



City of Ketchum

August 10, 2021

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION

- PROJECT:** City-initiated Text Amendments to Title 17, Zoning, to amend Section 17.12.040 Dimensional standards, CC District Matrix, to modify the fourth-floor setback for projects where 100% of the residential units are community or workforce housing, amend Section 17.140.090 B and C Exempt Communication Facilities, to exempt public safety antennas and any wireless communication facility located on a public use building and amend the City of Ketchum Official Zoning District Map to change the zoning of Block 1 of the Warm Springs Ranch Large Block Plat from T-Tourist designation to GR-L, General Residential Low Density.
- REPRESENTATIVE:** City of Ketchum Planning and Building Department
- DESCRIPTION:** Amendments to Section 17.12.040, Dimensional Standards, CC District Matrix, Section 17.140.090 B and C Exempt Communication Facilities and amend the Official Zoning District Map to change the zoning of Block 1 of the Warm Springs Ranch Large Block Plat from T-Tourist designation to GR-L, General Residential Low Density.
- NOTICE:** Notice appeared in the Idaho Mountain Express, was mailed to outside agencies, and was posted in three (3) public locations on July 21, 2021.
- PUBLIC HEARINGS:** Planning and Zoning Commission public hearing on August 10, 2021
- ATTACHMENTS:**
- A. Proposed Text Amendment to KMC 17.12.040
 - B. Proposed Text Amendment to KMC 17.140.090 B and C
 - C. Amendment to Official Zoning District Map

PROPOSED AMENDMENTS

The purpose of this staff report is to put forward two proposed amendments to the zoning code and one proposed amendment to the Official Zoning District Map. The amendments are initiated by Planning and Building Department staff.

Staff recommends the Planning and Zoning Commission review the proposed amendments and if in support, forward their recommendation to the City Council for approval.

Amend KMC Section 17.12.040, Fourth Floor Setback for Community Housing Projects

Section 17.12.040, Dimensional Standards, CC District Matrix, establishes the development standards for projects within the Community Core District (CC). Currently, projects with a fourth floor are required to set the fourth floor back 10 feet. Uninhabitable structures and equipment are required to be setback 10 feet from the building façade.

Staff is recommending the fourth-floor setback requirement be modified for projects where 100% of the residential units are community or workforce housing (Attachment A). The reason for this change is as follows:

- The proposed change provides for greater design flexibility. By averaging the 10-foot setback, some portions of the building will be setback greater than 10 feet and some portions may be closer than 10 feet.
- Community housing projects typically provide more outdoor space for residents than market rate development. By averaging the setback, a project can aggregate open space to benefit the residents.
- Averaging allows greater flexibility in the placement of stairwells and elevator shafts.

As proposed, the fourth-floor setback for community housing projects would be an average 10-foot setback instead of a uniform 10-foot setback. This approach provides greater design flexibility in the placement of features such as elevator shafts and stairwells, facilitates a reduction in the perceived building mass, and provides for larger open space areas.

The Planning and Zoning Commission retains the authority to review and determine if the fourth-floor design and placement is appropriate. In addition to Planning and Zoning Commission design review, projects with fourth floors are subject to City Council review and approval. While the proposed amendment allows design flexibility for the fourth floor, the design is still subject to review and approval by both the Planning and Zoning Commission and City Council.

Staff recommends the Commission approve the proposed text amendment to allow the fourth-floor setback to be an average of 10 feet setback from the building façade for projects where 100% of the residential units are community or workforce housing.

Amend KMC 17.140.090 to exempt wireless communication facilities for public safety purposes

Currently, under KMC 17.140, Wireless Communication Facilities, the installation of emergency communication equipment for public safety facilities (Police and Fire) is subject to an extensive permitting process. Unlike commercial communication devices where the location of the device is discretionary, the placement and location of public safety communication equipment is fixed and installed at a fire station or other public facility.

