



COHESIVE  
**KETCHUM**



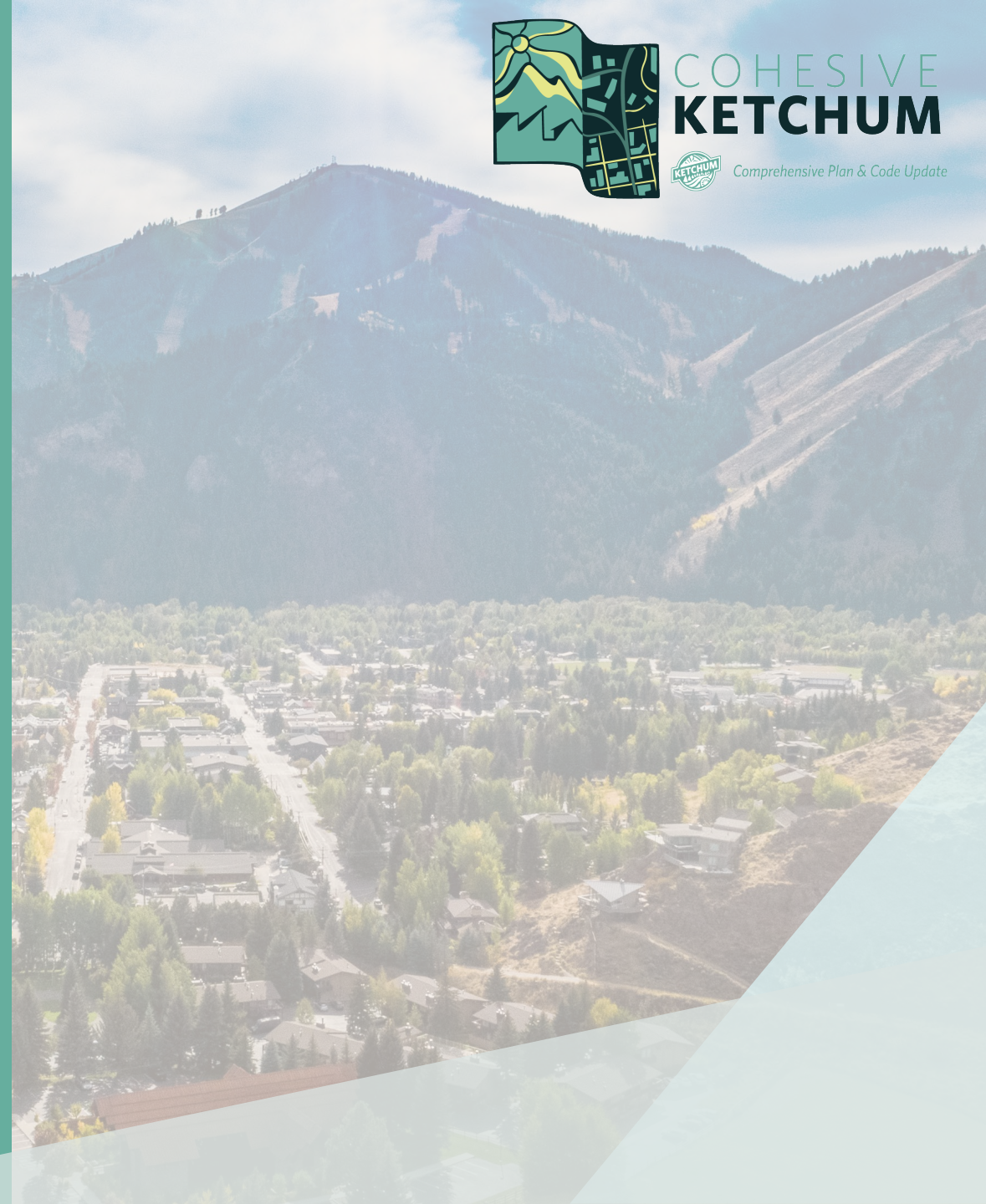
Comprehensive Plan & Code Update

# Joint Work Session

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City Council and Planning and Zoning Commission

