



City of Ketchum

December 16, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Direction on Fire Station Location

Recommendation and Summary

The Mayor is asking the City Council to provide direction on the site for a new fire station.

The reasons for the recommendation are as follows:

- The City Council has previously expressed support for a fire station located on City-owned land off Saddle Road and staff has acted to develop a project on that location.
- At its November 18, 2019, meeting, the City Council requested a discussion on the fire station location be added to the agenda for the December 16, 2019, meeting.

Introduction and History

In September 2017 a site evaluation process was initiated. A group of 11 people that included police and fire personnel, real estate and development professionals, and residents of Ketchum evaluated sites in and around Ketchum and assessed feasibility. The group identified 22 locations which were evaluated for accessibility and other factors, including response time. This group identified City-owned land on Saddle Road as the preferred site.

During its June 17, 2019, meeting, the City Council expressed support for a fire station on City-owned land on Saddle Road. All subsequent outreach efforts concerning the fire station referenced this location prior to the election.

Analysis

The June 17, 2019, staff report to the City Council is attached as reference.

Financial Impact

There \$11.5 million project budget was predicated on the Saddle Road location. Direction to pursue another location may have budgetary implications.

Attachments:

A: June 17, 2019, Staff Report and Attachments



City of Ketchum

June 17, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Provide Direction on New Fire Station Location

Recommendation and Summary

The Mayor is asking the City Council to provide direction on the site for a new fire station.

The reasons for the request are as follows:

- The first step in preparing a preliminary building layout and cost estimate, is determining the location for the new fire station.
- Preliminary plans and a cost estimate help determine the amount of a future bond.
- Discussion and deliberation on proceeding with a November bond, including the amount of the bond, will take place in August

Introduction and History

Between 2001 and 2016, the City evaluated different locations for a new fire station. Sites considered consisted of the following locations:

- City property on Lewis Street
- City property adjacent to the YMCA (north and south properties)
- Stock Building site
- City Hall site

In September 2017 a new site evaluation process was initiated. A group of 11 people that included police and fire personnel, real estate and development professionals, and residents of Ketchum evaluated sites in and around Ketchum and assessed feasibility. All known feasible sites were evaluated. Attachment A provides a summary of the sites evaluated. The group identified 22 locations. These 22 locations were further evaluated for accessibility and other factors, including response time.

Initially, the City site south of the YMCA was identified as a preferred location. However, after public review and comment, that site is no longer under consideration. Two sites have emerged as preferred locations, the City owned dirt lot north of the YMCA and the private property at 290 and 298 Northwood Way. The Northwood Way properties are available for purchase for \$3,036,000. Of the two sites, the Mayor is recommending the fire station be located on the dirt lot north of the YMCA.

Analysis

As shown in Attachment B, the dirt lot north of the YMCA can accommodate a fire station meeting the programmatic needs of the Fire Department. Should the Council approve this location, preliminary plans will be prepared showing the layout and functions within the building and cost estimate for design and construction.

This site is suitable with or without consolidation of the north valley fire agencies. The site is centrally located with access to Highway 75, Saddle Road into the City of Sun Valley, and Warm Springs Road. Attachment C shows the estimated driving times without lights and sirens to areas around Ketchum.

Unlike some of the other sites considered, this location provides enough area for drive-through apparatus bays. Without drive-through bays, vehicles would have to back into the apparatus bay. There is also enough space to include on-site housing and parking for police vehicles should the Council decide to include those elements in a future bond. The discussion on the project elements and cost estimates will occur at the July 1, 2019 Council meeting.

The YMCA has requested 150 parking spaces for their use. At least 170 parking spaces can be provided at this location in the event the fire station is constructed, and the YMCA expands and uses their entire leased area.

Next Steps

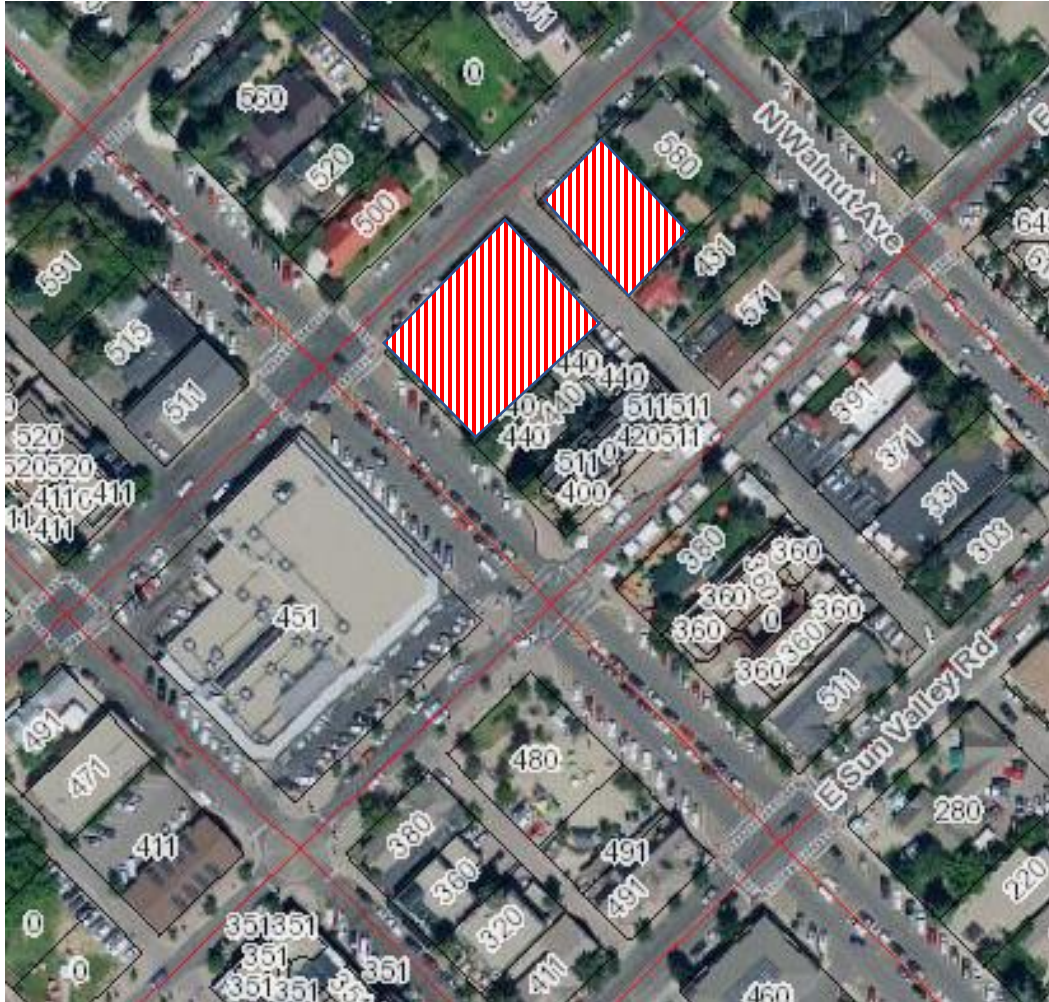
If this site is approved by the City Council, preliminary plans showing the building layout and internal functions will be prepared along with project cost estimates. Ideally, this information will be available at the June 25th fire bond open house. After the open house, information will be presented to the City Council in July. Council will be asked to decide the amount of the bond and the elements of the project that may or may not be included in the cost of the project (police parking, firefighter housing, level of building sustainability). The City must notify the County by September 13, 2019 if there is going to be a bond measure on the November 5, 2019 ballot, and if so, ballot language must be submitted to the County by September 16, 2019. It is anticipated Council will be discussing the approach, cost and ballot language in July and August.

