



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
(208) 726-7801

Monday, November 14, 2016

5:30 PM

Ketchum City Hall

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

Commissioners Absent: Steve Cook, Chairperson

Staff Present: Micah Austin, Director of Planning & Building
Carl Anderson, Associate Planner
Keshia Owens, Planning Technician

Staff Absent: Brittany Skelton, Senior Planner

Members of the Public

1. **5:00 PM SITE VISIT: NexStage Theater Performing Arts Center: 120 South Main Street and 111 South Leadville, Ketchum, Idaho**
2. **5:15 PM SITE VISIT: 8th and Washington Design Review- 191 East 8th Street/ 831 North Washington Avenue, Ketchum, Idaho**
3. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

Commissioner Lamoureux called the meeting to order at 5:39 PM and noted previous site visits to the NexStage Theater and 8th and Washington.

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

5. **COMMUNICATIONS FROM STAFF**

- a. **191 East 8th Street/ 831 North Washington Avenue, Ketchum, Idaho (Eight & Washington Building Condo): The applicant is proposing to add a new upper floor to the existing structure and to remodel the interior of the existing structure, which will result in 4,105 square feet of commercial space and 4 residential units totaling 3,825 square feet. The property is 0.25 acres and is zoned Light Industrial-1 (LI-1).**

COMMENTS:

Austin said that staff recommends that the Commission continue this item because it does not meet some of the approval requirements from the Public Works and Street's Departments.

Public comment:

- Kingsley Murphy, Ketchum resident, said that this project is a perfect mix for how the Light Industrial District should move forward. He added and there has been a lot of work in

maintaining the Light Industrial standard and stated that this will also provide an opportunity for less expensive housing and better transportation throughout the area.

Commissioner Smith made a motion to continue the 8th and Washington Conditional Use Permit and Design Review for 191 East 8th Street and 831 North Washington Avenue to a date certain, which is the 28th of November, 2016.

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

- b. 191 East 8th Street/ 831 North Washington Avenue, Ketchum, Idaho (Eight & Washington Building Condo). The applicant is proposing to add a new upper floor to the existing structure and to remodel the interior of the existing structure, which will result in 4,105 square feet of commercial space and 4 residential units totaling 3,825 square feet. The property is 0.25 acres and is zoned Light Industrial-1 (LI-1).**

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- c. 120 South Main Street and 111 South Leadville, Ketchum, Idaho (Ketchum Lot 4, Block 1, West 10' of Alley and Ketchum Lot 8, Block 1, East 10' of Alley). 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 that the proposal is to replace the existing NexStage theater building with a new building. He stated that in terms of meeting city standards, the project meets height, bulk, setback, and lot coverage requirements, but not the parking ordinance. He stated that there is a provision in the new parking code that names an exception for assembly uses from all parking requirements and when that ordinance passes the NexStage will be able to move forward.

Anderson said that the applicant is proposing to demolish the existing NexStage Theater and rebuild a new three-story theater. He added that there will be a black box in addition to the new theater space and pointed out the location of seating, means of egress, offices, and an outdoor seating area.

Applicants' comments:

- Jim Garrison, representative of the applicant, said that they are working toward construction by April of next year and stated that they are extremely grateful for the number of letters that came in the support of the project.
- Tim Mott, representative of the applicant, said that they have the goal in mind of starting construction by April 2017 and opening doors by the fall of 2018. He provided a brief history of

the Nexstage Theater and stated that he hopes the project will bring cultural and economic benefits to the local economy. He also explained that they held a meeting with stakeholders involved in the performing arts and noted that this proved to be very helpful because it provided them with a vision of what they needed in a new facility. He then commented that they wanted the facility to feel very vibrant and inclusive and said they expect the building will be used by other groups throughout the community. He later pointed out that in relation to large trucks coming in, when you have theater space such as the Nexstage there are special requirements placed on the people who are going to be using the theater. He then explained that they are only going to have small productions at the theater, so sets and equipment are always limited and this is written into the contract shared with anyone who will perform there.

- Mike Doty and Brenda Moczygemba, representatives of the applicant, noted features on the existing site plan and pointed out parking spaces. Moczygemba said that there are ten angled parking spaces, three of which are ADA compliant. She pointed out that they are looking to create an indoor/outdoor meeting place, as there could be a dance or something of that nature in that area. She then explained that large elements of glass are incorporated into the building and Doty explained the design of the building, delivery truck access, and stated that the height of the building articulates so that it doesn't become a big long box.
- Rob King, Clemens associates, said that they wanted to articulate the plaza by using features that would complement the building. He stated that they are trying to use materials like wood and steel to provide a substantial definition to the space.