January 22, 2026



# 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

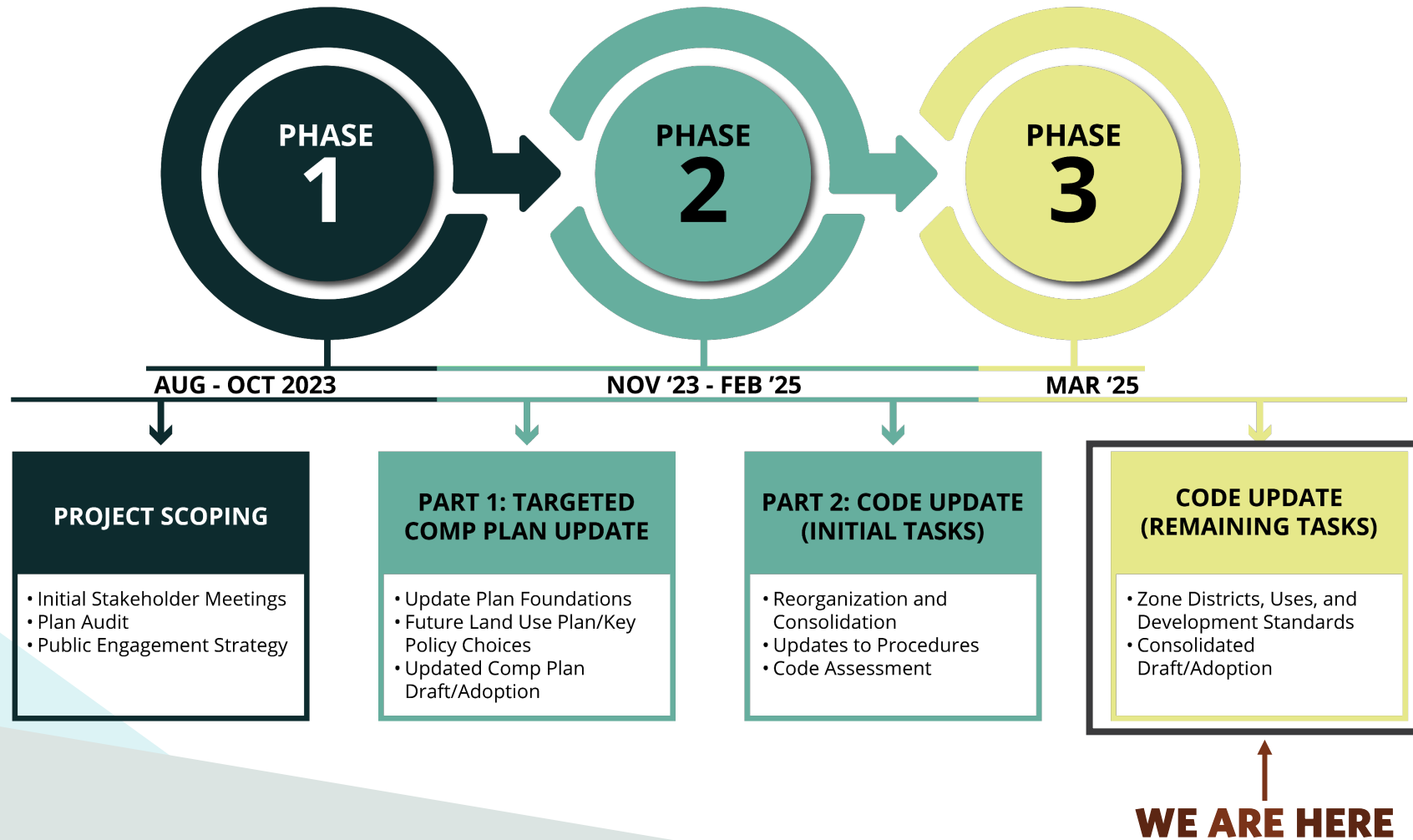
Project Overview



**COHESIVE  
KETCHUM**

Comprehensive Plan & Code Update