Attachments:

- Attachment A: 2017 Site Evaluation
- Attachment B: Proposed Site Plan
- Attachment C: Response Time Map

CITY-OWNED LOTS

CURRENT CITY HALL LOT



Location: NE Corner of East Avenue & 5th Street

Legal: Lot 3A, Block 45

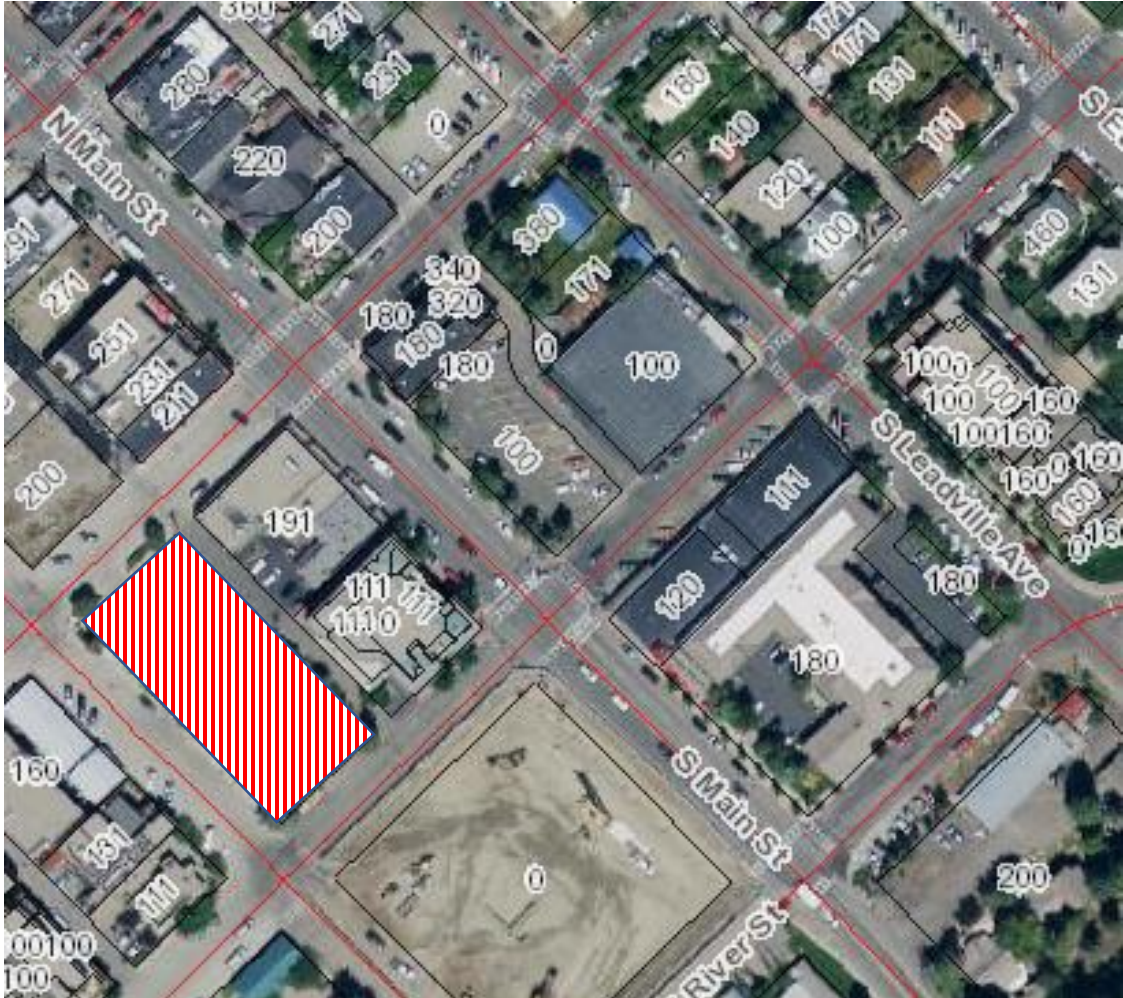
Size: 0.379 acres

Dimensions (WxD): Approx. 110' x 150'

Ownership: City of Ketchum

Market Value: N/A

1ST & WASHINGTON LOT



Location: Washington Avenue (btwn 1st & 2nd Streets)

Legal: Lot 5-8, Block 19

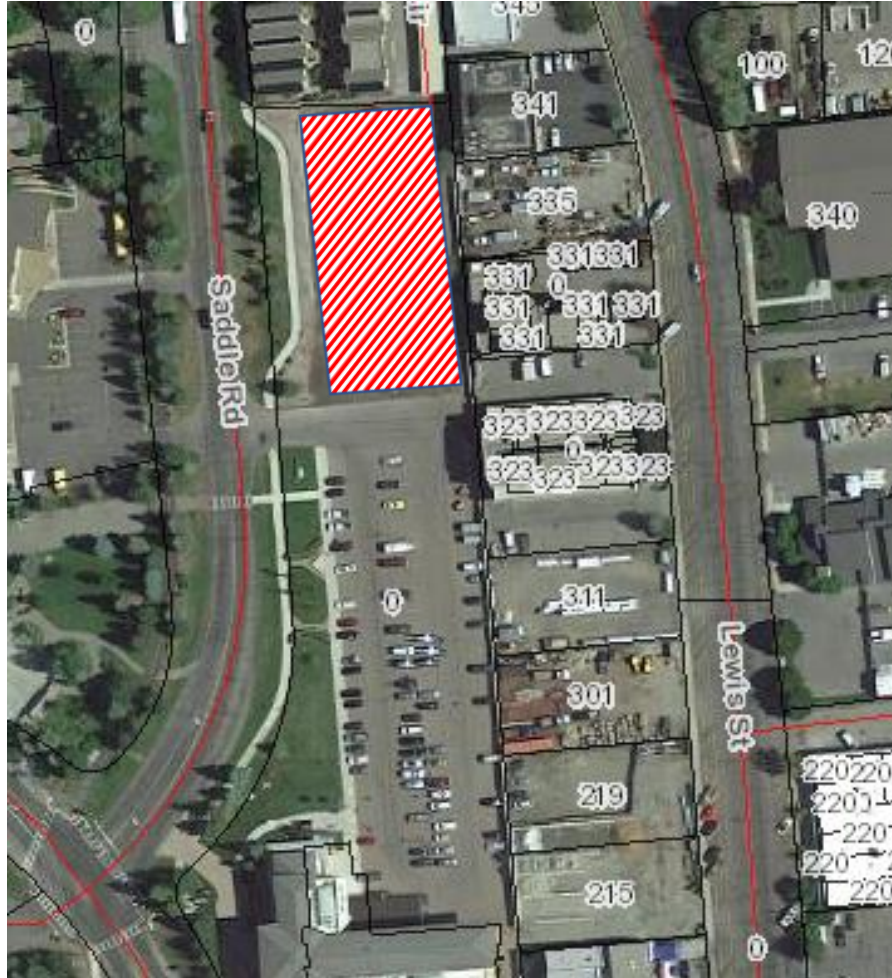
Size: 0.505 acres

Dimensions (WxD): Approx 220' x 100'

Ownership: City of Ketchum/KURA

Market Value: N/A

YMCA NORTH LOT



Location: Warm Springs Road

Legal: Sec 12 & 13 4N 17E

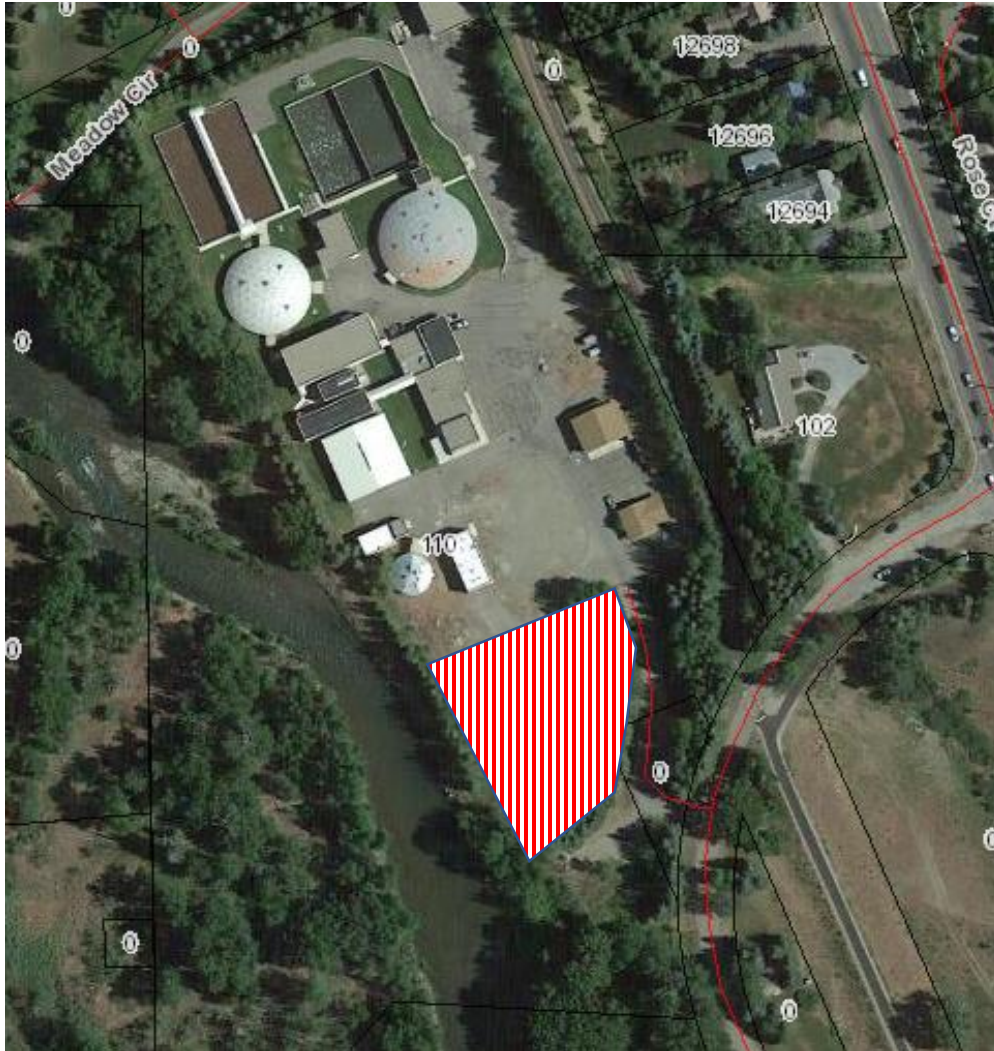
Size: 0.58 acres

Dimensions (WxD): Approx. 240' x 110'

Ownership: City of Ketchum

Market Value: N/A

WATER TREATMENT PLANT LOT



Location: Water Treatment Plant

Legal: N/A

Size: Approx. 0.83 acres

Dimensions (WxD): Approx. 160' x 180'

Ownership: City of Ketchum

Market Value: N/A

FOOT OF 9TH STREET LOT



Location: West End of 9th Street

Legal: N/A

Size: Approx. 0.15 acres

Dimensions (WxD): Approx. 80' x 65'

Ownership: City of Ketchum

Market Value: N/A

PRIVATELY-OWNED LOTS

STOCK BUILDING SUPPLY LOT



Location: Lewis Street & Warm Springs Road.

