



**CITY OF KETCHUM, IDAHO**  
PLANNING AND ZONING COMMISSION  
Tuesday, May 13, 2025, 4:30 PM  
191 5th Street West, Ketchum, Idaho 83340

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## **AGENDA**

### **PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Commission Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

**If you would like to comment on a public hearing agenda item, please select the best option for your participation:**

1. Join us via Zoom (*please mute your device until called upon*).  
**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/85390954303>  
Webinar ID: 853 9095 4303
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at (*by noon the day of the meeting*)

*This agenda is subject to revisions. All revisions will be underlined.*

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**CALL TO ORDER:** By Chairman Neil Morrow

**ROLL CALL:** Pursuant to Idaho Code 74-204(4), all agenda items are action items, and a vote may be taken on these items.

### **COMMUNICATIONS FROM COMMISSIONERS:**

#### **PUBLIC HEARING:**

1. PUBLIC HEARING: Recommendation to review and make a recommendation on the Draft Cohesive Ketchum 2025 Comprehensive Plan. (Abby Rivin - Senior Planner)
2. PUBLIC HEARING: Recommendation to conduct a public hearing on the consolidated DRAFT Ketchum Land Development Code and continue the hearing to May 27, 2025. (Morgan Landers - Director of Planning and Building)

#### **ADJOURNMENT:**



**Draft Comprehensive Plan Version 2  
Ketchum Planning and Zoning Commission  
Recommendation**

**RECORD OF PROCEEDINGS**

In accordance with the Idaho State Code Section 67-6509, the Planning and Zoning Commission (the “Commission”) held public hearings on March 25, April 8, April 22, May 7, and May 13, 2025, to consider the draft 2025 comprehensive plan. A public hearing notice was published in the Idaho Mountain Express on March 5, 2025. A public hearing notice was posted at City Hall, Town Square, and the post office on March 5, 2025. After considering version 2 of the draft Comprehensive Plan, staff analysis, and public comment, the Commission recommended approval of the Cohesive Ketchum Comprehensive Plan to the City Council subject to certain changes on May 13, 2025.

**COMMISSION RECOMMENDATION**

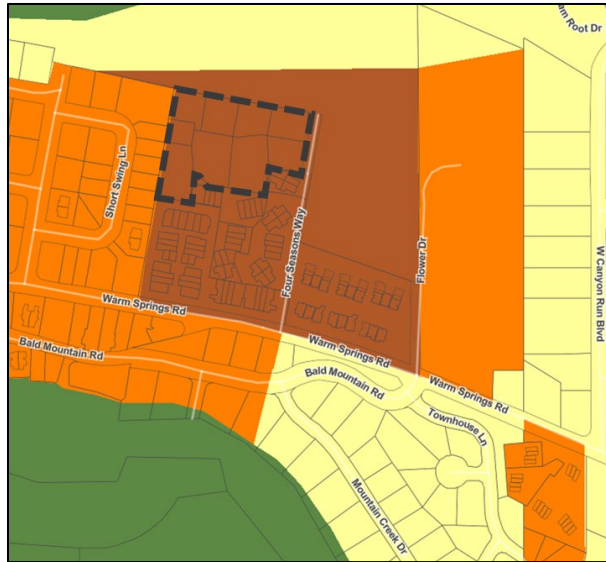
The Commission recommends the City Council approve the Draft Cohesive Ketchum Comprehensive Plan (v2) subject to the following changes:

1. General Updates
  - a. Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.
2. Update the Historical and Cultural Resources Map (page #33) to include:
  - a. Correct Bald Mountain, Rudd Mountain, and Dollar Mountain chairlift locations.
  - b. Add following note: As of June 2025, the Community Core is the only area that has designated historic resources. Additional historic resources may be designated as part of future surveying and historic preservation efforts.
3. Revise the fifth bullet in the Plan Assessment description (page #3) to read:
  - a. “Expanding the Plan’s focus on historic preservation, with an emphasis on how history shapes Ketchum’s character;”
4. Delete Policy BNE-3.5: Adaptive Reuse (page #32) and replace it with:
  - a. “BNE-3.5: Preservation: Discourage demolition of historically designated structures except in instances of concerns over public health and safety.”
5. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
  - a. “Policy BNE-1.6 Adaptive Reuse: Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space.”
6. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:

- a. “BNE-1.7 Transition Areas: Where neighborhoods have density or use transitions, such as low density to medium density or commercial to residential uses, design of new developments should include transition zones achieved through robust landscape areas or reduced bulk and mass of buildings on the periphery.”
7. Revise Policy BNE-1.3 Context-Sensitive Development (page #30) to include:
  - a. “Implementing wildlife-friendly development, including conservation subdivision design and clustering, to maintain big game habitat and migration areas in the Mid Warm Springs/Heidelberg neighborhoods.”
8. Revise the description of “Historic and Cultural Resources” (page #95) to read:
  - a. “Historic and Cultural Resources. Many of our residential neighborhoods contain historic and cultural resources that are not protected from demolition. Historic resources that represent and celebrate Ketchum’s history will be identified and may be preserved through historic preservation programs.”
9. Revise the Medium Density Residential Land Use Category use descriptions (page #98) to read:
  - a. “Primary Uses: small single-family homes, duplexes, townhomes, and smaller multi-family residential”
  - b. “Secondary Uses: Accessory dwelling units, home occupations, as well as other supporting and complementary uses.”
10. Revise the Retail Core Land Use Category height description (page #103) to read:
  - a. “Up to two stories, however, three stories may be allowed pursuant to design standards/guidelines.”
11. Revise the Mixed-Use Activity Center height description (page #107) to read:
  - a. “Up to five stories pursuant to design standards/guidelines.”
12. Revise the Mixed-Use Industrial intent statement (page #109) to read:
  - a. “Neighborhood-serving uses should be introduced purposefully, with limits on size, to support employees and residents.”
13. Revise the Mixed-Use Industrial secondary use description (page #109) to read:
  - a. “Secondary Uses: Neighborhood-serving commercial, multi-family residential, work/live units, and other supporting uses, such as outdoor seating areas, parks, plazas, and other public uses.”
14. Revise the Mixed-Use Industrial height description (page #110) to read:
  - a. “Height: Up to three stories; however, up to four and five stories north of 10<sup>th</sup> Street and south of Saddle Road between Lewis Street and Hwy 75 pursuant to design standards/guidelines”
15. Revise the Future Land Use Map to reflect the following:
  - a. Change the area outlined below to Low Density Residential



- d. Change the area outlined below to Medium Density Residential



**From:** Erik Doyle <erik.doyle7@gmail.com>  
**Sent:** Thursday, May 8, 2025 10:17 AM  
**To:** Participate  
**Subject:** Proposed Warm Springs Zoning changes

Dear Commissioners, Council Members and Planners

I have lived in the Warm Springs area (specifically 328 Shady Lane) for the past 5 years. It is a wonderful neighborhood that has consistent, low density vibe that would be severely impacted if the zoning were to change allowing substantially higher densities. I am writing to respectfully submit several reasonable requests regarding the proposed zoning changes in the mid-Warm Springs area. These requests are based on clearly identifiable facts and aligned with the stated goals of the Comprehensive Plan. Before outlining the proposed adjustments, I'd like to highlight an important and factual point:

Stated Planning Objective to Mirror Existing Landscapes

On multiple occasions, the Planning Department has affirmed that zoning changes should aim to “mirror” the existing landscape. Logically, this means that when a high-density area borders a mid-density zone, transitioning the adjacent land to mid-density — not high-density — aligns with that objective. Applying that same logic, converting a low-density area directly to high-density zoning is not a reasonable or consistent approach. Specifically:

Per Policy BNE-1.3 Context Sensitive Development: Require infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories. It includes:

- Housing types
- Transitions between uses and adjacent properties
- The relationship of the buildings and other site features including views of the surrounding mountains and natural features.

Proposed Solution to Ensure Zoning Changes Respect Adjacent Low-Density Homes

In support of the City's goal to mirror neighboring land uses:

1. The mid-Warm Springs area includes many single-family homes on lots around 10,000 sq ft, all zoned Low Density. The City's proposed plan calls for upzoning adjacent areas to High Density, but any zoning changes directly next to these homes should be limited to Medium Density.
2. Specifically, land to the east of parcels RPK05550010040 and RPK05550010050 (200 and 211 Four Seasons Way) should be zoned *no greater than Medium Density*. This would mirror the existing Mid-Density parcel to the east and respect the character of the area. Additionally, homes along West Canyon are similarly impacted.

