

# Joint Work Session

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City Council and Planning and Zoning Commission

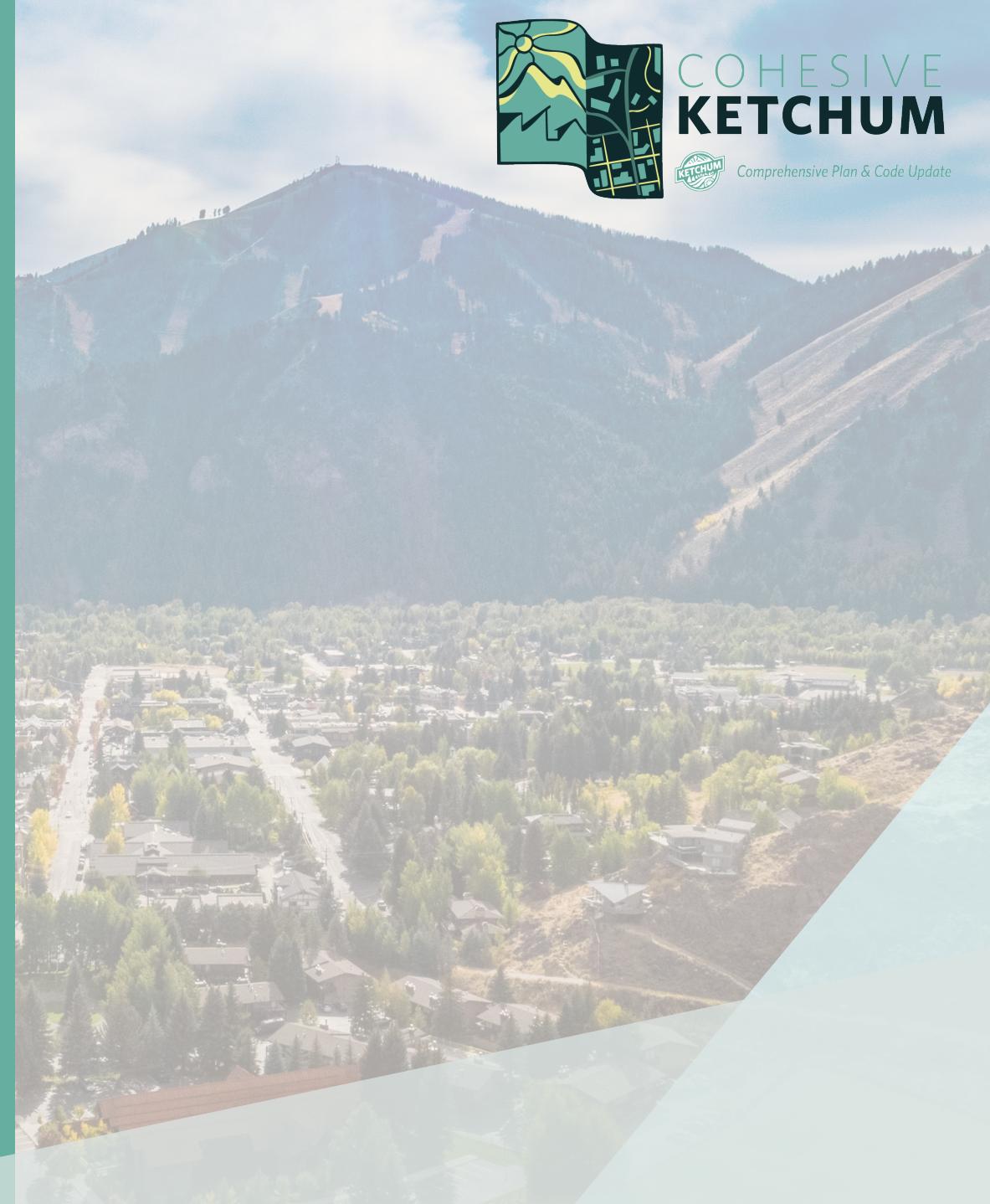
January 22, 2026



COHESIVE  
**KETCHUM**



Comprehensive Plan & Code Update



# AGENDA

- Overview of Process
- Overview of Comp Plan
- Overview of Phase 3 Code Project
- Discussion and Council Direction



# COUNCIL DIRECTION

- Does the Council support the code work as currently laid out?
- Are there items or topics the council would like to address that are not included?
- Does the council support the process laid out or are there other steps to incorporate?



