



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, October 24, 2016

5:30 PM

Ketchum City Hall

Commissioners Present: Jeff Lamoureux, Commissioner
Erin Smith, Commissioner
Betsy Mizell, Commissioner

Commissioners Recused: Steve Cook, Chairperson

Staff Present: Micah Austin, Director of Planning & Building
Brittany Skelton, Senior Planner
Keshia Owens, Planning Technician

Members of the Public

1. **5:00 PM SITE VISIT: NexStage Theater Performing Arts Center Pre-Application Design Review**
120 South Main Street/111 South Leadville Avenue – continued to November 14, 2016

2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

Commissioner Lamoureux called the meeting to order at 5:33 PM.

3. **PUBLIC COMMENT - Communications from the public for items not on the agenda.**

No public comment.

4. **COMMUNICATIONS FROM STAFF**

- a. **NexStage Theater Performing Arts Center Pre-Application Design Review: The applicant is proposing a complete reconstruction of the existing performing arts facility, which is located on two adjacent lots. The properties are 0.126 acres and 0.126 in size and are zoned Community Core (CC), Sub-district A.**

COMMENTS:

Austin said the project will be continued because the applicant has made significant changes to the plans.

Commissioner Mizell motioned to continue the application from Sun Valley Performing Arts Center for Pre-Application Design Review to November 14, 2016 in order to address design changes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betsy Mizell, Commissioner
SECONDER:	Erin Smith, Commissioner
AYES:	Lamoureux, Smith, Mizell
RECUSED:	Steve Cook, Commissioner

- b. Continued from Monday, June 13, 2016, Monday, June 27, 2016, Monday, July 11, 2016, Monday, July 25, 2016 and Monday, October 10, 2016 – Bracken Station Conditional Use Permit Public Hearing: 911 North Main Street, Ketchum, ID (Ketchum AM Lot 5A Block 30 18,590 SF). The applicant is proposing to construct a motor vehicle fueling station with accessory food service. The property is 0.435 acres in size and zoned Light Industrial-1 (LI-1).

i. **Appendix A: "Bracken Station Traffic Impact Study Updated", dated October 3, 2016**

Austin said that at the last meeting the Commission voted to close all public comment because the Commission found that they had all the information they needed on the project. He added that tonight's meeting will focus only on deliberation of the project.

Bonney said that the applicant has requested to submit an amended application with some material changes to the project. She added that this is up to the Commission's discretion on whether they want to allow them to submit an amended application and it is always within the applicant's rights to withdraw the application. She then stated that either way the Commission would be seeing this project again, but if the Commission allows them to amend the application they would be able to consider the established record and any changes. If the Commission considers a new application then everything that was previously available will be put back on record, but a portion of this record would be no longer relevant because the applicant would have made changes.

Austin later said that his recommendation is to continue the project with the deliberation because the Commission, at the last meeting, made a finding that there was enough information to make their decision. He also stated that the applicant has had ample time to bring up a new scenario to address any concerns.

Applicant's comments:

Ned Williamson, attorney's applicant, said that they would like to continue the project to submit a new design that would help with the site's circulation and if that doesn't help then they will withdraw the application and submit a completely new one.

Steve Cook, applicant's architect, said that the project is down to onsite circulation as the biggest issue and there was somewhat of a disconnect between staff's opinion and what the applicant submitted. He then stated that they will bring in more specific data and clarify any issues with the project.

Jim Laski, attorney, stated that if the applicant can submit new information then the public should be given time to review the new information that has been submitted.

Directives

- Add applicant's documents to website and make it publicly accessible
- If new information is submitted the project should reopen for public comment

Commissioner Smith made a motion to continue the Bracken Station conditional use permit hearing to a date certain of December 12, 2016 with the applicant needing to have all of their paperwork and application materials to the Commission and the Department of Planning and Zoning by November 23, 2016 and staff will add all paperwork on the Ketchum, Idaho website as soon as feasible and the public comment period will be closed with the exception of the new material.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Lamoureux, Smith, Mizell
RECUSED:	Steve Cook, Commissioner