Proposed Transition Guidelines for Upzoned Areas

Additionally, I recommend that the City adopt thoughtful “transitory” guidelines where proposed upzoned parcels border lower-density residential areas. These would help address legitimate concerns from homeowners about reduced privacy, obstructed views, and incompatible development. Suggested safeguards include:

- Increased Setbacks
  - Enhanced setbacks for green space when adjacent to residential property lines
  - Significantly increased setbacks for *multi-story, multi-family* developments. These requests are grounded in facts, aligned with stated City objectives, and represent reasonable compromises that support responsible growth while preserving the integrity of existing neighborhoods.

Thank you for your careful review and consideration. I'm confident you will find these proposals thoughtful and in line with community values.

Respectfully,

ERIK DOYLE

erikdoyle7@gmail.com

(650) 787-4610

Lic. #: 00868676

Former address: 328 Shady Lane

Current address: 100 Baldy View Lane

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**FW: Wednesday's P&Z Meeting**

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**From** Participate <participate@ketchumidaho.org>

**Date** Fri 5/9/2025 3:25 PM

**To** Genoa Beiser <gbeiser@ketchumidaho.org>

Her you go Genoa!

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**From:** D Bruce Johnsen <dbjohnsen@5bgazette.com>

**Sent:** Friday, May 9, 2025 2:59 PM

**To:** Neil Morrow <nmorrow@ketchumidaho.org>; Brenda Moczygemba <BMoczygemba@ketchumidaho.org>; Susan Passovoy <spassovoy@ketchumidaho.org>; Tim Carter <tcarter@ketchumidaho.org>; Mathew McGraw <tcartere@ketchumidaho.org>; Participate <participate@ketchumidaho.org>

**Subject:** Wednesday's P&Z Meeting

Dear Commissioners,

I was at the 5/7 P&Z meeting Wednesday evening but was called home, where I began watching online. I had hoped to make a public comment. I raised my hand, but, as it turned out, public comment had ended by that time. My bad. Please accept my op-ed appearing in the 5bGazette today (pasted below) as my public comment, specifically regarding discussion of the Comprehensive Plan.

I might also add for the record that the staff's language characterizing P&Z's deliberations at the 4/22 meeting (which P&Z approved by unanimous consent) creates far clearer reasoning for denying PEG's extension application than what I heard during the meeting or that appears in my transcript. Had an objective observer listened to the meeting or read the transcript before knowing how the vote turned out, he or she never would have predicted the 3-1-1 outcome; more like 1-2-2.

Ketchum at a crossroads

D. Bruce Johnsen  
Political Economy Editor

Ketchum is at a crossroads. Two anti-development forces threaten to stifle its vitality, risking a future as a museum for baby boomers rather than a thriving, churning, vibrant community.

One force is vocal dissent by a local minority — let's affectionately call them "vocals" — opposed to any large-scale, for-profit development. The other is a push for historic preservation. After designating 24 buildings in the downtown core as historic, City Hall now wants to make all buildings over 50 years-old available for the [same treatment](#).

Both of these forces raise a critical question, no doubt driven by boomers' well-intended but misplaced desire to preserve Ketchum's past through municipal mandates. Which road should Ketchum take? As always, the choice involves difficult trade-offs between respect for private property rights and local government police powers.

Vocals both drive and amplify the preservationist agenda. They argue Ketchum must retain its dusty western charm, a vague notion suggesting everything is best left unchanged.



Their influence was evident at the April 22 Planning & Zoning Commission meeting. There, bending to their voice, the Commission denied — [by a 3-1-1 vote](#) — a second one-year extension for PEG LLC's permit to build the gateway Prologue Hotel at Main and River Streets. The City Council will likely hear an appeal.

Many vocals referred to Kevin Livingston's 2020 online petition collecting [3000 signatures](#) in opposition. As it turns out, only about 600 of those were Ketchum residents. In a town with over 2000 registered voters, that's a substantial minority — but still a minority.

What policy change were Bradshaw & Co. supposed to have fashioned based on 600 opposing voices? The ballot box — not a committee of the whole — is where Ketchum residents shape policy. Electing representatives empowers them to act on the City's behalf, subject to the municipal code. Vocals can express their disapproval, but they shouldn't seek to disavow contracts or undermine private property rights.

More to the point, all such surveys suffer crippling biases and are notoriously unreliable. Livingston's survey asked people to sign if they opposed the project, but it offered no alternative for how the real estate would be used. It's all too easy for people to oppose a development if they have no frame of reference to imagine what will replace it.

