



Planning and Zoning

Special Meeting

~ Minutes ~

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

Maureen Puddicombe
Planning Technician

Monday, February 26, 2018

5:30 PM

Ketchum City Hall

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

2. Call to Order

Attendee Name	Title	Status	Arrived
Neil Morrow	Commissioner	Present	
Matthew Mead	Commissioner	Present	
Jeff Lamoureux	Chair	Present	
Erin Smith	Commissioner	Present	
Betsy Mizell	Commissioner	Present	

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

No Public Comment as no public was in attendance.

4. REVIEW OF KETCHUM 2014 COMPREHENSIVE PLAN

Brittany Skelton, Senior Planner, gave an overview of the purpose of the Comprehensive Plan. She related the history of the Comprehensive Plan and how documentation was gathered from the citizens, second-home owners and visitors during community workshops. It was then brought before the City Council for approval.

The Plan is governed by the overarching principle of sustainability.

Chapter 1. Community Vision and Core Values

Objectives of plan are to:

- Address the most challenging issues
- Focus on sustainability
- Provide direction on how this plan is achieved.

Chapter 2. A Strong and Diverse Economy

The Vision and Challenges include:

- Access
- Housing
- Education
- Technology Infrastructure
- Tourism

Jeff Lamoureux, Chairperson, noted that internet reliability is still a challenge.

Erin Smith, Vice-Chairperson, asked if Ketchum had a representative on the Airport board. She expressed the opinion that we should have a representation on that board.

Chapter 3. Housing

The challenges identified were:

- Affordability
- Housing for an aging population
- Limited housing options

The community wants to see those who work in Ketchum to have the opportunity to live in Ketchum. No means to accomplish this was put forward. Affordable housing was an important issue then as it is now. A mix of housing styles was encouraged to promote a mix of population.

Matthew Mead, Commissioner, asked if the new administration was supportive of affordable housing.

Chapter 4. Community Design and Neighborhoods

The Challenges cited were:

- Protecting and improving the gateways to the downtown cores
- The scale of development
- Improved signage to navigate the town

Mattie noted other communities plant flowers every Spring at the City entrances. The cost is borne by the philanthropy of the citizens.

Chapter 5. Natural Resources

The Challenges were:

- Impact of development
- Access to Public Lands
- Remoteness
- Cost of Renewable Technology

Providing access to public lands and promoting eco-tourism were noted as important. Matthew brought up the failure of contractors to reduce waste and recycle. Jeff suggested we revisit the opportunities for recycling. Mattie noted the solar panels at Northwood are not functional and the sidewalk heaters have been a failure. Erin noted the electric car charger is not practical. Jeff asked about the City contract with Clear Creek Disposal to incentivize recycling of building materials by the contractors.

Chapter 6. Parks, Recreation and Open Space

The Challenges identified were:

- Community Facilities
- Need for Parks
- Level of Service
- Acquisitions Costs
- Public Access

Mattie objected to the paid parking lots that are now paved, replacing unpaved areas, with no shade or landscaping. He suggested these could be modified to a covered parking with solar panels, enhanced with art, etc.

Chapter 7. Mobility

The Challenges identified were:

- Airport Service
- Commuter Traffic
- Funding for Infrastructure
- Parking in the Community Core
- Adequate Right-of-Way
- Collaborations with Other Jurisdictions
- Wayfinding

The Commission acknowledged the need for a sidewalk on Warm Springs Road from Cox to Sawtooth Brewery. The lack of parking is a continual challenge. Lack of ADA accessibility is a general concern throughout Ketchum. Commuter traffic has increased. There is still a pressing need for more public transportation options

Due to time restraints, the Commission decided to skip Chapters 8-11, which can be read on their own.

Chapter 12. Future Land Use

The Challenges were:

- Areas of Impact
- Focus on Downtown
- Redevelopment
- Land Use and Transportation
- Commercial Development, Tourism and Jobs
- Protect Open Space and Rural Character at the Community Edges

The Land Use Categories are:

- Residential

- Commercial / Employment
- Mixed-Use
- Other (Public Recreation)

Brittany concluded that the vision for land use matches our current zoning codes.

Plan Implementation Monitoring

Focus is on implementation of the Plan. The Comprehensive Plan recommends consulting the Plan annually when making budget decisions.

Brittany identified 38 tasks to be addressed from the Plan.

The following projects are currently ongoing:

- Create A City Mission Statement and Core Values
- Support Tourism, Events and Air Service Improvements.
- Develop A 1 To 5 Year Economic Development Strategic Plan
- Update and Unify All Development Codes
- Implement Environment Sustaining Provisions
- Re-Evaluate and Amend the Form-Based Code and In-Fill And Mixed-Use Development
- Update and Unify Public Works Standards and Specifications
- Implement Affordable Housing Incentives
- Make and Adopt A Transportation Master Plan
- Re-Evaluate Area of City-Impact Boundaries, Land Use and Utilities
- Create an Affordable Housing Strategic Plan in A Tool Kit
- Write and Adopt Trails, Parks and Recreation Master Plan
- Conduct Re-Development Study and Plan For 6th And Lewis St Industrial Area
- Develop and Adopt Climate Action Plan
- Create Utility-Infrastructure Master Plan (With Utilities, Streets, Storm Water, Etc.)
- Implement Yearly Streetscape and Sidewalk Improvements
- Seek Funding for And Work Toward Housing Opportunities
- Develop All City Properties Inventory and Facilities Plan
- Develop Underground Utility Line Program

Brittany posed the question "Is this list overly-ambitious? Should Planning and Zoning only focus on the Land Use issues? Should the Plan be used more widely by the City in the decision-making process?"

Jeff noted that at the time the Plan was made, the City had a Community Development Department within the Planning Department. Just because the Planning department is

unable to take on all the identified tasks doesn't mean they shouldn't be implemented. Jeff added this direction would have to come from the Mayor.

Neil added he would not like to see the Community Development Department re-established as it was not productive and not cost-effective.

Jeff felt the function of the Community Development Department was needed, but perhaps in another form within the Planning Department.

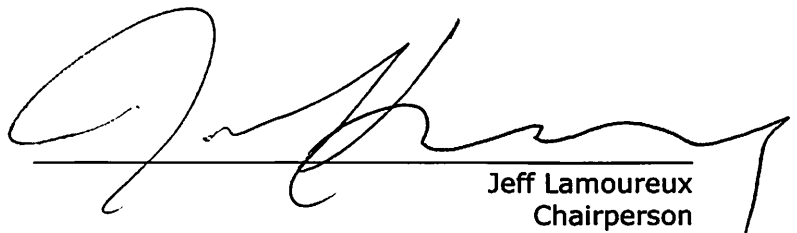
Brittany added that these values were important to the community in 2014, but are they important now? Have they changed? A lot of work was put into creating the Plan and it wouldn't be right to let it languish.

Mattie would like to see the findings of the Eco-NorthWest studies to strengthen the policies around more diverse housing options and incorporate incentives into those policies. There would be a better chance for affordable and more diverse housing to be incorporated in the City.

5. ADJOURNMENT

Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Erin Smith, Vice-Chair
SECONDER:	Neil Morrow, Commissioner
AYES:	Neil Morrow, Matthew Mead, Jeff Lamoureux, Erin Smith
ABSENT:	Betsy Mizell



Jeff Lamoureux
Chairperson