



**CITY OF KETCHUM**  
**SPECIAL JOINT MEETING OF THE CITY COUNCIL,**  
**PLANNING AND ZONING COMMISSION AND**  
**HISTORIC PRESERVATION COMMISSION**

Thursday, July 8, 2021

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1. **CALL TO ORDER:** *(00:13:56 in video)*

Mayor Bradshaw called the special meeting of Ketchum City Council to order at 4:00 p.m.

**Roll Call:**

Mayor Neil Bradshaw  
Courtney Hamilton  
Amanda Breen  
Michael David  
Jim Slantez *(via Zoom)*  
Neil Morrow  
Mattie Mead  
Tim Carter  
Brenda Moczygemba *(via Zoom)*  
Wendolyn Holland  
Rick Reynolds  
Jakub Galczynski

**Presenters from Logan Simpson - Fort Collins, Colorado:**

Jennifer Gardner  
Bruce Meighen  
Melissa Ruth  
Langston Guettinger

**Also Present:**

Jade Riley – City Administrator  
Lisa Enourato – Public Affairs & Administrative Services Manager  
Tara Fenwick – City Clerk & Administrative Business Manager  
Suzanne Frick – Director of Planning & Building  
Morgan Landers – Senior Planner  
Abby Rivin – Senior Planner  
Maureen Puddicombe – Planning Technician

2. **NEW BUSINESS:** *(00:17:03 in video)*

1. Workshop with City Council, Planning and Zoning Commission and Historic Preservation Commission to review and discuss status of the historic preservation program.

Logan Simpson provided a presentation and a discussion ensued about how to improve the design character of the community core. The presentation was added to the Meeting Website for public review.

Neil Bradshaw, Mayor, welcomed the team at Logan Simpson who were engaged to help the City define and describe the existing and desired character of Ketchum's community core and preserve the cultural heritage of Ketchum while allowing for flexibility in design creativity.

Jennifer Gardner, Logan Simpson, shared their findings and analysis based on one-to-one interviews which focused on:

- Developing design guidelines for the community core
- Developing permanent ordinance language for historic preservation
- Developing a historic preservation handbook

General Findings:

- Maintain sense of community by providing clear guidelines for new construction
- Maintain existing height limits and evaluate building setbacks for new developments
- Encourage affordability, walkability and creativity
- Prioritize Main Street and 4<sup>th</sup> Street as pedestrian corridors

Biggest Issues:

- Density belongs in the community core
- Improve pedestrian environment
- Address building mass
- Establish a palate of recommended materials
- Provide incentives for retaining historic structures
- Highlight successful examples of reuse of historic structures
- Encourage new materials and designs

Ketchum style:

- Predominantly eclectic

An on-line poll was taken of meeting participants to assist with having a discussion on varied defining features:

- Second / third floor step back
- Façade variety
- Pitched roofs

The poll outcome prioritized a discussion as follows: 1) façade, 2) setbacks and 3) pitched roofs. (00:40:04 in video).

Jennifer Gardner, Logan Simpson, thanked the workshop participants for their feedback and insightful discussion.

3. **ADJOURNMENT:** (01:56:40 in video)

**Motion to adjourn at 5:50 p.m.**

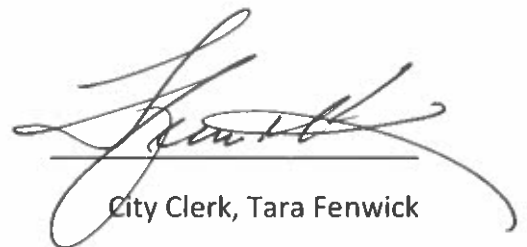
**Motion made by Councilor, Amanda Breen; seconded by Councilor, Michael David.**

**All in Favor.**



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Mayor, Neil Bradshaw



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City Clerk, Tara Fenwick