The draft [2025 Comprehensive Plan](#) seeks to preserve Ketchum's history by encouraging "adaptive reuse" — as opposed to demolition — of buildings more than 50 years old. Outside the already-historicized downtown core, the vast majority of these buildings are residences in some form.

No matter how you package it, the euphemism "adaptive reuse" ultimately unravels to historic designation. This means a homeowner, who has preserved the building for 50-plus years, will be rewarded by having to continue preserving it at his own expense until the City says otherwise.

Make no mistake, historic designation amounts to compulsion by a majority (acting through City officials ) to force the minority (the property owner) to pick up the tab for the majority's aesthetic sensibilities.

This says nothing about what "historic" can possibly mean when applied to a 50-year-old house? This cutoff seems arbitrary, untethered as it is to any meaningful historical milestone.

Ketchum's modern era began in 1964, when the Union Pacific Railroad sold Sun Valley to the Janss brothers, sparking a construction boom. Much of what followed was junk, now gone by the wayside. Wouldn't 1964 be a more appropriate demarcation for historic preservation?

For young families eyeing Ketchum as a place to settle, the prospect of at-will historic designation signals a city more concerned with freezing the past for nostalgic baby boomers than fostering a vibrant future.

The City Council's May 5 refusal to tweak the municipal code to [allow two young entrepreneurs to open a small cigar bar](#) in a mixed-use zone is a pitiful example. During the 1970s, when many boomers arrived here, no one would have bothered to ask. Restaurants served food until midnight, bars stayed open into the wee hours, and at every Wagon Days parade a cowboy rode his horse into the Pio to order a beer. Ketchum risks becoming a moribund shadow of its former self.

At the May 7 P&Z meeting, one commissioner mistakenly assumed the City would compensate homeowners for historic designation — a revealing misunderstanding. This is no doubt because City Hall has consistently touted historic designation as a fantastic opportunity for property owners by using soothing words like "encourage" rather than "compel" and overselling the benefits.

If the city believes an historic home warrants preservation, it should buy the property at a freely-negotiated market price, insert preservationist deed restrictions, and resell. Otherwise, the burden falls unfairly on the

property owner to provide a public good at personal expense.

If historic designation is so advantageous, as many in City Hall would have us believe, the price on the back end would be higher than on the front end. This voluntary approach to historic preservation should turn a profit while respecting private property rights.

Vocals' disproportionate influence over City policy raises another question: In Ketchum, who is "we"? "We" don't want a hotel canyon at the entrance to town. "We" don't want parking meters, no matter how much sense they make. "We" want our City government to spend taxpayer dollars on a futile attempt to address global climate change.

"We" implies a unified community. But vocals are a shifting, unelected group of boomers, many of whom claim special authority based on tenure in the Valley. Although they may have a bully-pulpit, they have no authority to speak for the body politic of Ketchum. Like everyone else, they have only a single vote at election time.

Ketchum's dusty western charm emerged from times past when owners built freely, unencumbered by heavy-handed regulations. Tiny log cabins by the river, old skis nailed to the fence, inexpensive A-frames, and other eclectic homes defined the city's character.

Some were junk, but through a Darwinian process the best survived, shaped by market prices and property owners' choices, not planners' dictates. Today's preservationists risk stifling this organic evolution.

Cities thrive on creative destruction, where old gives way to new, and what endures has been selected by the competitive process for survival. Freezing Ketchum in time risks killing its vitality as a living, working community.

Ketchum's past is a process, not a collection of baby boomer artifacts.

*D. Bruce Johnsen is Professor Emeritus of Law at Antonin Scalia Law School, George Mason University. He earned his PhD in Economics from the University of Washington and his JD from Emory University. He writes about the economics of property rights, from the 18th century Pacific Northwest Coast tribes to modern Wall Street investment bankers.*

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Cordially,  
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**5<sup>b</sup>Gazette**

Est. 2024

★ SAFEGUARDING LIBERTY ★

Hello Commissioners,

Many questions have been raised since the draft comprehensive plan was released to the public. While some have been addressed, many are still looming.

The community asked for visuals and studies to understand the impact of the proposed policies of the Future Land Use Map. These were never delivered.

Since that information was never presented, Tory Canfield's analysis inspired me. I did some hypothetical evaluations of density comparisons on a couple of the properties in mid-Warm Springs; Short Swing Lane Neighborhood and the Schernthanner properties.

