



City Council

Special Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Wednesday, July 19, 2017

3:30 p.m.

Ketchum City Hall

Present:
Mayor Nina Jonas
Council President Jim Slanetz
Councilor Anne Corrock
Councilor Michael David
Councilor Baird Gourlay

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Bill Gigray
Finance Director/Internal Controls Grant Gager
Director of Planning & Building Micah Austin
Senior Planner Brittany Skelton

1. CALL TO ORDER: By Mayor Jonas

Mayor Nina Jonas called the meeting to order at 3:40 p.m.

2. ROLL CALL

3. APPROVE COUNCIL MEETING AGENDA POSTING: RECEIVE AND APPROVE THE REPORT OF THE CITY CLERK OF THE POSTING OF THIS MEETING'S AGENDA NOTICE.

Interim City Clerk Robin Crotty advised that the agenda was posted on Monday July 17, 2017 and has met all posting requirements.

4. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Mayor Nina Jonas added Executive Session Pursuant to Idaho Code §74-206 1(f). The reason for adding Executive Session is the City was just made aware of the pending litigation late in the day yesterday.

5. PUBLIC WORKSHOP with the City Council to discuss how parking regulations impact the bulk and development of projects in Ketchum. Love/Schack Architecture will guide the City Council through a presentation that graphically shows how parking regulations impact the development potential of a standard Ketchum commercial lot of 5,500 square feet. City Council will also discuss scheduling a public hearing on Ordinance 1158, which amends parking regulations on private property within the city.

Director of Planning & Building Micah Austin presented the objective explaining that Lindsey Schack of Love/Schack Architecture will be presenting on how parking regulations will impact the ultimate developability of the city. Micah Austin gave the background on the parking efforts that have been done since January of 2016. He went over the recommendations from staff that were made in the past. Micah Austin introduced Consultant Lindsey Schack from Love/Schack Architecture.

Lindsey Schack talked about a typical property lot for this exercise and the development potential of that lot as well as how those work into design and code. She outlined the approach they would take to incorporate zoning conditions as well as the building code. She showed an outline of the existing condition as opposed to the proposed condition. Director of Planning & Building Micah Austin explained Ketchum's existing parking requirements and the proposed code. Lindsey Schack explained the

underground parking required per lot. She explained Floor Area Ratio (FAR) and how that is factored. Lindsey Schack went over 3 mixed use and 2 residential options. She explained that every lot will have obstacles. She outlined a series of options for residential units, commercial space, affordable housing, parking spaces and circulation areas in each option. Councilor Baird Gourlay confirmed all analysis was based on 5500 sq. ft. lots. Mayor Nina Jonas questioned the assumptions.

Mayor Nina Jonas asked for Public Comment.

Steve Kearns asked for clarification for in-lieu and onsite for FAR. He questioned the math in the first screen. Director of Planning & Building Micah Austin and David Patrie clarified. Steve Kearns asked if any examples were done for smaller sq. ft. lots. Lindsey Schack explained that they only showed maximum density lots. There was a discussion between Micah Austin, Steve Kearns, and Lindsey Schack.

Dick Fenton questioned what we're doing with all the parking the city is exempting. Director of Planning & Building Micah Austin explained Ketchum's aggressive forward thinking.

Buffalo Rixon talked about a 55 x 100 sq. ft. lot.

Neil Bradshaw questioned how we settled on 750 not 650 or 850. Director of Planning & Building Micah Austin and Lindsey Schack explained that we started out at 500 but in January we settled on 750.

Brian Barsotti spoke regarding a problem with the parking requirement in Warm Springs. He explained more parking is better so they are looking at smaller units than 750. Director of Planning & Building Micah Austin explained that the city is trying to make parking standard throughout the City. Dick Fenton questioned the feasibility.

Neil Bradshaw asked about a scenario when no parking is required and said this was not looked at in the study.

Steve Kearns questioned what the options are for ADA space. Lindsey Schack gave some scenarios and specifications for an ADA unit. Dick Fenton talked about ADA spaces on the street for commercial uses as opposed to onsite. Director of Planning & Building Micah Austin explained City Code.

Dick Fenton voiced concern that the higher demand is the larger unit and talked about the numbers that Bob Crosby ran regarding livable space.

