

**CITY COUNCIL
MEETING AGENDA MEMO**

Meeting Date:	July 7, 2025	Staff Member/Dept:	Abby Rivin, Senior Planner Planning & Building Department
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Agenda Item:	Recommendation to hold a public hearing, review, and approve Resolution 25-012 adopting the Cohesive Ketchum 2025 Comprehensive Plan.
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Recommended Motion:

"I move to approve Resolution 25-012 adopting the Cohesive Ketchum 2025 Comprehensive Plan."
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Reasons for Recommendation:

Idaho Code §67-6509 outlines a two-step process for adoption of a comprehensive plan. The Planning and Zoning Commission first holds a mandatory public hearing and makes a recommendation. After considering the Commission recommendation, the City Council may hold a public hearing and take action to adopt or amend the comprehensive plan.
Following five public hearings, the Planning and Zoning Commission recommended approval of the Cohesive Ketchum 2025 Comprehensive Plan to the City Council on May 13. The Commission recommended changes to the Plan, including revisions to Plan goals and policies, future land use category descriptions, the future land use map, and implementation matrix.
The City Council conducted their first public hearing on the Plan on June 16 and moved to continue the public hearing to July 7.

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

The Planning and Zoning Commission recommendation is included as Attachment 2. The presentation (see Attachment 3) summarizes the Commission's recommended changes to the Plan, including revisions to Plan goals and policies, future land use category descriptions, the future land use map, and implementation matrix. After considering the Commission recommendation and public comment, staff recommends the City Council move to approve Resolution 25-012 adopting the Plan. Draft Resolution 25-012 is included as Attachment 4. During their first public hearing on June 16, the City Council provided direction to staff on Plan topics they'd like to focus on during their second public hearing. These topics included residential densities, downtown, the Commission's recommendations on the Retail Core, and the light industrial area.

Sustainability Impact:

As outlined in the draft comprehensive plan, Ketchum's community vision and core values are ground in the principles of sustainability and resilience. More specifically, the plan uses the 5B CAN logo to denote goals/policies/and implementation actions specific to sustainability initiatives.

Financial Impact:

The City Council approved the budget for phase 2 of the Cohesive Ketchum project on November 6, 2023. No additional funds are needed to take action on this recommendation.
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Attachments:

1. Draft Cohesive Ketchum 2025 Comprehensive Plan
2. Planning and Zoning Commission Recommendation Memo
3. Presentation: July 7 City Council Public Hearing
4. Draft Resolution 25-012 Adopting the Cohesive Ketchum 2025 Comprehensive Plan

Attachment 1

Draft Cohesive Ketchum 2025 Comprehensive Plan

Please Click Following Link:

[Draft Cohesive Ketchum 2025 Comprehensive Plan](#)

Attachment 2

Planning and Zoning Commission

Recommendation Memo



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:

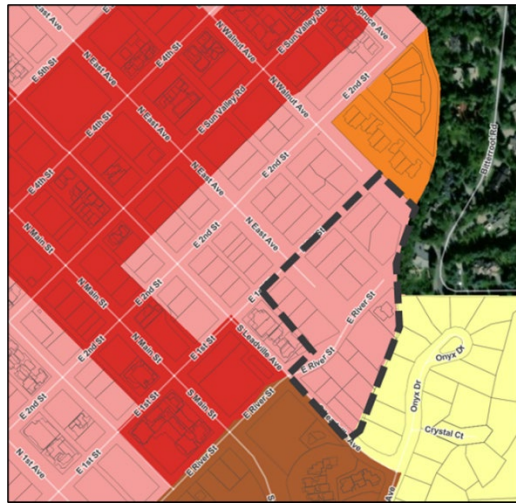
1. General Updates
 - a. Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.
2. Update the Historical and Cultural Resources Map (page #33) to include:
 - a. Correct Bald Mountain, Rudd Mountain, and Dollar Mountain chairlift locations.
 - b. Add following 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:

