



CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING
Thursday, December 10, 2020, 4:00 PM
480 East Avenue, North, Ketchum, Idaho

Minutes

Due to safety and COVID-19 physical distancing requirements, there will be no in-person public attendance at the Joint Workshop with City Council and Planning and Zoning Commission. Members of the public may observe the meeting live on the City's website at <https://www.ketchumidaho.org/meetings>.

If you would like to submit written comment, please e-mail participate@ketchumidaho.org by noon the day of the meeting.

- CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Bradshaw called the meeting to order at 4:00pm.

- ROLL CALL

PRESENT

Mayor Neil Bradshaw

City Council President Amanda Breen (Teleconference)

City Councilor Michael David (Teleconference)

City Councilor Courtney Hamilton (Teleconference)

City Councilor Jim Slanetz (Teleconference)

Planning & Zoning Commission Chairman Neil Morrow (Teleconference)

Planning & Zoning Commission Vice-Chairman Mattie Mead (Teleconference)

Planning & Zoning Commissioner Tim Carter (Teleconference)

Planning & Zoning Commissioner Brenda Moczygemba (Teleconference)

Planning & Zoning Commissioner Jennifer Cosgrove (Teleconference – arrived at 4:25pm)

ALSO PRESENT

Director of Planning & Building Suzanne Frick

City Attorney Matt Johnson (Teleconference)

Logan Simpson Consultant Jennifer Gardner (Teleconference)

Logan Simpson Consultant Melissa Ruth (Teleconference)

- DISCUSSION ITEMS AND DIRECTION TO STAFF

1. Presentation on project update and recent community outreach

Mayor Neil Bradshaw welcomed everyone and issued a reminder that no decisions would be made at the meeting. He identified the purpose of the meeting as an opportunity to hear from

the consultants on community feedback, review the updated list of historic structures, and to provide direction to staff on preservation options that could be included in an interim ordinance. He then turned it over to the consultants.

Logan Simpson consultant Jennifer Gardner provided an overview of the process. The Phase 1 timeline of the project was presented with a reminder that an interim ordinance is the final step of Phase 1. The interim ordinance will be presented to the Planning & Zoning Commission on December 22, 2020, and will be brought to City Council in January 2021.

Logan Simpson Consultant Melissa Ruth went over the public participation that has taken place so far and the key themes that have come out of the feedback.

Jennifer Gardner then provided an overview of the four topics that could be addressed in an interim ordinance (1) designation of Ketchum Historic Preservation Commission (2) documentation of designated historic structures (3) demolition of historic buildings and (4) alterations to existing historic structures.

2. Review updated historic building survey
3. Review policy options to address preservation/protection of historic buildings in interim ordinance
4. ACTION ITEM: Provide feedback and direction to staff on interim ordinance

Mayor Bradshaw asked the City Council and Planning & Zoning Commission to weigh in on the four topics presented by Logan Simpson consultants.

Topic 1 – Ketchum Historic Preservation Commission

Commissioner Mead questioned how the commission was formed and how it operates.

Director of Planning & Building Suzanne Frick clarified that the Historic Preservation Commission could consist of the the Planning & Zoning Commission with supplementary members from the community or it could be an entirely independent commission. Suzanne mentioned that the first option is the preferred approach since many historic preservation issues are tied to development applications that the Planning & Zoning Commission also reviews. However, she commented that staff is open to whichever approach the City Council and Planning & Zoning Commission would prefer.

Commissioner Mead said that his main concern would be to ensure that the Historic Preservation Commission consists of a group of unbiased individuals and encouraged the inclusion of a cross-section of professionals.

Topic 2 – Designation of Historic Structures

Mayor Bradshaw introduced the topic, commenting that the initial survey of historic buildings had around 84 properties and that the revised draft version has about 24 properties. He then turned it over to Director of Planning & Building Suzanne Frick.

Suzanne explained that the list presented at the meeting was a first draft at whittling down the 2005/2006 list. She commented that there are relatively few buildings in the community that would rise to the level of a Local Landmark designation or a potential National Register designation. She explained that within the list of 24 buildings, some may be more historically significant than others and that different levels of preservation could be appropriate, depending on the significance of the building.

Commissioner Jennifer Cosgrove asked about buildings that are historic but have already been remodeled and if that impacts their designation.

Logan Simpson consultant Jennifer Gardner said that they could still be included in Ketchum's local list, but that a remodel could inhibit National Register designation, depending on the scope of the remodel.

Councilor Hamilton asked about what benefits are received, if any, by obtaining National Register designation.

Logan Simpson consultant Jennifer Gardner said the biggest benefit of obtaining a listing on the National Register is that it opens up the opportunity for additional federal funding.

Commissioner Mead asked about buildings that are on the list and how it would impact the process if they are going through an application with the Planning & Zoning Commission. Mayor Bradshaw clarified that there are a couple of properties on the list that have current active applications and that those properties would be grandfathered in and not subject to any new interim or permanent Ordinances.

Topics 3 & 4 – Demolition of Historic Buildings & Alterations to Existing Historic Structures

Mayor Bradshaw asked for feedback about the idea of putting a stay or delay on the demolition of buildings that are on the local list. He also asked for feedback about the concept of prohibiting the demolition of certain properties that are deemed to be of the highest historical value.

