



SPECIAL PLANNING AND ZONING COMMISSION MEETING
Monday, April 28, 2014, 5:00 pm
Ketchum City Hall, Ketchum, Idaho

Present: Co-Chairperson Rich Fabiano
Commissioner Mike Doty
Commissioner Jeff Lamoureux

Also Present: Joyce Allgaier, Director of Planning and Building Department
Rebecca Bundy, Senior Planner
Mike Elle, Fire Chief
Robyn Mattison, Public Works Director
Michael David, Ketchum City Councilor
Jason Miller, Executive Director, Mountain Rides, Applicant
Kurt Eggers, Eggers Associates, Project Landscape Architect
Jeff Loomis, Galena Engineering, Project Engineer
Dale Bates, Living Architecture, Project Architect
Dave Patrie, Mountain Rides Board Member
Kristin Derrig, Mountain Rides Board Member
Kim MacPherson, Administrative Support Coordinator, Mountain Rides
Jim Finch, Operations Manager, Mountain Rides
Jim Ruscitto, Neighbor
Mr. and Mrs. Brucheski, Citizens
Mickey Garcia, Citizen
Karl Bisnosk, Citizen

1. SITE VISIT AT THE INTERSECTION OF EAST AVENUE NORTH AND EAST SUN VALLEY ROAD - in regard to the application by MOUNTAIN RIDES AND THE CITY OF KETCHUM, represented by Kurt Eggers, landscape architect, for Community Core Design Review.

Rebecca Bundy introduced the project and then asked the applicant's representative, Kurt Eggers, to describe the project. Eggers described the project, and the site visit was spent viewing the area of the proposed improvements. In preparation for the site visit, the applicant had placed cones and paint to identify the locations of the bulb-outs on the north side of Sun Valley Road.

The following features of the proposed project were identified:

- Location of the proposed sidewalk bulb-outs;
- Location of proposed street lights and bollards;
- Crosswalk locations and distances; and
- Location of lost parking spaces.

The Fire Chief had arranged for the two large ladder trucks from the Cities of Ketchum and Sun Valley to drive the two marked-out bulb-out corners of the intersection for the Commissioners to see. First the

trucks drove down Sun Valley Road from the east and turned north onto East Avenue. Then they came down East Avenue from the north and turned west onto Sun Valley Road. They subsequently repeated those turns.

It was apparent that, while the bulb-out caused the turn to be tight, the fire trucks could navigate the turns. It also became apparent that the center parking spaces closest to the intersection might interfere with the fire trucks' turning movements from Sun Valley Road onto East Avenue. The Commissioners agreed to discuss that the subsequent regular meeting.

The Commissioners had no further questions and the special meeting was concluded at about 5:25 pm.

The Commissioners proceeded to the Regular Planning and Zoning Commission Meeting at City Hall.



Co-Chairperson, Deborah Burns



Recorded

**CITY OF KETCHUM
PLANNING AND ZONING COMMISSION MEETING
April 28, 2014, 5:30 p.m.
Ketchum City Hall Meeting Room, Ketchum, Idaho**

Present: Co-Chairperson Richard Fabiano
Commissioner Mike Doty
Commissioner Jeff Lamoureux

Absent: Chairperson Deborah Burns
Commissioner Steve Cook

Also Present: Ketchum Planning and Building Department Director Joyce Allgaier
Ketchum Senior Planner Rebecca Bundy
Ketchum Recording Secretary Sunny Grant

1. Co-Chairperson Richard Fabiano opened the Regular Planning and Zoning meeting at 5:35 p.m.

2. PUBLIC COMMENT ON ISSUES NOT ON THE AGENDA

There was no public comment at this time.

3. Consideration upon the application by Mountain Rides and the City of Ketchum for Community Core Design Review at the City right-of-way at the intersection of East Sun Valley Road and North East Avenue to construct sidewalk and street improvements and bus shelters to create a bus transfer facility in downtown Ketchum.

*Also Present: Transportation Hub design team leader Kurt Eggers
Project architect Dale Bates
Transportation Hub engineer Jeff Loomis
Mountain Rides Board member David Patrie
Mountain Rides Executive Director Jason Miller
Mountain Rides Operations Manager Jim Finch
Mountain Rides Administrative Support Coordinator Kim MacPherson
Parks and Natural Resources Superintendent Juerg Stauffacher*

The P&Z Commission conducted a site visit just prior to this meeting.

This application is for Design Review for a transportation and multimodal hub at the intersection of Sun Valley Road and East Avenue. The proposed hub design includes:

- Small bus shelters on private property on Sun Valley Road in front of The Visitors Center and The Elephant's Perch.
- Stamped and colored concrete pedestrian bulb-outs on each corner of the intersection.
- Colored concrete pedestrian crosswalks across Sun Valley Road and East Avenue.
- New and relocated street trees and streetlights.
- Additional bicycle racks, some on Sun Valley Road at the Visitors' Center and some in the street near the bulb-outs.