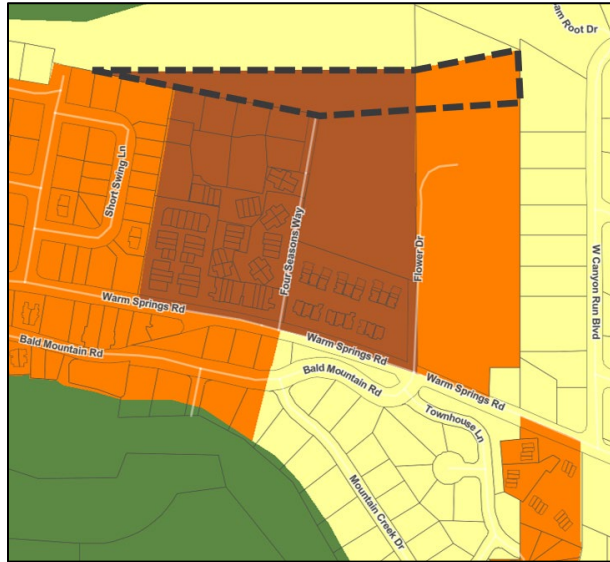
- a. "Secondary Uses: Neighborhood-serving commercial, multi-family residential, work/live units, and other supporting uses, such as outdoor seating areas, parks, plazas, and other public uses."
16. Revise the Mixed-Use Industrial height description (page #110) to read:
- a. "Height: Up to three stories; 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



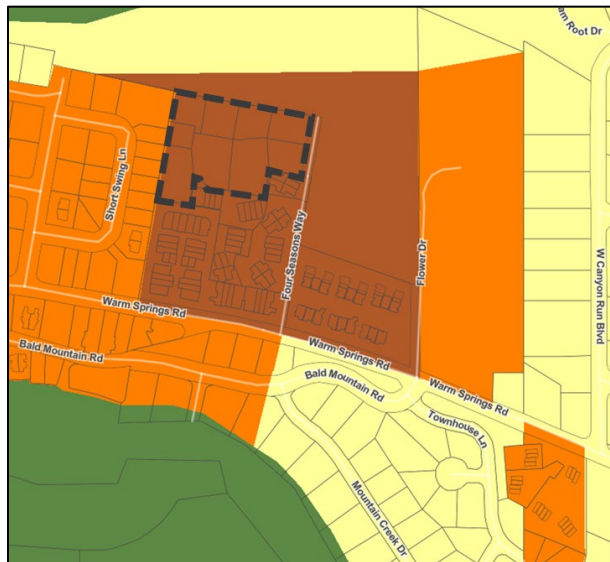
- b. Change the area outlined below to Medium Density Residential



- 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."

