

Joint Council/Planning and Zoning Meeting 9.24.24 .
Spencer Cordovano Feedback for Staff/ Public Comment

SINGLE-FAMILY DETACHED HOUSING (LOCATIONS)

RECOMMENDATION: Limit the creation of new single-family detached homes in Medium- and High Density Residential areas

9/10 Support – Without overly limiting existing Single Family Zoning, I support not allowing this use where zoned for more units, that is a move in the right direction, and further lot consolidation should not be allowed. This is not a work force housing solution but important for upper middle class earners. Duplex's and 4-plex's still provide more options for average current income, of new residents. We can maintain single-family neighborhoods where existing and applicable.

HOUSING UNIT SIZES RECOMMENDATIONS: • Establish minimum/maximum unit sizes to encourage the creation of smaller homes • Consider establishing fee-in-lieu contribution to the community housing fund for homes that exceed a certain size

10/10 Support- Needing a maximum unit size is looming, since applications getting more and more extraordinary and usually maxed out if there are any restrictions. The ratio of time spent uninhabited versus traffic added valley wide annually to maintain and build is getting out of hand. In lieu fees for this exceedance would help balance the availability of the workforce they require. We need to find a balanced carry capacity. We do not need every contractor/landscaper from 100 miles employed in the valley to have a great economy.

LIGHT INDUSTRIAL AREA (QUALIFYING GROUND FLOOR):

RECOMMENDATION: • Maintain ground floor industrial/commercial use requirements • Expand the types of commercial uses permitted on the ground floor • Provide flexibility on definition of qualifying ground floor and total amount of industrial use

7/10 Support – Ground floor height could be less restrictive to provide undulation and variety of uses. A portion of bottom floor qualifying is enough to provide a mix of commercial and industrial use.

LIGHT INDUSTRIAL AREA (COMMUNITY HOUSING)

RECOMMENDATIONS: • Streamline review/approval process for Community Housing units (CUPs and Design Review) • Allow for the sale of individual Community Housing units • Remove requirement for ground floor commercial/industrial for 100% community housing developments

8/10 Support –While a few commercial industrial units could be beneficial on the bottom floor, if it really makes the financing the building much more encumbered, then do not require it. We need to address higher income categories ownership and rentals, than allowed by state and federal grants. I am also fine with podium parked and garage first floor in this

zoning district. Lots of light industrial units are selling that could be work live just to store fancy cars, we could incorporate garages for a high value to offset restricted costs of living.

BUILDING HEIGHT/FAR INCENTIVES (HOTELS) RECOMMENDATIONS: • Reduce height and FAR incentives for hotels in Downtown • Maintain (and potentially recalibrate) height and FAR incentives for hotels in Mixed-Use Activity Centers

10/10 Support – The community character of downtown is not tall buildings. The hotels are fun and integrated to locals for drinks and dinner although I feel like some of them are just an excuse for 10 penthouses sky high in Ketchum with room service.

BUILDING HEIGHT/FAR INCENTIVES (COMMUNITY HOUSING)

RECOMMENDATION: • Reduce height and FAR incentives in Retail Core (all developments) • Maintain existing height and FAR incentives for 100% Community Housing outside of the Retail Core • Maintain existing height and FAR incentives for exceedance developments but recalibrate community housing element of equation

5/10 Support – Its clear the community wants smaller buildings everywhere in downtown.

Massive housing in the CC cannot be our only focus, while maybe necessary to certain extent, it is just as well suited in the industrial. Anywhere in the Ketchum city limits should be acceptable to the conversation of traffic and infrastructure costs increasing outside the core. We need to be looking at any parcel that could be developed into a condo complex or apartment. I feel like we are applying too much of an urban view to a rural county. If we match the existing community character of the neighborhoods, housing will be better supported by philanthropy which will result in less need to max it out.

Recalibrate the FAR exceedance program to provide higher income limits than allowed at present and by the federal and state grants.

We need to view Ketchum as a town not a city, it's a place to go to work and get groceries and dine. Vibrancy has been misinterpreted to mean people only live downtown. Vibrancy is events and functioning local business downtown with parking. Since business is a restricted use we need to make sure we have room for it in 50 years. Residential in the form of workforce, affordable and market are overtaking our only business district.

RESIDENTIAL PARKING EXEMPTIONS

RECOMMENDATIONS: • Maintain parking exemption for Community Housing in the Downtown • Maintain parking exemption for market rate units under 750 sf in the Downtown

5/10 Support – The community housing units built from FAR are very important, they are adequately dispersed and integrated, built by experienced developers. We will have trouble

meeting higher income categories without parking, but the developer can solve that when possible.

Parking exemption for units under 750 sf needs to be capped per development, a few is life, all is not.

RETAIL CORE BOUNDARY

RECOMMENDATION: Maintain the boundary of the Retail Core (rather than expanding to align with the Permanent Ordinance)

8/10 Support - We need to facilitate commercial uses equally to retail. Retail mostly caters to tourism, which is an important facet of our economy, but services need to be adequately served.

What We've Heard...HOUSING FOCUS

- Allow for smaller lot sizes to support recommended density ranges and housing types
 - Expand allowances for ADUs (with off-street parking)
- Maintain existing employee housing requirements for hotels
- Facilitate the creation of employer-sponsored housing
- Allow work/live units by-right in LI if unit is rented to a local worker

ADU's should be allowed even if not deed restricted. Deed restriction takes some choice of tenant out of the equation and is too close to home for the owner. Above garage apartments and ADUs will have some effect on workforce housing as many property owners are friends with their favorite businesses. Having someone around to watch the pets or water the plants can be beneficial!

What We've Heard...CHARACTER FOCUS

Strengthen design review criteria (in conjunction with design guidelines/standards)

- Expand historic preservation focus and programs to encourage rehabilitation/adaptive reuse of historic structures
- Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments
- Eliminate height incentive for hotels
- Strengthen hillside development regulations

We have seen the criteria of historic demo's have a negative effect and need to establish a pathway to evaluate each project in its entirety at the council level. Historic is important and should be protected. Ketchum's difference between other ski town is our history in the form of mining and skiing.

What We've Heard...CHARACTER FOCUS

- Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types
- Eliminate or minimize design review requirements in LI
- Establish a legacy business program to showcase longtime Ketchum businesses
- Expand designation of historic buildings in residential areas

What We've Heard ECONOMY FOCUS

- Maintain flexibility in the design and scale of new development in mixed -use districts
- Establish a commercial/industrial preservation program for local businesses
- Enable the creation of Business Improvement District(s)
- Establish regulatory incentives for commercial/industrial development (or spaces within mixed -use developments) that are deed restricted to prevent redevelopment into non - employment uses
- Expand the Retail Core

We need a commercial deed restriction on business. Too many local businesses are being displaced and terminated. Integrating them by mandate will help the vibrancy of new buildings. We should evaluate some form of no net loss of units on commercial/retail. Little shops for small-scale business define our character and make room for entrepreneurship.