



CITY OF KETCHUM, IDAHO SPECIAL CITY COUNCIL MEETING

Thursday, July 08, 2021, 4:00 PM

480 East Avenue, North, Ketchum, Idaho

Agenda

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall located at:
480 East Ave. N. in Ketchum, Idaho

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If you require special accommodations to participate in this meeting, please contact the City Clerk. This agenda is subject to revisions. All revisions will be underlined.

- CALL TO ORDER: By Mayor Neil Bradshaw
 - ROLL CALL:
 - NEW BUSINESS: *(no public comment required)*
 1. 1. Workshop with Planning and Zoning / Historic Preservation Commission to review and discuss status of the historic preservation program.
 - ADJOURNMENT:
-

Note: The City is not scheduling any agenda items that require public comment. However, if you would like to comment on an agenda item, please submit your comments in writing at particiapte@ketchumidaho.org (by noon the day of the meeting).

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Thank you for your participation.

KETCHUM HISTORIC PRESERVATION

JOINT WORK SESSION | JULY 8, 2021

Agenda/Meeting Outline

1. **Welcome and Introductions – 15 minutes**
 - a. Logan Simpson Team will introduce themselves
 - b. Council and Commission members will re-introduce themselves and state why they chose to live and serve on a board in Ketchum

2. **Reminder of the project scope and schedule – 5 minutes**
 - a. Brief reminder of overall project scope, goals and design principles
 - b. Image of proposed schedule

3. **Overview of what we heard from our one-on-one meetings – 10 minutes**
 - a. Highlights and common themes from one-on-one meetings and how that shaped the conversation we are having today
 - i. Design Guideline bucket
 - ii. Code Amendment bucket
 - b. Reminder of how all of the pieces of the built environment work together (i.e. affordable/attainable housing, sustainability, parking, incentives) and recognition that we will be looking through all of these lenses throughout the project

4. **Community Core Character – 75 minutes**
 - a. Map of area and existing conditions
 - b. Exercise to determine the desired elements of the community core forms and character
 - i. This will be a visual preference type survey to assess overall desired building forms and ground floor details such as windows and entry features
 - ii. We will be looking to answer the following questions:
 - *What should the built environment look like moving forward?*
 - *Should there be subareas within the Community Core?*
 - *Should Main Street have a different look and feel than the rest of the Community Core?*
 - *Should there be guidelines to inform the look and feel of the main floor of multi-family residential buildings?*
 - *Should there be a requirement to include elements from a menu of options?*
 - ii. Examples of successes from other communities will be provided to facilitate the discussion

5. Closing and Next Steps – 15 minutes

- a. Summarize discussion and how these concepts will inform the next steps
- b. Brief Historic Preservation Commission building criteria development update
- c. Next Steps:
 - i. Develop preliminary design guidelines graphics and text
 - ii. Open House in August to workshop the preliminary ideas
- d. Thank you all so much for your dedication to this project!!!



Community Core Design Guidelines

Joint Work Session
8 July 2021

Project Overview – Scope and Goals

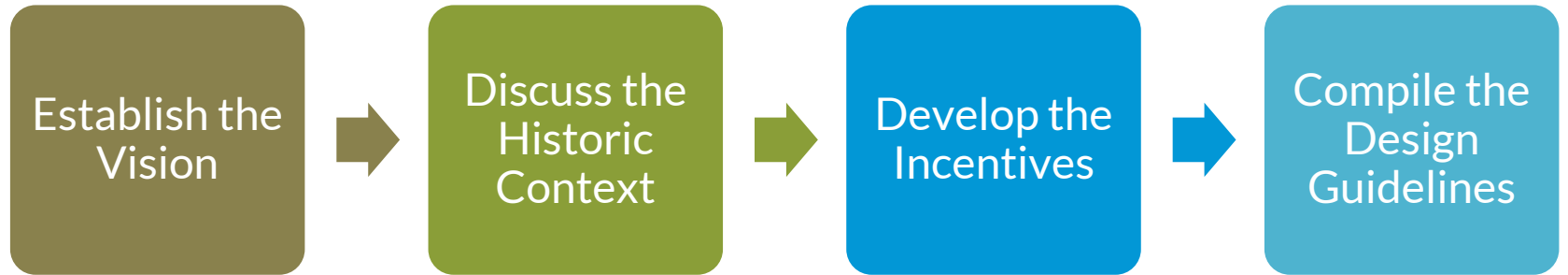
□ Scope:

- ❖ Develop design guidelines for community core – include a chapter on historic preservation
- ❖ Develop permanent ordinance language for historic preservation
- ❖ Develop a historic preservation handbook

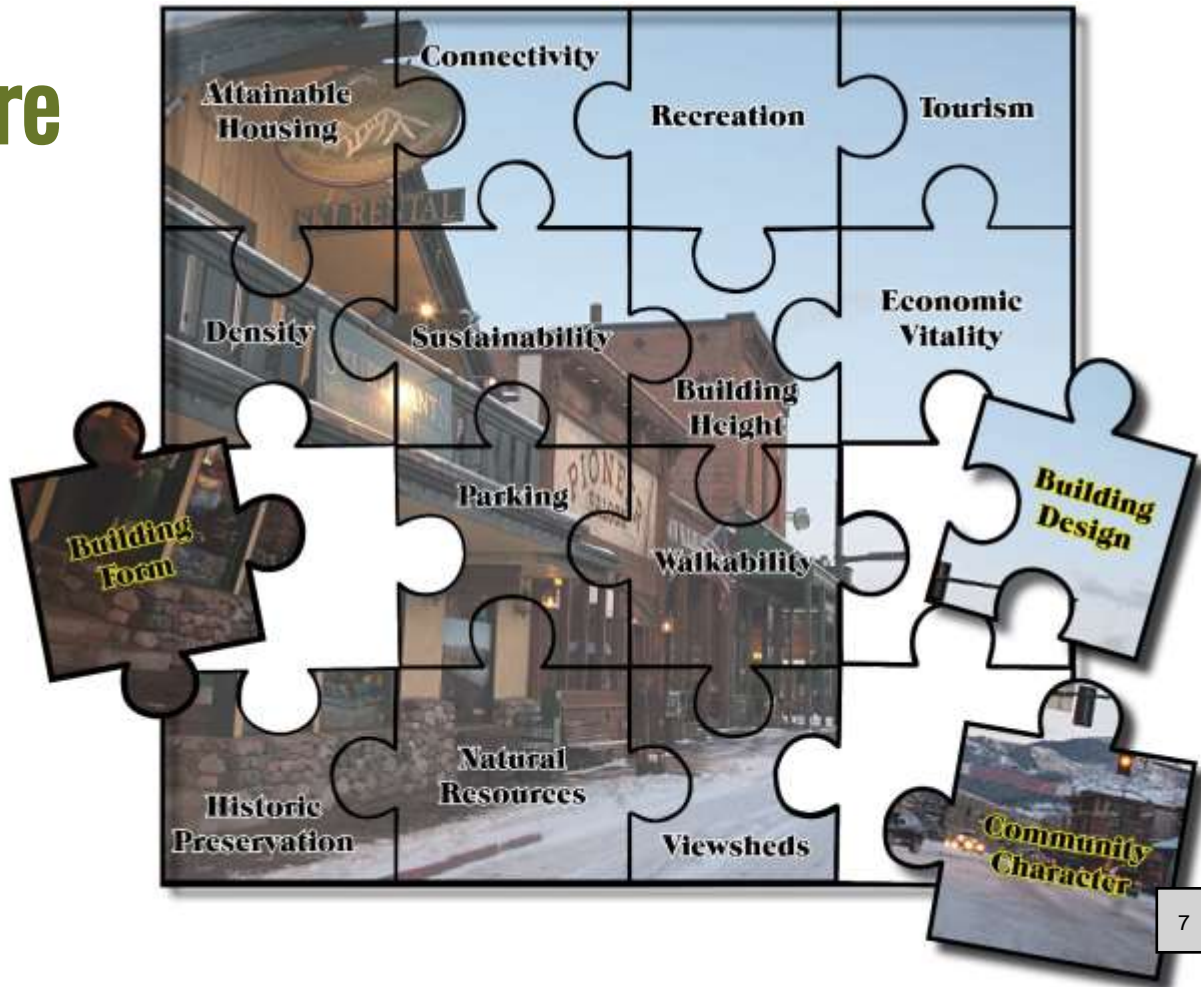
□ Project Goals:

- ❖ Define and describe the existing and desired character of Ketchum's Community Core
- ❖ Preserve the cultural heritage of the Community Core while allowing for flexibility and creativity in design

