

# Comprehensive Plan Draft Version 2

---

Planning and Zoning Commission Review (Meeting 1)

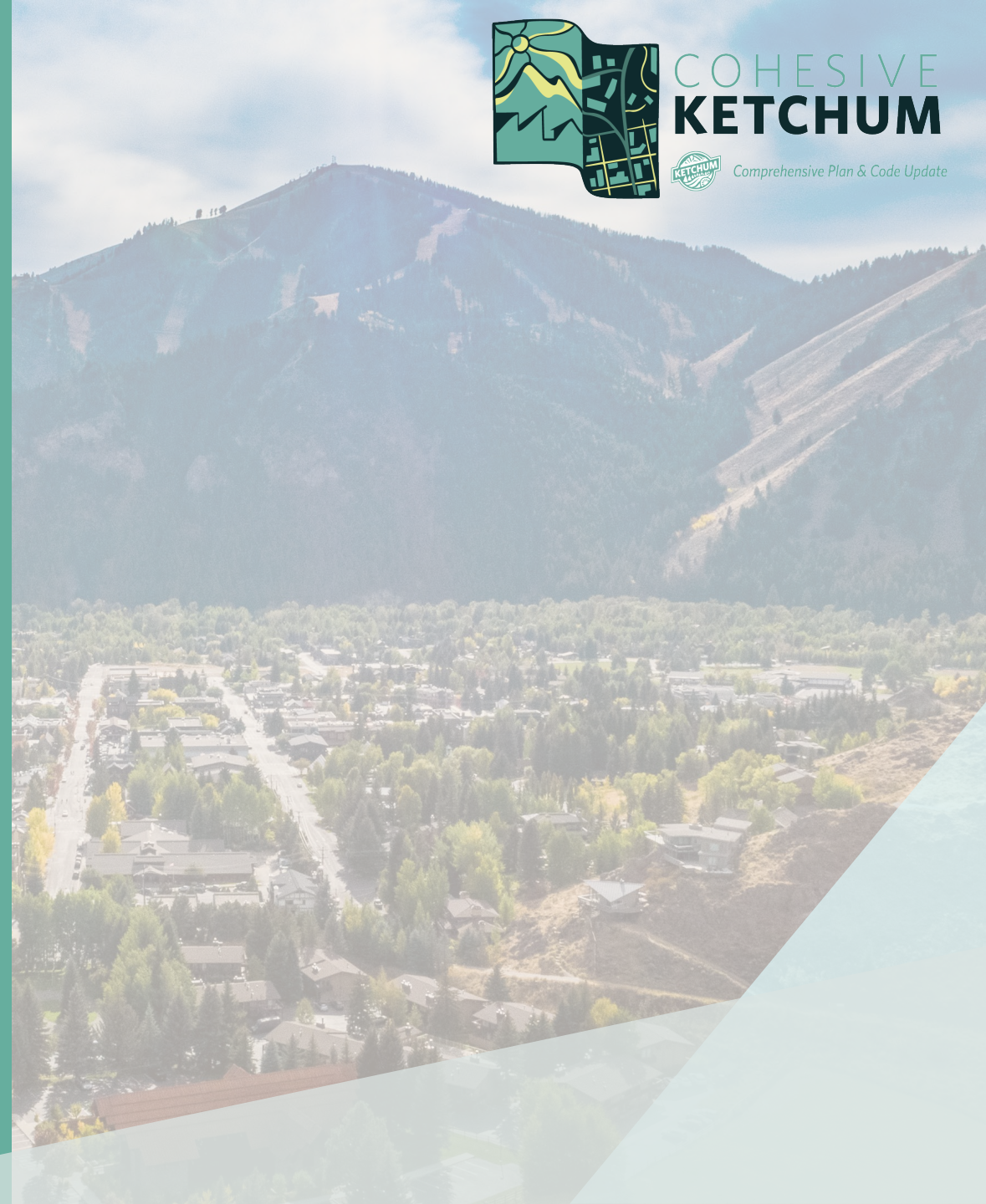
March 25, 2025



COHESIVE  
**KETCHUM**



Comprehensive Plan & Code Update



# AGENDA

- Introduction and Process to Date
- What We've Heard
- Summary of Changes
- Next Steps



# GOAL OF THE MEETING

- Review changes to the Draft Plan based on input received
- Provide *first of at least two* opportunities for P&Z and the public to weigh in on V2 of Draft Plan
- Provide direction to staff on the sections of the Draft Plan the Commission would like to focus on during the April 8 Meeting
- Identify potential changes to the Draft Plan for consideration by City Council



# PROCESS TO DATE



# WAYS TO PROVIDE FEEDBACK

Submit comments online at [projectketchum.org/cohesive-ketchum](http://projectketchum.org/cohesive-ketchum)

Send email to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)