- Decorative bollards on the bulb-outs for pedestrian safety.
- Wayfinding signage.

This application came before the Commission on January 27, 2014 for pre-application Design Review. The Commission's concerns and comments at that time were:

- Firetruck turning radii at the intersection of Sun Valley Road and East Avenue.
- Lighting at the intersection.
- Safe bicycle use on Sun Valley Road for bike commuters.
- Pedestrians crossing the intersection.
- Bus queue and idling times. A report from traffic engineer Ryan Hales, submitted with this Design Review application found that impact on bus queue times due to the proposed intersection design would be negligible.
- Lost parking spaces in the area of the intersection.
- Landscaping on the four corners and sidewalk areas.
- Signage, pedestrian amenities and drainage.

Staff recommends approval of the project, subject to the conditions listed in the staff report.

[5:39:19 PM](#) Mountain Rides (a public agency that operates in partnership with Ketchum and with significant local and federal public funding) Executive Director Jason Miller said the proposed transportation hub will offer more efficient, safer service for all Mountain Rides customers, and could potentially result in an increase in ridership. The hub has significant benefits to the resort community, including the potential to transform a gateway intersection into town.

Miller noted that the Transportation Hub was initially proposed in March 2012, and has been evolving ever since with public and City department input. He made the following points:

- The bulk of riders coming into the subject bus stops in the core of Ketchum are visitors and part-time residents. The buses are en route to their various destinations, so there should be little, if any, bus idling at the proposed bus stops.
- There has been concern about four lost parking spaces—one in front of The Visitors Center and three in front of The Perch. The spaces were removed to alleviate safety concerns and avoid conflicts that buses have with parked cars in bus zones. The current design has full support of businesses in the area. Ketchum and Mountain Rides expect to replace automobile traffic with more convenient and safer public transportation.
- Ketchum's Downtown Master Plan addresses needs of circulation, pedestrians and transit riders. The City encourages bulb-outs and plantings at busy intersections.
- The transportation hub needs to be in the town's core and walkable to key destinations.
- Mountain Rides' goals fit with the mobility goals of Blaine County and all of District 4, including Twin Falls.
- Mountain Rides is still working on a management plan and an easement for the proposed bus shelter on private property at The Elephant's Perch.
- This location should be adequate for 15-20 years. If Mountain Rides is able to construct a bus shelter in the future at this intersection, it would ideally be on East Avenue's 100-foot right-of-way. Transit needs are connected to the skier business and the rest of the area's economy.

[5:51:39 PM](#) Project landscape architect, Kurt Eggers described the project as follows:

- In the current proposal, the bulb-outs on Sun Valley Road and East Avenue have been reduced in size, as a result of input from Ketchum Fire and Street departments.
- The project team has also discussed the overall design, including parking impacts, with The Elephant Perch owner Bob Rosso.
- The planting islands in the center of East Avenue have been eliminated.
- The shelters are designed to be a 360° element on Sun Valley Road. Shelters provide covered seating, but are open so people can enjoy Sun Valley's beautiful weather. The shelter in front of Starbucks will have clear laminate on an existing trellis to provide weather protection.
- Street trees at the curb line in front of Starbucks will be removed to eliminate conflicts with ski racks on the bus and to make it easier for passengers to board buses. Street trees in front of Helm Station and Barry Petersen Jewelers will remain, and street trees will be added to the bulb-outs.
- Maps of Ketchum and Mountain Rides routes and a digital real-time bus route board will be installed on both sides of Sun Valley Road.
- Benches were designed with several seating options. Benches will be concrete with a wood seat inside the shelter; and exposed concrete outside. The wood seats can be replaced if necessary without removing the concrete portion of the bench.
- Tree grates for trees on the bulb-outs will be plank-style grates and are planned to have some writing or poetry on them.
- Bollards will be steel with concrete in a decorative design.
- Street lights will be installed will be on all four corners of the intersection and more pedestrian scale lighting will be installed on both sides of Sun Valley Road at the proposed bus stations.
- Existing drywells in the crosswalk on each of the four corners will be replaced by catch basins on the back of each bulb-out.
- Trees on the bulb-outs will be limbed up to provide good line of sight of the entire crosswalk and nearby store fronts.
- The bulb-outs will be constructed of colored and stamped concrete. The crosswalks will be constructed of concrete, but will not be stamped.

[6:06:52 PM](#) Project architect Dale Bates described the shelters near The Elephant's Perch:

- The roof is sloped to direct water to the center and into a heat-taped downspout into a drywell.
- The lighting is designed to keep the light within the shelter.