# Cohesive Ketchum

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Project Overview

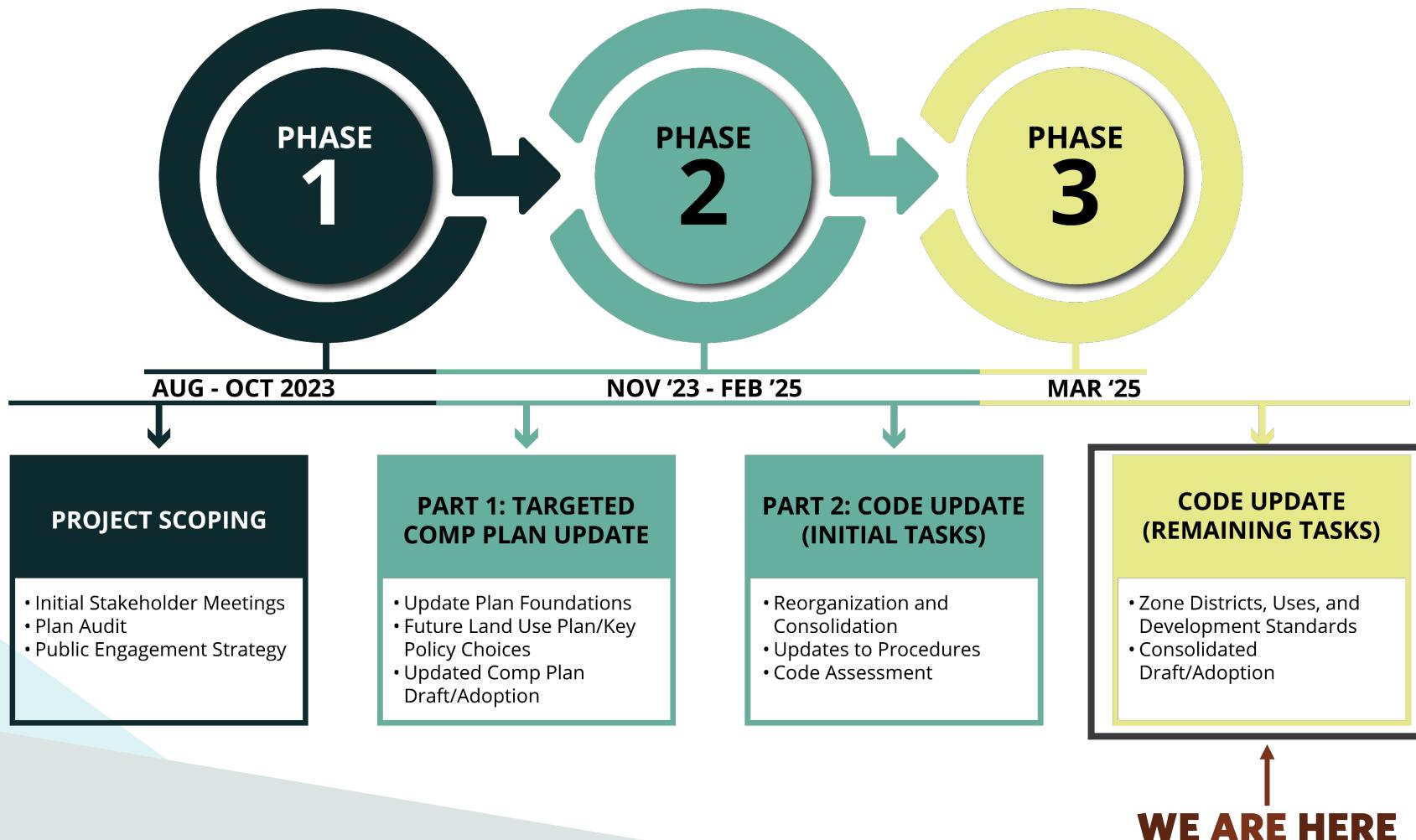


COHESIVE  
KETCHUM



Comprehensive Plan & Code Update

# Cohesive Ketchum Overview





# Comprehensive Plan

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## Overview

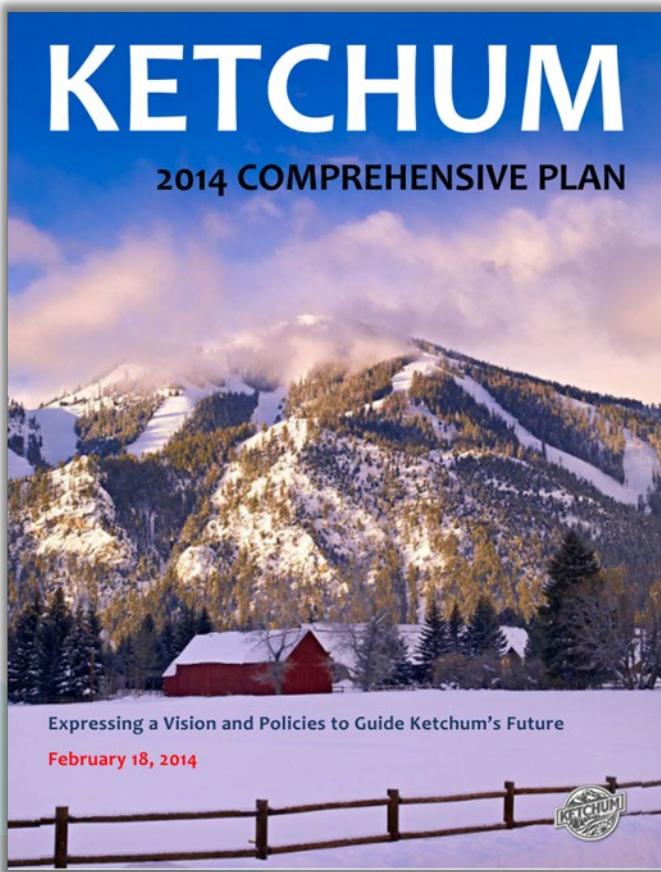


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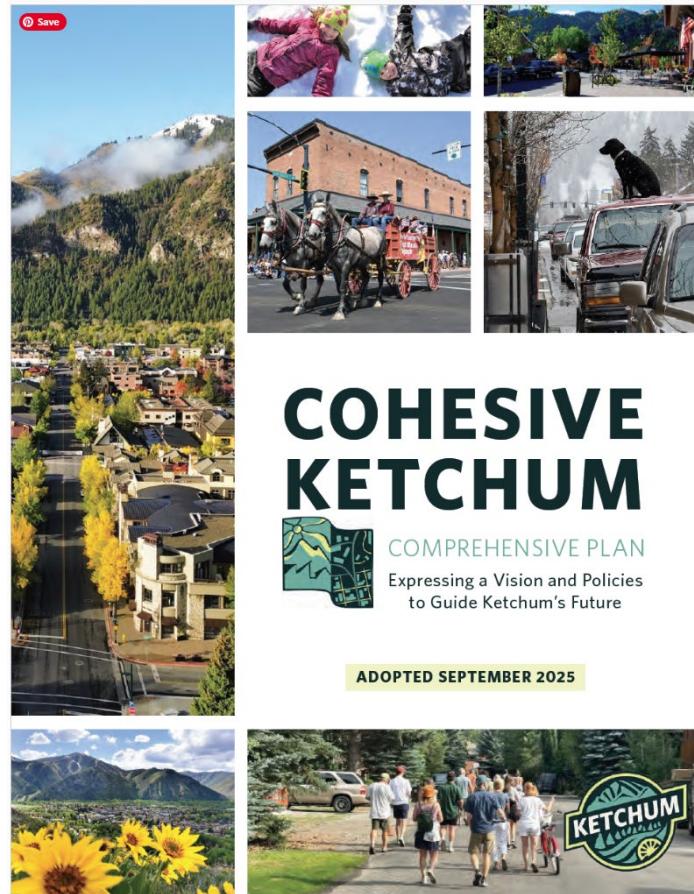


Comprehensive Plan & Code Update

# COMPREHENSIVE PLAN



10 YEARS

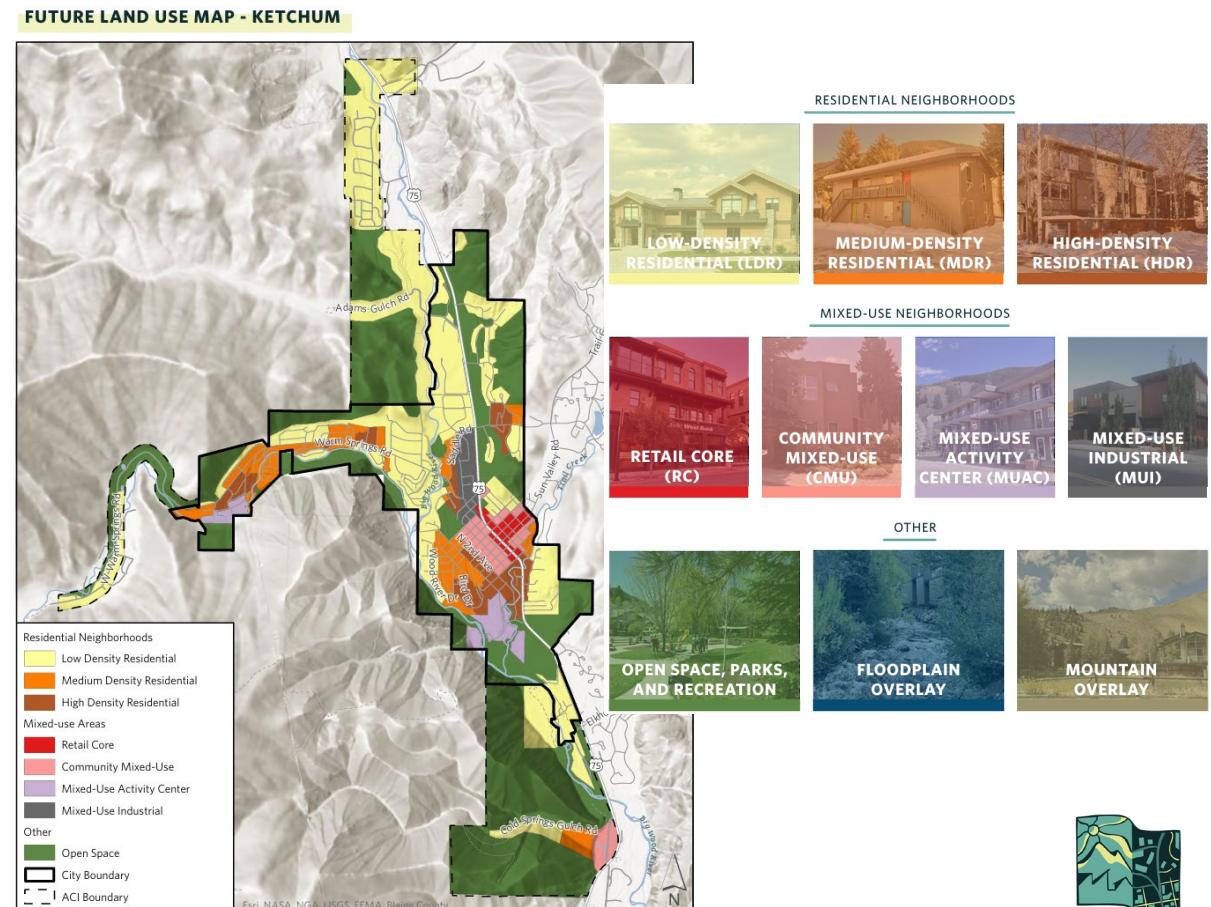


# VISION (2014 & 2025 PLAN)

We aspire to be an authentic mountain community with worldclass character, yet small-town feel. We value our strong sense of community and high quality of life **for year-round residents** and visitors. We will be successful by creating, attracting, and delivering excellent jobs, education, healthcare, recreation, and cultural opportunities. Furthermore, we wish to be a place with a stable economy, a vibrant downtown, **a variety of community housing options**, and **a diverse population** of people who live, work, and visit here. We will be responsible stewards of our environment, work toward a resilient economy, and **maintain our special way of life for generations to come.**



# COMPREHENSIVE PLAN



# KEY TAKEAWAYS

**Clear direction on what the community would like to see...**

- More opportunities for full-time residents to live in Ketchum
- A more resilient local economy
- Protection of Ketchum's character (as shaped by its people and sense of place)

**Less clarity on how to get there and what tradeoffs might be acceptable.**



# KETCHUM CHARACTER



## PEOPLE



## PLACE

**ITS BOTH!**

- More Community Housing
- Reuse buildings we have
- Regulations that preserve what exists
- Local Business Support
- Hillside restrictions
- Historic Preservation



# WHAT WE HEARD



**Building Size** - too many big boxy buildings, big buildings next to small ones don't work, Warm Springs Subdivision, large spec homes

**Character** - all new buildings look the same and they don't look like they fit here. Need better design standards. No more chain stores. Everything is empty.