Join us at one of the upcoming Planning and Zoning Commission Meetings

## UPCOMING MEETINGS

MARCH 11

Information Session

MARCH 25

Public Hearing  
**NO DECISION/ACTION**

WE ARE  
HERE

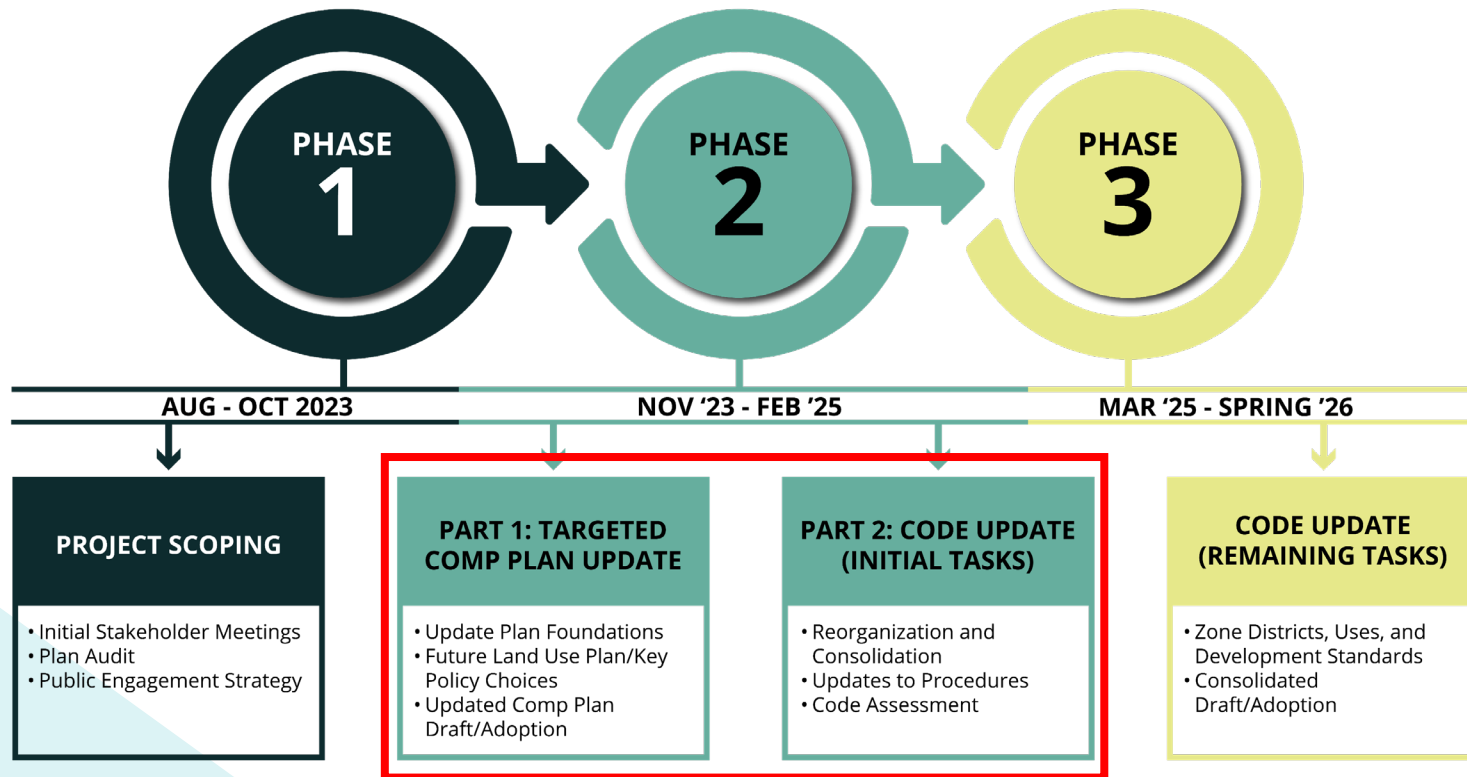
APRIL 8

Public Hearing

Additional public hearings may be held by the Planning and Zoning Commission as needed.



# PROJECT



**WE ARE HERE**

- +3 months:
- Additional Engagement
  - Staffing





# DECEMBER DRAFT: REVIEW OPPORTUNITIES

- November 20<sup>th</sup> and 21<sup>st</sup>: Review Initial Draft with committees
- Initial Draft Plan available online for comment: December 2, 2024 – January 17, 2025
- Open House – January 15, 2025
- Joint Meetings with P&Z and City Council:
  - December 10<sup>th</sup> – introduction to the draft; overview of initial feedback from committees
  - February 3<sup>rd</sup> – review of input on Future Land Use Map/request for policy guidance on how to address





# DECEMBER DRAFT: COMMENTS RECEIVED

**1,650**  
total comments

## On Draft Comprehensive Plan and Future Land Use Map

- General Public  
1,279 comments | 73 participants
- Project Committees  
279 comments | 15 participants
- FLUM Web Portal  
52 comments | 31 participants
- Open House (written comments)  
40 comments | 23 participants



# DRAFT COMPREHENSIVE PLAN - V2

The revised draft of Ketchum's updated Comprehensive Plan is now available for review on the project website.

- Clean Version: Revised Draft Plan Version 2
- Comparison Version: Draft Plan Version 1 & Version 2
- Public Comments & Project Team Responses\*

*\*project team will continue to review and refine*



[projectketchum.org/cohesive-ketchum](http://projectketchum.org/cohesive-ketchum)