Legal: Sec 13 4N 17E

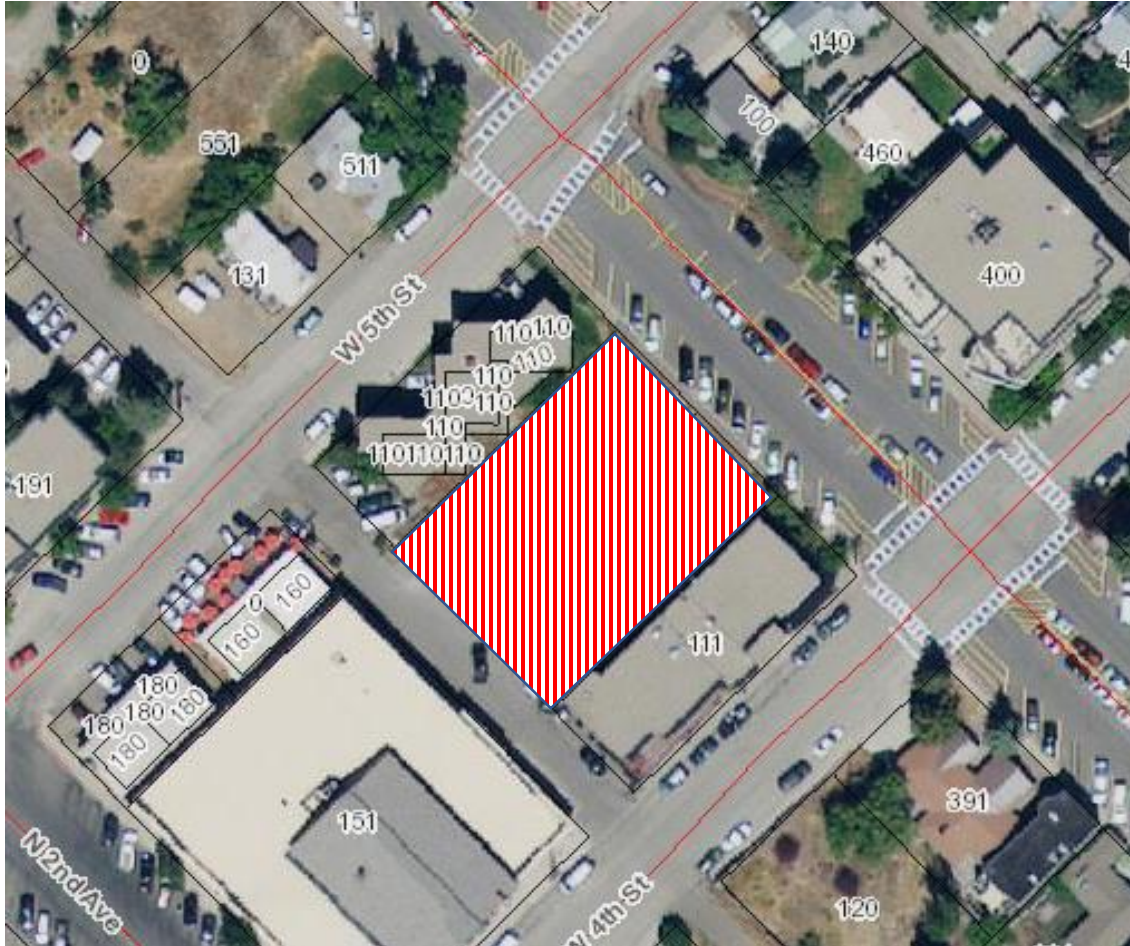
Size: 2.432 acres

Dimensions (WxD): Approx. 340' x 305'

Ownership: Private (Warm Springs & 10th LLC).

Market Value: \$2,969,723

1ST AVENUE BETWEEN 4TH & 5TH STREET LOT



Location: 1st Avenue (btwn 4th & 5th Streets)

Legal: Lot 2 & 3A, Block 56

Size: 0.381 acres

Dimensions (WxD): Appox. 110' x 150'

Ownership: Private (431-471 N 1st Avenue LLC)

Market Value: \$1,625,330

2ND AVENUE & 2ND STREET LOT



Location: SW Corner of 2nd Avenue & 2nd Street

Legal: Lots 1 & 2, Block 62

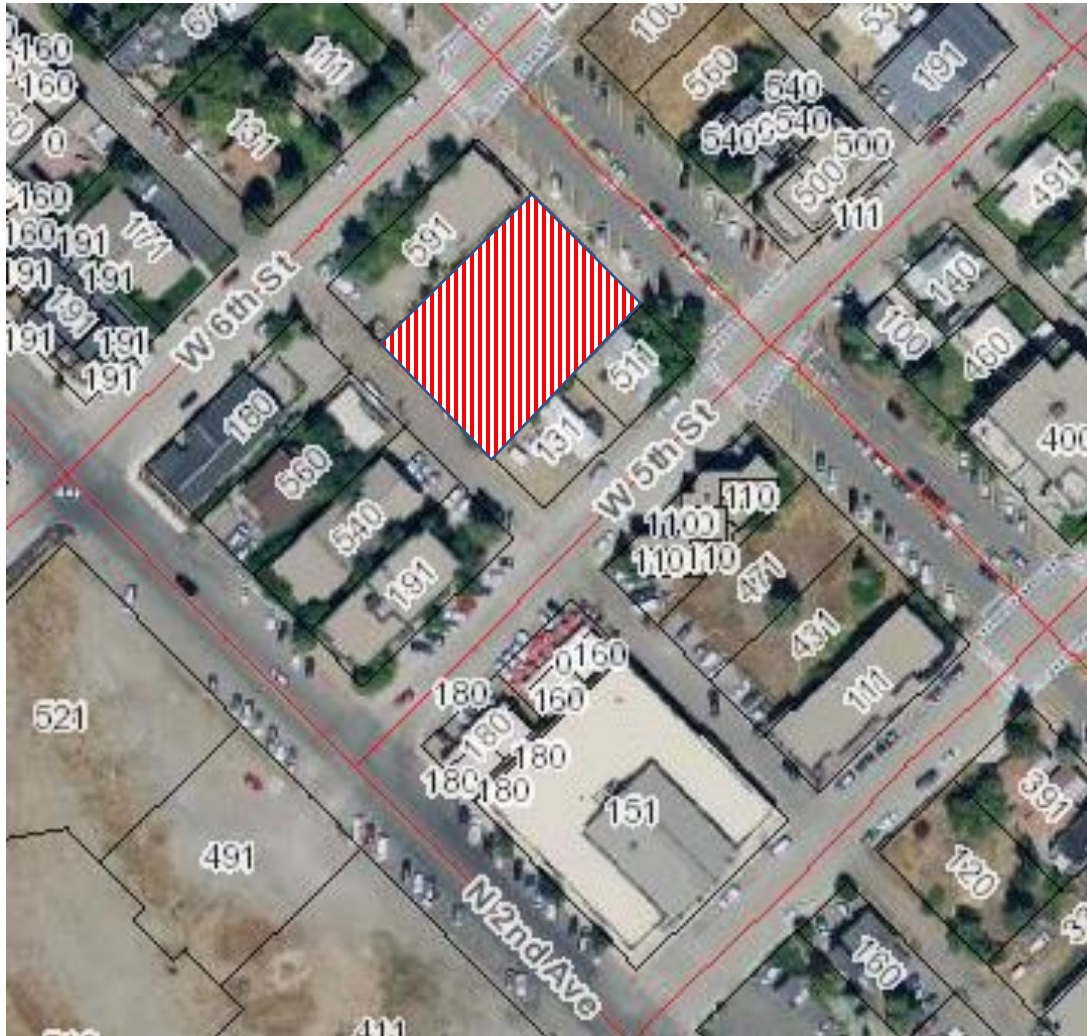
Size: 0.379 acres

Dimensions (WxD): Approx. 110' x 150'

