



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: August 18, 2025

Staff Member/Dept: Morgan Landers, AICP – Director of
Planning and Building

Agenda Item: Review and discussion of revisions to the Cohesive Ketchum Comprehensive Plan.

Recommended Motion:

No motion necessary – discussion only.

Reasons for Recommendation:

- Staff is in the process of developing version three of the Cohesive Ketchum Comprehensive Plan for publication and would like to confirm the proposed changes outlined by Council to ensure all revisions are captured in the document.
- Planning staff presented a status update to the Planning and Zoning Commission at their August 12, 2025 meeting and the Commission has some feedback on the council's proposed revisions for discussion.

Policy Analysis and Background (non-consent items only):

INTRODUCTION

Following the recommendation of approval with changes from the Planning and Zoning Commission on May 13, 2025, the Council conducted the first public hearing on June 16th and subsequent hearings and discussions on July 7, July 21st, and most recently August 4th. At Council's request, city staff conducted four "Walk and Talk" events on July 17th, 24th, and 31st to hear additional feedback from community members in the Warm Springs and West Ketchum neighborhoods.

At the most recent hearing with Council on August 4th, planning staff presented the feedback from the "Walk and Talk" events and some potential changes to the plan resulting from those discussions. The Council also further deliberated on areas of the plan not discussed at the "Walk and Talk" events. Below is an overview of the revisions discussed by Council and feedback from the Commission on each item. In addition, staff provided a status update to the Commission at their August 12, 2025 regular meeting and additional feedback on Council revisions is provided below. [CLICK HERE](#) to view the recording for the August 12 Commission meeting.

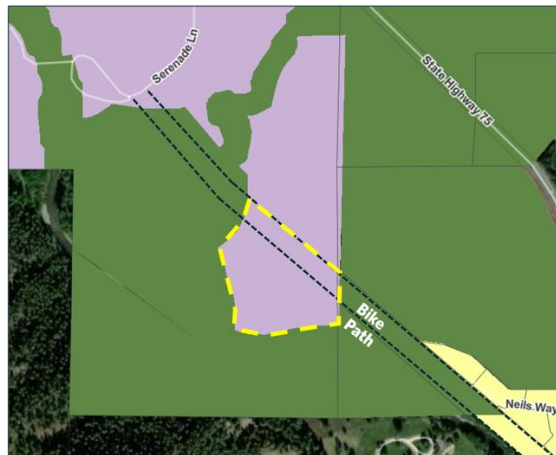
Staff is in the process of preparing a new version of the plan and requests confirmation of the final changes to the document to ensure all revisions are captured appropriately.

OVERVIEW OF REVISIONS

- Council is supportive of the proposed changes recommended by the Planning and Zoning Commission except for items #18 and #19. The PZ Commission's recommendations are included as an attachment to this memo for reference. Council's preliminary discussion indicated support for the following:

- Item #18 – rather than delete the item from the implementation chapter, Council noted keeping the item and adding the term “explore” to the beginning of the statement. The revised action item would read:
 - Action BNE-1.e - Explore reductions in height and FAR allowances in the Retail Core to limit the scale and intensity of new developments.
- Item #19 – Preliminary Council direction indicates these items should remain as originally drafted as follows:
 - Action DT-2.d. Explore reductions in height and FAR incentives for all developments in the Retail Core.
 - Action DT-2.e. Explore reductions in height and FAR incentives for 100% community housing projects in the Retail Core.
- Commission Feedback: The Commission encourages Council to take a broader approach to reducing the scale and intensity of new developments in the Retail Core, rather than focusing specifically on height and FAR. The Commission believes there are a multitude of approaches to addressing scale and intensity and prefers the comprehensive plan leave the door open to a variety of approaches. The Commission agrees that the intent of the plan is to have design guidelines/standards and dimensional requirements that result in a Retail Core that looks and feels different (less intense) from the rest of downtown. However, there are other aspects of downtown vibrancy that need to be retained, such as deed restricted commercial space and community housing that may be compromised if the focus is solely on height and FAR. The Commission provides the following revised language for Council consideration:
 - Action BNE-1.e - Explore limiting dimensional standards in the Retail Core to reduce the scale and intensity of new developments compared to the rest of downtown.
 - Combine Actions DT-2.d and 2.e to read – Explore limiting dimensional standards in the Retail Core for all developments, including developments with 100% community housing, to reduce the scale and intensity of new developments compared to the rest of downtown.
- Additional Revisions: In addition to the recommendations from the Commission, the Council provided preliminary direction on making the following revisions:
 - Reducing the height description in the Low Density Residential and Medium Density Residential land use categories from three stories to two stories.
 - The height descriptions would be revised to read: “Up to two stories pursuant to design standards/guidelines”
 - In addition, an action item would be included in the Implementation Chapter stating “BNE-1.g. Reduce allowable heights in the LDR and MDR designated neighborhoods to ensure new development is consistent with existing predominant development patterns”.
 - Commission Feedback: The Commission is supportive of these revisions.
 - Removing “smaller multi-family residential” from the primary use description in Medium Density Residential. The description would read:
 - Primary Uses: small single-family homes, duplexes, and townhomes
 - Commission Feedback: The Commission is supportive of this revision.
 - Add action item in Implementation chapter that reads “BNE-1.h. - Explore expansion of 58-foot height overlay area further south along State Highway 75 in the Mixed-Use Industrial area”.
 - Commission Feedback: The Commission is supportive of this revision.
 - Non-conformities - Clarify that the “Future Vision” descriptions for the land use categories applies to new development and that future zoning changes will not deem existing properties non-conforming.
 - Commission Feedback: The Commission is supportive of this revision.