### **Short Swing Lane neighborhood**

<b>Current Status</b>	<b>Proposed w/housing benefits</b>
• 5 acres	same
• GR-L Zone	same
• 60 ft. Right of Way	same
• 18 lots (approx. 8,000 sq. ft each)	tbd
• 6 single family homes	n/a
• 2 ADU's	n/a
• 8 duplex buildings – 16 dwelling units	n/a
• 3 vacant lots	n/a
• 24 current total dwelling units	n/a
• <b>2 max. dwelling units per lot</b>	<b>5 max. dwelling units per lot</b>
• <b>36 max. dwelling units allowed</b>	<b>90 max. dwelling unit allowed</b>

**POTENTIAL INFILL: 3 ADJACENT VACANT LOTS = 15 UNITS (6 UNITS CURRENTLY ALLOWED)**

### **Schernthanner Properties**

<b>Current Status</b>	<b>Proposed w/housing benefits</b>
• 33.231 acres	same
• LR	approx. 20 acres LR approx. 7 acres MDR approx. 6 acres HDR
• 3.5 dwelling units per acre	mixed densities

- approx. 117 dwelling units
- approx. 117 ADU's
- approx. 234 total dwelling units

approx. 376 dwelling units  
approx. 70 ADU's  
approx. 446 total dwelling units

This is a guestimate of the latest proposal for the density designation for the Schernthanner property. I had no way to know the exact amount of land in each category and truly guessed at the acreage for MDR, HDR and LR.

I invite the staff to check my interpretation and math.

That said, I find the increases in density over what is currently allowed in the MDR and HDR throughout the residential zones in Ketchum shockingly significant.

We do not know how much deed restricted housing it will provide or how many more market rate units beyond the current zoning it will create. Even after codes are written, the terms of housing benefits will likely be negotiated at the time of development applications. It's just throwing spaghetti at the wall and hoping it sticks, and we get some deed-restricted housing. But we do know this approach is definitely not in sync with the proposed comprehensive plan :

**GOAL BNE-1: MANAGE GROWTH TO PROTECT AND ENHANCE KETCHUM'S ECLECTIC CHARACTER, DISTINCT NEIGHBORHOODS, AND QUALITY OF LIFE.**

The comprehensive plan is a unique document. It is the only one that is truly designed to give voice to the people to guide the government in planning, policy making and the direction of growth and development of Ketchum. Feedback from the community since the FLUM was introduced in January has not been supportive. This proposed comprehensive plan clearly does not represent the vision of the people.

I strongly suggest you hold back on sending this up to the council for approval until the due diligence is done to make sure the public understands and supports the policies and impact this proposed comprehensive plan will have on the future of Ketchum.

It's the People's Plan.

Anne Corrock

## Dawn Hofheimer

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**From:** Robert Siri <rpsiri5@gmail.com>  
**Sent:** Friday, May 9, 2025 9:33 PM  
**To:** Participate  
**Subject:** Upzoning

I've attended the P&Z meetings on this and the feedback has been quite clear. Ketchum residents don't like the new comp plan. Please don't pretend otherwise Just using warmsprings as an example. It's one way in and one way out. You want more people living out there? Why? Isn't there cheaper and more available land in the valley? We don't need more cars and stop signs and dogshit. Warmsprings will be destroyed and then all of us who have been here for most of our lives will be forced to move while those that never made sacrifices slide right in.

I could go on but you get the idea. But I'd like to add some constructive criticism to help your relationship with tax payers. The meetings are a bit painful. Abby seems to love her job but is terrified of public speaking and has difficulty in this area. With today's technology can't we do a better job explaining different areas of the comp plan? You should be able to take us on a virtual tour through the neighborhoods that you are planning to change. And lastly, almost everyone at Tuesdays meeting was there for the comp plan. You knew this. Taking a pizza break before discussing the comp plan and making everyone wait even longer sends the wrong message to the community. I know people in that room that have lived in Ketchum longer and all p&z members combined. I get it, you're hungry. We're all hungry. Please show us some respect.