Ownership: Private (Brien Stuart MD Trustee)

Market Value: \$1,056,000

1ST AVENUE LOT (HOSPICE & MT. EXPRESS)



Location: 1st Avenue (btwn 5th & 6th Streets)

Legal: Lots 2 & 3, Block 55

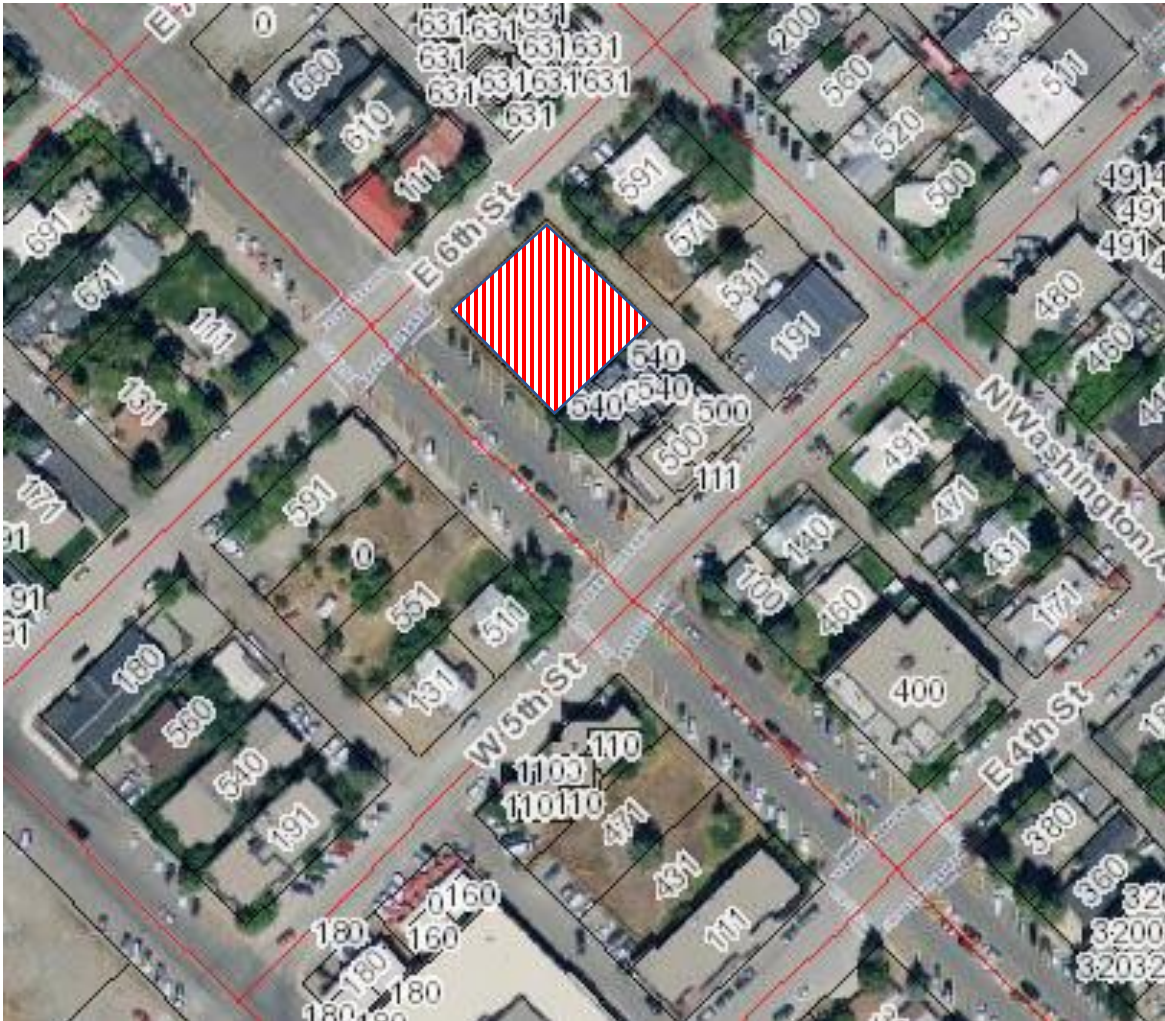
Size: 0.378 acres

Dimensions (WxD): Approx. 110' x 150'

Ownership: Private (Hardy Foundation Inc.)

Market Value: \$1,062,728

1st AVENUE AND 6TH STREET LOT



Location: SE Corner of 1st Avenue & 6th Street

Legal: Lot 5 & 6, Block 35

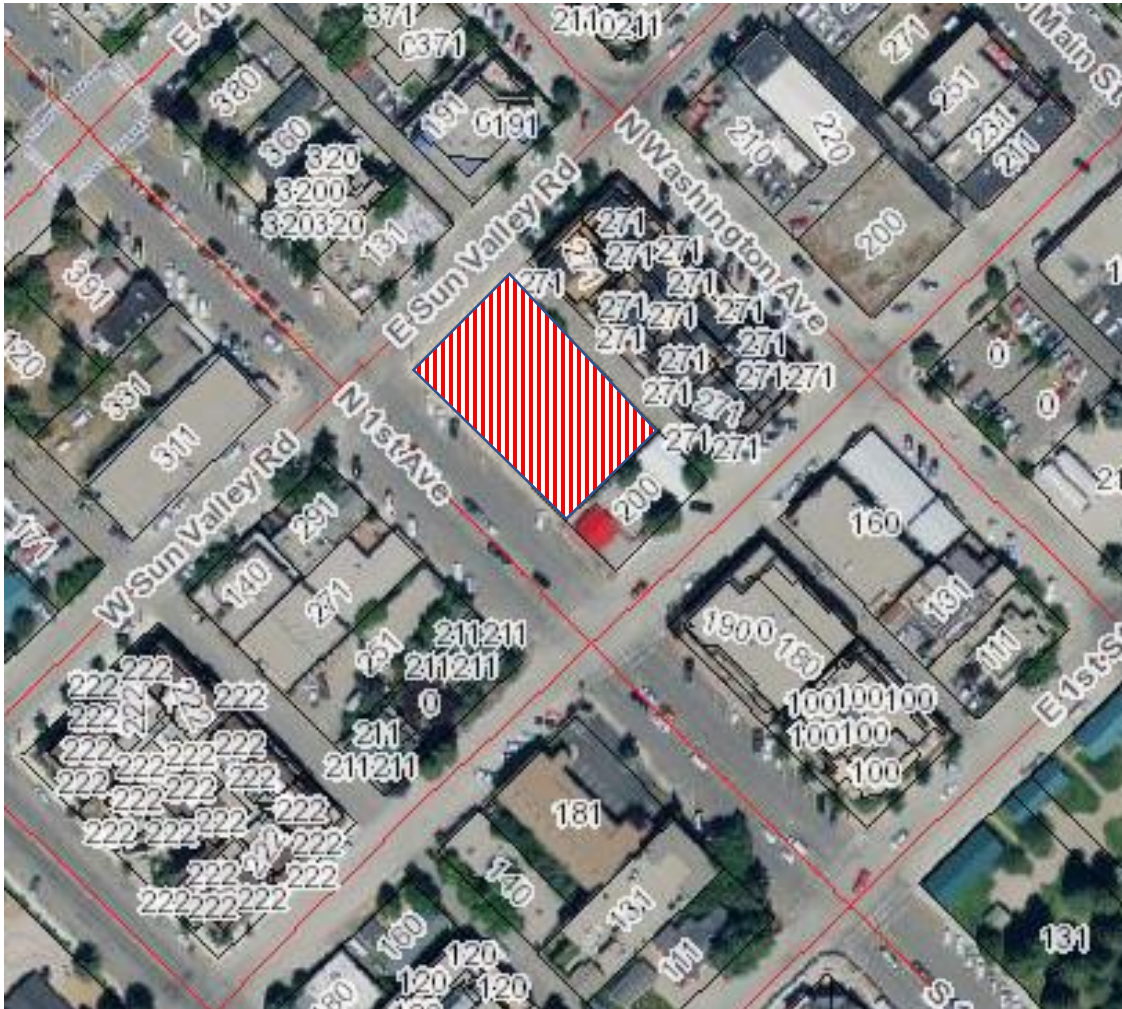
Size: 0.252 acres

Dimensions (WxD): Approx. 110' x 100'

Ownership: Private (Jack Bariteau)