# Cohesive Ketchum Overview





# Comprehensive Plan

## Overview

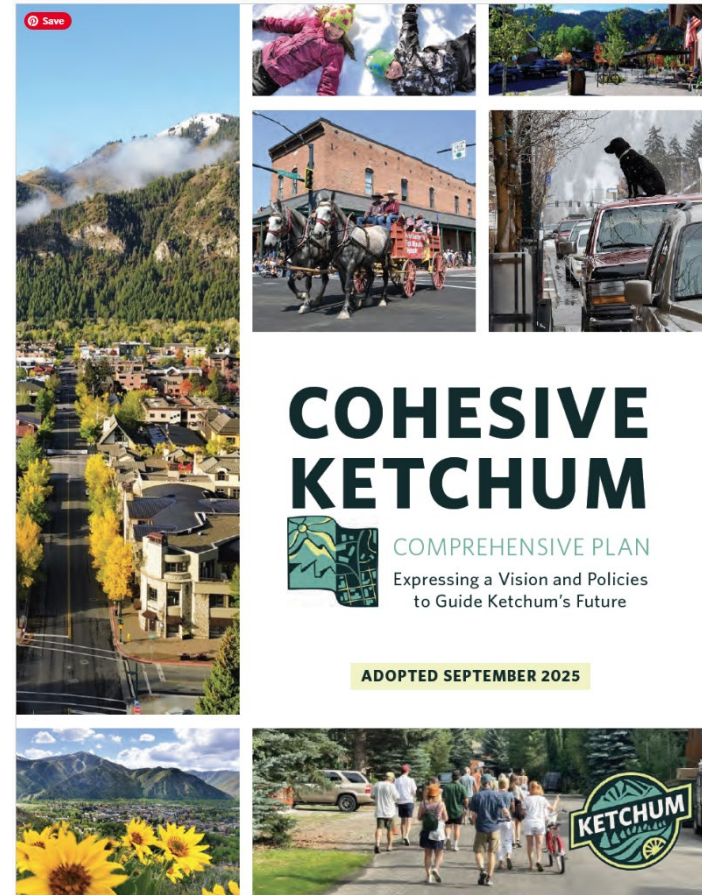
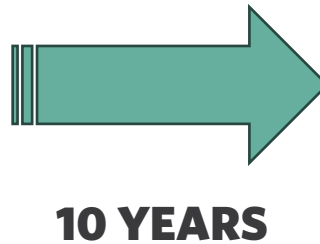
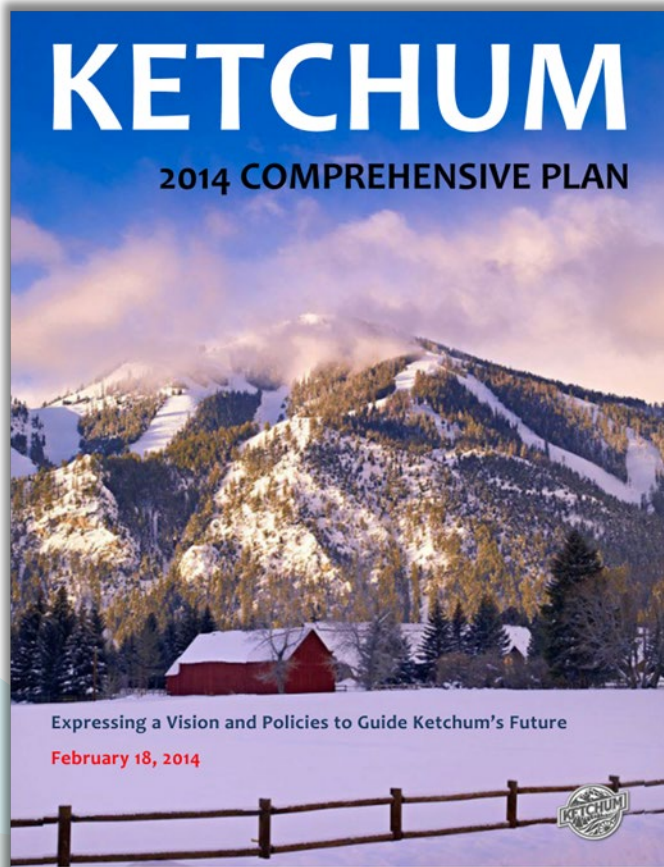