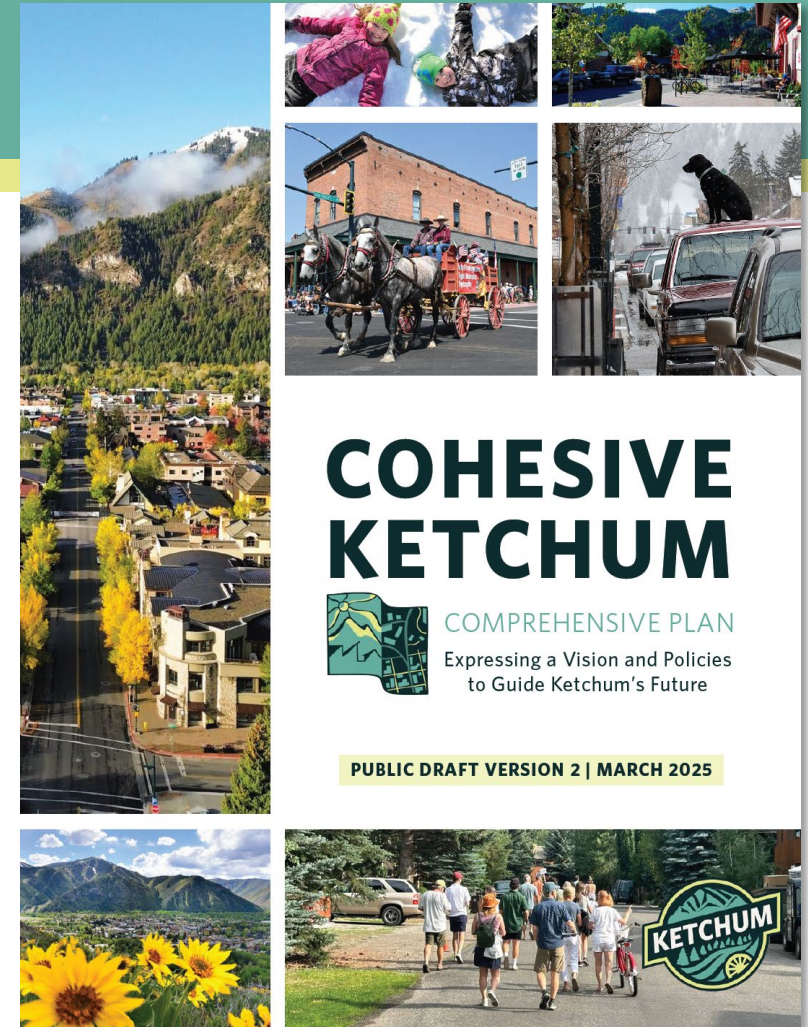
# SUMMARY OF CHANGES



# General Changes

- Performed overall scrub to address formatting issues, grammatical errors, photo selection, hyperlinks to external documents\*
- Reviewed action words and updated where needed to clarify intent (e.g., support/promote vs. incentivize)
- Made updates and clarifications throughout to respond to community feedback
- Expanded use of cross-references

*\*Editorial edits will be ongoing until Plan is adopted*



# General Changes

## Expanded discussion of trends in the Plan to provide more context in...

- Introduction
- Relevant ‘Where we are today’ sections that accompany goals and policies



### PLAN ASSESSMENT

An in-depth review of the 2014 Plan policies and implementation progress was conducted in the fall of 2023 to help identify gaps and opportunities for improvement in the updated Plan. This assessment stage included an initial round of meetings with City departments, boards and commissions, regional partners, and other stakeholders. Key themes that emerged from the assessment include:

- Preserving community character, as defined by the locals who live and work in Ketchum and contribute to the City's distinctive sense of place;
- Addressing community housing needs;
- Diversifying Ketchum's economy;
- Incorporating sustainability and community resilience priorities throughout the Plan;
- Expanding the Plan's focus on historic preservation in the context of economic development;
- Clarifying the role of the Future Land Use Plan in shaping how Ketchum grows;
- Strengthening regional partnerships;
- Aligning the updated Plan with recent plans and studies; and
- Defining the roles and responsibilities of the City departments and partner agencies working to implement the Plan.

### MAJOR TRENDS

In early 2024, an analysis of trends was conducted to establish an understanding of how Ketchum has changed since the adoption of the 2014 Plan, and to guide policy discussions held as part of the Cohesive Ketchum process.

Major trends that were foundational to the Plan update process include:

- **Population growth and forecast.** Ketchum's population increased at a rate of 2.4 percent from 2010 to 2022, which is 1.6 percentage points higher than the City's growth rate from 2000 to 2022, bringing the community to a total population of around 3,550 people in 2022. Ketchum is forecast to add between 780 to 2,860 new residents by the year 2040.
- **Demographic change.** The median age of Ketchum residents has increased since 2010, jumping from 41.4 years old to 51.3 years old. The number of children (ages 0-15) and parents (ages 25-44) decreased in the same time period.
- **Housing costs.** Housing prices increased 74 percent in the past five years, outpacing 47 percent and 33 percent growth in income and pay, respectively.
- **Employment trends.** As of 2023, roughly 34 percent of all jobs in Blaine County were located in Ketchum, though Ketchum only makes up around 14 percent of the county's population. Additionally, only around 9 percent of the people who work in Ketchum also live in Ketchum.

These trends, paired with the key themes noted above, informed the goals and policies provided in Chapter III and the Growth Framework provided in Chapter IV. Additional detail regarding current conditions, trends, key issues, and opportunities is provided in Chapter III as they pertain to specific topics.

| See also, Appendix A: Major Trends and Existing Conditions and Appendix B: Land Demand and Capacity.

# Distinctive Built and Natural Environment

- Reworked Goal BNE-1 and associated policies to align with Growth Framework and feedback regarding the importance of ‘managing’ vs. ‘encouraging’ growth
- Expanded discussion on historic preservation and associated policies
- Added maps:
  - Neighborhoods
  - Historic and Cultural Resources

## GOALS AND POLICIES

### LAND USE AND COMMUNITY CHARACTER



#### GOAL BNE-1: MANAGE GROWTH TO PROTECT AND ENHANCE KETCHUM'S ECLECTIC CHARACTER, DISTINCT NEIGHBORHOODS, AND QUALITY OF LIFE.

##### Policy BNE-1.1: Growth Management

Support the efficient use of Ketchum's limited land area by accommodating context-sensitive infill and redevelopment where supported by the Future Land Use Plan and necessary utilities and services. Continue to collaborate with Blaine County and other partners on the potential for future annexation of portions of the ACL to expand Ketchum's development capacity and reduce pressure on established neighborhoods.

| See also, Chapter IV. Growth Framework.