Market Value: \$880,000

SUN VALLEY ROAD AND 1ST AVENUE LOT



Location: SE Corner of 1st Avenue & SV Road

Legal: Lot 5A, Block 38

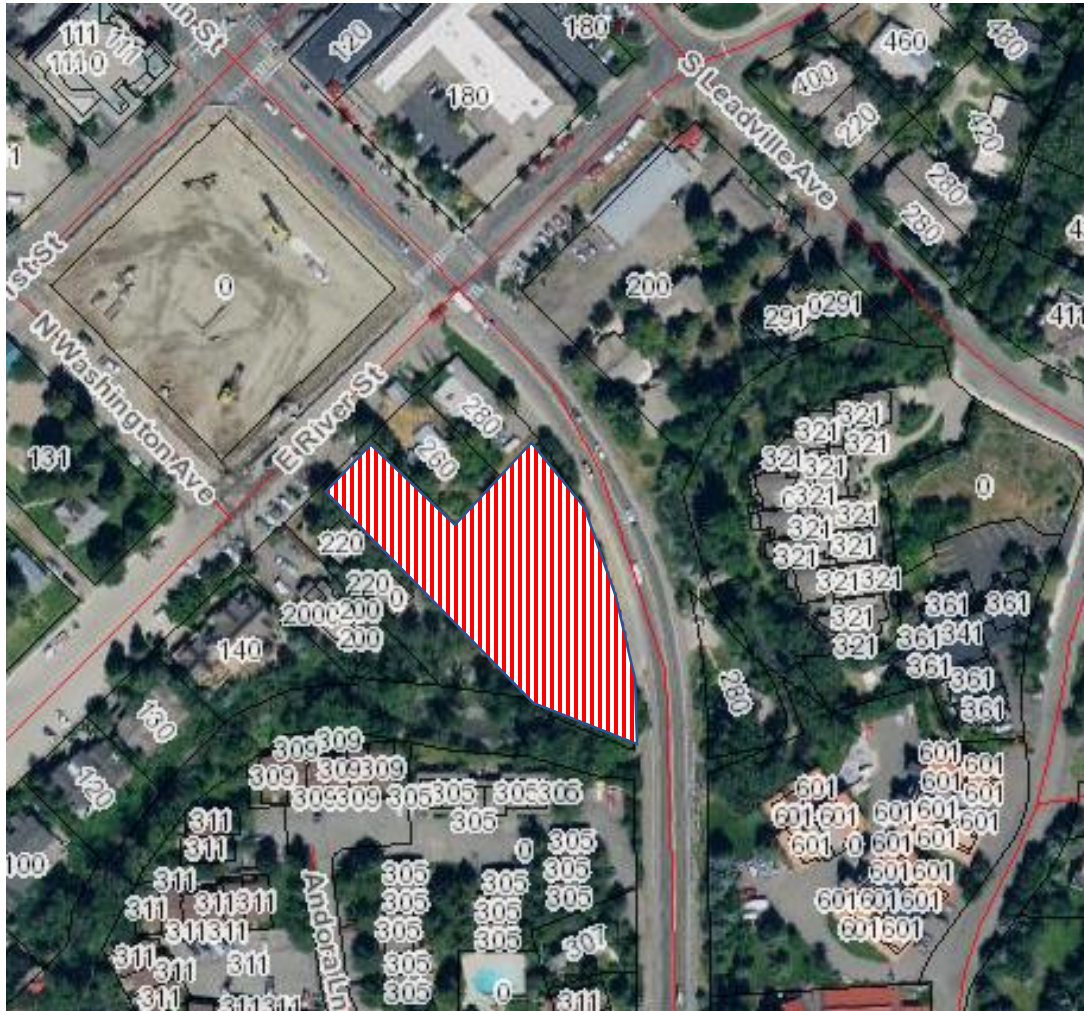
Size: 0.38 acres

Dimensions (WxD): Approx. 165' x 100'

Ownership: Private (260 1st LLC)

Market Value: \$1,617,000

GATEWAY BUILDING LOT



Location: Main Street, South of River

Legal: Lots 3, 21, 22, Block 82

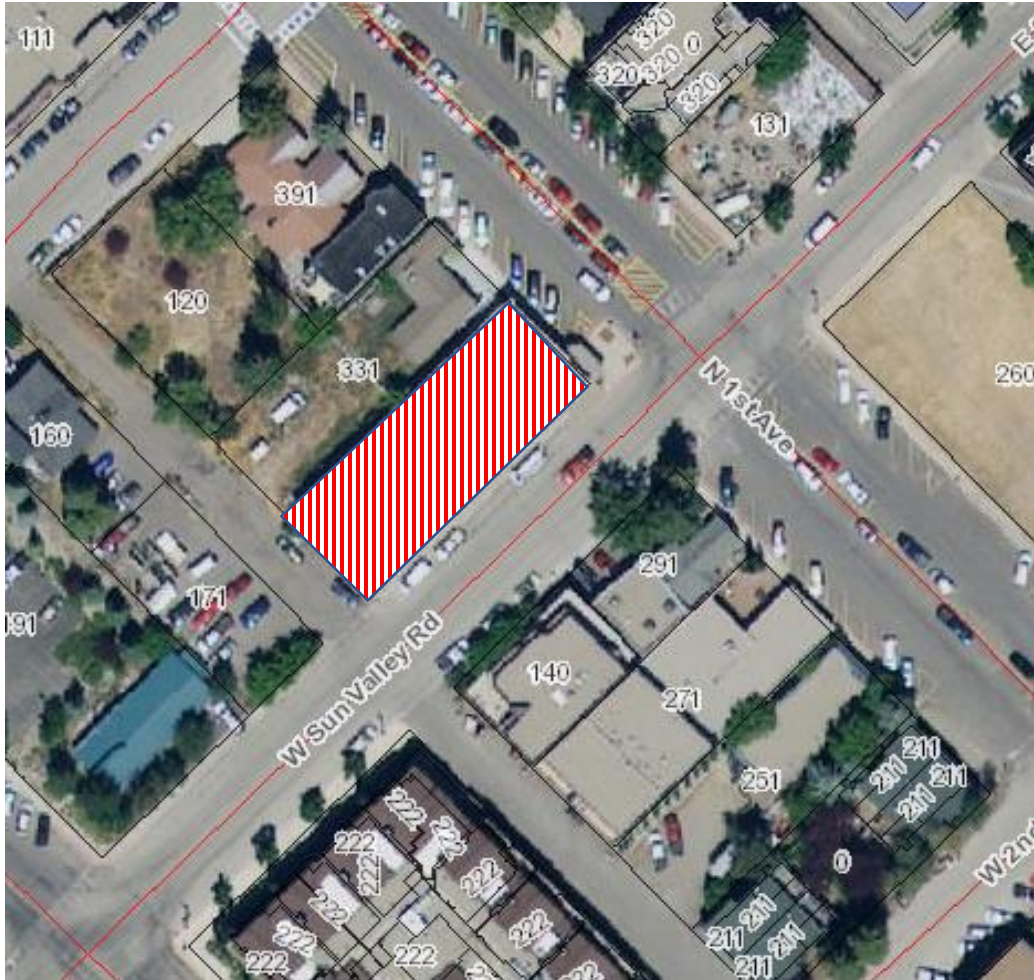
Size: 0.774 acres

Dimensions (WxD):

Ownership: Private (Idaho Banking Company, C/O DL Evans)

Market Value: \$2,421,785

OLD POST OFFICE LOT



Location: NW Corner of 1st Avenue & SV Road

Legal: Lot 4, Block 57

Size: 0.189 acres

Dimensions (WxD): Approx. 50' x 150'

Ownership: Private (Geneva Plaza LLC)