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# COMPREHENSIVE PLAN



# 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.**

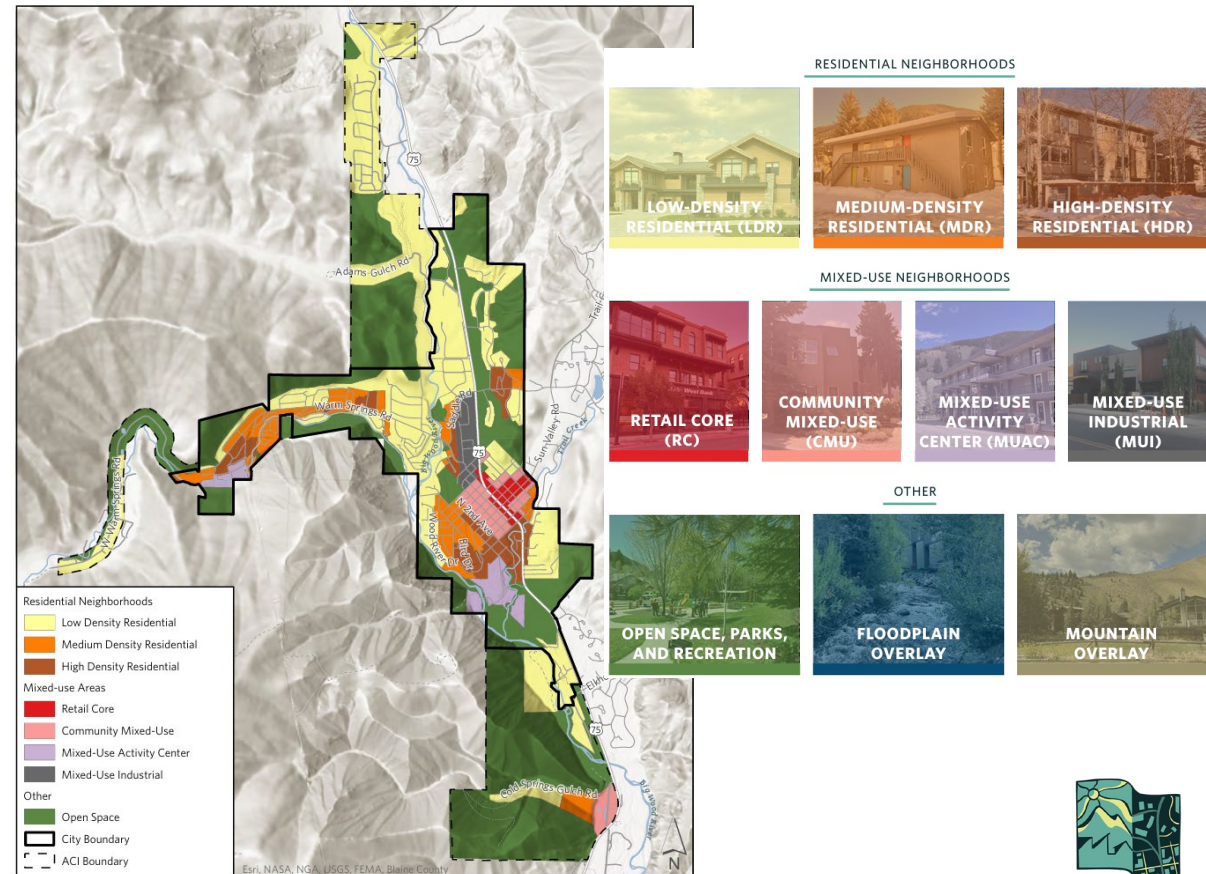




# COMPREHENSIVE PLAN



**FUTURE LAND USE MAP - KETCHUM**



# 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

- Single-family
- Multi-family—max 2 dwelling units

**Density :** 5 to 11 DU/acre

**Height:** 35 feet

## 2014 Comp Plan

### Medium Density Residential

- Single-family
- Duplex

**Density :** None

**Height:** None

## 2025 Comp Plan - V2

### Uses

- Multi-family
- Single-family

### Density : 6 to 18 DU/acre

(Up to 18 du/ac may be permitted if community housing is the primary use)