Sent from my iPhone

# PLANING AND ZONING COMMISSION

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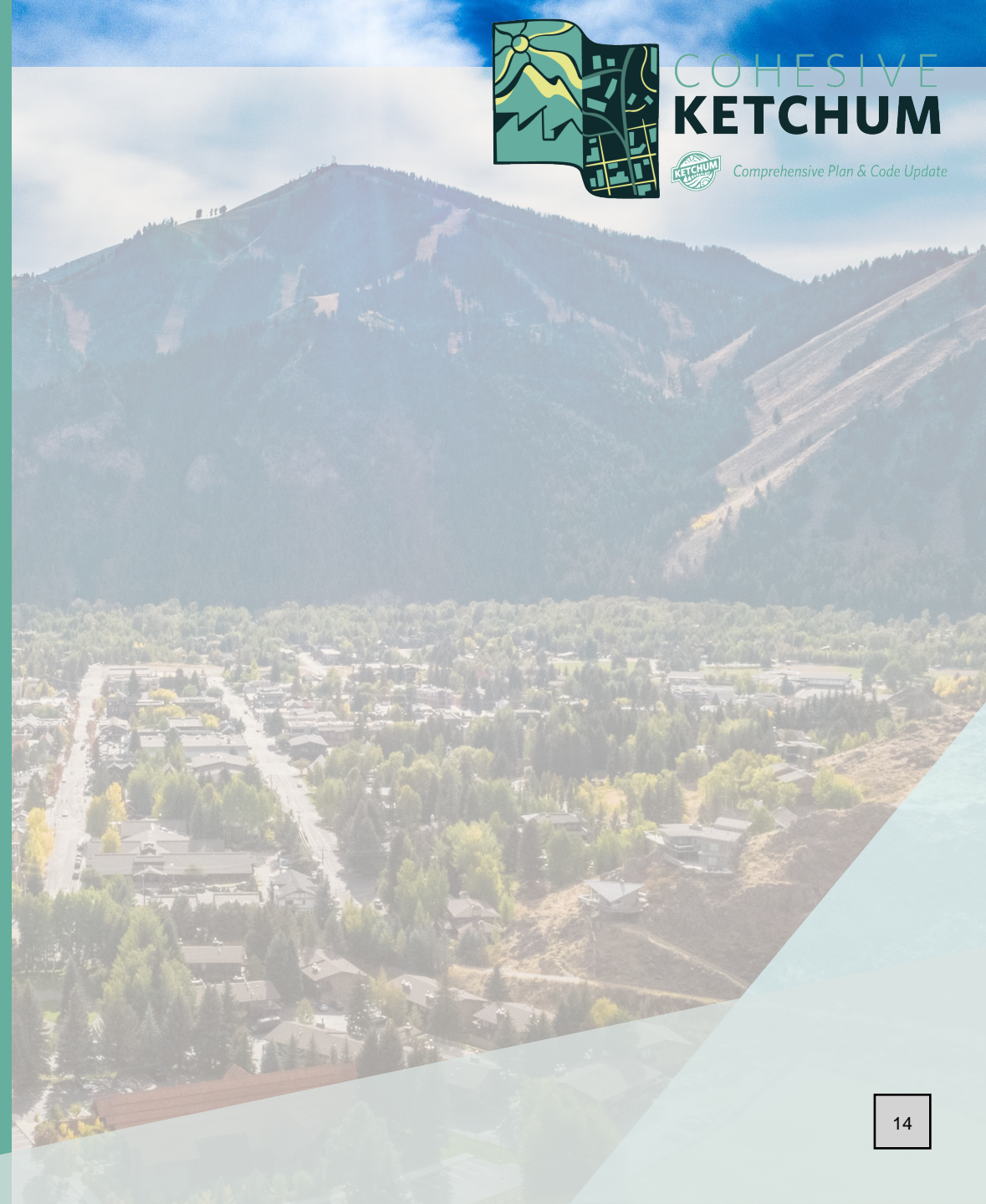
**May 13, 2025**



**COHESIVE  
KETCHUM**



*Comprehensive Plan & Code Update*



# GOAL OF THE MEETING

- Review the consolidated land development code
- No decision or discussion is expected today
- Continue to May 27<sup>th</sup> meeting

# PROCESS

- Staff Presentation
- Q&A
- Public Comment
- Discussion



# OVERVIEW

- **Consolidation of Titles 16, 17, and portions of 12**
- **General**
  - Improved page layout with dynamic headers that show chapter, section, and subsection on each page.
  - Consistent formatting and location of tables and graphics.
  - Clear and prominent hierarchy of heading titles (using color and/or bold fonts).
  - Consistent indentation and nested text.
  - Consistent use of Oxford comma (the current code is inconsistent here; we have begun making this correction but will need to continue this edit in subsequent drafts).
- **Annotated Outline** – where things came from and where we put them?



