master plan to kickstart this?

Kathy – the County has explored options for potentially buying the Meadows treatment plant but it is cost prohibitive for the County to do that.

Mike – if we are still looking at a master plan, are there different answers?

Lisa – there are a finite list of options that can be considered right now.

Kathy – it's up to the BCC how much energy and money to spend on this. Most likely it would be a partnership between the county and the landowners if they are interested in doing that. All the hours the planners have put into this indicates the county's commitment to achieving affordable housing in this area.

Rachel – Opens public comment

Joe Scott – 102 River Rock Ct – we're trying to plan for the future. Our county is growing in spite of housing and labor shortages. I'm hoping public policy will have an effect on how and how fast it happens. We have to look at the Treasure and Magic Valleys to see how we don't want it to grow. Consider the issues they have with water, crime and others. Last year, Ada County asked for 17 more deputies. Please consider these seriously when you think about where our future lies and what we really have here.

Jeffra Syms – Southern Comfort HOA – Citizens for Responsible Development – Lisa used the term "barriers to success". I'd like to know everyone's definition of success. I'd hope it doesn't come at the expense of public services. We're in support of development but we want to be careful on how we move forward in this process.

Catherine Willard – Aspen Grove – I talked with Kathy about 2 parcels, 1 is the fire station by Hulen Meadows that has residential units for the firemen, which is owned by BLM. Is there any plans to purchase more land for that purpose? Also the fire station by East Fork, isn't in this subarea but is in mid valley. It seems there is a bit of land there for more units for firemen. I'm not sure how these are addressed in the maps.

Rachel – are you saying you'd like to see us address workforce housing in fire districts?

Catherine – I haven't heard anyone say anything about those parcels.

Kathy – the Greenhorn station is not in this district. We can maybe note that opportunity for additional housing at Griffin Butte (Hulen). Maybe the fact that they don't own the land could be holding them back - owned by BLM.

David Patrie – I'm representing the owners of the Meadows – I've helped work on these issues since 1998 and we haven't gotten far. We need to start with and agree on a common set of facts. Blaine County is growing at less than 1% per year population wise. Our jobs are at 2002 job levels. While it appears there's a lot of growth here, the numbers say otherwise. It is good that the county believes density belongs in the cities. But going back to 1980, 35% of residents lived in the rural county and that has remained consistent. If the county doesn't have a role in this, there is a potential 2/3 of an impact on it. The concept of a CHOD is a good tool but having only 15 units built since 2004 is evidence that it's not working. I would suggest that it exist in more than one place. There are other areas that are close to jobs, cities and transportation. I suggest you don't throw in the towel on this as an earlier suggestion was said. You can use this area as a test area for looking at other areas to implement CH PUDs.

Rachel – closes comment

Lisa – in reply to the "barriers to success" perhaps that isn't accurate. Maybe it should read barriers to implementing policy direction. The direction from the county zoning policies haven't achieved the desired goals here. We can work some language here to express that idea.

Kathy – we can talk more about this in the desired outcomes section.

Lisa – now we go into more specific issues we heard about in the neighborhoods. We did talk a lot about the CHOD with the residents of Broadway Run and other neighborhoods. They are generally in support but a lot of uncertainty about the future and a desire for a more transparent and robust public process. Other issues are density, water use and quality and the carrying capacity of the aquifer. We also heard about the trespassing and parking issues on the Big Wood River and how it should be monitored for the impacts to neighbors.

Susan – all the mobile home parks were in this discussion?

Lisa – yes but nothing specific came out anywhere else.

Susan – are you only talking about here and what people said? At some point, I'd like to talk about mobile home parks.

Lisa – we have it under issues and opportunities. This would be the place to talk about them as neighborhoods.

Kathy – they are discussed under nonconforming uses on page 18.

Lisa – then we talk about Warm Springs and Lower Board Ranch, how the lots were created, the conversion from the leasehold to ownership. Then we describe the issues of the narrow canyon with the avalanches, road issues, flooding and the need for public education. Residents there are concerned about the roads and traffic speed issues. The curves can be challenging in winter. Hulen Meadows- we mention the ongoing work on the pond with the Land Trust. Some residents would like to be removed from the Ketchum ACI. The narrower roads are part of the character and they don't want the County to take out items in the ROW. We mention how tourism and recreation is a driver with multi use trails and RV camping. We also talk about the many access points to waterways for fishing and swimming spots. Moving into the river and floodplain and the issues that happened in the 2017 flood events.

Mike – do the Hulen Meadow roads meet fire code for width?

Kathy – yes. The ROW encroachment issues are approached on a case by case basis.