**Height:** Three stories

## 2025 Comp Plan - Final

### Uses

- Single-family
- Duplexes
- Townhomes

### Density : 5 to 11 DU/acre

(more for community housing may be considered)

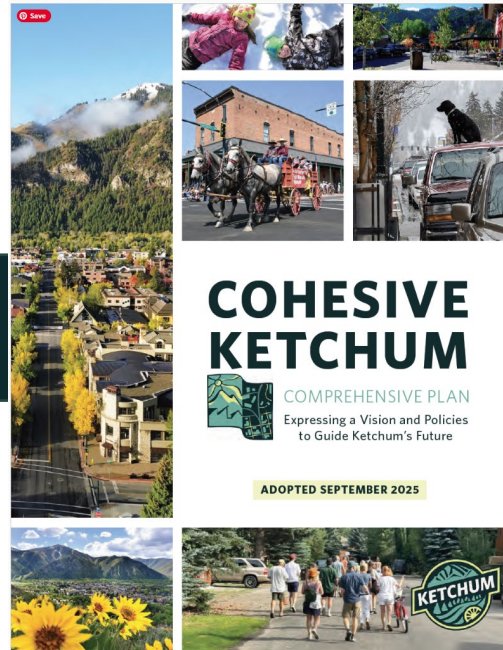
**Height:** two stories, three pursuant to design guidelines





# PLAN TO CODE

PARTIAL  
IMPLEMENTATION



FULL  
IMPLEMENTATION



# Phase 3 Code Updates

## Overview





# 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

Analysis and Research

Drafting

Engagement

Testing

Engagement

Revisions

Adoption

3-4 months

9 month  
minimum

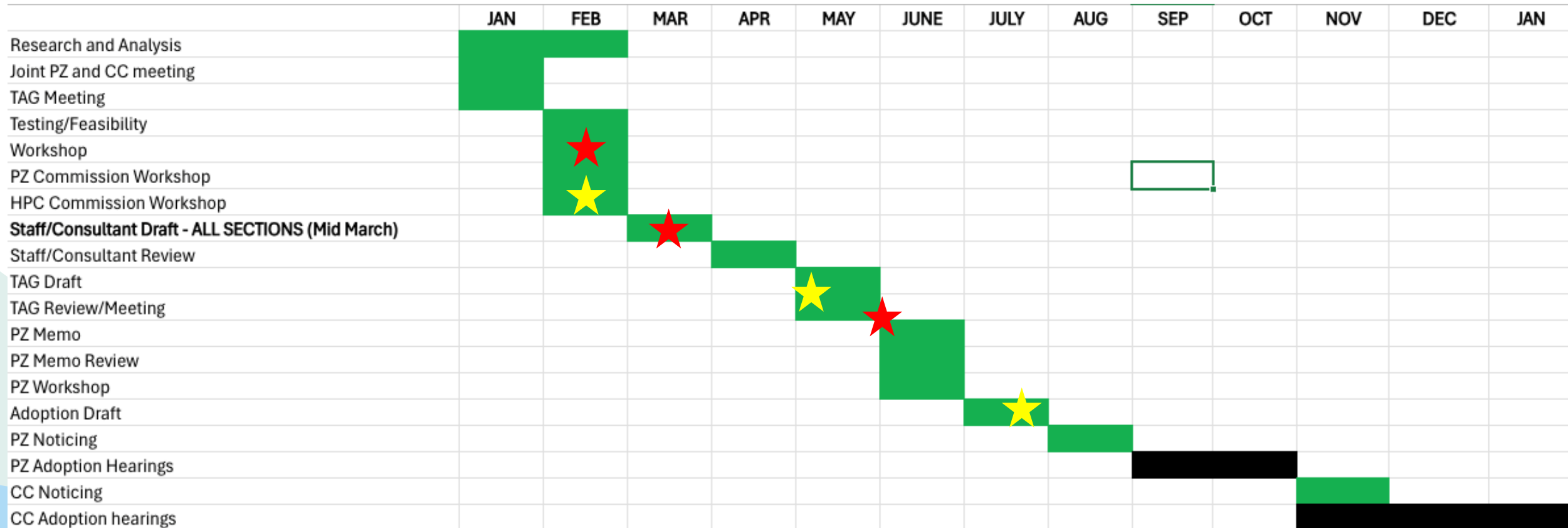
PZ Commission  
City Council  
(*public hearings*)