##### Policy BNE-1.2: Neighborhood Characteristics

Reinforce the distinct characteristics of Ketchum's neighborhoods, encouraging creativity and innovation over uniformity.

| See Neighborhoods Map, page 31, and Land Use Category descriptions, pages 92-109.

##### Policy BNE-1.3: Context-Sensitive Development

Require infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories. Neighborhood-specific considerations include, are not limited to:

- The overall mix of uses, including housing types (where applicable);
- Building massing and scale in relation to adjacent sites and the building heights and densities permitted in the underlying zoning district;
- Building materials;
- Transitions between uses and adjacent properties; and
- The relationship of the building(s) and other site features to the street, adjacent historic properties, views of the surrounding mountains, and/or natural features.

Context refers to the natural and man-made features adjoining a development site; it does not imply a certain style.

##### Policy BNE-1.4: Downtown Core

Reinforce downtown's role as Ketchum's primary activity center and the heart of the community through the ongoing implementation of the goals, policies, and supporting plans and studies referenced on pages 76-81 of this Plan, and associated land use categories.

##### Policy BNE-1.5: Emerging Activity Centers

Provide opportunities for a mix of higher-density development and neighborhood-serving uses in the Warm Springs Base Area, River Run Base Area, and St. Luke's/McHanville/Cold Springs Canyon Area to complement and expand access to community housing, jobs, and localized services and amenities outside of downtown.

| See also, Growth Principles for a Sustainable and Resilient Ketchum, pages 86-87.



# Diverse Community Housing Options

- Expanded discussion of short-term rentals
- Consolidated former Goal H-1 and H-3 and associated policies to reduce overlap/confusion.
- Added new Policy H-2.8 Legislative Advocacy
- Maintained most relevant housing terminology definitions

## HOUSING RESOURCES AND CAPACITY

### GOAL H-2: EXPAND AND LEVERAGE HOUSING RESOURCES AND CAPACITY.

#### Policy H-2.1: Community Housing Programs

Maintain and expand (where appropriate) housing programs that have been demonstrated to be successful in helping to achieve housing goals.

#### Policy H-2.2: Funding

Leverage local housing programs and resources to draw upon federal, state, private, and other funding sources.

#### Policy H-2.3: Local and Regional Partnerships

Continue to partner with local and regional organization to promote, plan, develop, manage, and preserve the long-term supply of community housing options in Ketchum.

#### Policy H-2.4: Public-private Partnerships

Collaborate with local and regional housing organizations, non-profits, and the private sector on the development of community housing on City-owned or other publicly-owned properties, or through other opportunities as they arise.

#### Policy H-2.5: Metrics and Monitoring

Increase the City's capacity to make informed decisions about and execute on housing policies by tracking housing trends, monitoring key metrics, and investing in staff

training programs. Support regional partnerships and on-going communications to increase coordination and housing impacts.

#### Policy H-2.6: Land Banking

Maintain an inventory of City-owned or other publicly-owned properties and leverage the land for community housing development. Compile and annually update information regarding each site's development feasibility and potential unit yield to inform the prioritization of resources. Evaluate the feasibility of purchasing land for community housing projects as opportunities arise.

#### Policy H-2.7: Community Housing Planning

Annually review, adapt, and update strategies in the Housing Action Plan to reflect changing dynamics.

#### Policy H-2.8: Legislative Advocacy

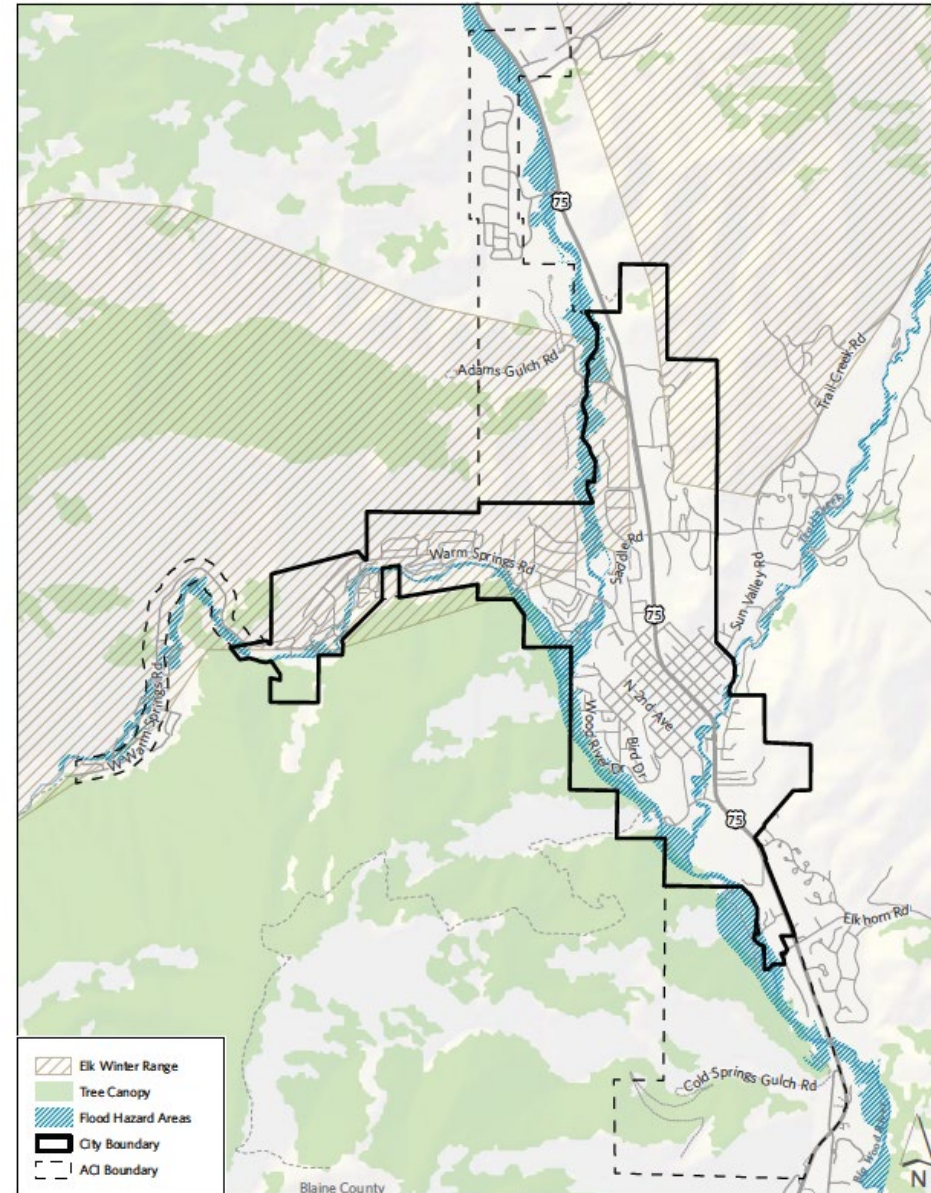
Advocate for legislative changes at the state level that would expand the authority of local governments to regulate short-term rentals and expand the range of tools that are available to local governments to support the implementation of housing goals (such as inclusionary housing).