Public comment:

- Robert DeGinaro, Sun Valley Center for the Arts, said that he is a strong advocate of the arts and what it does for communities. He praised Tim Mott for working to improve the theater and said that this is about more than just a building. He noted that there are a lot of organizations that use this facility and then explained that the next stage board is committed to providing the arts to the surrounding community.
- Carol My, Ketchum resident, said that this project will provide a welcoming and exciting entry point for visitors to the Wood River Valley. She commented that the plaza and lobby will become a meeting area for locals and tourists alike. She stated that the new center will provide a stunning alternative meeting space for organizations and businesses alike. She then said that the theater will also present performances from outside the valley, which will increase the number of visitors coming to the area. She also communicated that she is excited about this project from both a personal and organizational standpoint and would like to see it approved in as quick of a manner as possible.
- Kingsley Murphy, Ketchum resident, said that he fully supports this project and thinks it's a great asset to the community. He noted that a lot of performing arts programs are already in place, but we haven't had a large enough place to put them.
- Kevin Wade, The Spot, said that he is excited about the project as it is filling a huge need for his generation. He also explained that many performing arts programs are in place, yet there isn't a big enough venue to host them. He also commented that there were many people who wanted The Spot to get out of the Light Industrial District and this is the opportunity for them to do so. He then added that the proposed theater will be an opportunity for Ketchum to become a cultural destination and reiterated how important creative place-making is to communities.

- John Carno, general manager of the Limelight Hotel, said that they are very excited about this and look forward to having this project across the street from the new hotel. He added that he hopes they will be able to work together to create supportive spaces for businesses and conferences.
- Mark Eschbin, Ketchum resident, said that unlike most of the country, Ketchum is stagnant and hasn't seen a big increase since 2007-2008. He commented that this stagnation has been due to lack of political will to enrich the community. He also commented that what he sees with the Nexstage is the opportunity to have something that is fully funded with little impact and good for the community. He stated that Ketchum needs some political leadership to recognize a project like this and make it happen in as speedy of a way as possible.
- Brett Williams, Ketchum resident, noted that he is for this project, but pointed out a couple of issues. He commented that only a twenty-four-foot delivery truck backing in has been accounted for, but asked how this would work with a thirty-six-foot truck. He also added that allowing larger trucks to come in may lead to semis and noted the need for a bike rack.
- Cindy Forgen, Best Western Kentwood Lodge owner, said that she is very excited to see the new courtyard and the new building, but is concerned about noise and how it will transfer over to her area. She stated that in the past, a lot of noise transferred over and there have been many guest concerns. She also stated that if there's going to be offices, the proposed nine parking spots will be used quickly. She then commented that the second and third floor is where most of their rooms are and asked if there could be a barrier to help keep out noises. She also noted that streets may not be wide enough to get a thirty-six-foot truck through.
- Dan Turner, community volunteer, said that he finds this project incredibly inspirational and said this will benefit many groups throughout the community. He added that this will be a great asset and asked that this be approved as soon as possible
- Dick Fenton, said that this is a phenomenal project and it will be a great asset to the community. He explained that in time cars will likely disappear more and more and downtowns will evolve to accommodate this type of use.
- Brett Mollenberg, The Spot, said that he represents a lot of kids and he would like to see them have more of a reverence for the arts. He added that this new theater will be a great use of space and asset for the community.

Austin said that this is a pre-application design review and the only decision the Commission should make is to advance the project to design review or not.

Directives:

A plan that demonstrates how parking demand is met

Submit some type of analysis or TDM to justify the need for no parking and encouraging use of public transit

Establish some type of parking operation program with local businesses that could be used for major events

Applicant needs to meet the new parking ordinance standards

Addressing larger trucks than what's anticipated

Make materials board with decent sized pieces

Commissioner Mizell motioned to advance the application from Sun Valley Performing Arts Center from Pre-Application Design Review to Design Review. Commissioner Smith seconded.

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

- d. **500 N. Washington Ave, Ketchum, ID (Ketchum, Lot 8, Block 15).** The applicant is proposing to convert a three-story mixed use building, currently under construction, to condominiums for office, commercial, and residential space. The property is 0.126 acres in size and zoned Community Core (CC) Sub-district C, Urban Residential.

COMMENTS:

Austin said that this is a conversion of an existing structure to condominium units. He also said that the project is on its way to getting a certificate of occupancy and there are no issues with any city departments.

Austin said that he wanted to eliminate condition number ten- a plat note stating that first-floor commercial units are connected to the same water meter and recommend approval of conditions number one through ten.

Public Comment:

- Brent Williams, Ketchum resident, asked for clarification on the buildings layout, parking conditions on 5th Street, and affordable housing requirements

Commissioner Mizell motioned to recommend approval to the City Council of the Kneebone Building Preliminary Plat by Kneebone, LLC with conditions one through ten. Commissioner Mizell seconded.

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

6. CONSENT CALENDAR

- a. **October 24, 2016 Minutes**

COMMENTS:

Commissioner Mizell moved approved the minutes from October 24, 2016 as amended. Commissioner Smith seconded.

7. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Anderson mentioned the following future projects:

- 8th and Washington on November 28
- Bracken Station on December 12 with application materials due on November 23.

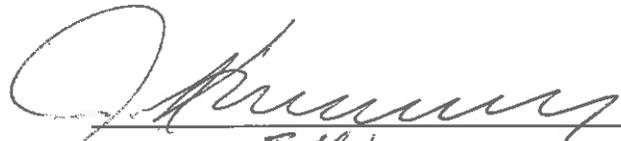
8. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Austin said that the Warm Springs Ranch Resort is scheduled for December 5th.

9. Commission reports and ex parte discussion disclosure

10. ADJOURNMENT

Commissioner Mizell motioned to adjourn and Commissioner Smith seconded.



Steve Cook *Jeff Lamosart*
Planning and Zoning Commission Chairperson
vice chairman