## 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

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





# Policy Discussion - Downtown

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 need 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

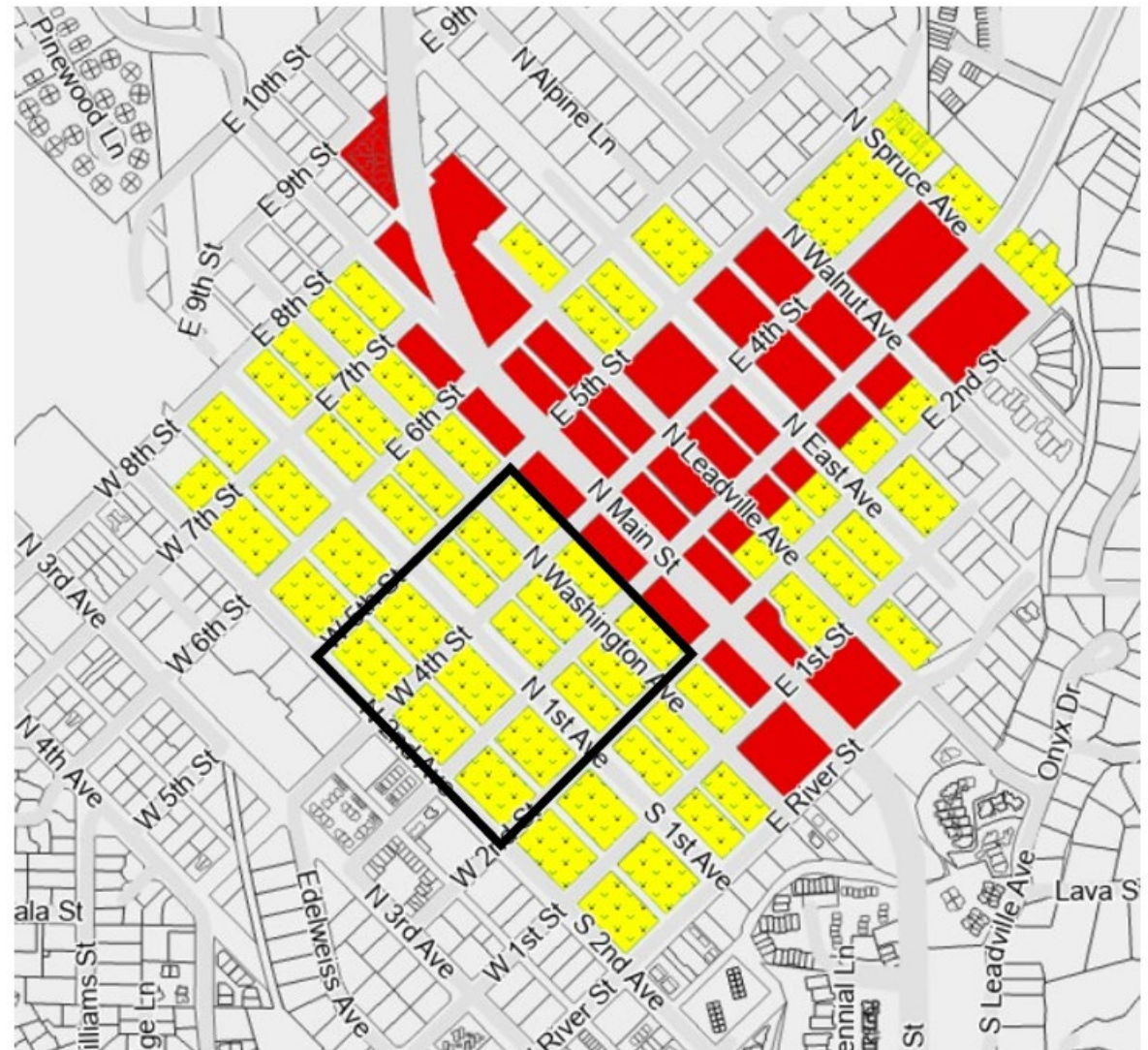
## Mixed Use (yellow)