Market Value: \$1,144,788

HOT DOG HILL LOT



Location: NE Corner of Main Street & 4th Street

Legal: Lots 1 & 2, Block 5

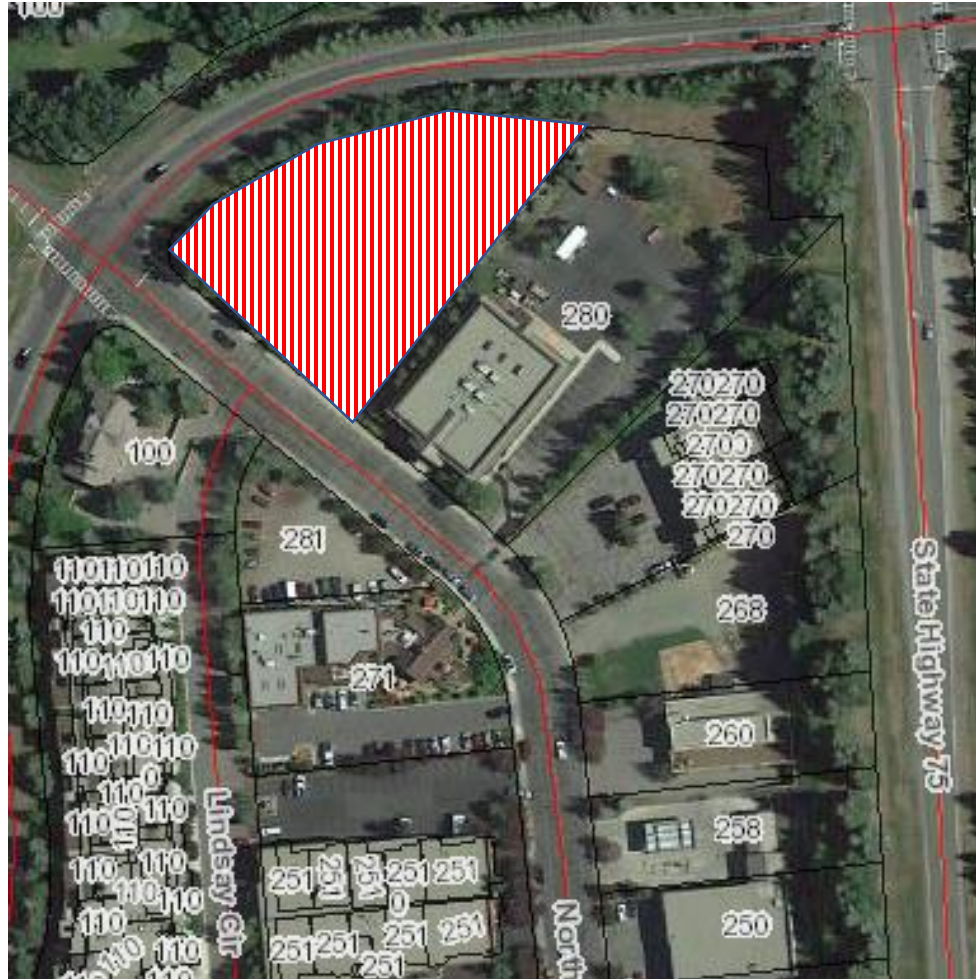
Size: 0.252 acres

Dimensions (WxD): Approx. 110' x 100'

Ownership: Private (440 North Main LLC).

Market Value: \$1,210,000

BARSOTTI LIGHT INDUSTRIAL LOT



Location: SE Corner of Saddle & Northwood Roads

Legal: Lots 23 & 24

Size: 1.096 acres

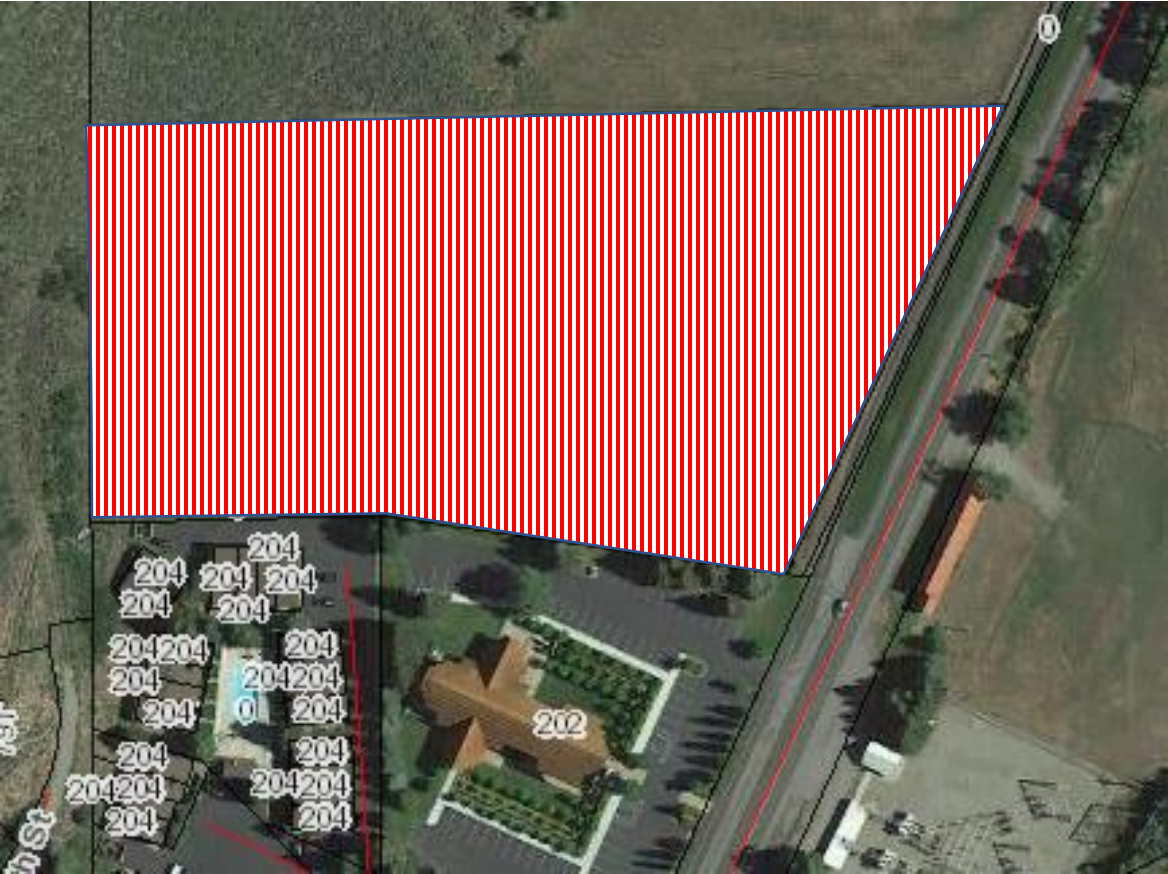
Dimensions (WxD): Approx 210' x 200'

Ownership: Private (Barsotti Investment Company LLC)

Market Value: \$1,388,246

ORGANIZATION-OWNED LOTS

FESITVAL FIELD LOT



Location: Sun Valley Road (East of Town)

Legal: Sec 18 4N 18E

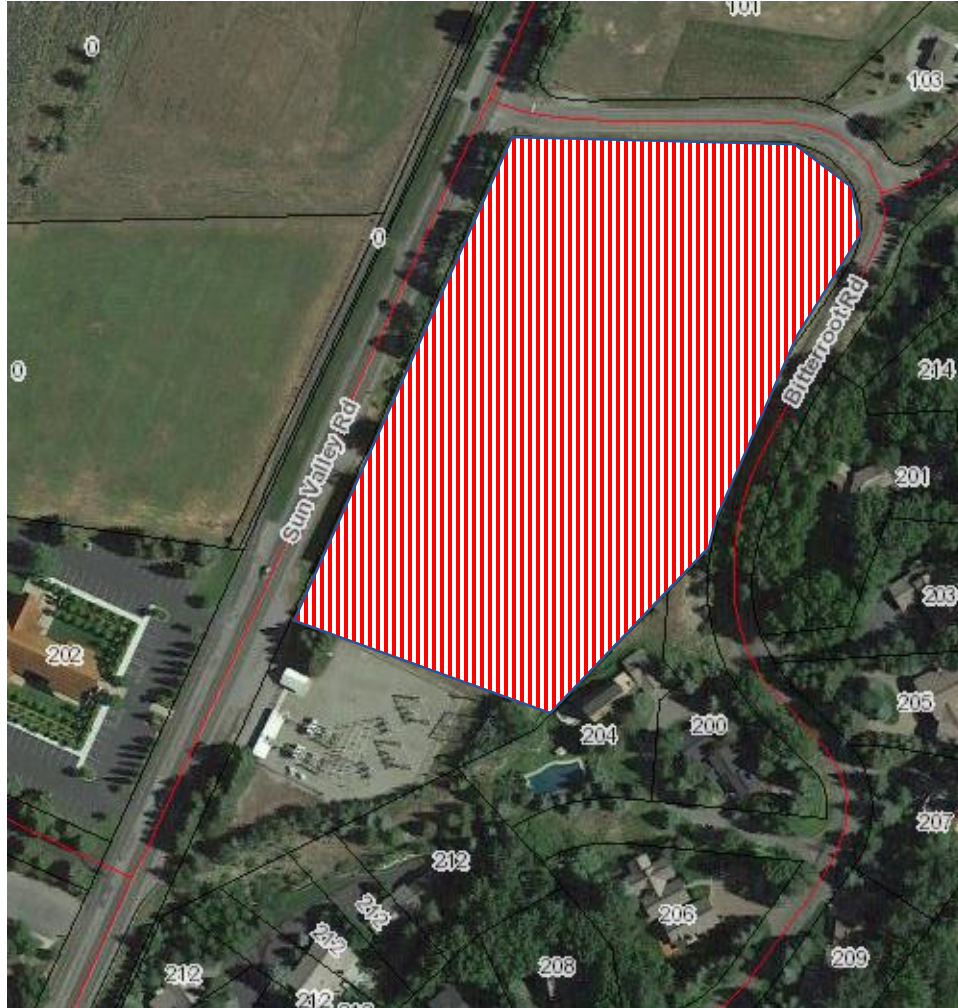
Size: 5.0 acres

Dimensions (WxD): Approx. 300' x 630'

Ownership: Private (City of Sun Valley)

Market Value:

RED BARN LOT



Location: Sun Valley Road (east of town)