**Parking** - Residential units needs to have parking - regardless of type

**Vibrancy** - all the new buildings are empty, don't want big chain stores

**Hillside** - buildings are too big, doesn't fit character of Ketchum

**Businesses** - Consensus that we should support local businesses and manage tourism

**Housing** - We need more young people and families, not agreement on where they go (downtown vs. neighborhoods)



# THE PLAN SAYS...

## ECONOMY

- Retain and expand existing businesses
- Local business priority over chains
- Balance between tourism and other industries
- Re-evaluate parking requirements city wide
- Promote recreation
- Improve transportation
- Support Arts and Culture

## CHARACTER

- Vibrant downtown and community spaces
- Reduce height limits in residential areas
- Reduce height limits in retail core
- Reduce incentives for hotels
- Restrict hillside development
- Prioritize preservation of environmental areas

## HOUSING

- Continue programs geared toward housing locals
- Focus on Community Housing - not all housing
- Keep density in neighborhoods to match existing
- Evaluate opportunities for housing in neighborhoods
- Retain incentives for community housing in downtown



# DENSITY OVERVIEW (MDR)

CURRENT ZONING
GR-L
<ul style="list-style-type: none"><li>• Single-family</li><li>• Multi-family—max 2 dwelling units</li></ul>
<b>Density :</b> 5 to 11 DU/acre <b>Height:</b> 35 feet

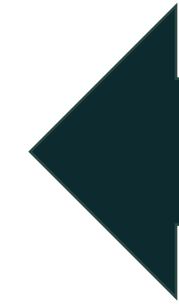
2025 Comp Plan - V2
<b>Uses</b>
<ul style="list-style-type: none"><li>• Multi-family</li><li>• Single-family</li></ul>
<b>Density : 6 to 18 DU/acre</b> (Up to 18 du/ac may be permitted if community housing is the primary use)
<b>Height:</b> Three stories

2014 Comp Plan
Medium Density Residential
<ul style="list-style-type: none"><li>• Single-family</li><li>• Duplex</li></ul>
<b>Density :</b> None <b>Height:</b> None

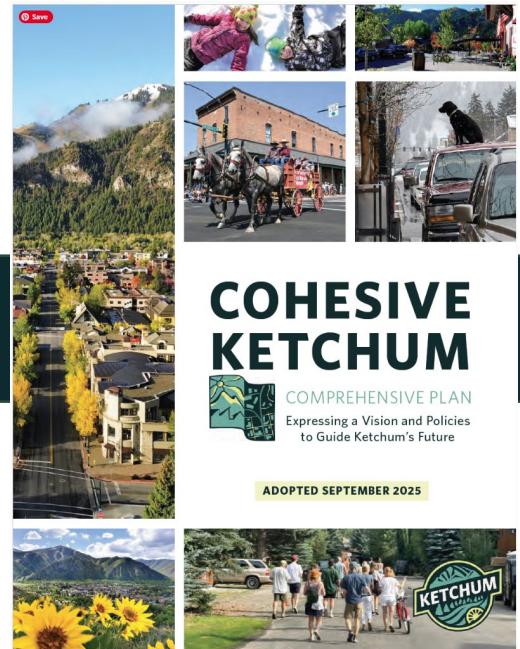
2025 Comp Plan - Final
<b>Uses</b>
<ul style="list-style-type: none"><li>• Single-family</li><li>• Duplexes</li><li>• Townhomes</li></ul>
<b>Density : 5 to 11 DU/acre</b> (more for community housing may be considered)
<b>Height:</b> two stories, three pursuant to design guidelines



# PLAN TO CODE



PARTIAL  
IMPLEMENTATION



FULL  
IMPLEMENTATION



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A scenic aerial photograph of Ketchum, Idaho, set against a backdrop of majestic, snow-capped mountains. The town below is a mix of traditional and modern architecture, nestled among lush green forests and rolling hills. The sky is a clear, pale blue with wispy white clouds.

# Phase 3 Code Updates

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## Overview



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Comprehensive Plan & Code Update

# PHASE 3 CODE UPDATES

## #1

- **DOWNTOWN**
  - Design Guidelines
  - Height/Setbacks
  - FAR Bonus for Community Housing
- Affordable Commercial Space
- Local Business Priority Program
- **PARKING**
  - Mountain Overlay
  - Nonconforming Uses and Buildings

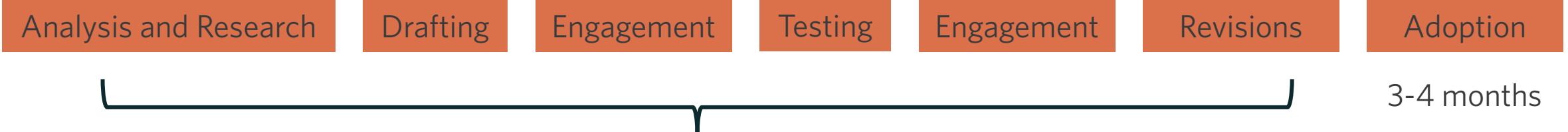
## #2

- Residential Zoning Standards
  - Unit Sizes
  - Lot Sizes
  - ADU and Tiny Homes
- Environmental
  - Floodplain
  - Riparian
  - Water Conservation
  - Avalanche Areas