With the construction of the new Ketchum fire station, emergency communications equipment will be installed. Without this text amendment, installation of the emergency communications equipment would necessitate a detailed study, analysis, and conditional use permit. This level of review is typically required to

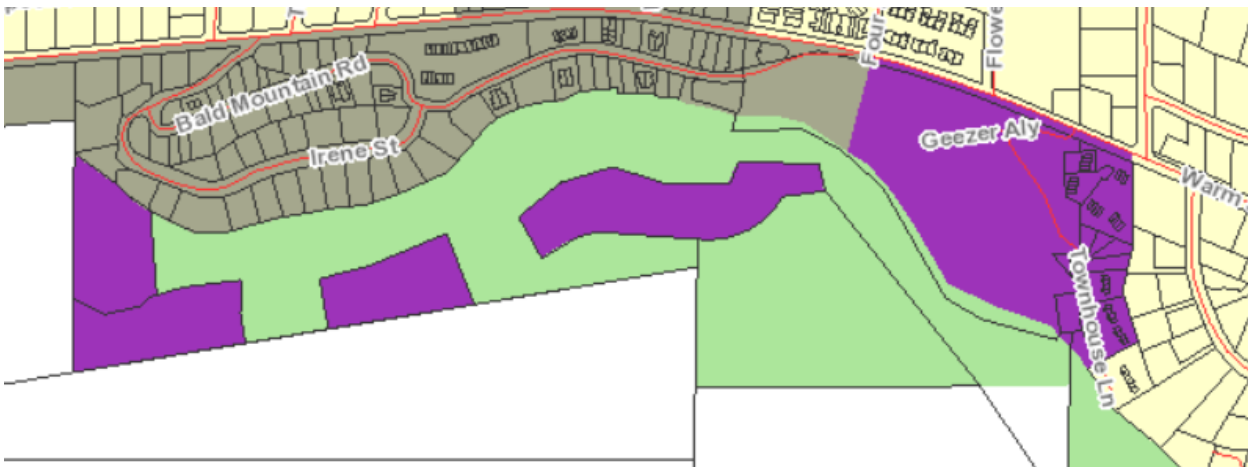
determine if the proposed location of a commercial communication device is appropriate and necessary. There is no question that emergency communication equipment is necessary and must be installed at a public safety facility. There is no need for an extensive review process to determine if emergency communication equipment at a public safety facility is necessary.

Staff recommends the Commission approve the proposed text amendment (Attachment B) adding an additional exemption to KMC 17.140.090 to exempt antennas and any wireless communication facility used for public safety located on a public use building from the requirements of Chapter 17.140.

Amend the Official Zoning District Map

This proposed amendment is a procedural action to reflect the rezoning approved by the Commission and City Council for the Warm Springs Ranch Block 1. Block 1 of Warm Springs Ranch was rezoned from (T) Tourist Zone to GR-L General Low Density Residential as part of the approved Development and Rezoning Agreement. This proposed action officially changes the zoning district map to reflect the rezoning. The Official Zoning District Map would be changed as follows:

Existing (T) Tourist Zoning Designation



Proposed (GR-L) General Residential Low Density Zoning Designation



PROCESS

Consistent with KMC 17.152, the Commission must conduct a public hearing on proposed amendments to the Zoning Ordinance and Official Zoning District Map and then make a recommendation to the City Council on the proposed amendments. The City Council will then conduct another public hearing and if in support, adopt an ordinance implementing the amendments.

PUBLIC INPUT

No written public comment was received prior to publication of this staff report for the August 10, 2021, hearing. Any written public comment received prior to the public hearing will be distributed to the Commission and included in the public record.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission conduct a public hearing on the proposed amendments and if in support, staff recommends the Commission approve the following motion:

“I move to recommend approval of the proposed text amendments to KMC 17.12.040, Fourth Floor Setback for Community Housing Projects, and KMC 17.140.090 B and C to exempt wireless communication facilities for public safety purposes and to amend the Official Zoning District Map to reflect the rezoning of Block 1 of the Warm Springs Ranch Large Block Plat from (T) Tourist to (GR-L) General Residential Low Density.”

- A. Proposed Text Amendment to KMC 17.12.040
- B. Proposed Text Amendment to KMC 17.140.090 B and C
- C. Amendment to Official Zoning District Map

ATTACHMENT A

17.12.040: DIMENSIONAL STANDARDS, CC DISTRICT MATRIX:

A. Development in the Community Core District shall comply with the standards set forth in the dimensional standards, CC District matrix. Dimensional standards for all other districts, unless otherwise specified, shall be found in section 17.12.030 of this chapter.

B. In addition to the requirements of the dimensional standards, CC District matrix, the regulations of chapter 17.128, "Supplementary Location And Bulk Regulations", of this title apply.

