SPECIAL KETCHUM CITY COUNCIL MEETING
Wednesday, February 26, 2014 at 5:30 p.m.
Ketchum City Hall, Ketchum, Idaho

Public Hearing to consider adopting the 2014 Ketchum Comprehensive Plan

Present:	Mayor Nina Jonas
	Council President Michael David
	Councilor Anne Corrock
	Councilor Jim Slanetz
Absent:	Councilor Baird Gourlay
Also Present:	Ketchum Planning and Zoning Commissioner Steve Cook
	Ketchum Community and Economic Development Director Lisa Horowitz
	Ketchum Planning Manager Joyce Allgaier
	Jerry Seiffert, John Gaeddert, Ben Worst, John B. Heinrich, Mickey Garcia
	Recording Secretary Sunny Grant

1. 5:35:15 PM The meeting was called to order by Mayor Nina Jonas at 5:35pm.

2. **Public Hearing regarding Resolution 14-006: Adopting the 2014 Ketchum Comprehensive Plan**
Ketchum Planning Manager Joyce Allgaier thanked the Community Advisory Committee and Planning & Zoning Commission for all their work the last couple of years. She thanked the public for their input and the Council for supporting Ketchum's Comprehensive Plan.

P&Z held many planning sessions, reviewed several drafts, and held two noticed public hearings. On January 13, 2014, at their second public hearing, the P&Z unanimously moved to forward a recommendation to the City Council, who can adopt the Comprehensive Plan by resolution. Tonight's meeting is a noticed public hearing before the Ketchum City Council.

The Comprehensive Plan is a guide to growth that includes a vision for the community, a future land use map, and implementation policies. Its main goal is to create a high-performing, sustainability community with a vibrant downtown, healthy environment, mobility and connectivity, and reinvigorated tourism. The Comp Plan has been designed to be a live document, and will be reviewed by City leaders every few years.

Allgaier presented highlights of the Comp Plan, chapter by chapter:
*   A vision statement and ten core community values chosen by the public. The community needs to think more holistically and collaboratively on sustainability.
*   Develop a strong and diverse year-round economy. Accessibility to the Wood River Valley is important.
*   Community design and neighborhoods, public places, and protecting open spaces and hillsides.
*   Natural resources—energy, water, parks and recreation, access to public lands, and the local trail network.
*   Connectivity. Facilitating pedestrian and bike mobility, public transit, and getting people into the core.
*   Provide a variety of housing options to allow the workforce to live here.
*   The Ketchum Arts Commission was very involved in developing the Comp Plan. Ketchum needs more arts and culture events as well as sporting events.
*   Public infrastructure to keep people safe and support Ketchum's future growth.
*   Community health is a new all-inclusive topic connected with sustainability. Getting people to work without spending money on gas. Helping people walk and bike to work. Community gardens and locally-grown food.
*   Downtown is the most important local retail area, serving visitors and locals.
*   Ketchum's Light Industrial area now includes living units, and people like that it has become a neighborhood of workers.
*   Implementation: A Strategic Action Plan to build the community to make it stronger and better.

PUBLIC COMMENT:
*   Jima Rice said she loves the Comp Plan and thinks it's perfect. She in particular likes the emphasis on public values for the area, including environmental stewardship and maintaining rural character. Rice lives in Hulen Meadows, and 6:03:35 PM thinks the City's BLM Recreation and Public Purposes Act (R&PP) application contradicts some of the Comp Plan's land conservation and rural goals.
*   6:05:32 PM Mickey Garcia thanked Planning staff for including him personally ("community character") in the Comp Plan. He said the Comp Plan should be updated more often.

- 6:10:39 PM Allgaier said the P&Z and Planning staff designed the Comp Plan to be a living document. P&Z plans to review it every year or so. Council should consult the Comp Plan at budget time and when updating the City's strategic plan.
- 6:13:56 PM Ben Worst really liked the Comp Plan. He's shocked by how much land is undeveloped and underdeveloped in Ketchum and suggested the document be more creative about addressing infill and preserving existing housing. He suggested all zones have maximum and minimum floor area ratios, and that incompatible uses be prohibited from certain zones. He didn't like the ability to combine lots and build a single family home on the resulting large lot. 6:14:59 PM
- Steve Lentz commended the Comp Plan for looking forward to the future of Ketchum. Lentz lives in the LI, and thinks allowing a live-work area in Ketchum is a forward-thinking move. Lentz has walked every trail and shortcut in Ketchum and is grateful for safe routes for people on foot and bicycle.

COUNCIL COMMENTS:
- Councilor Anne Corrock is not comfortable with the language for medium density, which she said is important for housing people in the community. She wants to protect residential use as much as possible, and suggested "public uses" be in place of "schools, places of public worship and other public uses" to make the language broader. 6:43:06 PM Councilors agreed to change the Comp Plan language to "may be appropriate," and make specific decisions on uses and impacts in the Zoning Code.
- Councilor Corrock said the Form-Based Code needs review.
- Councilor Corrock said land use area is very important.
- 6:45:17 PM Councilor David agreed there should be some language to encourage community housing, like minimum FAR, minimum number of units, no combined lots, etc.

Mayor Nina Jonas left the meeting at 6:50 p.m.

Councilor Anne Corrock moved to pass Resolution 14-006 adopting the 2014 Ketchum Comprehensive Plan dated February 18, 2014, as amended. Motion seconded by Councilor Jim Slanetz, and passed unanimously.

3. **ADJOURNMENT**
Councilor Anne Corrock moved to adjourn at 6:53pm. Councilor Jim Slanetz seconded the motion, and it passed unanimously.

Nina Jonas
Mayor

ATTEST:

Sandra E. Cady, CMC
City Clerk