# CHANGES

- **Use Matrix (pages 78-82)**

- Procedure for new or unlisted uses
- Addition of “Bar/Lounge”, “Recreation Facility, semi-public”, and “Community Housing”
  - Bar/Lounge: permitted in the same zones under the same rules as “food service”
    - *Discussion: Is there support for Bar/Lounge in the LI currently?*
  - *Discussion: Community Housing is permitted use in all zone districts, however, the use table designations are specific to zones that have the FAR Density Bonus Program (needs clarification)*
- Live/Work – Permitted use in LI (previously CUP)
- Removal of “dwelling, one family” from T, T-3000, and T-4000
  - Initial change to reflect comprehensive plan discussions
  - *Discussion/Recommendation: Hold on removal until Phase 3 code updates*



# CHANGES

- **Multi-Family Requirements (page 83)**

- Moved requirements for storage, maintenance, and open space from subdivisions to general requirements
  - *Correction from draft: these requirements should apply to all multi-family, not just condominium developments*

- **Waivers/Variances/Exceptions (page 183)**

- Streamlined terminology to reference “exceptions” rather than “waivers” when there are opportunities to vary from the standards



# CHANGES

- **Nonconforming Uses/Buildings/Lots (pages 3-5)**
  - Simplified language to be more user friendly
  - Reorganized sections to group content more intuitively
  - Clarified “enlargements and expansions”, “alterations”, and “nonmaterial changes”
  - Removal of 10-year clause and “designed purpose” clause
  - Addition of non-conforming buildings within public rights-of-way provisions
  - Clarify prohibition of removal and reconstruction of non-conforming portions of buildings
  - Addition of nonconforming lots created by adoption of code.



# CHANGES

- **Floodplain Development Permits (pages 261-274)**
  - Reorganized to make information easier to find
  - Moved procedural and enforcement items to master sections addressing enforcement and procedures (pages 6-7)
- **Avalanche Overlay (pages 57-59)**
  - Require site specific for all lots (rather than defaulting to old studies)
  - Clarified what regulations apply to pre-existing non-engineered single-family residences



# CHANGES

- **Historic Preservation Standards (pages 278-280)**
  - Separate standards for Demolitions than Alterations/Additions
- **Off Street Parking and Loading Standards (pages 144-155)**
  - Clarification needed regarding parking reductions for shared parking and alternative parking arrangements
    - Current:
      - Administrator approval for parking demand reductions (up to 50%)
      - Administrator approval for transportation demand management reductions (up to 25%)
      - CUP required for shared parking arrangement reductions (varies)
    - *Discussion: Administrator authority seems inconsistent with magnitude of potential reduction, should this be adjusted?*



# CHANGES

- **Procedures**

- Added “Summary Table of Review Procedures” (pages 199-201)
- Organized procedures into two sections:
  - Common Review Procedures (pages 202-219)
  - Application Specific Requirements (pages 220-306)
- Development Review (pages 202-204)
  - Preapplication Meeting Requirement (staff only)
  - Neighborhood Meeting Requirement
  - *Discussion: Is there support for required staff meetings prior to project submittals? Is there support for required neighborhood meetings?*



# CHANGES

- **Procedures**

- ROW Encroachment Permits (page 242)
  - Administrative w/ discretion to take to Council
- Subdivisions (pages 289-306)
  - Minor and Major Subdivisions
  - Addition of “amendments” – Lot Line Shifts used to be the catch-all for any amendment
  - Final Plats administrative
- Performance Bonds and Development Agreements
  - Consolidated multiple references for consistency





# CHANGES

- **Procedures**

- Design Review (pages 231-237)
  - Addition of substantial landscaping projects now require design review
- *Correction from draft: The design review requirement for buildings greater than 48ft in height with a fourth or fifth floor should be deleted as it is covered under the other categories*
- *Discussion: Further clarification needed on City Council evaluation criteria for buildings with four or five floors*





An aerial photograph of a town nestled in a valley, surrounded by dense green forests. In the background, a large mountain with a ski lift is visible under a blue sky with scattered white clouds. The word "QUESTIONS?" is overlaid in large, bold, black capital letters on the left side of the image.

# QUESTIONS?