Legal: Bitter Root Sub, Lot 3, Block 2

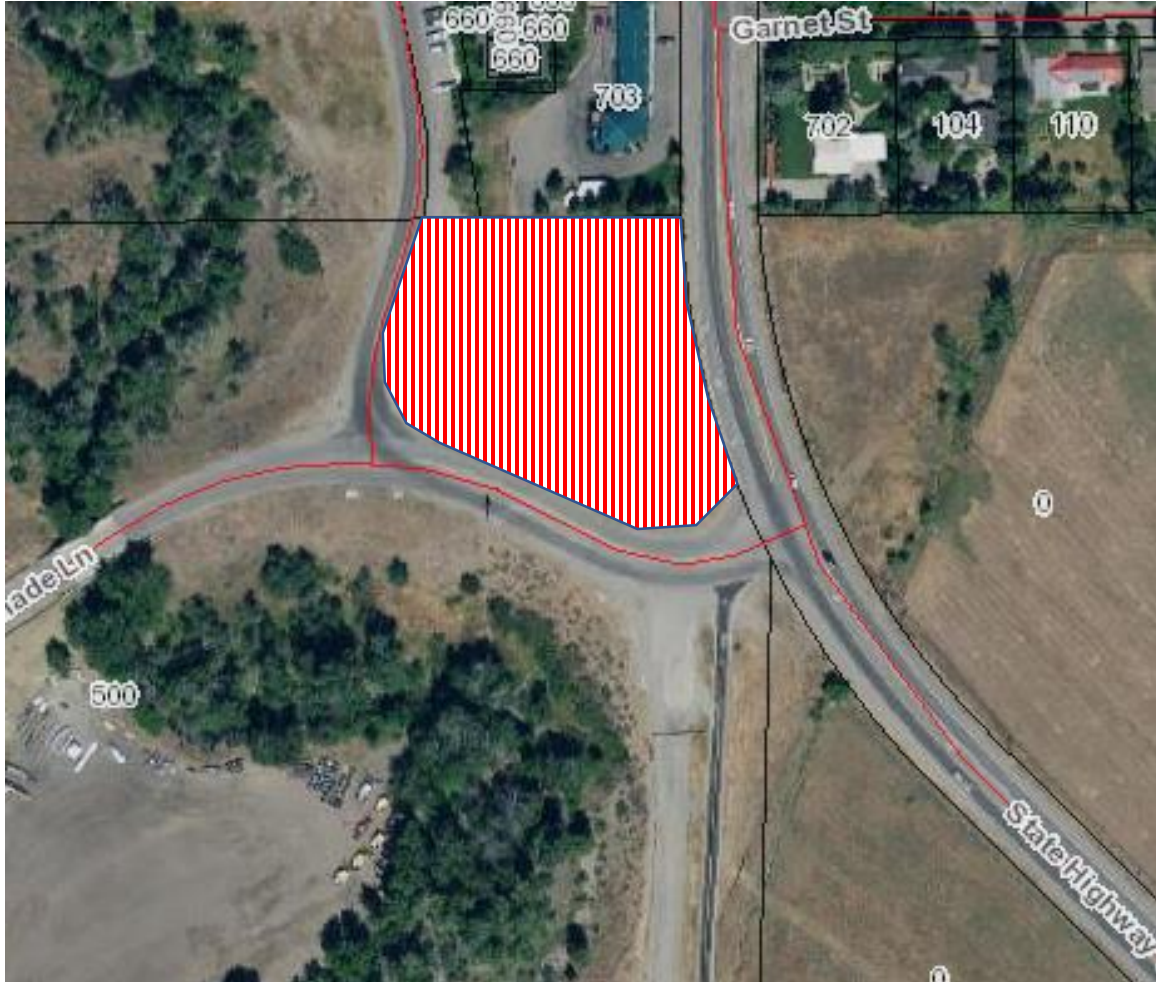
Size: Approx. 7.0 acres

Dimensions (WxD): Approx. 450' x 375'

Ownership: Private (Sun Valley Company)

Market Value: Unknown

2ND AVENUE & SERENADE LANE LOT



Location: 2nd Avenue @ Serenade Lane

Legal: N/A

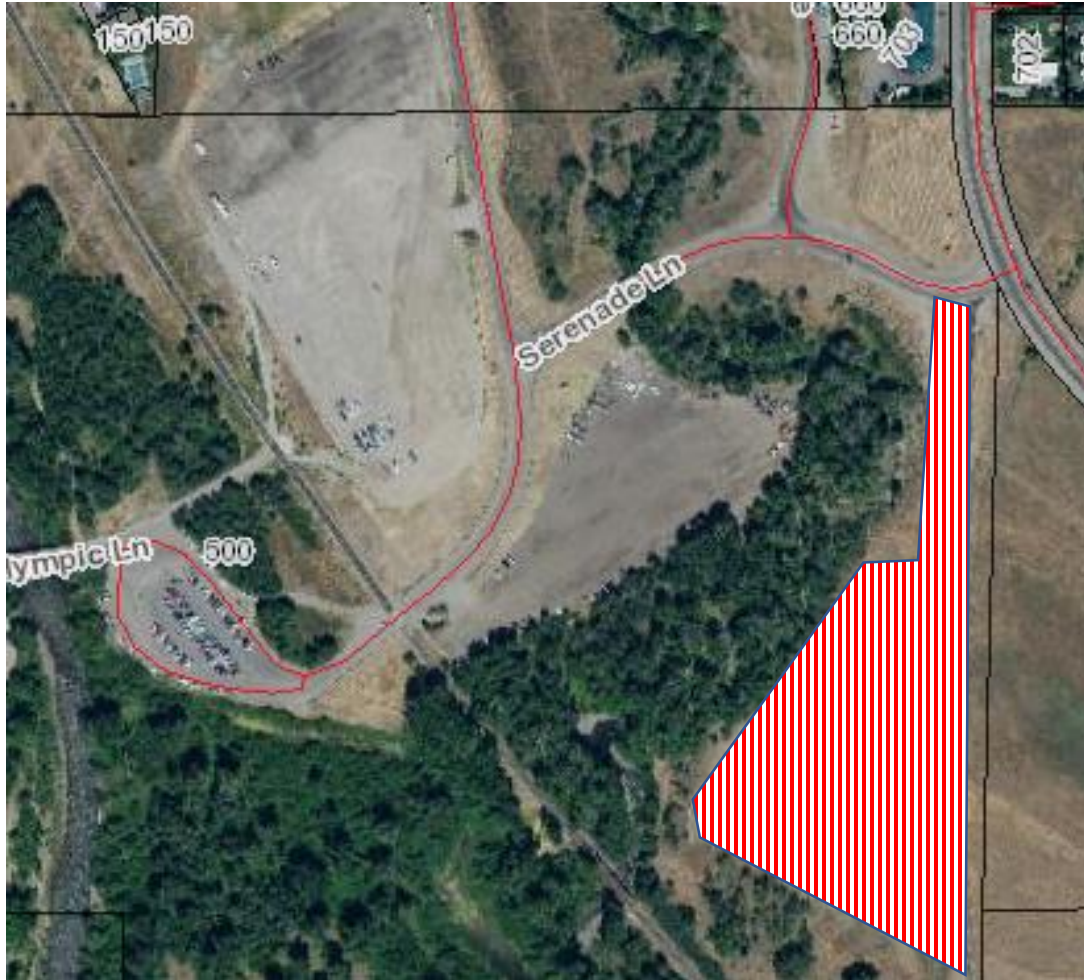
Size: Approx. 1.3 acres

Dimensions (WxD): Approx. 210' x 230'

Ownership: Private (Sun Valley Company)