# Responsible Stewardship of Natural Resources

- Substantial rewrite of ‘**Where we are today**’ section to address community feedback and better reflect current conditions/ongoing initiatives:
  - Development Impacts
  - Water Quantity and Quality
  - Clean Energy Goals
  - Green Building Standards
  - Solid Waste and Recycling
- Added map of Environmentally Sensitive Areas

## ENVIRONMENTALLY SENSITIVE AREAS MAP

Responsible Stewardship of Natural Resources



Public Draft Version 2 | March 2025 53





# Responsible Stewardship of Natural Resources

Reworked policies associated with Goal NR-1 to more directly address:

- Big Game Habitat and Use Areas
- Wildlife-Friendly Development
- Education and Outreach
- Noxious Weeds

## GOALS AND POLICIES

### LAND, WATER, AND HABITAT CONSERVATION

GOAL NR-1: PRESERVE AND ENHANCE THE NATURAL HABITAT FOR FISH, WILDLIFE, PLANTS, AND OTHER CREATURES IN OUR ECOSYSTEMS.

#### Policy NR-1.1: Big Game Habitat and Use Areas

Work with the Idaho Fish and Game Department, Blaine County, and other partners to identify and protect migration corridors and other areas of importance to the most prevalent big game species in and around Ketchum.

#### Policy NR-1.2: Wildlife-Friendly Development

Promote the use of no or wildlife-friendly fencing, clustering, conservation subdivision design, or other strategies that limit the intensity and impacts of land uses and human activities in big game habitat use areas, and protect access to essential food and water sources.

#### Policy NR-1.3: Education and Outreach

Increase public awareness of potential wildlife conflict situations, and discourage activities that may attract wildlife to areas with high potential for human-wildlife conflicts.

#### Policy NR-1.4: Ecosystem Connections and Buffers

Work with the County and managers of surrounding private and public lands to preserve, enhance, and restore habitat connectivity. Ensure that development in areas that serve as habitat for wildlife is designed and built so that it does not impede wildlife movement.

#### Policy NR-1.5: Natural Lands Preservation

Support the protection of lands with the highest scenic and habitat values through acquisition, regulations, and collaboration with private, non-profit, and public entities.

#### Policy NR-1.6: River System Quality

Protect riparian vegetation, natural habitat, and water quality of Ketchum's rivers using regulatory tools while bolstering the flood attenuation capacity and providing appropriate public access to the river system.

#### Policy NR-1.7: Urban Forest Preservation

Manage and retain the community's urban forest by prioritizing the preservation of healthy, mature trees when properties are developed or redeveloped. Implement the recommendations of the Community Forest Management Plan.

#### Policy NR-1.8: Soil Quality

Partner with local organizations to expand knowledge of regenerative resource management practices in urban settings.

#### Policy NR-1.9: Noxious Weeds

Work with Blaine County and other land managers to manage noxious weeds on public lands and enforce the management of noxious weeds on private property.



# Responsible Stewardship of Natural Resources

Reworked Goals NR-3 and NR-4 and associated policies to more directly align with 5B CAN and status of 2015 Green Building Standards

## CLEAN ENERGY AND GREEN BUILDING



### GOAL NR-3: LEAD BY EXAMPLE THROUGH THE USE OF CLEAN ENERGY AND GREEN BUILDING PRACTICES IN CITY OPERATIONS AND MAINTENANCE.

#### Policy NR-3.1: Energy Efficiency in City Operations

Continue to improve energy efficiency and greenhouse gas reductions in City buildings, vehicles, and operations. Compile and share information about techniques to conserve energy with the public.

#### Policy NR-3.2: Energy Alternatives

Implement policies and programs that enhance opportunities to generate or purchase energy from renewable sources for City facilities and infrastructure.

#### Policy NR-3.3: Resilient Energy Sources

Identify options for primary and back-up electrical generation and service options serving Ketchum. Evaluate the use of renewable energy options to diversify energy sources, reduce greenhouse gases, and preserve visual aesthetics.