[6:10:59 PM](#) PUBLIC COMMENT:

- Ketchum Arts Commission (KAC) Chairperson Claudia McCain supports the transit hub project. Many visitors consider the bus their transportation of choice, and a hub in the center of town is good for local businesses. KAC has worked with the design team; and will publish an RFQ to selected artists to do the bollards and other elements of the hub.
- Mickey Garcia said the design keeps improving. He said the hub was originally intended to be the nexus of all bus routes in town, but is now limited in function and will never be that busy, so there's no need to eliminate four parking spaces. He suggested replacing

the bulb-out trees with some kind of art, since trees will limit the line of sight for big rigs.

[6:19:19 PM](#) Planning And Zoning Commission comments:

- The Commissioners discussed turning radii for firetrucks in the intersection. With the formerly proposed center islands in East Avenue removed, cars parked in the middle of East Avenue might be interfere with the fire trucks' turning movements. The trucks may be able to make the turn, but their buckets may cause problems.
- Ketchum's Traffic Authority meets monthly and can address those parking concerns.
- Commissioners asked if it was necessary to eliminate the number of parking spaces proposed to be lost.
- Eggers said if one car is allowed to park in the bus zone area, additional cars sometimes try to squeeze in. The team wanted to provide enough room for buses of all sizes to easily and safely pull in, without the potential for conflict. Also, Mountain Rides wants to allow space for future expansion. [6:32:37 PM](#) Eggers noted there is plentiful all-day parking a block off Sun Valley Road.
- Commissioner Jeff Lamoureux agreed that increased buses and the expanded facility should provide transportation amenities to offset the loss of parking spaces.
- Commissioners suggested the bus stops be color-coded to match the bus routes.
- Miller said there may not be enough space to provide dedicated space for each bus route.
- [6:36:55 PM](#) Commissioner Lamoureux expressed concern that cars U-turning at the end of East Avenue might encroach into the crosswalk. He suggested the two end parking spaces be eliminated.

Commissioner Michael Doty moved that this project, Mountain Rides Transportation Hub, does meet the standards for approval under Chapter 17.64 Ketchum Zoning Code Title 17 only if Conditions of Approval 1-12 are met. Motion seconded by Commissioner Jeff Lamoureux, and passed unanimously.

4. Consideration of the application by Blaine County School District, for Design Review at 920 Campus Way (Hemingway School Subdivision, Lot 1, Block 1) to construct a 3,210 square foot, ground floor, music room/cafeteria addition at the northwest corner of the existing building.

Also Present: Project architect Jolyon Sawrey

Blaine County School District Business Manager Mike Chatterton

Project contractor Paul Conrad

Project electrical engineer Paul Stoops

[6:50:14 PM](#) Senior Planner Rebecca Bundy said the addition is 3,200sf, but is tucked into the back of a relatively large existing building. A neighbor who had come into the City offices to look at the plans commented that the addition is not very big compared to the size of the existing building. The one story addition will match existing facades.

[6:58:27 PM](#) When the project is completed, the parking lot will be repaved and restriped. A drainage problem in back of the school will be fixed. Drainage plans must receive approval of the City Engineer approval prior to issuance of a building permit. Planning staff must receive a

set of approved plans that reflect any conditions of approval, once Design Review is completed and prior to issuance of a building permit.

Project architect Jolyon Sawrey said that the proposed plan is to add an expanded cafeteria, music room addition, storage, a small meeting room and a kiln room with ventilation. Exterior finish materials will be stucco to match existing with metal flashing at the base.

Along with the addition, the parking lot will be repaved and striped. Light poles with downcast LEDs will be installed in the parking area. Lights are the appropriate wattage and height to provide save lighting coverage of the parking area for students, the school and the general public.

The applicants have made one change since the application was submitted. They have eliminated the proposed walkway to the east of the school and instead have reduced the 20 foot wide gravel strip to the east of the school with a 5 foot wide pathway.

Commissioners' comments:

- Hemingway is a fabulous school. Any improvement is a positive improvement.

Public comment – NONE.

Commissioner Michael Doty moved that this project, Hemingway School addition, does meet the standards for approval under Chapter 17.96 of Ketchum Zoning Code Title 17, only if Conditions of Approval 1 through 6 are met. Motion seconded by Commissioner Jeff Lamoureux, and passed unanimously.

5. PUBLIC HEARING upon City-initiated text amendments to Zoning Code Title 17, Chapter 17.64.010 Commercial Core District, (h) Floor Area Ratio and (c) Exceptions. The proposed amendments are intended to clarify language, implement State Statute, and eliminate inconsistencies in the Code.