COMMUNITY CORE DIMENSIONAL STANDARDS

Dimensional Standards	Subdistrict 1: Retail Core	Subdistrict 2: Mixed Use
Lot/FAR miscellaneous:		
Minimum lot size	5,500 sq. ft.	
Minimum lot width	Average of 55'	
FAR requirements	See FAR requirements in section 17.124.040 of this title	
Minimum building setbacks:		
Front and street side	0'	5' average
Adjacent to alleyway	3'	
Rear side not adjacent to an alleyway	0'	
Interior side		
Cantilevered decks and overhangs		
Setback for 5th floors	20' from street sides and frontage and 10' on all other sides	
Setback for 4th floors for all projects except for projects where 100% of the residential units are community or workforce housing	10'	
Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to a roof from all building facades for all projects except for projects where 100% of the residential units are community or workforce housing		
Setback for 4th floor habitable and uninhabitable portions of the building, fixed amenities, solar and mechanical equipment for projects where 100% of the residential units are community or workforce housing		
Maximum building heights:		
Cantilevered decks and overhangs	8' above grade and/or walking surface	
Building height	42', unless otherwise allowed in this title	
Height of buildings devoted 100% towards community housing ¹	52 ²	
Hotel building height (for hotel development standards see subsection 17.124.050B6 of this title)	68 ²	
Non-habitable structures located on building roof tops	10'	
Perimeter walls enclosing roof top deck and structures	4' above roof surface height. Perimeter roof top walls are required to be at least 75% transparent	
Roof top solar and mechanical equipment above roof surface	5'	

Note:

1. For purposes of this section, a project in the Community Core Subdistrict 1 that provides 100% community housing above the first floor and complies with the ground floor street frontage uses of the subdistrict, shall be considered a 100% community housing project.

2. All buildings greater than 48 feet in height or that contain a 4th or 5th floor shall require final approval from the City Council. For hotel height standards, see subsection 17.124.050B6 of this title.

Amend Section 17.140.090 EXEMPT COMMUNICATIONS FACILITIES

A. The requirements imposed by this title shall not apply to antennas designed to receive video programming signals from direct broadcast satellite (DBS) services, multichannel multipoint distribution providers (MMDS), or television broadcast stations (TVBS); provided, that all of the following conditions are met:

1. The antenna measures thirty nine inches (39") (1 meter) or less in diameter.
2. The antenna, if attached to a building, shall comply with subsections 17.140.040B1 and B2 of this chapter.
3. The antenna is attached to a freestanding tower measuring less than twelve feet (12') in height.

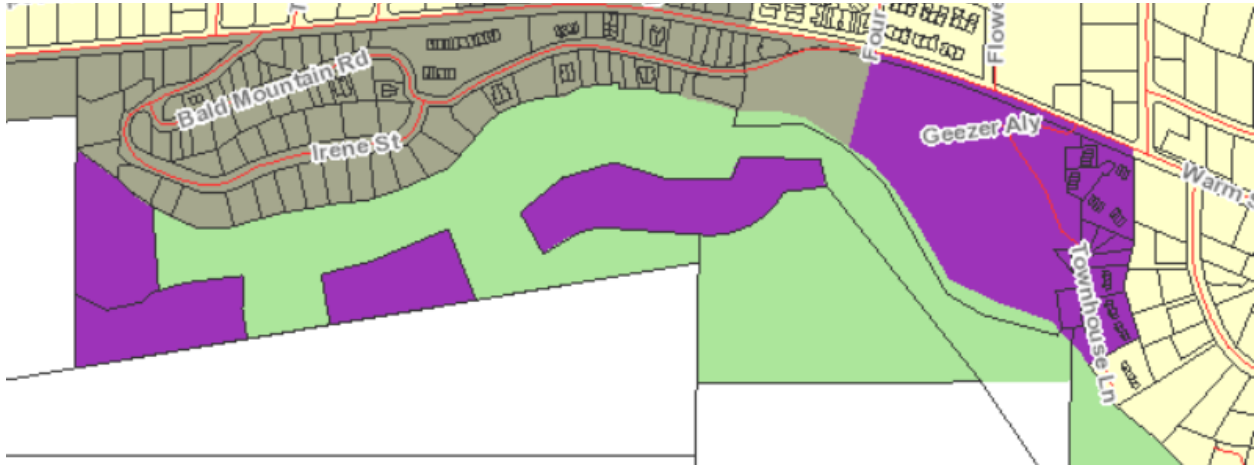
B. ~~Additionally~~—The requirements of this title shall not apply to wi-fi facilities serving an individual building or development or a wireless communications facility that measures less than four (4) cubic feet in size.

C. Antennas and any wireless communication facility used for public safety located on a public use building shall be exempt from the requirements of Chapter 17.140.

ATTACHMENT C

Proposed Amendment to Official Zoning District Map

Existing (T) Tourist Zoning Designation



Proposed (GR-L) General Residential Low Density Zoning Designation