Attachment 3

Presentation

July 7 City Council

Public Hearing

Cohesive Ketchum: Comprehensive Plan

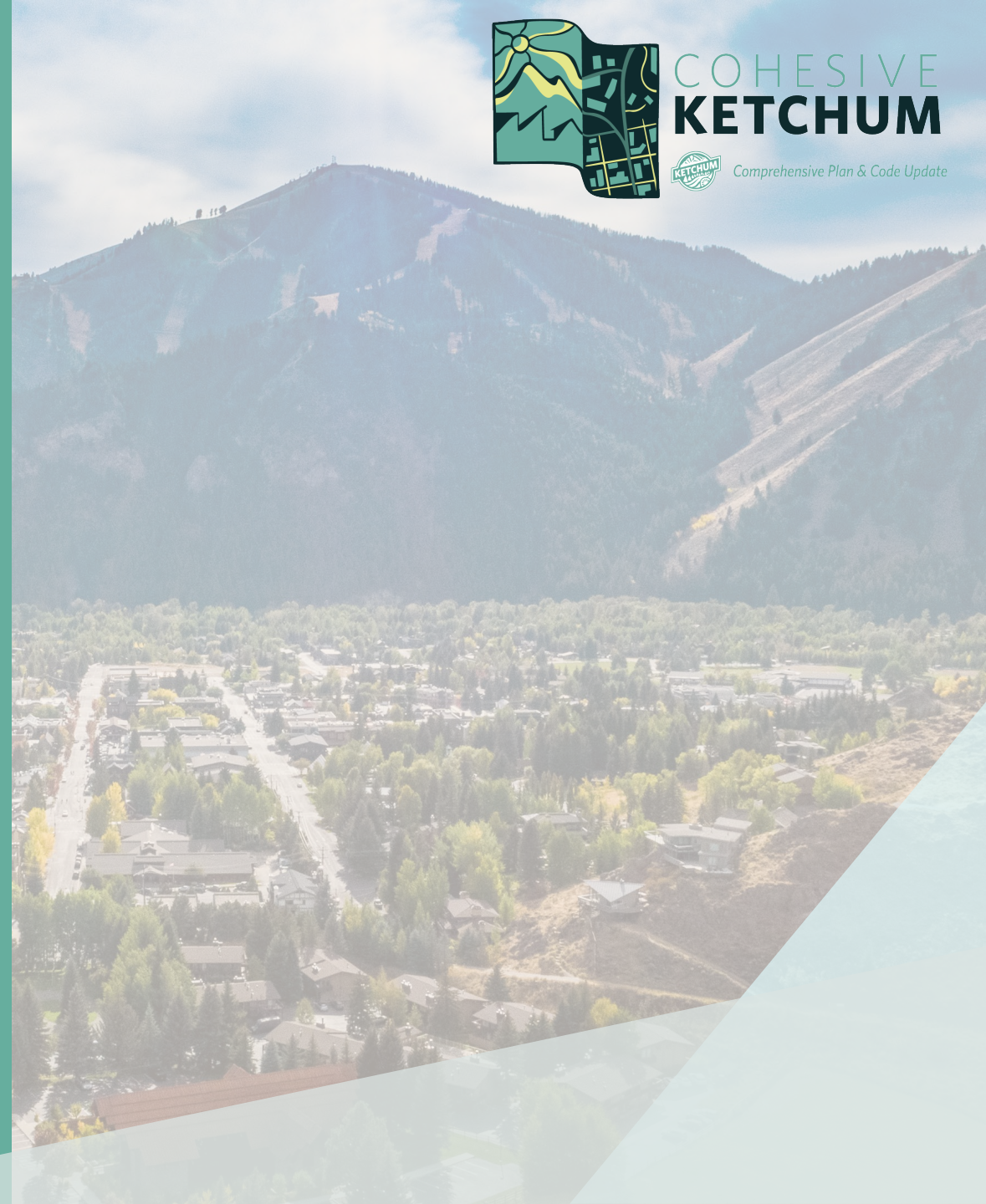
**City Council
Public Hearing
July 7, 2025**



**COHESIVE
KETCHUM**



Comprehensive Plan & Code Update



AGENDA

- Overview of Process and Feedback
- Future Land Use Map
 - Land Use vs. Zoning
 - How the map was created
 - Density overview
 - Area specific overviews – Medium Density Residential (MDR)
- Retail Core – what the plan says and PZ Commission recommendations
- Light Industrial – what the plan says

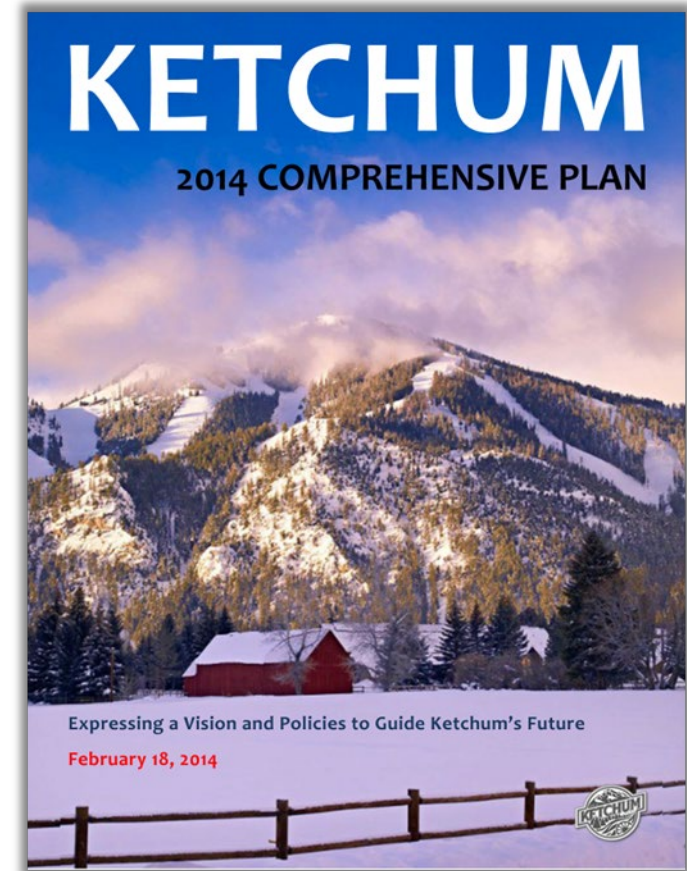


An aerial photograph of a town nestled at the base of a large, forested mountain. The town features a mix of residential houses and commercial buildings, surrounded by lush green trees. The mountain in the background has some cleared areas, possibly for skiing or development. The sky is blue with scattered white clouds.