#### Policy NR-3.4: Geothermal Hot Water

Utilize geothermal hot water as a public resource. Monitor the geothermal aquifer and manage development to ensure current and future usage does not diminish the long-term capabilities of the resource.

### GOAL NR-4: PROMOTE AND SUPPORT CLEAN ENERGY AND GREEN BUILDING PRACTICES IN PRIVATE DEVELOPMENT.

#### Policy NR-4.1: Green Building Practices

Incentivize the use of water and energy conservation features in new development, including but not limited to the use of high-efficiency plumbing and light fixtures, recycled building materials, and clean energy systems.

#### Policy NR-4.2: Retrofit Incentives

Establish programs providing financial assistance for residential and commercial retrofits that reduce energy use and water consumption.

#### Policy NR-4.3: Geothermal Resources

Encourage the use of geothermal hot water systems and geothermal heat pumps in new development and the retrofit of existing development where feasible.

#### Policy NR-4.4: Solar Resources

Continue to support local solar energy growth by streamlining the solar permit process, making information on solar easily accessible to the community, and reviewing zoning requirements that could pose obstacles to solar development.

#### Policy NR-4.5: Site Planning

Encourage the use of energy conservation and greenhouse gas reductions through regulations governing placement, orientation, design, and clustering of development.



# Responsible Stewardship of Natural Resources

Added new Policy NR-5.4 to reflect ongoing efforts and collaboration to expand local and regional access to recycling and composting services

## SOLID WASTE AND RECYCLING



GOAL NR-5: REDUCE THE AMOUNT OF SOLID WASTE GENERATED IN KETCHUM.

### Policy NR-5.1: Waste Stream Reduction

Pursue and support programs and activities that reduce the amount of waste which must go to the landfill through source reduction, reuse, composting, recycling, and the use of materials with recycled content.

### Policy NR-5.2: City Operations

Lead by example by reducing waste in the City's day-to-day operations.

### Policy NR-5.3: Construction Waste

Incentivize on-site separation of construction waste for recycling.

### Policy NR-5.4: Regional Collaboration

Continue to work with Blaine County and other public and private partners to expand local and regional access to recycling and composting services.



# Strong and Diverse Economy

- Updates to ‘**Where we are today**’ narrative and policies to reinforce balance between tourism reliance and economic diversification



# Safe and Healthy Community

Substantial rewrite of **'Where we are today'** section to:

- Address community feedback
- Better reflect current conditions and ongoing initiatives related to:
  - Emergency service capacity
  - Hazard mitigation
  - Access to health services
  - Education
  - Access to healthy local food



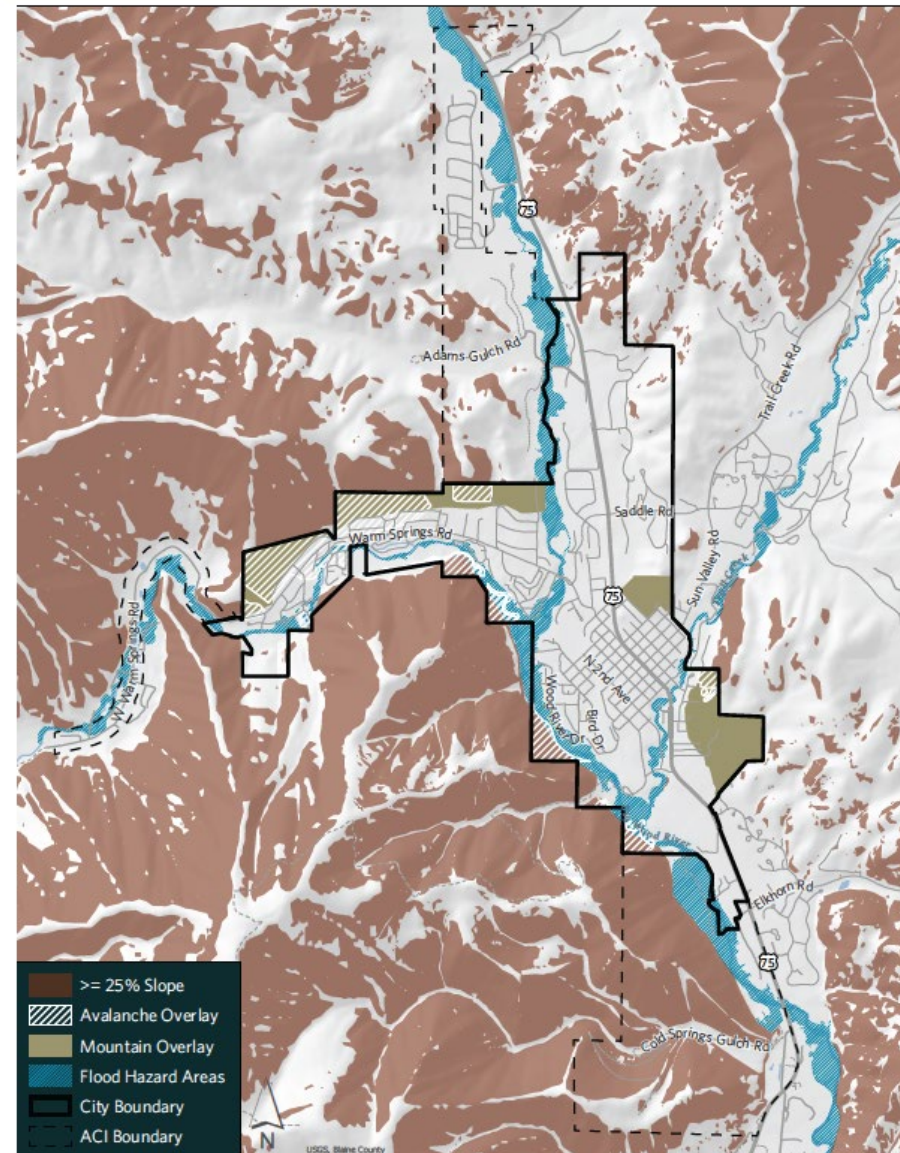
**COHESIVE  
KETCHUM**

Comprehensive Plan & Code Update

# Safe and Healthy Community

- Added explanation of Wildland Urban Interface as it pertains to Ketchum
- Added map of Natural Hazards