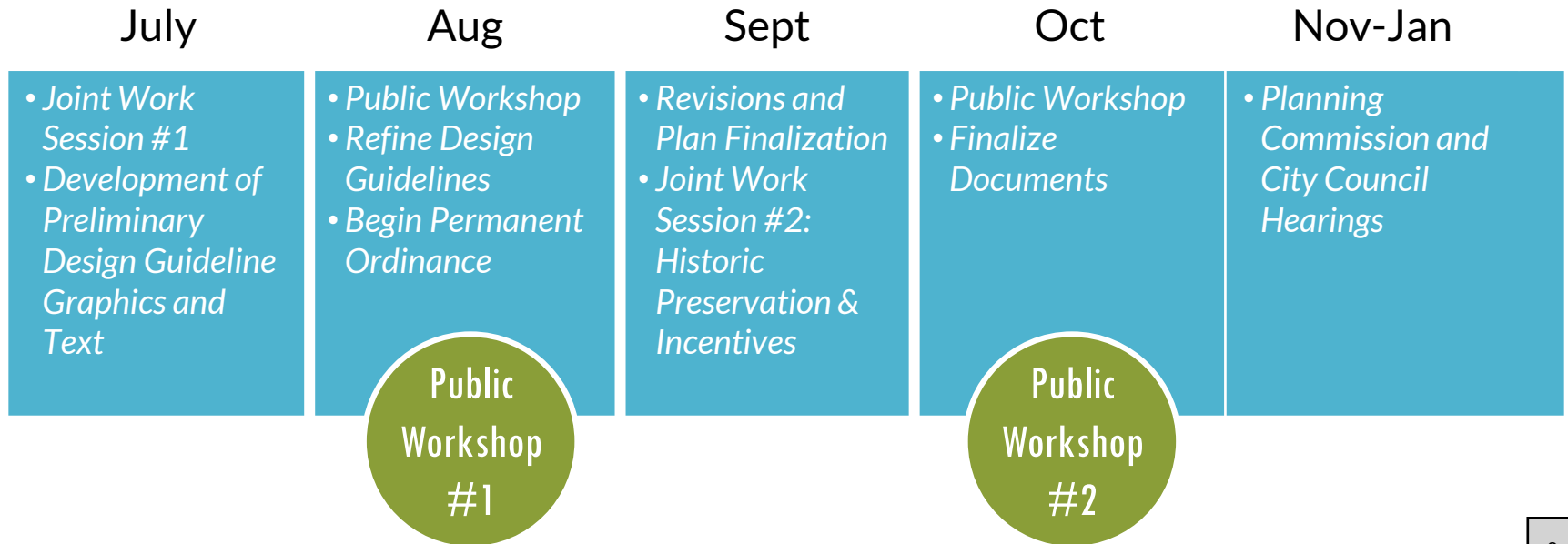
Project Approach



The Bigger Picture



Project Schedule



What We Heard From You - GENERAL

- ❑ Maintain Ketchum's strong sense of community through appropriate preservation and clear guidance for new construction
- ❑ Utilize design guidelines to maintain appropriate height and scale, as well as promote active ground-story uses
- ❑ Encourage affordability, walkability, and creativity in Community Core District
- ❑ Main Street maintains unique community importance that should be perpetuated and preserved

What We Heard From You – BIGGEST ISSUES

- ❑ Where to allow/encourage density
- ❑ How to improve the pedestrian environment
- ❑ How to address building mass
- ❑ Adjust preferred materials palette
- ❑ Offset preservation costs with appropriate incentives
- ❑ Provide examples of successful alterations to historic resources
- ❑ Be inventive rather than restrictive

What We Heard From You - STYLE

□ Style Identified:

- ❖ Eclectic, Western, Modern Mountain, Modern Chalet

□ Character Identified:

- ❖ Some amount of roof pitch or overhang
- ❖ No full wall of windows
- ❖ No big square boxes
- ❖ Big buildings ok, just need to incorporate Western themes

Key Questions for Discussion Today

- ❑ What is the desired building form?
- ❑ How do we achieve overall desired character?
- ❑ What are the key elements of design?