## #3

- Hotels and Base Areas
- Light Industrial District
- General
  - Signs
  - Dark Skies
  - Procedures
- Administrative Manual

# Code Drafting Process

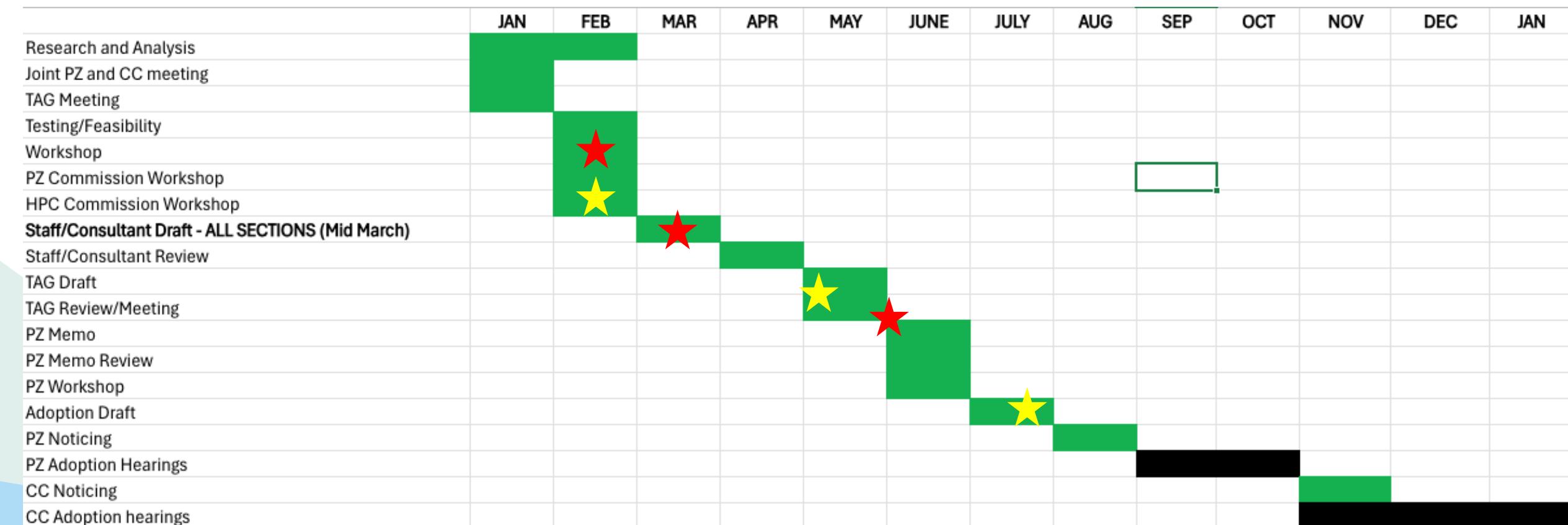


## **Stakeholders:**

- City Council
- PZ Commission
- Historic Preservation Commission
- Technical Advisory Committee
- Public

**\*shorter period requires  
shorter or skipped steps**

# Code Drafting Process



★ = Public Engagement

★ = Council Checkin

# Questions/Discussion

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Does the Council support the code work as currently laid out?



A scenic aerial photograph of Ketchum, Idaho, showing the town nestled in a valley surrounded by towering, forested mountains. The town below is a mix of residential houses and larger buildings, with roads winding through the landscape. The sky is clear with a few wispy clouds.

# Policy Discussion - Downtown

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Overview



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# Issues (downtown specific)

**Building Size** - too many big boxy buildings, big buildings next to small ones don't work

**Character** - all new buildings look the same and they don't look like they fit here. No more chain stores.

**Parking** - Residential units needs to have parking - regardless of type

**Vibrancy** - all the new buildings are empty

**Housing** - we aren't getting enough benefit for what we are giving (FAR bonus program)

# Downtown Today

## Retail Core (red)

Uses:

- Ground Floor - restaurant, bar/lounge, retail, personal services, assembly
- Upper floors - residential, office