## NATURAL HAZARDS MAP



# Future Land Use Categories

- Substantial rewrite of future land use category descriptions:
  - Added descriptions for existing context and conditions
  - Clarified intent of density ranges for residential land use categories (intended to serve as an incentive to expand community housing)
  - Added future vision and desired characteristics
- Removed limitation on creation of new single-family detached homes in Medium Density Residential areas





### MEDIUM-DENSITY RESIDENTIAL (MDR)

#### EXISTING CONTEXT & CONDITIONS

The Medium-Density Residential (MDR) areas in Ketchum feature a range of housing types, including single-family homes, duplexes, and smaller multi-family residential buildings. These areas include portions of the Warm Springs Base Area, mid and lower Warm Springs neighborhoods, West Ketchum, and areas west of the light industrial area. No two areas are alike, each with a variety of buildings of different ages, sizes, and architectural styles. The public realm generally features tree-lined streets with no curb and gutter, sidewalks, or formal on-street parking. While the street widths vary, many rights-of-way are narrow and further constrained by steep slopes, existing trees, and winter snow storage. Pedestrians, cyclists, and vehicles share the road as traffic is generally low in volume and speed. Current lot sizes vary from 8,000 square feet to one acre. Existing residential densities permitted range from five to 11 dwelling units per acre.

Added Existing Context & Conditions

#### FUTURE VISION

**Intent.** The diversification of housing options is encouraged through residential infill and redevelopment that is compatible with the surrounding neighborhood and expands community housing. Naturally-occurring affordable rental and owner-occupied housing units should be preserved. Density should be generally six dwelling units per acre. Density up to 18 dwelling units per acre may be permitted if community housing is the primary use and the proposed development is contextually compatible with the surrounding neighborhood. Minimum/maximum unit sizes will be required moving forward.

#### MIX OF USES

**Primary Uses.** Townhomes and smaller multi-family residential.

**Secondary Uses.** Duplexes, small single-family homes, accessory dwelling units, as well as other supporting and complementary uses.

#### LOT SIZES

Flexibility in lot sizes should be provided moving forward to accommodate desired housing types. The subdivision of large lots is encouraged to expand community housing and preserve existing housing units.

#### HEIGHT

Up to three stories pursuant to design standards/guidelines.

Clarified Density Ranges

#### PARKING AND TRANSPORTATION

Parking should be on consolidated off-street surface parking areas, attached/detached garages, private driveways. On-street parking should be provided where street widths can accommodate it. On-street parking is not available during the winter.

#### DESIRED CHARACTER

See desired common characteristics of Residential Neighborhoods, page 95

**Building Orientation and Site Design.** Residential infill and redevelopment should be compatible with the size, scale, pattern, and character of the neighborhood. Mature trees and vegetation provide screening from the street and adjacent buildings. Residential buildings are oriented toward the street. Adequate building separation and setbacks from the street are provided to reinforce neighborhood scale.

**Public Amenities/Gathering Spaces.** These areas are primarily served by public neighborhood parks, trails, and river access points. Multi-family developments should provide adequate gathering space to serve the residents of the development

**Public Realm.** Physical qualities and characteristics of the streetscape that give each neighborhood its own authentic character should be retained and enhanced. Large existing trees within public rights-of-way that do not impede safety, maintenance operations, or increase the vulnerability of the neighborhood s to wildfire should be preserved. The public views of surrounding mountains should be enhanced by undergrounding utility lines.

