

PLANING AND ZONING COMMISSION

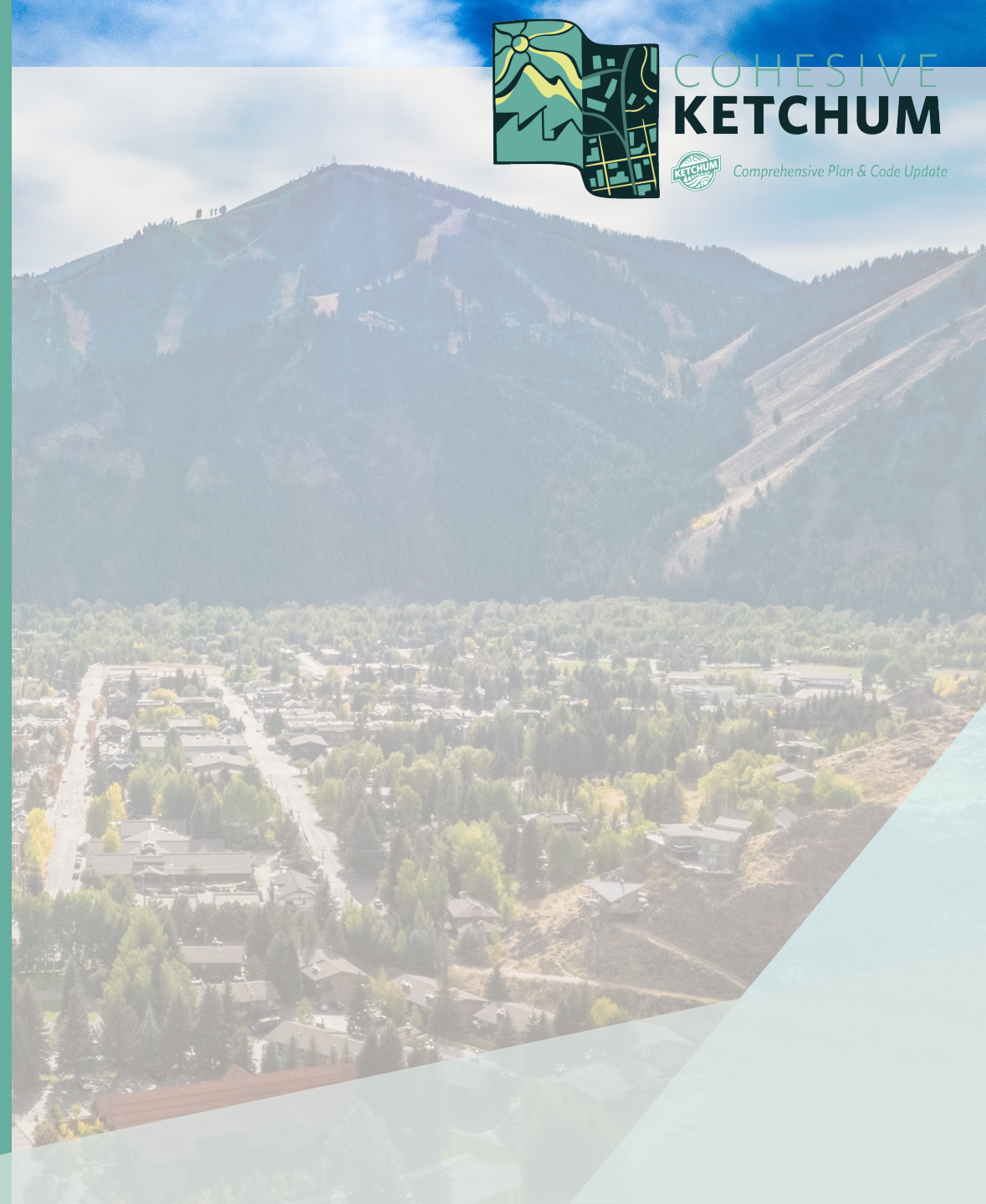
May 13, 2025



**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 27th 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 at the base of a large, forested mountain. The town features a grid-like street pattern with numerous houses and buildings. The surrounding area is filled with green trees, and the mountain in the background has some cleared patches. The sky is blue with scattered white clouds. The word "QUESTIONS?" is overlaid in large, bold, black capital letters on the left side of the image.

QUESTIONS?