

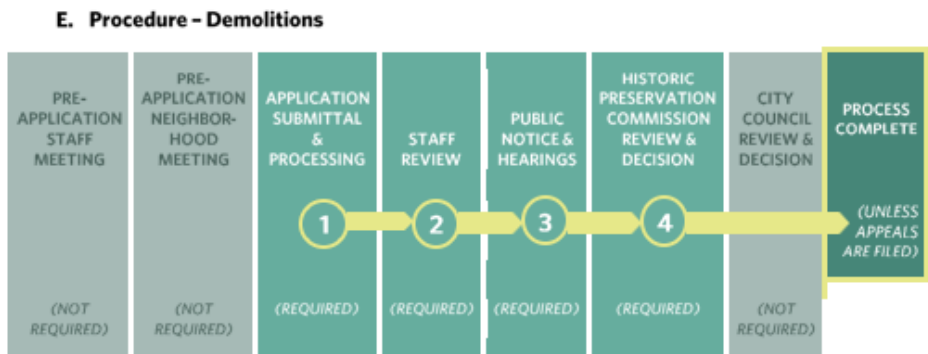


June 26, 2025

Re: Historic Commission Meeting July 1, 2025

Commissioners,

During the June 10, 2025 Planning and Zoning meeting, Staff summarized the recommended first round of code updates to be reviewed for adoption by City Council later this summer. During the meeting, the Commissioners were having an unresolved discussion on the recommended change to 16.07.060 E. highlighted below.



1. Application Submittal and Processing

The application shall be submitted and accepted, and may be revised or withdrawn, pursuant to §16.07.020.C. In addition, the application shall include a proposal for a monument, plaque

³⁴⁶ New. Paragraphs (4)-(6) are Secretary of the Interior's Standards for Rehabilitation.

Chapter 16.07 Administration and Procedures

16.07.060: Historic Preservation | 16.07.060.E: Procedure - Demolitions

a monument, plaque, photo exhibit, three-dimensional model, or similar site element with a narrative inscription describing the historical significance of the building, or a public arts project commemorating the same.

2. Review and Action: Public Hearing Approvals

The application shall be reviewed pursuant to the common review procedures for applications requiring a public hearing in §16.07.020.E. In addition:

a. Public Notice and Public Hearings

The application shall be scheduled for at least one public hearing before the HPC and shall be noticed within 60 days of the application being deemed complete.

b. Conditions of Approval³⁴⁷

(1) Any proposed monument or commemoration should be incorporated into the project at or near the original location of the historically significant building and will be installed at the applicant's expense.

(2) Any new construction following demolition shall of similar size, scale, and general orientation of the original structure being demolished.³⁴⁸

As a dual representative of the Historic Preservation Commission and PZ Commission, Matthew McGraw explained the HPC's reasoning for the recommendation.

During the meeting, due to time, the topic was continued to a future date. Staff recommended further discussion of the item and encouraged the PZ Commission to review the Historic Preservation Handbook which describes the "why" and benefits of historic preservation in the City of Ketchum.

If the Planning and Zoning Commission votes on July 8th to omit or change section 16.07.060.E.2b., this may be an area where the HPC and PZ Commission make their separate recommendations to Council for final decision by Council. Staff would outline the positions of both groups and the rationale for consideration

Since the Historic Commission has a meeting prior to the July 8th P&Z meeting, staff thought it was a timely opportunity for discussion.