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



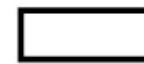
## Community Core Subdistricts



1-Retail Core



2- Mixed Use



Ground Floor Residential with  
Street Frontage not permitted







# Code Updates

**Changes to Design Guidelines and Standards**

**Changes to rooftop allowances and setbacks**

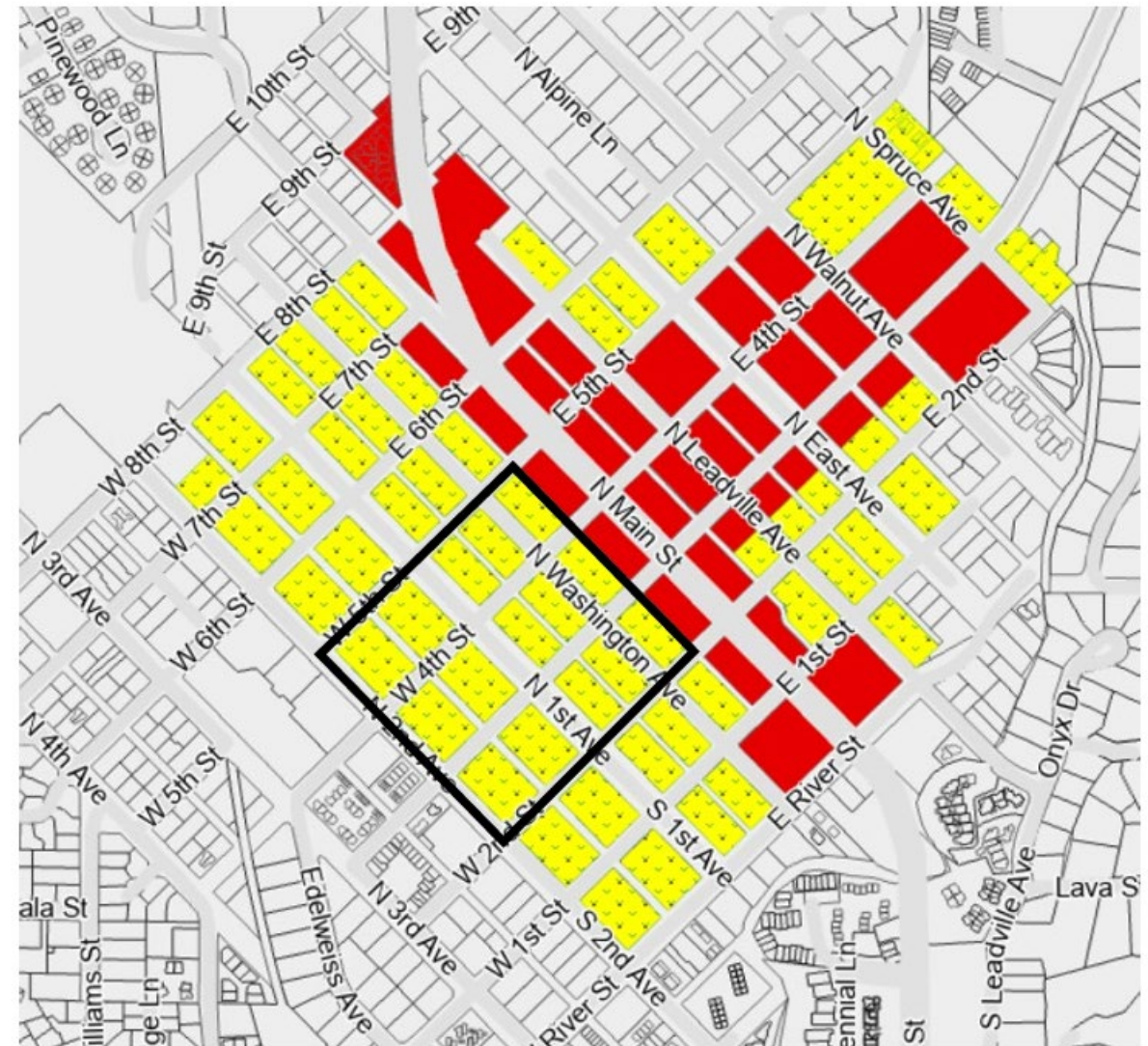