- c. **Continued from Monday, September 26, 2016 - Zoning Code Amendments, Phase II: Public Hearing for city-initiated amendments to Chapter 17.125, Off Street Parking and Loading, to align the parking ordinance with objectives of the Comprehensive Plan, to promote uses that contribute to the vitality of downtown, to incentivize Community Housing, and to better reflect the needs of our full time and seasonal residents and visitors.**

COMMENTS:

Austin said that staff recommends approving the ordinance to City Council and asked that the Commission consider winter on-street-parking, which will be incorporated into the ordinance. He later stated that if this ordinance were to be approved tonight, the City would not see its effects for years because the changes affect new businesses and new construction. He also stated that this will benefit every application in the future, even though we won't see the changes from some time. He added that staff has already made a finding that shows the current parking ordinance isn't working and not approving this ordinance will only hurt new potential projects.

Skelton said that adoption of this new proposed ordinance which pertains just to the onsite parking should be looked at as the first in a multifaceted review of downtown parking. She noted that the onsite parking changes would move redevelopment of parcels downtown more quickly than waiting to tackle many different things all at once. She then stated that it is in the best interest of the City and the public to look at onsite parking more closely, instead of looking at parking across the board. She also noted that staff was asked to consider alternative parking requirements, either for developments in the Community Core that are entirely residential or projects with higher floor area ratios. She mentioned that staff also reached out to local stakeholders and provided graphics illustrating the requirements of the proposed ordinance.

Public comment:

- Cyndi Forgeon, Best Western Plus Kentwood Lodge, said that they are concerned with commercial parking and hearing the recommendation to have downtown residential parking on the street is a discrimination. She added that with the many events in Ketchum people park in their parking lot and guests are displaced. She then said that they are already designated parking all along their area, but Best Western now has the Nextstage Theater and construction workers parking in their area and this is very concerning. She stated that they put "no parking" signs in their area, but people continue to ignore them and she hopes that the Commission considers some alternatives.
- Mary Jane Conger, Ketchum resident, said that her concerns are bit broader and asked as tourist come into town by car where will they park in the summer and winter. She also asked where will drivers of very large RVs park, as they take up so much space on the highway and in downtown.
- Bob Crosby, Sun Valley Board of Realtors, said that code should not be changed because it already has the provision of on-street residential parking in it. He added that the provision that needs to stay in place is that of the on-street parking credit and making sure that it is not

distinguished by use. He stated that he agrees that this will cause some debate, but he would support this if the on-street credit for residential development is stated clearly. He also noted that it is important for them to point out the fact that the incremental credit that brings the draft proposal to zero for residential buildings is coincidental and is related to the very samples used in their analysis. He later stated that in some instances when developer is working on units under 3,000 feet, there is also a requirement of an overlay of market reality for this to work from a developer's perspective.

Commissioner Lamoureux made a motion to recommend approval of these amendments to Chapter 17.125 with the addition of the modifications, such that the credit is applied across all types of development. The on-street parking credit is provided for all types of development and that the Commission finds that these amendments are in compliance with the Comprehensive Plan, Zoning Ordinance, and the Subdivision Ordinance.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Lamoureux, Commissioner
SECONDER:	Erin Smith, Commissioner
AYES:	Cook, Doty, Lamoureux, Smith, Mizell

5. CONSENT CALENDAR

a. Findings: Belling Driveway/Landscape Remodel Waterways Design Review

COMMENTS:

Commissioner Mizell made a motion to approve the findings for Belling Driveway/Landscape Remodel Waterways Design Review.

b. Minutes: October 10, 2016

COMMENTS:

Remove Commissioner Cook from present

4a- increase the amount of pervious surface on the property

Page 5- remove Cook and Doty

Commissioner Mizell made a motion to approve the minutes from October 10, 2016.

6. FUTURE PROJECTS AND NOTICING REQUIREMENTS

November 14th

NextStage Theater pre-application design review and conditional use permit

November 28th

Nothing scheduled yet

December 12th

Bracken Station conditional use permit

7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Skelton said that Foxhole is moving toward Final Plat with City Council on November 7th and the Sign Code will also be in its third reading.

8. Commission reports and ex parte discussion disclosure

9. ADJOURNMENT

Commissioner Mizell adjourned and Commissioner Smith seconded.



Steve Cook
Planning and Zoning Commission Chairperson