[7:02:16 PM](#) This is a follow-up to a previous P&Z work session for a quick-fix to some Ketchum Code amendments that need clarification. Ketchum Planning Manager Joyce Allgaier said that Planning staff focused on two areas in the Commercial Core:

- Giving the Commission some ability to allow exceptions to the prescriptive requirements of provisions in Design Review in the Commercial Core without giving the Commission authority to amend use or bulk requirements or waiver any safety requirements.
- A density bonus is allowed for developers that provide community housing. Floor area ratio is used to calculate density. A developer who exceeds 1.0 FAR currently is required to provide community housing based on the gross square footage of the entire building, with a deduction for retail/office on the ground floor. The proposed code amendment would base the community housing requirement on the amount over 1.0 FAR and would not exempt retail/office on the ground floor.
- Commissioner Fabiano commented that he would like to see some flexibility that would allow a project to slightly exceed a 1.0 FAR without being required to commit to providing community housing.

Commissioners and staff suggestions for other possible edits to the proposed text amendments:

- Clarify the number of stories allowed.
- Clarify that some other projects—hotels, PUDs, and projects with 100% community housing—can build four floors and get FAR incentives.
- The ordinance targets Category 4 affordable housing, based on housing guidelines.
- Eliminate the hotel community housing waiver that ended June, 2012.
- Clearly state potential options that applicants can use to provide community housing: i.e., offsite, buying down a unit, provide land, etc.
- Clarify that employee housing for a hotel is based on the number of hotel rooms. The hotel must provide employee housing for 25% of the total number of hotel rooms or bedrooms.
- [7:10:43 PM](#) Clarify what community housing is necessary for other hotel areas, such as market-rate condo units, back of house, circulation, etc.
- All references to Transfer Development Rights (TDR) must be removed from the entire Code.
- A letter from William Justin suggested other changes, none of which staff endorsed at this time.

PUBLIC COMMENT:

- Mickey Garcia said he finds this stuff obscure and it boggles his mind.
- Bob Crosby, Sun Valley Board of Realtors Government Affairs Director, said the City was doing a great job of providing an easier path to getting things built. He agreed with Commissioner Fabiano that there should be an opportunity to allow a small amount of square footage over the maximum 1.0 FAR.

- [7:30:24 PM](#) Blaine County Housing Authority Executive Administrative David Patrie said the first 1.0 FAR is exempt from a community housing requirement in most of Ketchum's zoning codes, but not the Community Core. Developers asked for more ways to meet the community housing requirement.

[7:36:06 PM](#) Commissioner Michael Doty moved to recommend to the Ketchum City Council that the amendments to Ketchum Municipal Code Title 17 Chapter 17.64.010 (c) and (h) do meet the standards for approval under Section 17.152 of Ketchum Zoning Code Title 17 and Section 67-6511 of the Idaho Code, and Title 67 Chapter 65. Motion seconded by Commissioner Jeff Lamoureux. Ketchum Planning Manager Joyce Allgaier said Ordinance Section 2 H(2), Floor Area Ratio, states at the end, "provided that all of the following conditions are met". Many statements have been added to this section that are more circumstances than conditions. Staff suggests the language be changed to, "Provided the following provisions are met as applicable." and the remaining language be stricken. Commissioner Michael Doty amended his motion to include the revision to Section 2 h(2). Commissioner Jeff Lamoureux seconded the amended motion. Amended motion passed unanimously.

6. Consent Agenda

Findings of Fact:

a. Cox Communications, 8th Street Design Review

Commissioner Fabiano said it would be nice if there was more transition area between industrial and the Commercial Core. The north side doesn't really show, but he'd like to see the west area cleaned up a little. Staff said the applicant would put in a 6ft chainlink fence and gravel base. Commissioner Fabiano asked them to put slats in the chainlink fence and to maintain the fence.

b. Strimple Townhomes Design Review

c. Strimple Townhomes Subdivision

Commissioner Rich Fabiano moved to approve the Findings of Fact of Cox Communications, 8th Street Design Review; Strimple Townhomes Design Review and Strimple Townhomes Subdivision. Motion seconded by Commissioner Michael Doty, and passed unanimously.

Approval of Minutes: February 10, 2014

Commissioner Rich Fabiano moved to approve the Minutes of February 10, 2014. Motion seconded by Commissioner Michael Doty, and passed unanimously.

7. Staff Comments and City Council Meeting Update

- Council is concerned about the treatment of exotic animals in traveling circuses and the safety of people attending the circus. Council approved the first reading of an amendment to City Ordinance to restrict exotic wildlife in traveling circuses.

8. Commission Comments

Commissioner Lamoureux and Ketchum Planning Manager Allgaier met with Ketchum Public Works Director/City Engineer Robyn Mattison to discuss drainage, particularly in Ketchum alleyways. Mattison agrees that public works specifications and standards should be updated.

9. ADJOURNMENT

Commissioner Michael Doty moved to adjourn the meeting at 7:54 pm. Commissioner Rich Fabiano seconded the motion, and it passed unanimously.



Vice-Chairperson Richard Fabiano

CC: City Council