Dave Patrie talked about the transportation perspective saying that reducing parking spaces is good for Mountain Rides. If there is more parking more people will drive. He suggested residential on street parking permits and explained his rationale. He then talked about housing and the benefits of building smaller units and about the local research he has done. Mayor Nina Jonas questioned if smaller units are the way to go.

Dick Fenton talked about affordable rental housing in the district for the URA to assist.

Director of Planning & Building Micah Austin talked about the development friendly proposed ordinance and how to move forward.

Brian Barsotti talked about building luxury units and having to have more parking space.

Councilor Michael David would like to require no parking below 750 sq. ft. and one space for units over 750 sq. ft. It would be up to the developer to provide more if they would like to. Councilor Annie Corrock talked about the size because of cost and full-time residents. Full Time residents will require a car.

Councilor Michael David said housing will need to be looked at differently than parking. Councilor Annie Corrock advised that it is up to the development company to make sure things fit into our code. Councilor Baird Gourlay said it's important for us have the numbers to know if it is profitable prior to making a decision. Baird Gourlay thinks people will buy units if there are no parking spaces, however we need to have some sort of plan for public transportation. Mayor Nina Jonas talked about public transportation being in the private market and about the use of the public right of way? Council President Jim Slanetz talked about other alternatives for a second car.

Bob Crosby talked about units available last January as opposed to now and the price point. He questions if we are going after the right thing if we already have those units available even though they are outdated. He asked if small expensive units are going to sell. The public wants what is in Hailey. There is a lot available in Ketchum. Nothing available in Hailey.

Director of Planning & Building Micah Austin talked about the affordability aspect and Mayor Nina Jonas talked about the possibility of building an apartment building with new code.

Bob Crosby would like to increase the density in the light industrial area. He agrees with Michael David regarding the no parking required for units below 750 sq. ft and 1 for over 750. Dick Fenton agreed and suggested the city look for transportation solutions.

David Patrie clarified his comments. He thinks what's being proposed is better than what is existing. He was trying to get something better than what is being proposed. If he was in a council seat he would change the formula to require 1 vehicle after the 750 sq. feet.

Council President Jim Slanetz talked about the requirement of two parking spaces per 1500 sq. feet and questioned the 750-sq. ft. requirement. Lindsey Schack clarified how she came up with the 750 thresholds and the mindset they had when coming up with this plan.

Councilor Baird Gourlay asked staff for their input. Director of Planning & Building Micah Austin talked about the pros and cons. He thinks he would like more spaces required if the unit is over 1500 sq. ft. Senior Planner Brittany Skelton gave her opinion. Micah Austin clarified the Comprehensive Plan and its objective and goals.

Mayor Nina Jonas is struggling with incentivizing 2 things at once. She agrees with Director of Planning & Building Micah Austin and that this is a good thing. Mayor Jonas summarized and said that she agrees that we need a cap. Council President Jim Slanetz is looking for a viable solution to the second space. Councilor Anne Corrock struggles with setting the number of spaces on what the use is inside the building. Director of Planning & Building Micah Austin talked about the existing code and why it is written the way it is. Annie Corrock suggested that the sq. footage of the building is where the requirements of parking space should come in. Councilor Baird Gourlay disagrees with Anne Corrock and he thinks we need an upper limit. Councilor Michael David cannot support requiring two spots.

Mayor Nina Jonas thanked Lindsey Schack, Staff and the public for their participation in the workshop.

6. EXECUTIVE SESSION

a. Pursuant to Idaho Code §74-206 1(f)

Motion to go into Executive Session at 5:58 p.m.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Baird Gourlay, Councilor
SECONDER: Michael David, Councilor
AYES: Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz


Motion to come out of Executive Session at 6:13 p.m.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Baird Gourlay, Councilor
SECONDER: Michael David, Councilor
AYES: Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

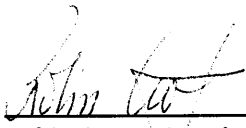
7. ADJOURNMENT

Motion to adjourn at 6:14 p.m.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Baird Gourlay, Councilor
SECONDER: Michael David, Councilor
AYES: Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz



Nina Jonas, Mayor



Robin Crotty, Interim City Clerk