



# Planning and Zoning

## Regular Meeting

~ Minutes ~

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

Keshia Owens  
(208) 726-7801

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Monday, September 12, 2016

5:30 PM

Ketchum City Hall

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Commissioners Present: Steve Cook, Chairperson  
Jeff Lamoureux, Commissioner  
Erin Smith, Commissioner  
Betsy Mizell, Commissioner

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

Members of the Public

**1. 5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

Commissioner Cook called the meeting to order at 5:38 PM.

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

Gary Lipton, Ketchum resident, said that he would like to discuss a couple of things. He began by saying that "transparency" and "accountability" need to be looked at by the Planning and Zoning Commission in reference to Bracken Station. He commented that he and others feel that the Commission should reboot their image in representing how they act in front of the public. He stated that the board has allowed the chairman to receive preferential treatment and by doing this has unknowingly changed the direction of the Commission for the future. He then commented that the chairman should have presented unquestionable plans with better information to the Commission and noted that the chairman has been allowed to bring in new plans three times. He also communicated that the Commission has made it okay for the applicant to not be prepared and misuse everyone's time and explained that the Commission should be mindful of microphones being on.

**3. COMMUNICATIONS FROM STAFF**

- a. **The Commission will be updated on a Floodplain Development/Waterways Design Review for streambank stabilization on a lot containing 100-year floodplain and located in the Waterways Design Review Overlay Sub-district. The property is 2.3 acres in size and zoned Limited Residential-2 Acre (LR-2) with a small portion of Recreational Use (RU) along the northeastern boundary.**

Skelton introduced the project and said that the Heinz property has had several different interventions to help stabilize the stream bank. She added that with this recent effort the water was coming in at a high velocity and eroding the streambank, so the applicant requested permission for four large barbs to redirect the streamflow. She then stated that the conditions of approval for this project included ensuring that the riparian area was not being maintained and that the area could naturalize and to check on the conditions of the interventions. She explained that staff will continue to do annual updates to monitor the residence and stated that staff recommends no additional conditions for the project, but will continue to do annual updates for the next four years or as needed.

- b. **The applicant Bruce Smith, Alpine Engineering, is requesting Final Plat approval for a two (2) subplot townhouse subdivision. The property is 8,258 square feet in size and is located in the General Residential-Low Density (GR-L) Zoning District.**

**COMMENTS:**

Austin said that the Preliminary Plat was taken up last year, but the Final Plat cannot be filed or recorded until it receives the Certificate of Occupancy.

Skelton explained that the project is a two-lot townhouse subdivision and it is now nearing completion and getting ready for the Certificate of Occupancy. She commented that if the Final Plat aligns with the Preliminary Plat, the Commission and City Council are encouraged to approve it. She then pointed out that everything remains the same from the Preliminary Plat to the Final Plat as far as dimensional standards go, but there were some areas where materials had been changed. She also pointed out that a few things had been changed from the materials board.

Chris Sullvain, contractor, said that he didn't ignore sticking to what was approved and what was built, but was told that submitting more detailed renderings were so minor that it wasn't necessary.

Directives:

In the future include pictures for a comparison of what was approved and what was built.

Commissioner Smith made a motion to recommend approval to the City Council for the Foxhole Townhouse Subdivision Final Plat application by Sally B. Castle, Trustee of the SDC Revocable Trust at Lot 4 Block 73 of the City of Ketchum commonly known as 331 West Sixth Street with Conditions one through nine.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Erin Smith, Commissioner
<b>SECONDER:</b>	Betsy Mizell, Commissioner
<b>AYES:</b>	Cook, Lamoureux, Smith, Mizell

- c. **The purpose of the workshop is to gain input from the Commission on proposed city-initiated Text Amendments to Title 17, Zoning Regulations amending Chapter 17.125, Off Street Parking and Loading; amendments are proposed to align the parking ordinance with objectives of the Comprehensive Plan, to promote uses that contribute to the vitality of downtown, and to incentivize Community Housing.**

Austin said that staff has had two very productive public workshops and a third with the Commission. He commented that Staff has a draft ordinance, which can change and said that staff is open to suggestions from both the public and the Commission. He then stated that this ordinance is very different from the current ordinance, as staff has taken out most of the regulations that were specific to use and has exempted certain uses from parking regulations entirely.