Market Value: Unknown

SNOW DUMP LOT



Location: Serenade Lane

Legal: N/A

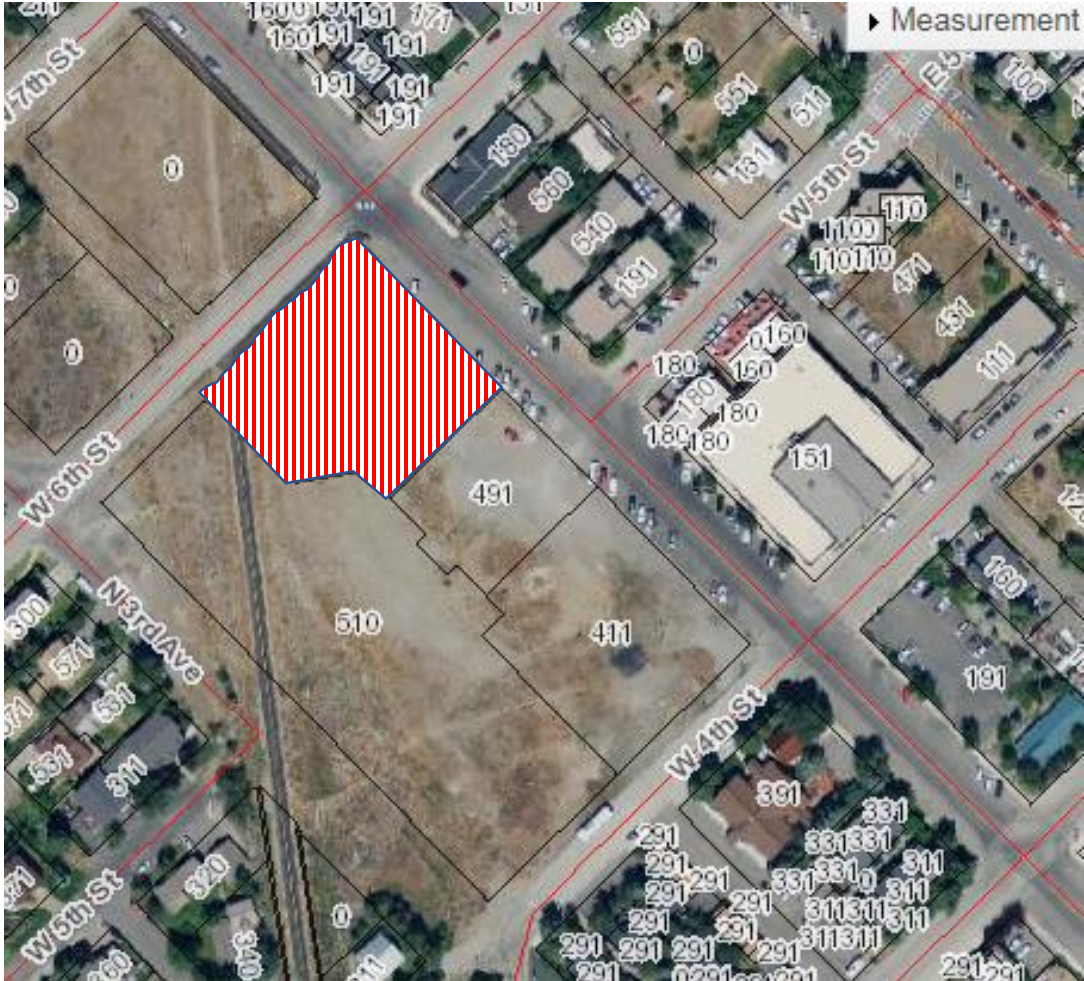
Size: 3.75 acres

Dimensions (WxD): 325' x 500'

Ownership: Private (Sun Valley Company)

Market Value: Unknown

SIMPLOT LOT



Location: NW Corner of 6th Street & 2nd Avenue.

Legal: Lot 3A, Block 1

Size: 0.72 Acres

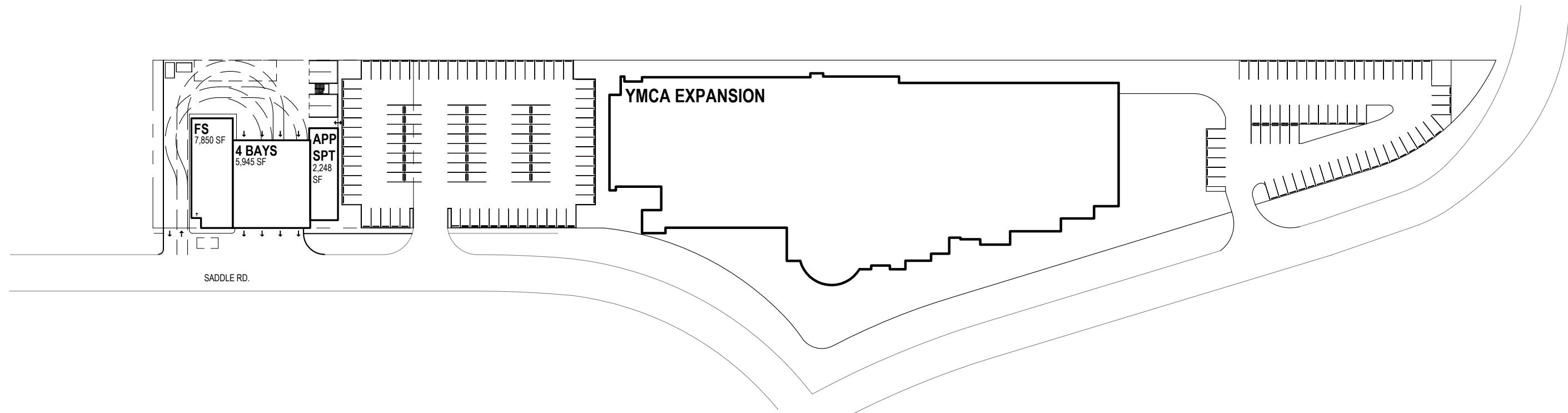
Dimensions (WxD): Approx. 175' x 190'

Ownership: Private (Simplot Ketchum Properties LLC).

Market Value: \$1,717,960

SITE PLAN - CONTEXT

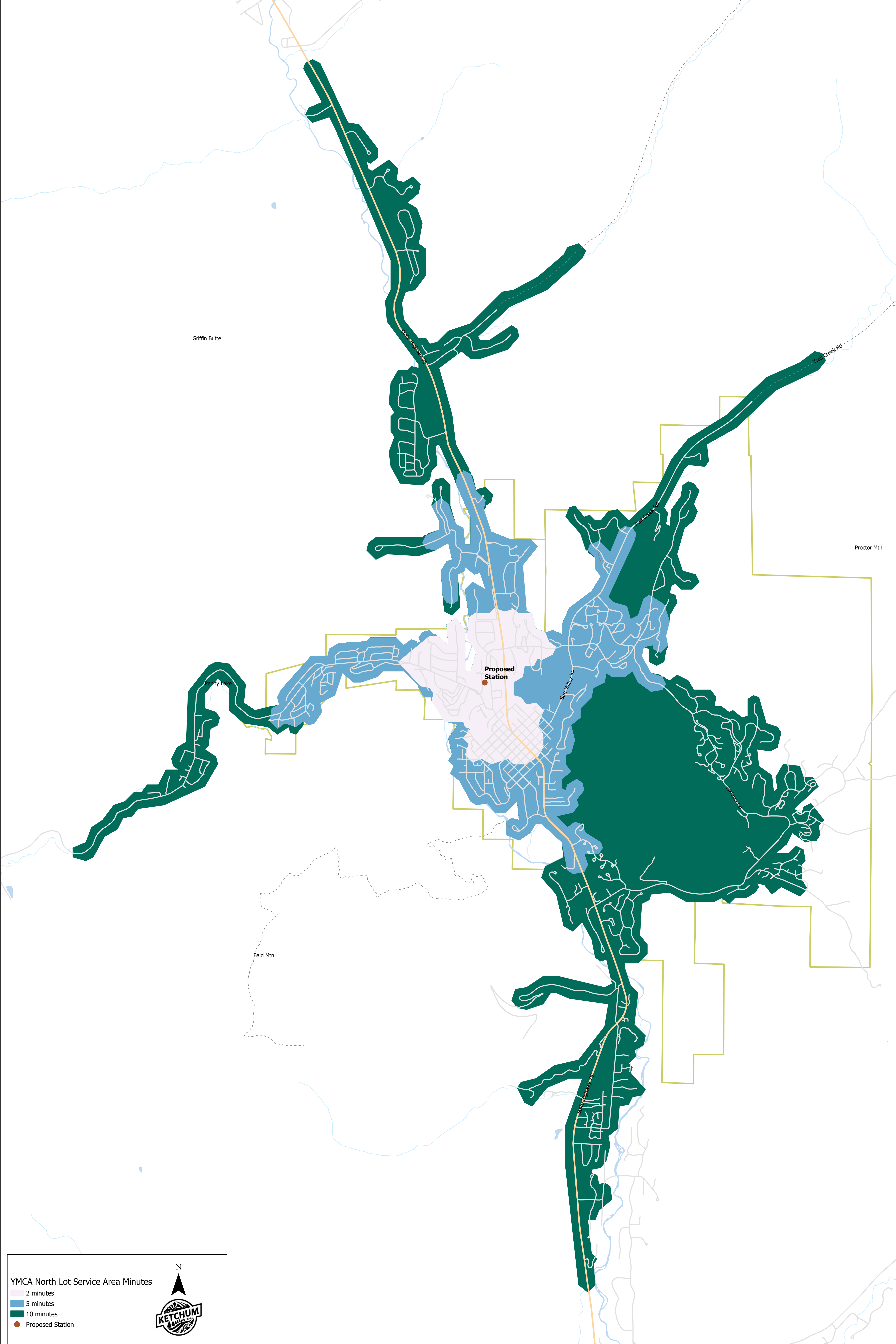
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SITE PLAN - CONTEXT

Scale: 1" = 100'-0"



Griffin Butte

Proctor Mtn

Penny Lake

Proposed Station

Sun Valley Rd

Trail Creek Rd

Bald Mtn

YMCA North Lot Service Area Minutes

- 2 minutes
- 5 minutes
- 10 minutes
- Proposed Station

