



# Planning and Zoning

## Regular Meeting

~ Minutes ~

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

Keshia Owens  
(208) 728-7801

---

Monday, February 27, 2017

5:30 PM

Ketchum City Hall

---

**Commissioners Present:** Jeff Lamoureux, Chairperson  
Erin Smith, Vice-Chairperson  
Matthew Mead, Commissioner  
Betsey Mizell, Commissioner  
Neil Morrow, Commissioner

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

Members of the Public

1. **5:00 PM- SITE VISIT: Argyros Performing Arts Center- 120 South Main Street, Ketchum Idaho (Ketchum Lot 4, Block 1, West 10' of Alley and Ketchum Lot 8, Block 1, East 10' of Alley)**

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

Commissioner Lamoureux called the meeting to order at 5:30 PM and noted a site visit to 120 South Main Street occurred at 5:00 PM.

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

No comments.

4. **COMMUNICATIONS FROM STAFF**

a. **Motion To: The applicant is proposing to demolish the existing NexStage Theater Performing Arts Center building and construct a new theater building, to be named the Argyros Performing Arts Center, in its place. The properties are 0.126 acres and 0.126 in size and zoned Community Core (CC), Sub-district A.**

**COMMENTS:**

Jim Garrison, on behalf of the applicant, said that he had received letters from various members of the community to show their support of the project. He stated that the project uniquely stands out and its purpose is solely for the beneficial use of arts in the community. He later explained how the project fits within the Comprehensive Plan and pointed out that the entrance to Ketchum is changing to a hub of new activity with many new projects coming in.

Tim Mott, vice-president of the Sun Valley Performing Arts Center, said he would like to thank the Commission and the people who have been involved in the development of the Argyros Theater. He provided additional background on the project and explained that they want to build a brand new state-of-the-art facility in the current theater's location. He explained that the new facility will remain a nonprofit and have its name changed to "Argyros Performing Arts Center," named after two founding benefactors. He detailed the layout of the project and said it will provide for all sorts of arts projects and will enable Ketchum to become a cultural destination. He noted that there have been minor architectural changes since Pre-Application Design Review, informed the Commission on the number of donations the proposed theater has received, and stated that they are hoping to open by the fall of 2018. He then urged the Commission to approve the submitted plans and asked that they recommend City Council do the same.

Mike Doty, Michael Doty Associates, detailed various design aspects of the project, including components that had been revised since the Pre-Application Design Review. He explained that designated parking spots on Main Street and on Leadville Avenue will allow parking only during certain hours and will be a drop off and delivery zone during other hours. He noted locations of sidewalks, planters, easements, a reduction in the number of trees proposed for First Street East, bike racks and bike corrals, and walkways. He also pointed out interior aspects of the project such as a lobby, the main theater area, dressing rooms, the black box theater, office spaces, dressing rooms, and balconies.

Carl Anderson, Associate Planner, provided a background of the project and stated that notice was mailed to adjacent properties and posted in three places on February 3, 2017. He then explained that staff finds the proposed reconstruction of the existing place of assembly is consistent with the uses, goals, and policies in the 2014 Comprehensive Plan Alignment. He also commented that currently staff finds that the project does not meet parking standards and any design review approval should be contingent upon the Planning and Zoning Commission's recommendation of approval, and City Council's adoption, of the applicant's text amendment application request. He then stated that on-street parking has been reviewed by the Public Works Department and explained their comments. He concluded by saying that staff recommends approval of the proposed Argyros Performing Arts Center with the following condition:

- Design Review approval is contingent upon City Council's adoption of the applicant's text amendment request application.

**Public comment:**

- Sally Giuseppe, Ketchum resident, said that she has been in performing arts for many years and has herself been anticipating a performing arts center for twelve years. She explained that there are many instances where performers are not able to do their jobs because they don't have the adequate facility to perform. She then added that a number of people come to the community for events and performing arts and with a dedicated facility it will be possible to continue to grow the area in arts and culture.
- Tim Eagan, Ketchum businessman, thanked the Commission, said that the project was beautifully designed, and stated that the community needs the facility that is proposed.
- Dave Allson, Ketchum resident, said that he and his wife have been part-time residents for seventeen years and have considered living here fulltime and part of the consideration of living here year-round is the increasing vibrancy of the community over the last few years. He explained that there isn't blue sky wishing and dreaming behind the analysis, but there is very thoughtful analysis of what's been going on in the community. He echoed the previous speaker in thanking the Commission for the work they do and urged approval for the project.

- Nadine McWilliams, former professional ballet dancers, said that she has been heavily involved in ballet in the community and in other areas for many years. She stated that most ski areas of Ketchum’s size have substantial performing arts facilities and explained that using the NexStage was a gift, but it was very limited in amenities. She commented that this new facility would allow new performers to have a first-rate space for performing, education, and much more.
- Dean Nichols, Ketchum resident and NexStage board member, said that this is a wonderful cultural center and it’s what this valley needs. He added that this theater is critical to expanding the area and improving the economic benefits of the community. He noted the theater’s downtown location and stated it will add to creating a better city entrance.
- Bill Lowe, Ketchum resident, said he would like to encourage the commission to support the proposed plans for the new theater. He added that the plans for the Argryos Performing Arts Center represent a long overdue refinement of the space that will enhance the city and that the new theater will also create a synergy with the new hotels that will economically benefit downtown Ketchum and its surrounding environment. He added that it’s a rare time when you can get out and find support from people that will help rebuild for something of this purpose and he worries that if the theater doesn't happen now, it may never happen.