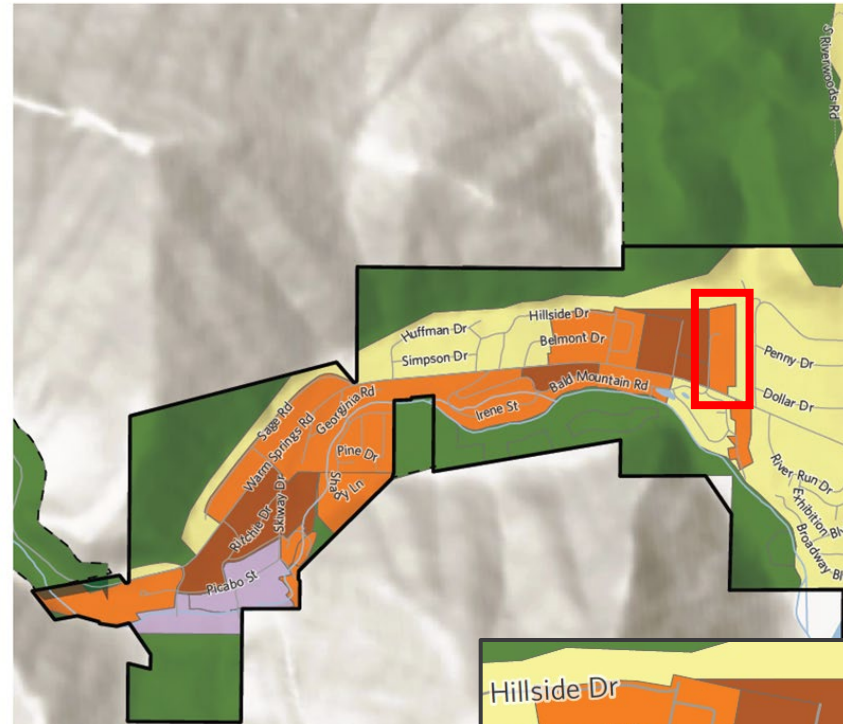
Desired Characteristics



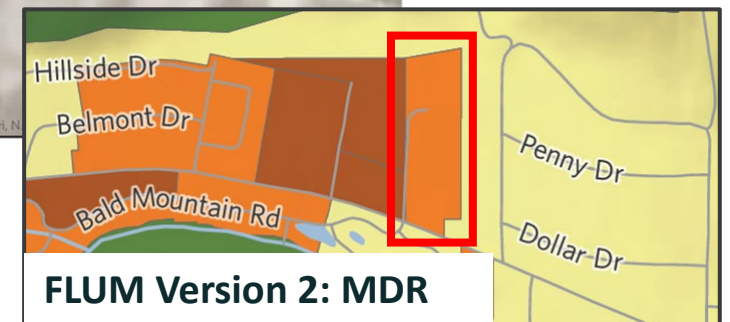
# Future Land Use Map: Mid-Warm Springs

Incorporated a Medium-Density Residential transition area between Low-Density Residential and High Density Residential in Mid-Warm Springs Neighborhood

FUTURE LAND USE MAP - WARM SPRINGS



- Residential Neighborhoods
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
- Mixed-use Areas
- Retail Core
  - Community Mixed-Use
  - Mixed-Use Activity Center
  - Mixed-Use Industrial
- Other
- Open Space
  - City Boundary
  - ACI Boundary






# Implementation

- Clarified roles and responsibilities for action items
- Maintained approach of not providing a comprehensive list of community partners (to accommodate changes over time)

TABLE 5-1: IMPLEMENTATION MATRIX

ACTION	RESPONSIBILITY	PRIORITY
<i>GOAL T-3: IMPROVE THE EFFICIENCY OF THE LOCAL AND REGIONAL TRANSPORTATION SYSTEM WHILE SUPPORTING THE REDUCTION OF GREENHOUSE GAS EMISSIONS, SINGLE-OCCUPANT VEHICLE USE, AND VEHICLE MILES TRAVELED.</i> 		
<b>Action T-3.a.</b> Update and adopt the Downtown Parking Management Plan and support its ongoing implementation. (See also, Action DT-1c.)	<b>Lead:</b> CA - PW <b>Support:</b> MR, KTA, CC	S (Annual)
<b>Action T-3.b.</b> Provide incentives for shared parking agreements to maximize the use of existing surface lots, where appropriate.	<b>Lead:</b> CA - PW <b>Support:</b> MR	S
<b>Action T-3.c.</b> Collaborate with Mountain Rides and the airport to develop a streamlined service to and from Ketchum and the airport.	<b>Lead:</b> CA - Comm <b>Support:</b> MR, FMA	S
<b>Action T-3.d.</b> Promote use of existing airport transportation services.	<b>Lead:</b> CA - PW <b>Support:</b> MR, FMA	S
<b>Action T-3.e.</b> Collaborate with Mountain Rides to weatherize high volume transit stops in City limits.	<b>Lead:</b> CA - C <b>Support:</b> MR, KTA	M
<b>Action T-3.f.</b> Develop and implement a Transportation Management Association or Organization to establish, promote, and administer an incentive program for City employees and local businesses that commute via carpool and active transportation (to reduce single occupancy vehicle trips, free-up more parking spaces in the Community Core zone, and promote public health).	<b>Lead:</b> CA - C <b>Support:</b> MR	M
<b>Action T-3.g.</b> Identify highly trafficked areas within the City for the installation of EV chargers.	<b>Lead:</b> CA - PW <b>Support:</b> PBD, KSAC	S
<b>Action T-3.h.</b> Seek out grant opportunities to secure funding for Level 3 EV chargers.	<b>Lead:</b> CA - PW <b>Support:</b> PBD, KSAC	S
<b>Action T-3.i.</b> Collaborate with businesses and owners of mixed-use buildings with parking structures to establish reserved parking spaces for EVs.	<b>Lead:</b> CA - PW and C <b>Support:</b> PBD, KSAC, KTA	M
<b>Action T-3.j.</b> Evaluate other City vehicles that could shift to EVs and consider retrofitting City buildings to accommodate EV charging.	<b>Lead:</b> CA - PW and C <b>Support:</b> SFD, KSAC	M



# NEXT STEPS



# PROCESS

- The Planning and Zoning Commission's role in the comprehensive plan update process is to review the draft plan and make a recommendation to the City Council.
  - That recommendation may include recommended revisions.
- Public hearings with the City Council will follow hearings with the Planning and Zoning Commission.
- The City Council is the final decision-making body on the adoption of the updated Plan.

# WAYS TO PROVIDE FEEDBACK

- Submit comments online at [projectketchum.org/cohesive-ketchum](http://projectketchum.org/cohesive-ketchum)
- Send email to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)
- Join us at one of the upcoming Planning and Zoning Commission Meetings

## UPCOMING MEETINGS

MARCH 11

Information Session

MARCH 25

Public Hearing  
**NO DECISION/ACTION**

WE ARE  
HERE

APRIL 8

Public Hearing

Additional public hearings may be held by the Planning and Zoning Commission as needed.