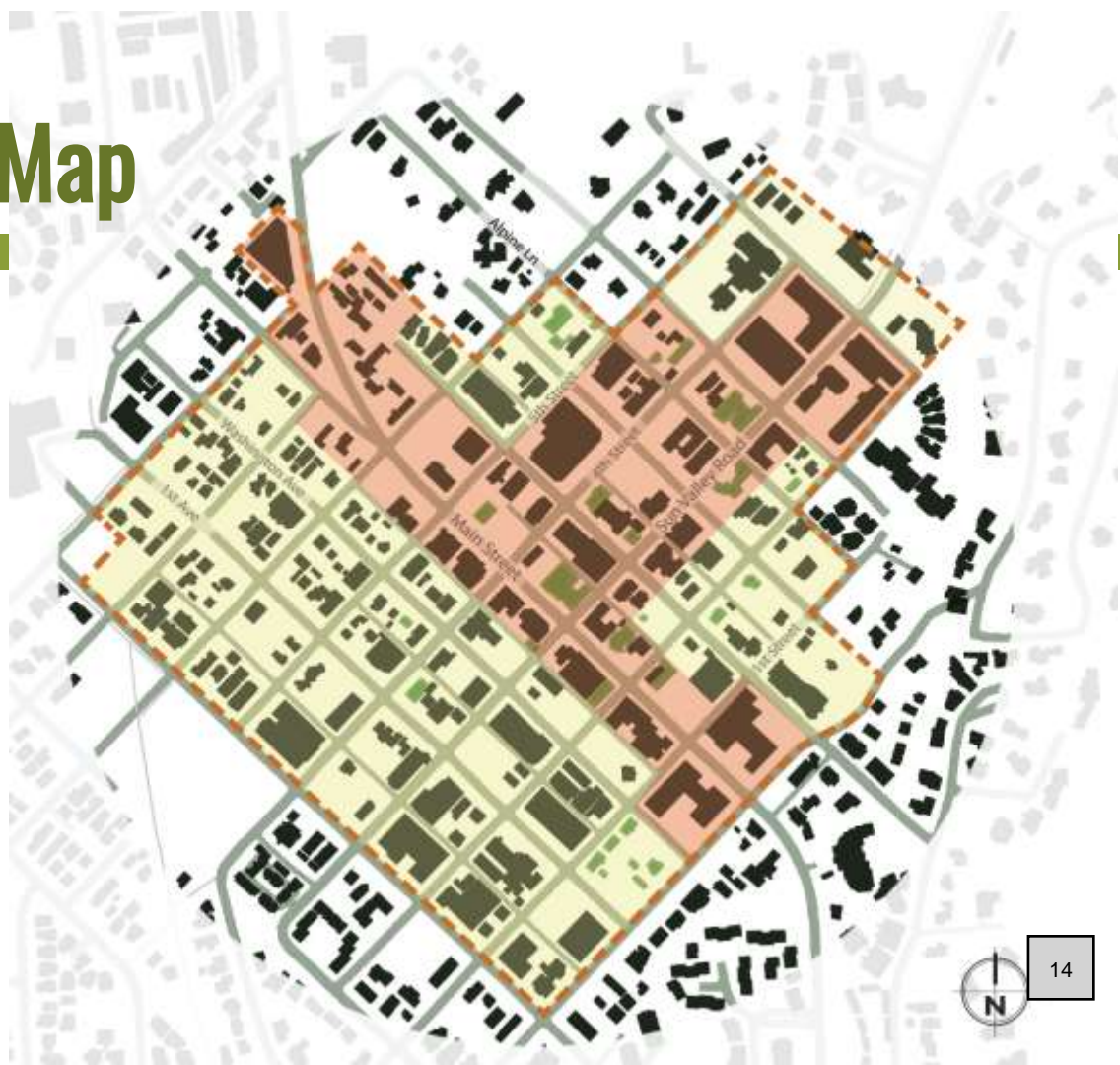
Existing Character



Community Core Map

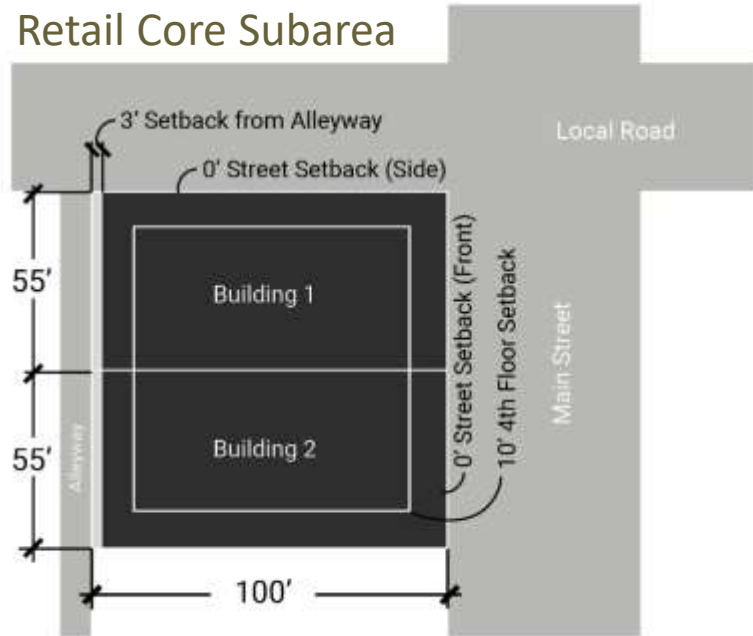
- Retail Core Subdistrict
 - ❖ Orange Area
 - ❖ Ground floor street frontage uses limited to retail or office (CUP)

- Mixed Use Subdistrict
 - ❖ Yellow Area
 - ❖ Ground floor street frontage can include retail or office as permitted use

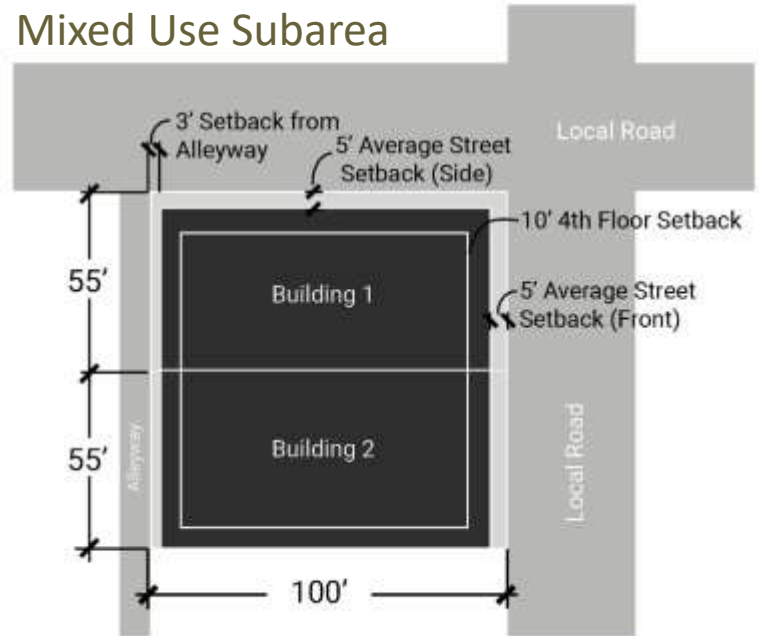


Community Core Subareas

Retail Core Subarea



Mixed Use Subarea



Community Core Sketchup Model



Character Defining Features

- Existing Code Allowance:
 - ❖ 42' high with 4th floor setback 10'



Character Defining Features

- Second or Third Floor Stepped Back



Character Defining Features

□ Façade Variety



Character Defining Features

- Incorporating Pitched Roofs





Discussion

Q1: What is the desired building form

Go to www.menti.com and use the code 11 90 71 0

Q2. How We Achieve Overall Desired Character?

- ❑ Should we focus on improving individual building design to reinforce the character of Ketchum?
- ❑ Should we focus on the character of individual districts?
 - ❖ Should Main Street be different than the rest?
 - ❖ Should the Retail Core Subarea have different design guidelines than the Mixed Use Subarea?
 - ❖ Are there any additional subareas to consider?
- ❑ Should there be more of a focus on public amenities, features and spaces that reinforce the character of Ketchum.

Q3: What are the Key Elements of Design?



Q3: What are the Key Elements of Design?





Next Steps

What to Expect Next

- Brief Historic Preservation Commission building criteria development update
- Next Steps:
 - ❖ Develop preliminary design guidelines graphics and text
 - ❖ Open House in August to workshop the preliminary ideas
- Thank you all so much for your dedication to this project!!!