**Revise FAR Density Bonus Program**

## 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 |
|  | 2- Mixed Use  |   |   |

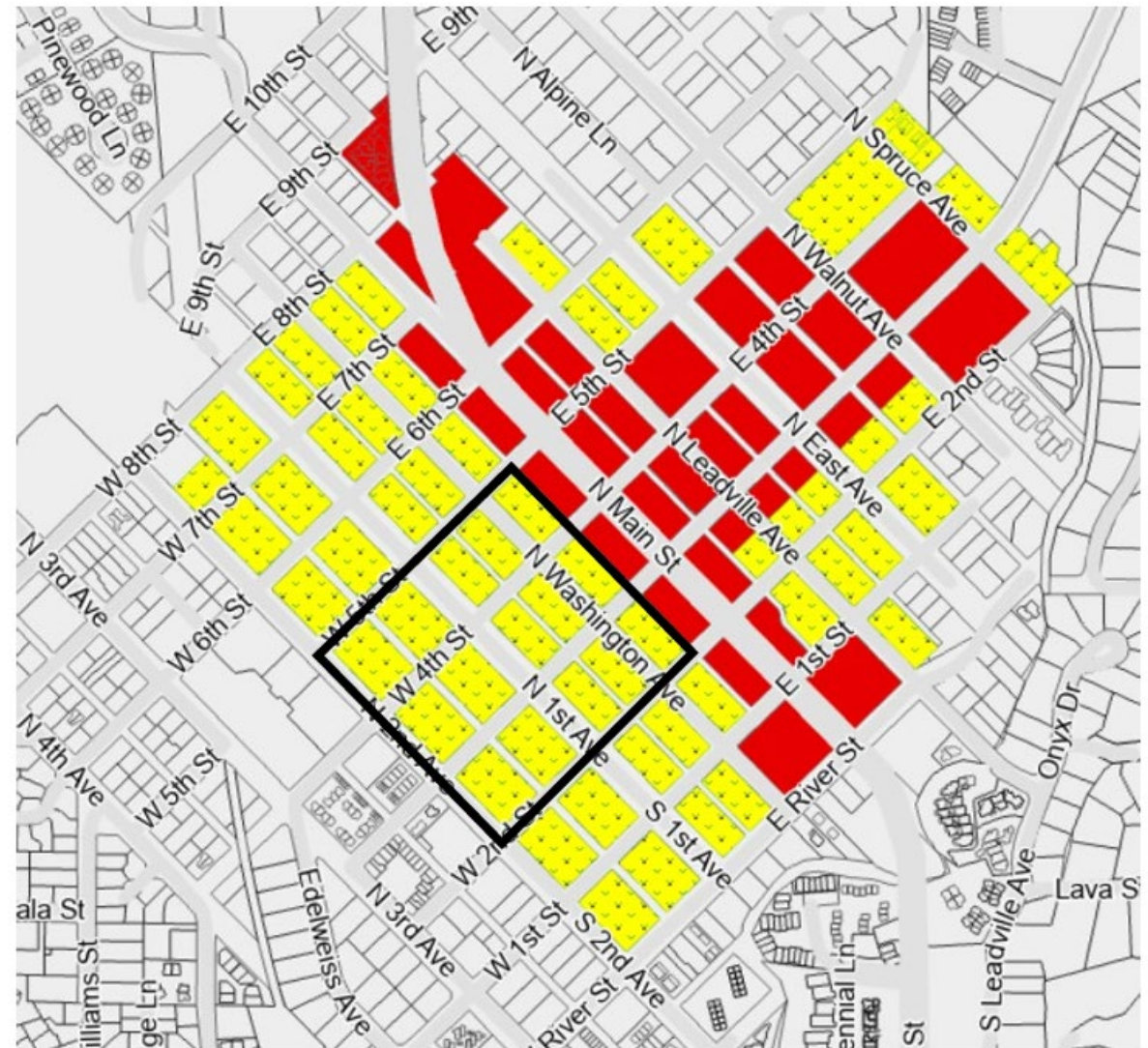




# Code Updates

## 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





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