



## MEMORANDUM

TO: Planning and Zoning Commission  
FROM: Morgan Landers, AICP – Director of Planning and Building  
DATE: August 7, 2025  
RE: Cohesive Ketchum – Comprehensive Plan Status Update

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### INTRODUCTION

This memorandum serves as an update to the Planning and Zoning Commission of the Council deliberations on the Cohesive Ketchum Comprehensive Plan. 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 16<sup>th</sup> and subsequent hearings and discussions on July 7, July 21<sup>st</sup>, and most recently August 4<sup>th</sup>. At Council's request, city staff conducted four "Walk and Talk" events on July 17<sup>th</sup>, 24<sup>th</sup>, and 31<sup>st</sup> to hear additional feedback from community members in the Warm Springs and West Ketchum neighborhoods.

At the most recent hearing with Council on August 4<sup>th</sup>, 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. [CLICK HERE](#) for the packet and recording of the meeting. Although discussions are ongoing, staff felt it prudent to update the Commission on the general discussion from Council. Below is an overview of the current discussion and preliminary direction.

Council has requested staff prepare a third draft of the plan incorporating all the changes so that the community and Council have a clean version to review. This was a result from feedback heard during the "Walk and Talk" that confusion was caused by not incorporating the Commission's changes into the main document. For some community members, it wasn't clear what the Council was deliberating on. Staff will conduct a brief check-in with the Council on August 18<sup>th</sup> to review the information in this memorandum and obtain any additional revisions. Staff will prepare the new draft for review by the Council at their September 2<sup>nd</sup> meeting.

At the August 12<sup>th</sup> Commission meeting, staff will provide an overview of the current discussion with Council and the revisions contemplated. Staff requests feedback from the Commission on the potential revisions so staff can report back to the Council at their August 18<sup>th</sup> meeting.

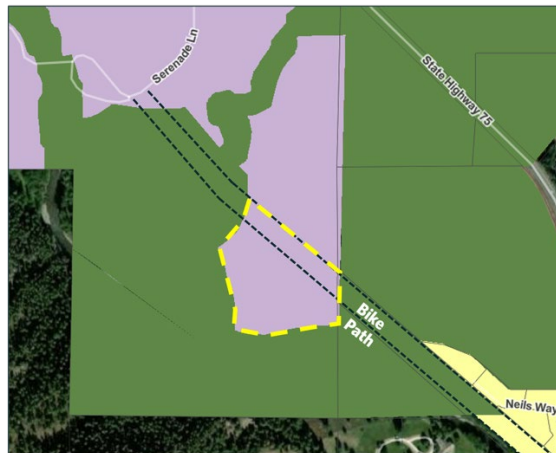
### OVERVIEW OF REVISIONS

- PZ Commission Recommendations: 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.

- Item #18 – rather than delete that item from the implementation chapter, preliminary Council direction indicates 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.
- 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”.
  - 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
  - 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”.
  - 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.
  - Density Descriptions – Based on the public comment received and the lack of support for additional density for deed restricted community housing in residential neighborhoods, 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 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.

- 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. Staff is conducting further review of the Transportation chapter to identify ways to increase transparency of key initiatives.
- 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.