**Directives:**

- Require Commission approval of the construction activity plan as a Condition of approval
- Encourage the applicant to consider a valet parking plan
- Encourage applicant to consider a shuttle bus system to provide transportation for employees
- Consider limiting construction hours in order to mitigate impact to neighbors
- Consider an alternative space to be used for the bike corral
- Entrances for Best Western must be kept open

Commissioner Mead motioned to approve the Design Review application from the owner Sun Valley Performing Arts Center finding the application meets the standards for approval under Chapter 17.96 of Ketchum Zoning Code Title 17 with the following conditions: all conditions recommended by staff in the staff report, including that Design Review approval is contingent upon City Council's adoption of the applicant's text amendment request application, #17-006, any changes to exterior lighting shall receive administrative design review approval, all down lighting on upper levels shall be turned off between the hours of 10:30 p.m. and 6:00 a.m., the proposed reconfiguration of the sidewalk along Main Street shall require a permanent easement for the portion of sidewalk that encroaches on the applicant’s property; that the findings of fact state what the Community Housing requirement will be as proposed at Design Review; and the applicant shall receive approval from the Idaho Transportation Department for the proposed accessible drop-off space located on Main Street; and if not approved by ITD as shown any new parking space design will need to be reviewed by the Planning and Zoning Commission. Commissioner Morrow seconded.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Matthew Mead, Commissioner
<b>SECONDER:</b>	Neil Morrow, Commissioner
<b>AYES:</b>	Morrow, Mead, Lamoureux, Smith, Mizell

- b. **Motion To:** The applicant is requesting a zoning code revision to amend Title 17, Zoning, of the Ketchum Municipal Code to amend Chapter 17.125, Off Street Parking and Loading, to amend the

existing parking requirements for places of assembly and to remove a parking requirement that is addressed by the International Building Code.

**COMMENTS:**

Brittany Skelton, Senior Planner, said that the applicant, Sun Valley Performing Arts Center, has requested to amend on-site parking requirements for places of assembly and a parking requirement that is already required by the IBC in order to move the applicant’s proposed project, the Argyros Performing Arts Center, forward. She explained that the project met noticing requirements and provided additional background on the proposed Argyros Performing Arts Center. She gave an analysis of the project’s alignment with the Comprehensive Plan and said that this is a prime example of infill redevelopment.

She stated that the applicant proposed to remove the following requirement from Section 17.125.060.C of the Ketchum Municipal Code: “For all commercial and mixed use projects, and for any residential projects with more than four (4) units, at least one accessible parking space shall be provided on site,” because this requirement is covered by Chapter 11, Accessibility, of the International Building Code.

She stated the applicant also proposed to add the following text to a new Section 17.125.050.H of the Ketchum Municipal Code:

“H. Exemptions:

1. Notwithstanding Section 17.125.020 (2) and (3), in the Community Core (CC), the following use meeting the definition found in 17.08.020 is exempt from providing off street parking:

A. Place of Assembly. Places of assembly uses in existence on [date text amendment is adopted] and any expansion of existing place of assembly uses in existence on [date text amendment is adopted] that occur on the same lot or parcel. This exemption shall also apply to any expansion of a Place of Assembly that includes adjacent lots or parcels but shall be limited to not more than 5,500 square feet above the existing square footage of the assembly use in existence on [date text amendment is adopted],” and she explained how this amendment is similar to an amendment the Commission recommended for approval in October of 2016.

She also stated that staff recommends approval of the applicant’s request as submitted.

**Public Comment:**

- Cindy Forsgren, Best Western Kentwood Lodge, said that the staff and commission should take construction hours and noise into account.

Commissioner Mizell moved to recommend approval to City Council of Sun Valley Performing Arts Center 501(C)’s proposed text amendments to Chapter 17.125 of the Ketchum Municipal Code, finding the amendments in compliance with the Comprehensive Plan, the Zoning Ordinance, and the Subdivision Ordinance. Commissioner Mead seconded.

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

- c. **Motion To: Public Hearing - Continued from January 9, 2017 Knudson Conditional Use Permit 491 East 10th Street, Ketchum, Idaho (Tenth St Light Industrial Complex, Building A Unit 1): The Commission will consider and take action on an application for a Conditional Use Permit application for a live-work studio.**

**COMMENTS:**

Smith made a motion to continue the Knudson Conditional Use Permit to a date certain of March 13, 2017. Commissioner Morrow seconded.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>
<b>MOVER:</b>	Erin Smith, Commissioner
<b>SECONDER:</b>	Neil Morrow, Commissioner
<b>AYES:</b>	Morrow, Mead, Lamoureux, Smith, Mizell

**5. CONSENT CALENDAR****a. Minutes: February 13, 2017**

The Commission requested February 13, 2017 meeting minutes be revised and brought back for review.

**b. 820 Walnut Avenue, Ketchum, Idaho (Ketchum Lot 2 Block 93 8250 SF):**

Commissioner Smith made a motion to approve the Mountain Overlay Design Review Application Findings of Fact for the Cutter Residence (820 Walnut Avenue).

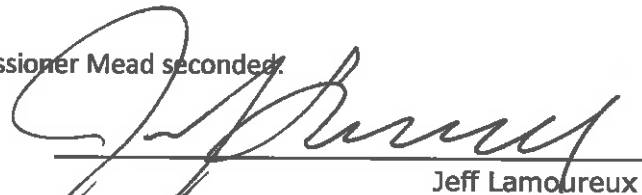
Commissioner Mizell seconded.

**6. FUTURE PROJECTS AND NOTICING REQUIREMENTS**

- Continuation of Knudson Conditional Use Permit
- 231 Sun Valley Road
- Angel Wings Design Review

**7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE****8. Commission reports and ex parte discussion disclosure****9. ADJOURNMENT**

Commissioner Mizell motioned to adjourn, Commissioner Mead seconded.



Jeff Lamoureux  
Planning and Zoning Commission Chair