Skelton read comments that were received before the meeting:

The Sun Valley Board of Realtors is concerned about the way staff has recommend changes to the residential parking requirements.

Cindy Forgen, Best Western Hotel, whose comments will be reviewed by staff.

Skelton said that draft regulations were sent to the consultant, Diane Kushlan, who made changes to formatting and moving some items around throughout the ordinance. Skelton noted that she looked at

regulations from other cities with very active cycling cultures and said that she had added the employer incentives back in to the transportation demand management section, as well as a criteria section for parking demand analysis. She explained the most notable differences between staff's proposed regulations and those in larger cities are that they tend to classify bicycle parking into categories- long term and short term. She then commented that for long term bicycle parking they require secure covered facilities and stated that she didn't make any changes to Ketchum's structure for the required bicycle parking, but augmented the transportation management section. She also thought that this could be worthy of a public input survey to get input on bicycle theft concerns and secured bicycle parking.

Austin explained that onsite parking credits are still current and a parking demand analysis has been built in. He also commented that in general, staff has received very positive feedback on the commercial parking regulations, but received criticism on residential parking standards. He also said that staff wanted to incentivize smaller market rate units in the downtown core, while at the same time discouraging the large vacation units that stay vacant for many weeks out of the year. He explained that staff would like to see more fulltime residents in Ketchum's downtown and staff is happy to look at other options. Austin then stated that staff received questions on metered parking spaces, which was not a focus of the workshop, and commercial parking demands.

Commissioner Cook said that he thinks the city needs to take a stance to draft and come up with a serious long term planning strategy and overarching plan for the future in terms of transportation. He added that changes to the ordinance are admirable, but are not in sequence with what is going to happen. He explained that the City needs to acknowledge the need for a parking structure and noted that there will be a higher and higher demand for having a better parking and traffic strategy in the future.

Commissioners Lamoureux, Smith, and Cook disclosed that they spoke with Bob Crosby to acknowledge that they had received this study, but waited until tonight's meeting to have any questions answered.

Public comment:

Bob Crosby, Sun Valley Board of Realtors, said that regarding the recommendation there are parts that they tremendously support and that is only on the commercial side. He added that they support the idea that restaurant and retail space should be parking regulation free and commented that they like the reduction in commercial space required. He also said that speculative development in the Community Core for most developers is not feasible and when looking at the numbers from the analysis, it becomes more infeasible. He also commented that the City has a list of desired outcomes like more community housing and more downtown vitality, but the reality is that wish list is directly linked to commercial (mixed-use) development activity and the market so far has not indicated a need for units under 750 gross square feet. He explained that if this is the wish list we all want and it's directly linked to development, by enacting these parking recommendations you have ensured that one thing will never happen so the next thing also won't happen. He noted that you get none of the wish list because none of the development occurs. He explained that from their perspective, the City should be out of the parking business and the person who is investing millions of dollars into their project should be responsible for their parking needs. He then said in the absence of the market, maybe the solution is the one stall per unit and concluded by saying they would like to something from staff that is financially feasible and addresses the other components of parking needs.

Jack Bariteau, developer, said that trying to socially engineer parking against the very buildings he has done is wrong. He explained that under this proposal there are no residential controls on parking other than the minimums and he would have to find a way to buy seven additional spaces because he would

then be required to build twenty-nine, which would amount to difference of \$226,000 in in-lieu fees. He commented that if this legislation is passed then he can't build the projects that he is being asked to build. He also said that we should be looking at the parking that we need and that people with the huge houses are paying for the things we need.

Kathy Guerky, commercial building owner, said that she is the previous owner Base Mountain Property Management and at the time she sold she managed 250 properties. She commented that Steve Kearns' building had enough onsite parking for building tenants and there was plenty of on-street parking for customers. She then said that she doesn't think that Steve Kearns would be able to rent to a business like hers without adequate parking because there would be nowhere to keep large vehicles overnight. She also explained that not having enough parking in the commercial core will not lead to better parking situations for future visitors. She later added that when you have businesses like those on Tenth Street then you have to be concerned about parking and maybe regulations should be enforced in the Light Industrial Districts.