Parking: commercial exempt, <750 residential exempt, community housing exempt

Height: 42 feet (3 stories) - 4 and 5 stories permitted in some instances

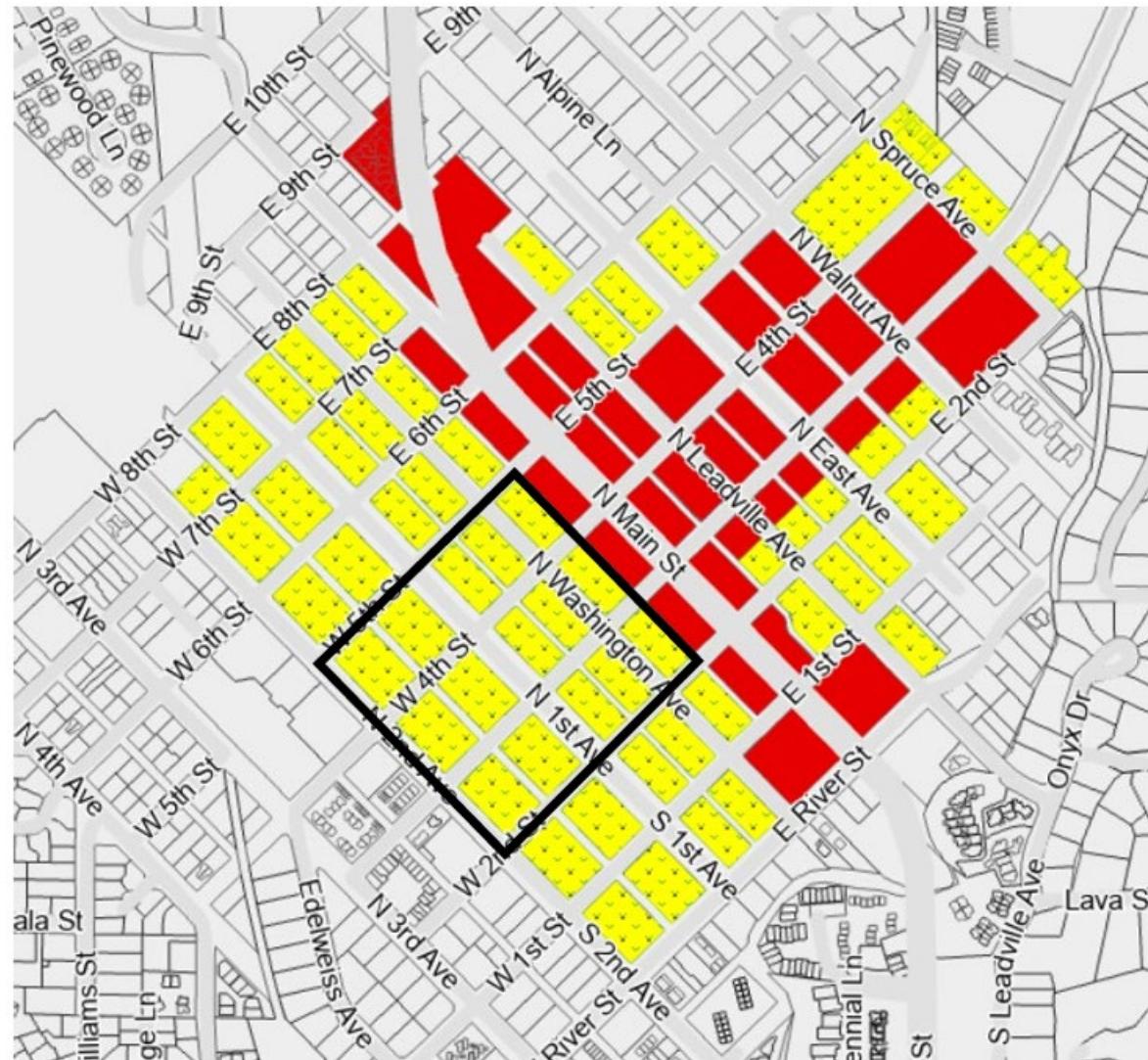
## Mixed Use (yellow)

Uses:

- 100% residential ok, mixed ok
- Within the Black Box - ground floor commercial required - can be any commercial