- Density Descriptions – The Council gave preliminary direction to remove the upper limits of the density ranges in the intent statements for the Low, Medium, and High Density Residential future land use categories. The plan would note densities that exist and are permitted today with a clarification that future opportunities for deed restricted community housing will be explored. This allows for more discussion and evaluation of specific regulatory options for community housing throughout the city during the code drafting stage of the process. This will hopefully reduce uncertainty when the community has a clearer picture of what the regulations would look like, how zoning can create deed restricted community housing, and what development would look like with more specificity.
 - Commission Feedback: The Commission is supportive of this revision provided that the opportunity to explore community housing options is preserved in the plan. Additionally, the density ranges outlined in the plan should be the ranges currently permitted by zoning. Example: MDR would note current density of 6-11 du/acre as this represents the single family and duplexes that are permitted today.
- Parking – Council noted that parking should be addressed more thoroughly in the plan rather than referencing the Parking Management Plan for more detailed implementation of the parking strategies.
 - Commission Feedback: The Commission is supportive of this revision.
- FLUM Changes
 - River Run Base Area adjustments – resulting from public comment, staff reviewed the land use designations for the River Run Base Area and made the recommendation to Council to revise the area in yellow dashed lines below to Open Space rather than Mixed-Use Activity Center. This portion of property is near the Big Wood River, not accessible by vehicular access, and holds many attributes of protected open space and riparian areas elsewhere in the city. The Council’s preliminary direction indicates support for this change.



- Irene Street MDR to LDR – resulting from public comments requesting that the Irene Street subdivision be classified as Low Density Residential rather than Medium Density Residential, staff provided an analysis of densities currently present. Following Council discussion, preliminary direction indicates support for the change from MDR to LDR.



- Commission Feedback: The Commission is supportive of these revisions.

NEXT STEPS

As directed by Council, staff will prepare a new draft of the Cohesive Ketchum Comprehensive Plan for the September 2, 2025 meeting of the Council. As there is new information being provided, the September 2nd meeting will be a public hearing with opportunity for public comment.

Sustainability Impact:

The comprehensive plan outlines a variety of sustainability efforts to be implemented by the City of Ketchum informed by the 5B CAN plan adopted by Blaine County and the City of Ketchum.

Financial Impact:

None OR Adequate funds exist in account:	None
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Attachments:

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| 1. PZ Commission recommendations on V2 draft of the plan |
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City of Ketchum

ATTACHMENT 1:

PZ Commission

Recommendations – May 13,

2025



Draft Comprehensive Plan Version 2 Ketchum Planning and Zoning Commission Recommendation

RECORD OF PROCEEDINGS

In accordance with the Idaho State Code Section 67-6509, the Planning and Zoning Commission (the "Commission") held public hearings on March 25, April 8, April 22, May 7, and May 13, 2025, to consider the draft 2025 comprehensive plan. A public hearing notice was published in the Idaho Mountain Express on March 5, 2025. A public hearing notice was posted at City Hall, Town Square, and the post office on March 5, 2025. After considering version 2 of the draft Comprehensive Plan, staff analysis, and public comment, the Commission recommended approval of the Cohesive Ketchum Comprehensive Plan to the City Council subject to certain changes on May 13, 2025.

COMMISSION RECOMMENDATION

The Commission recommends the City Council approve the Draft Cohesive Ketchum Comprehensive Plan (v2) subject to the following changes:

1. General Updates
 - a. Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.
2. Update the Historical and Cultural Resources Map (page #33) to include:
 - a. Correct Bald Mountain, Rudd Mountain, and Dollar Mountain chairlift locations.
 - b. Add following note: As of June 2025, the Community Core is the only area that has designated historic resources. Additional historic resources may be designated as part of future surveying and historic preservation efforts.
3. Revise the fifth bullet in the Plan Assessment description (page #3) to read:
 - a. "Expanding the Plan's focus on historic preservation, with an emphasis on how history shapes Ketchum's character;"
4. Delete Policy BNE-3.5: Adaptive Reuse (page #32) and replace it with:
 - a. "BNE-3.5: Preservation: Discourage demolition of historically designated structures except in instances of concerns over public health and safety."
5. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
 - a. "Policy BNE-1.6 Adaptive Reuse: Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space."

6. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
 - a. "BNE-1.7 Transition Areas: Where neighborhoods have density or use transitions, such as low density to medium density or commercial to residential uses, design of new developments should include transition zones achieved through robust landscape areas and/or reduced bulk and mass of buildings on the periphery."
7. Revise Policy BNE-1.3 Context-Sensitive Development (page #30) to include:
 - a. "Implementing wildlife-friendly development, including conservation subdivision design and clustering, to maintain big game habitat and migration areas in the Mid Warm Springs/Heidelberg neighborhoods."
8. Update Neighborhoods Map (page #31) to include:
 - a. Clearly notating the location of the Mid Warm Springs/Heidelberg neighborhood.
9. Revise the description of "Historic and Cultural Resources" (page #95) to read:
 - a. "Historic and Cultural Resources. Many of our residential neighborhoods contain historic and cultural resources that are not protected from demolition. Historic resources that represent and celebrate Ketchum's history will be identified and may be preserved through historic preservation programs."
10. Revise the Medium Density Residential Land Use Category use descriptions (page #98) to read:
 - a. "Primary Uses: small single-family homes, duplexes, townhomes, and smaller multi-family residential"
 - b. "Secondary Uses: Accessory dwelling units, home occupations, as well as other supporting and complementary uses."
11. Revise the High Density Residential Land Use Category intent statement (page #100) to read:
 - a. "Density should be generally 18 dwelling units per acre with community housing."
12. Revise the Retail Core Land Use Category height description (page #103) to read:
 - a. "Up to two stories, however, three stories may be allowed pursuant to design standards/guidelines."
13. Revise the Mixed-Use Activity Center height description (page #107) to read:
 - a. "Up to five stories pursuant to design standards/guidelines."
14. Revise the Mixed-Use Industrial intent statement (page #109) to read:
 - a. "Neighborhood-serving uses should be introduced purposefully, with limits on size, to support employees and residents."
15. Revise the Mixed-Use Industrial secondary use description (page #109) to read:

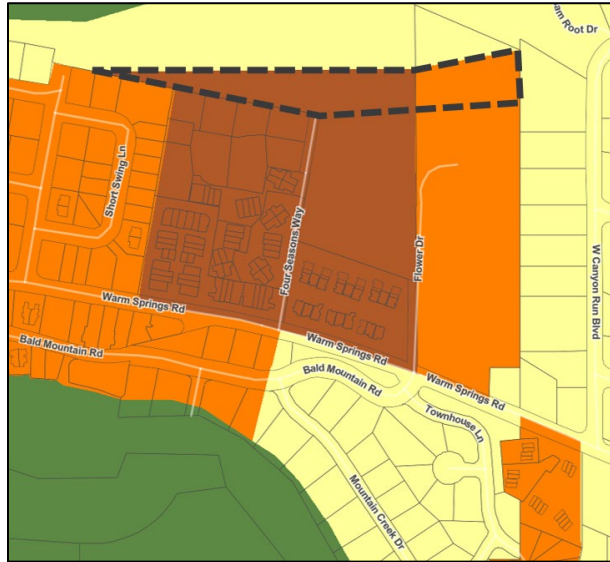
- a. "Secondary Uses: Neighborhood-serving commercial, multi-family residential, work/live units, and other supporting uses, such as outdoor seating areas, parks, plazas, and other public uses."
16. Revise the Mixed-Use Industrial height description (page #110) to read:
- a. "Height: Up to three stories; however, up to four and five stories north of 10th Street and south of Saddle Road between Lewis Street and Hwy 75 pursuant to design standards/guidelines"
17. Revise the Future Land Use Map to reflect the following:
- a. Change the area outlined below to Low Density Residential



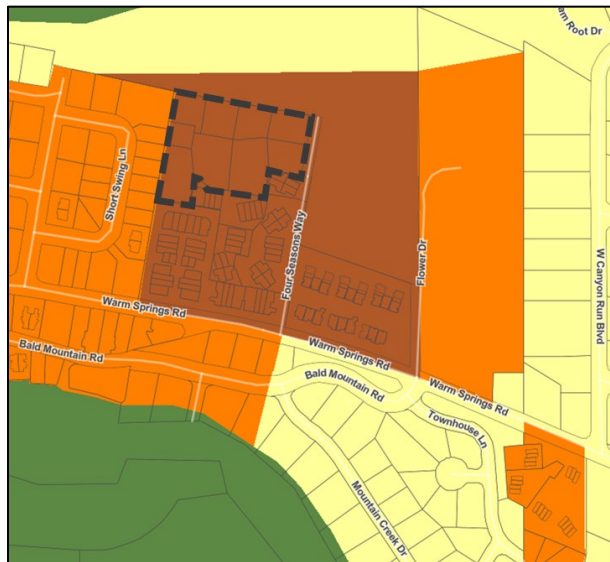
- b. Change the area outlined below to Medium Density Residential



- c. Change the area outlined below to Low Density Residential



- d. Change the area outlined below to Medium Density Residential



18. Revise the actions under Goal BNE-1 in the Implementation Matrix (page #118) to delete:

- a. "Action BNE-1.e: Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments," in its entirety.

19. Revise Action DR-2.d and Action DR-2.e under Goal DT-2 in the Implementation Matrix (page #132) to read as follows:

- a. "Action DR-2.d. Explore modifications in height and FAR incentives for all developments in the Retail Core."
- b. "Action DR-2.e. Explore modifications in height and FAR incentives for 100% community housing projects in the Retail Core."