Mike Doty, architect, said that his experiences would reinforce what was previously said. He also said that if we are going to incentivize smaller units then we need density, as if a project where entirely apartments with a small square footage then that project may be able to get waivers because it is providing linkage fees but at least there would be some sort of incentive. He then explained that if you look in the Zoning Ordinance for what it takes to get a community housing project built, it says if you have a project that is 100% community housing then you can go up to four floors but no one is taking this on either.

Steve Kearns, contractor, said that an overall strategy is needed if there is going to be a parking ordinance. He also stated that he is in favor of affordable housing, but all of the requirements for affordable housing have been placed on the developer, yet they should also be placed on the community. He then said he really likes the idea of a parking structure, but stated that a parking requirement per bedroom is wildly excessive.

Paul Conrad, contractor, said that we cannot talk about parking without touching on several issues in the community. He explained that without talking about various factors affecting quality of life then we can't address parking needs. He added that he completely agrees that the housing issue needs to be addressed, but we can't just focus on one thing.

Dennis Hanggi said that he controls the largest property in Ketchum that's zoned GR-H and said that since 2007 he has been unable to build anything, so you have to be able to incentivize the ordinance.

Harry Griffith, Sun Valley Economic Development, said that Uber has been introduced to town and when we look at the ordinance we should consider the future and other types of development incentives.

**Directives:**

Commissioner Cook said there needs to be a thorough reexamination of some of the language in the new ordinance and an explanation of other uses. He also recommended that staff not do such a global change and would personally like to see staff come back with ordinance with graphics added.

Commissioner Lamoureux said that he would advocate for a minimum of one parking space per unit and let the market decide with respect to residential. He also said that he doesn't support the ordinance as written in terms of residential parking.

**d. Workshop and discussion on proposed project at 1000 Warm Springs Road**

Paul Conrad, contractor, said that the project is a bit of a beast and they want to get as much feedback as possible. He commented that a lot of people have looked at the project, but have passed on it because they don't see how to make it work. He explained that there is an opportunity here to create an attractive environment, but the property is one of the least developable properties in the city and rents are low. He also said that studies show that the project can't go below grade and it would be too costly to do so.

Mike Doty, architect, said that the project is a 50-50 split in the Light Industrial. He added that it has density with ample open space and there is still access to daylight. He commented that he expects people to live and work here and explained that there is a thirty-five-foot height limit and an eleven-foot grade differential from front to back. He also said that he had done a study on the property and said it has a parking load of 280 spaces. He explained that in today's world we need fifty-two spaces and the residential, eighty-four spaces, doesn't really change at all.

#### Directives:

Commissioner Lamoureux said there might need to be a text amendment because the Code doesn't accommodate for this large of a site. He then commented that if the walkways are considered to be dense, it might not meet Code requirements. He then added that there should be some clarity to that section of the code.

Commissioner Cook said that this is probably a great place for housing and it is spot on. He added that staff should make the height of the fourth floor work.

Commissioner Mizell said that green spaces and electric car chargers should be looked at because a lot of the community wants this.

#### 4. CONSENT CALENDAR

#### 5. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Skelton said the Public Hearing for the Parking Ordinance will be on September 26<sup>th</sup> and that an update on the Conditional Use Permit for Lift Tower Lodge will be on that same agenda.

#### 6. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Austin said that Warm Springs Ranch Resort will be on the City Council agenda for October 3, 2016.

#### 7. Commission reports and ex parte discussion disclosure

Commissioner Lamoureux asked if there is an update to the vacant Commissioner position and Austin said that there is no update at the moment.

Commissioner Cook asked about the green fence demolition for Auberge and Austin said that there is a demolition permit and a building permit at the same time.

#### 8. ADJOURNMENT

Commissioner Smith made a motion to adjourn and Commissioner Lamoureux seconded.



Steve Cook

Planning and Zoning Commission Chairperson