Parking: commercial exempt, <750 residential exempt, community housing exempt

Height: 42 feet (3 stories) - 4 and 5 stories permitted in some instances



## Community Core Subdistricts



1-Retail Core



2- Mixed Use



Ground Floor Residential with  
Street Frontage not permitted



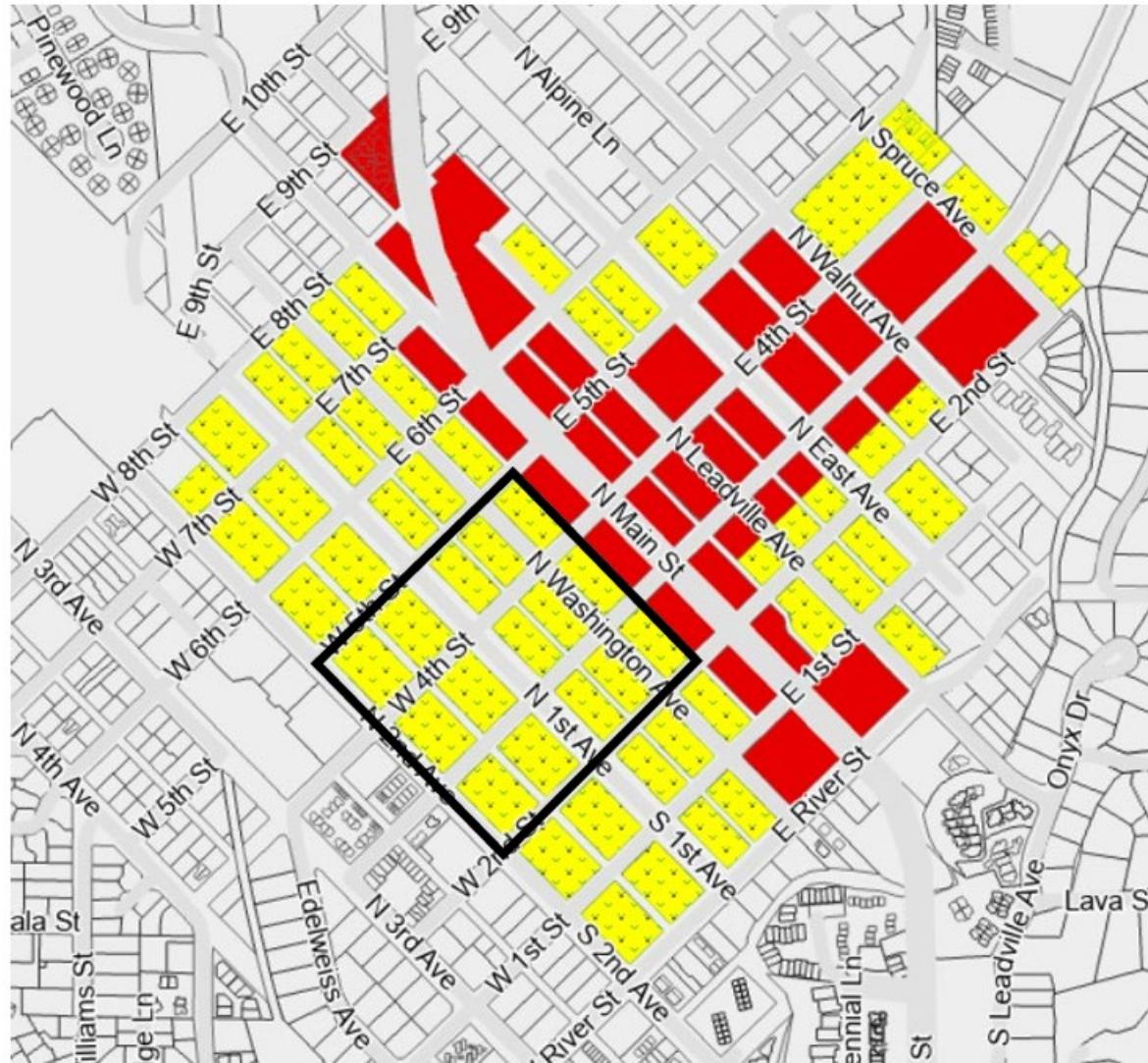
# 2025 Comp Plan

## Retail Core (red)

- Uses:
  - Commercial (primary)
  - Housing (secondary)
- Height: 2 stories (3 w/ design guidelines)
- Lot Consolidations: Only for hardship or public benefit (parking or community housing)
- Parking: development provides for residential, street parking for commercial

## **Mixed Use (yellow)**

- Uses:
  - Commercial and Residential
- Height: 3 stories (4 for community housing and design guidelines)
- Lot Consolidations: two lots ok for community housing or parking, more than two discouraged
- Parking: development provides majority of parking, street parking supplemental