Councilor Slanetz asked if there are currently any buildings in Ketchum that are on the National Register. Suzanne Frick said that there are two buildings in Ketchum that are currently on the National Register: Forest Service Park and the Culinary Institute building. Councilor Slanetz asked about the process to obtain National Register designation for a building.

Jennifer Gardner clarified that a property owner would have to apply for their building to be listed on the National Register. She also mentioned that there is currently not a process for a

property to be put on the local list, but that it would likely be the role of the Historic Preservation Commission to make that determination.

Councilor Slanetz said that he is not necessarily opposed to a short-term stay. He said he worried about the subjectivity about what is historic because it could be fairly subjective. He said he did not feel that he had the expertise to make that determination

Commissioner Moczygemba seconded what Councilor Slanetz said and commented that it was good to have a fresh perspective from the Logan Simpson consultants on what contributes to the historic fabric of Ketchum. She voiced her concern with the timeline of any stay or delay. She clarified that she is not necessarily against it, but that she would not want to put an undue burden on developers if the stay or delay went well into 2021.

Jennifer Gardner said she understood the concern about subjectivity and highlighted the importance of thorough guidelines and a good process for the Historic Preservation Commission.

Commissioner Moczygemba said that she thinks its important to have the process and guidelines be part of the interim ordinance.

Mayor Bradshaw commented that a review process will be addressed in the interim ordinance.

Chairman Morrow said that, overall, he thinks that this process is going in the right direction. He said that he thought it would be a good idea to talk to the property owners of the most iconic buildings on Main Street that people are concerned about losing. He said he's supportive of relocating certain buildings, like the Vintage building, and keeping a small number of buildings into perpetuity if the owners are agreeable. He mentioned that he thinks a lot of concern comes from losing overall feeling of town and acknowledged that is the result of the policy of the last 15 years to put density in the core. He said he would be fine with a short-term stay.

Council President Breen said that she is worried about too onerous of a stay and is much more in favor of an incentivized approach. She would also like to see more outreach to the particular property owners on the list about how they feel about the proposed interim ordinance. She also mentioned her concern with placing a ban on demolishing a certain structure.

Commissioner Carter said he was in favor of moving forward with an interim ordinance. He said he is in favor of a stay if there is a clear process forward through the stay so that projects do not get postponed for too long. He mentioned his reluctance to force a ban on demolition on property owners. He would be supportive if the property owner were supportive.

Councilor Hamilton said that she is in agreement with a lot of what has been said. She agreed with Council President Breen that having some incentives for property owners of historic

buildings is important. She acknowledged the importance of the topic and expressed her desire to continue to move forward with the process.

Commissioner Mead said that he is very supportive of this initiative and an interim ordinance. He said that he is less concerned with putting buildings on the National Register and thinks that it is more important to preserve the character of our town through facades and the look of buildings. He made the point that because we do not have a large number of very old buildings, like some towns in the northeast, it is important to preserve the character we do have. He thinks that encouraging people to be part of the National Register is a good secondary goal.

Councilor David commented that he is in favor of moving forward with the interim ordinance and mentioned that he thinks it is important to have a process that weighs alternatives to demolition. He said that character is about more than just the age of the building and that historic preservation should be part of a larger process and that design and scale also play a role in character.

Councilor Hamilton agreed with what Commissioner Mead said and used the Rocky Mountain Hardware building as an example of a building that was modified but retained its character. She asked for more information about the criteria that was used for determining the local list of 24 historic buildings and mentioned the importance of communicating that with the public as well. She also asked how we would determine what is historically significant in the future.

Suzanne Frick said that there was a methodology used that was approved and accepted by the State Historic Preservation Office. She said that the city would make the information available. She said that there is a variety of criteria that help determine if a building is historically significant. She also mentioned that the Historical Preservation Commission could apply for grant funding in the future to help pay for the list to be updated.

Jen Cosgrove seconded what Council President Breen said about using incentives. She also mentioned that things like adaptive reuse are a good way to balance the interests of those who are worried about losing character and those who are trying to bring new projects to the downtown area.

5. Review next steps

Mayor Bradshaw turned it over to Logan Simpson Consultant Jennifer Gardner to review the next steps. Jennifer said that the interim ordinance would be brought to the Planning & Zoning Commission Meeting on December 22, 2020, and then is anticipated to be brought to the City Council Meeting on January 4, 2021.

Councilor Hamilton asked for clarification about the timing of the interim ordinance coming to City Council and their ability to do three readings. Director of Planning & Building Suzanne Frick clarified that the City Council would be able to waive one of the readings or to schedule an additional special meeting in January.

Commissioner Carter asked if the Planning & Zoning Commission will have an opportunity to propose modifications to the interim ordinance when it is presented to them at the December 22nd meeting. City Attorney Matt Johnson clarified that the Commission could make amendments during the meeting and adopt the interim ordinance with those amendments. He said if there were substantial changes proposed and the Commission wanted staff to rewrite the interim ordinance, it could delay the process.

- ADJOURNMENT

Motion to adjourn at 5:25pm.

Motion made by Councilor David, Seconded by Vice-Chairman Mead.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz, Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

Neil Morrow, Chairman

Neil Bradshaw, Mayor

Katrin Sharp, Deputy City Clerk