Lisa – there is a section on the pond and how they are working on helping the floodplain to be more functional.

Mike – they have the funding for that now? There was discussion about ITD or BLM maintaining it or dredging it out. I'm curious if that's been changed?

Lisa – we are not sure how the finances are going to work. The Land Trust is driving that. My understanding is it will not be dredged to lower the maintenance costs. The next section is infrastructure and services. There are a lot of amenities due to the proximity to Ketchum and Sun Valley. Then we describe the roads that go through here. Highway 75 and the plans ITD has for this stretch.

Mark – this is where I have concerns. Hwy 75 is falling apart fast. I have some points to integrate into this for you. I think we should have a presentation from ITD to describe their plans for Hwy 75 from Timmerman to Galena to express our concerns about the condition of our primary access to this valley.

William – Mark have you noticed they've staked out the road from Saddle Rd to North Fork? They're getting ready to rebuild the road.

Rachel- I feel maintenance of the highway is not in our purview.

Mike – if the road falls apart, traffic backs up and causes congestion. You don't think this is worth discussion in this chapter?

Rachel – future planning, yes but the year to year maintenance doesn't need to be addressed.

Lisa- we did address this in the transportation chapter.

Kathy – in these subareas, we talk about roads to the extent of land use planning and future development. I agree that the maintenance issue would be addressed in the transportation chapter.

Lisa – next we talk about avalanche issues, Hulen Meadows and Adams Gulch areas. The transit service in this area, the grant being applied for the sidewalks in the hospital area, and back to water and wastewater. We describe the area that SV services and the community wells in this area.

Susan – the new bridge in Adams Gulch should have the year it was built because 10 years from now, how "recent" will it be?

Lisa -good idea. We do have a short section on Ketchum Rural Fire District. They only advise about life safety based on policy and should not be a tool to control growth. There are some serious access limitations in some areas that could affect development.

Mike – the avalanches in Board Ranch. Will there be any changes in regulations for new structures to meet any avalanche standards?

Kathy – it's a big discussion right now. We require studies for those lots where the avalanches happened. If the lot is entirely in the red zone, it might become an unbuildable lot.

Rachel – can we have a motion to continue?

Ned motions to continue to June 13

Mark seconds

All in favor 6-0 (open seat)

### **III. Reports & Business**

#### **Findings to discuss:**

PCP Meadows RV Park – Rachel recuses from this. Mark is chair for this.

Kathy – there has been a request from the applicant to add more background around the question of condition relating to the temporary stay of 180 days, #5 and whether to remove it.

Mike – this was in the definitions in the plan but where is the consistency on that?

Mark – I thought we were all in agreement on that.

Susan – I wasn't in agreement.

William – I think if we remove it, those spaces will be converted to portable houses that will have a permanent space. I think it should stay as is. I think it should stay temporary.

Kathy – I think that reflects the discussion.

Susan – I found it awkward due to staff citing state code that is not the same being applied

elsewhere. I believe there are opportunities to have cabin RVs in place year-round.

William – they were showing examples of cities not counties.

Mike – just trying to get the difference from year round and permanent.

Susan – I'm ok with cond #5

William – leave it.

Mark – someone want to make a motion?

William motions to approve Findings as written

Ned seconds the motion

5-0 in favor (Rachel recused, open seat)

**Gardner Bench- Stock Drive Berm- MOD Site Alt;**

Rachel – I do have 1 thing to add to this, in Standard #7 about the existing grade to remain – I have an issue that if the grade was to change, it would be eligible for a Cat Ex. which I would not be in favor of. Is there a way to condition it that they could not get a cat ex?

Kathy – we will add that.

Susan motions to approve with change to #7 per Rachel amendment,

Mark seconds,

6-0 agree (open seat)

**Next meeting dates:** no meeting May 30; June 13; June 26 - P&Z Commissioner Training; next regular meeting is June 27

Determination of notice: none

**Updates:** Idaho Power Appeal – no updates

Rachel – any info on the helipad in Warm Springs, enforcement – any info?

Kathy- not that I'm aware of. Only enforced if there is a helicopter landing. We have not heard from neighbors about anything happening with that, but would expect to.

Discussion: none

#### **IV. Adjourn**

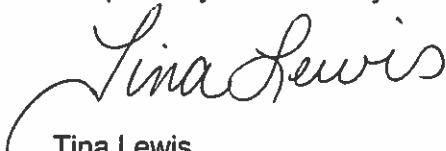
William- I move to adjourn.

Ned– Second

Agree 6 - 0

The meeting adjourned at 8:55 p.m.

Respectfully submitted by:



Tina Lewis  
Recording Secretary