### Community Core Subdistricts



1-Retail Core



Ground Floor Residential with Street Frontage not permitted



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G1

# Code Updates

## Changes to Design Guidelines and Standards

## Changes to rooftop allowances and setbacks

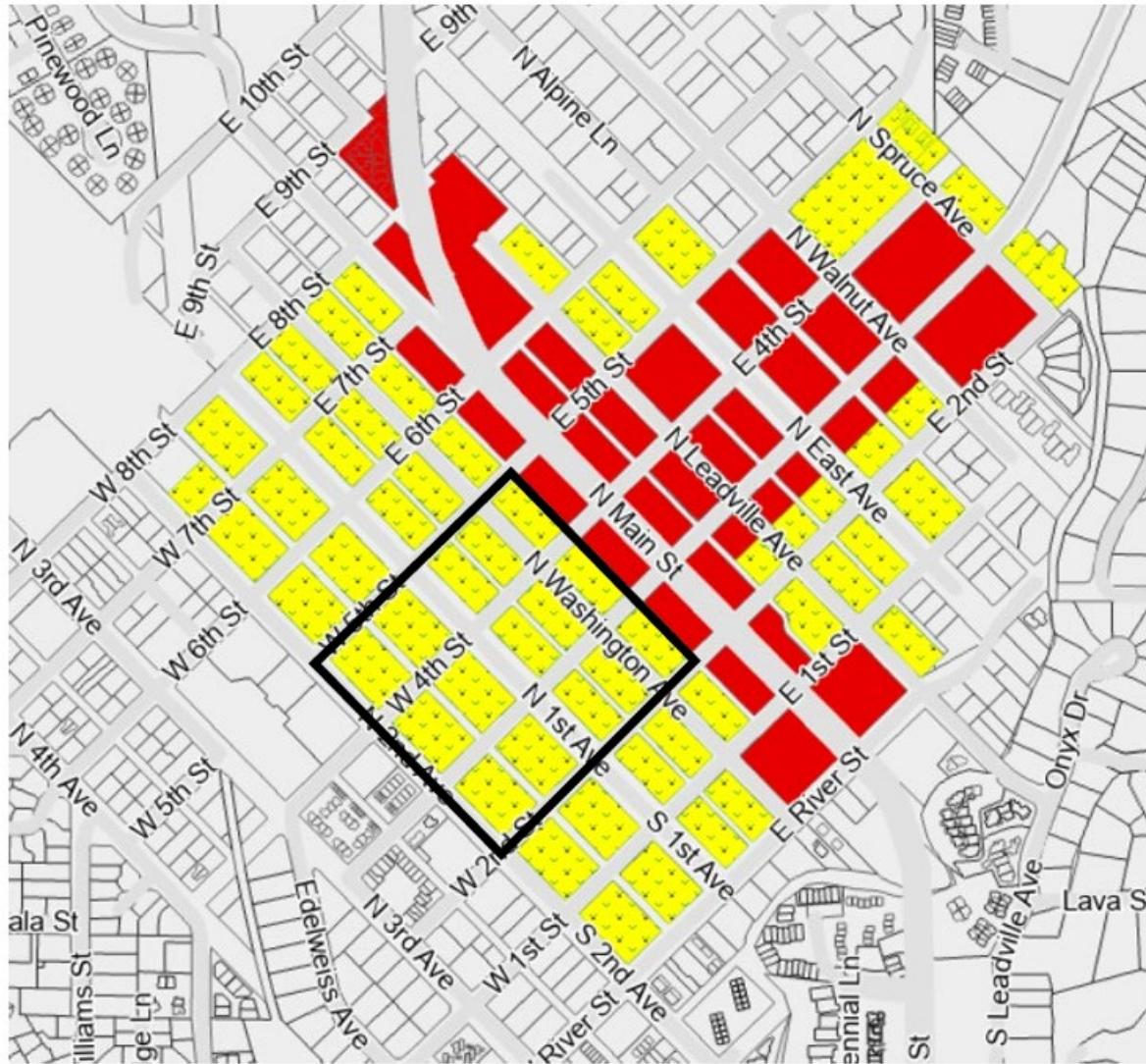
## Revise FAR Density Bonus Program

## Retail Core

- Uses: Review – minimal changes
- Height: Review/Reduce (including FAR)
- Lot Consolidations: No changes
- Parking: Revise Residential Requirements (decrease exemptions but not remove altogether)

## **Mixed Use**

- Uses: Review - minimal changes
- Height: No changes
- Lot Consolidations: more clear standards
- Parking: Revise Residential Requirements (decrease exemptions but not remove altogether)



## Community Core Subdistricts



## 1-Retail Core



Ground Floor Residential with Street Frontage not permitted

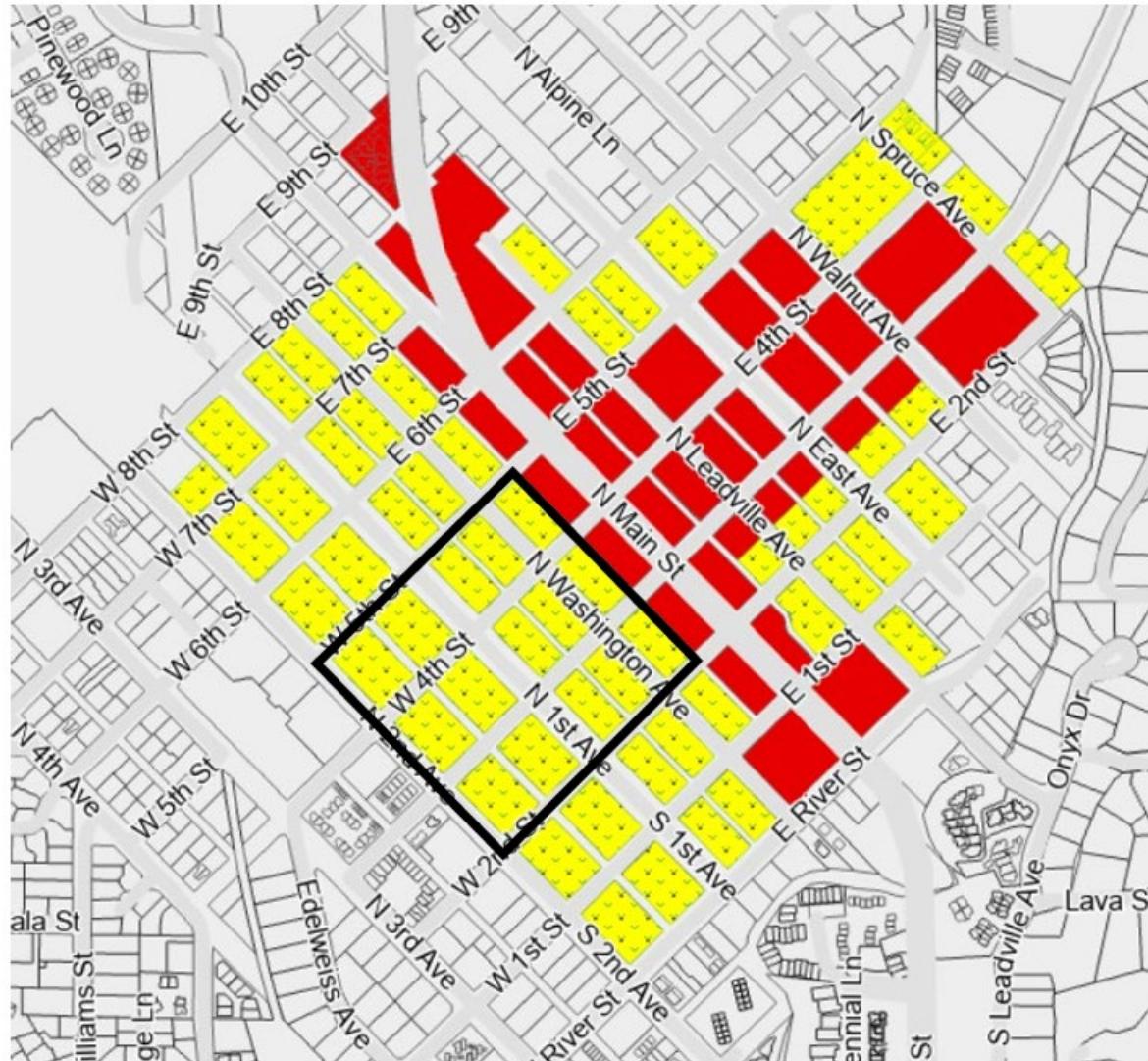


# COMPREHENSIVE KETCHUM

# Code Updates

## Other Considerations:

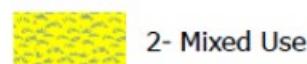
- Topography (benching of downtown)
- Street Widths (60/80/100ft ROW)
- West vs. East (how design is different)
- Views (canyoning of streets and views of mountains)
- Bicycle and Pedestrian Experience
- Maximize exposure of local businesses



Community Core Subdistricts



1-Retail Core



2- Mixed Use



Ground Floor Residential with  
Street Frontage not permitted



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