WHY UPDATE THE PLAN?

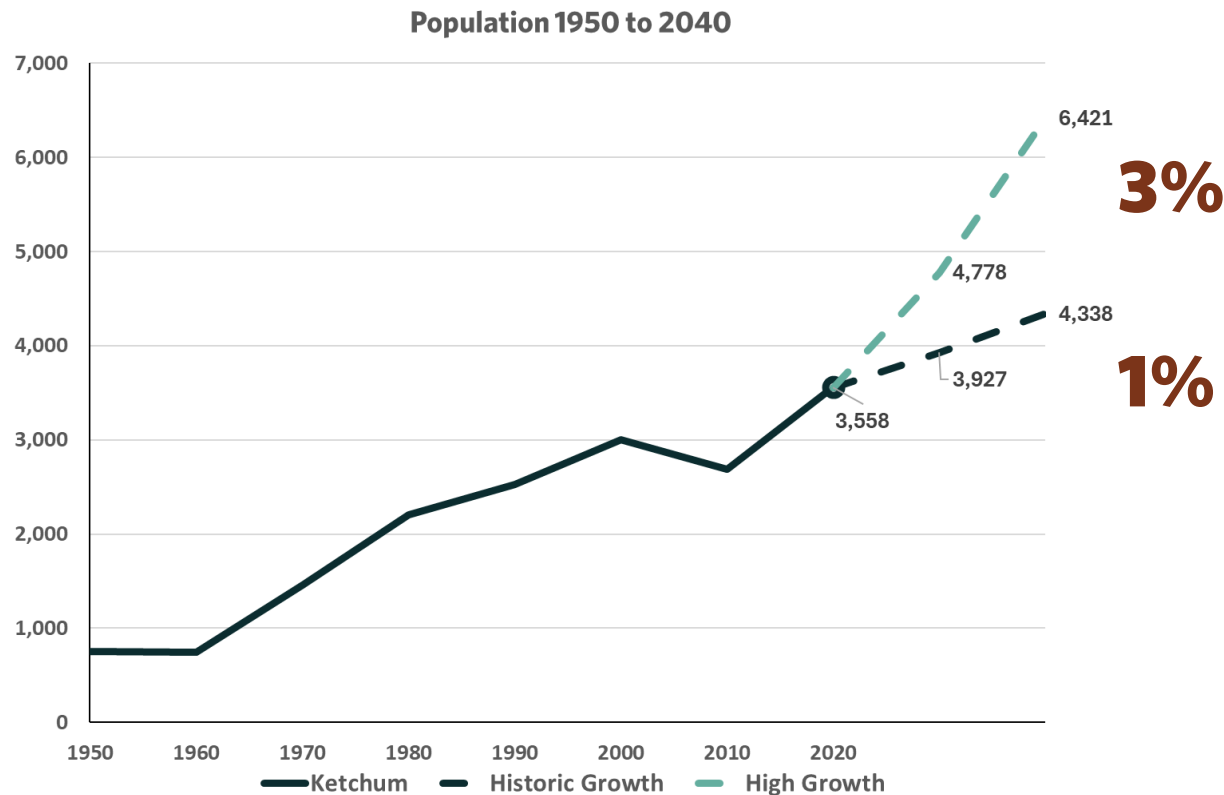
WHY UPDATE?

- Ketchum has undergone significant change over the past decade marked by a substantial increase in its population and new development.
- These trends escalated issues identified in the 2014 Plan (affordable housing crisis/concerns about downtown vibrancy)
- These concerns spurred community discussions about growth and the future vision of Ketchum.



POPULATION GROWTH

Ketchum is projected to add between 31 to 114 new residents per year for the next 25 years.



\$78,415



\$261,663



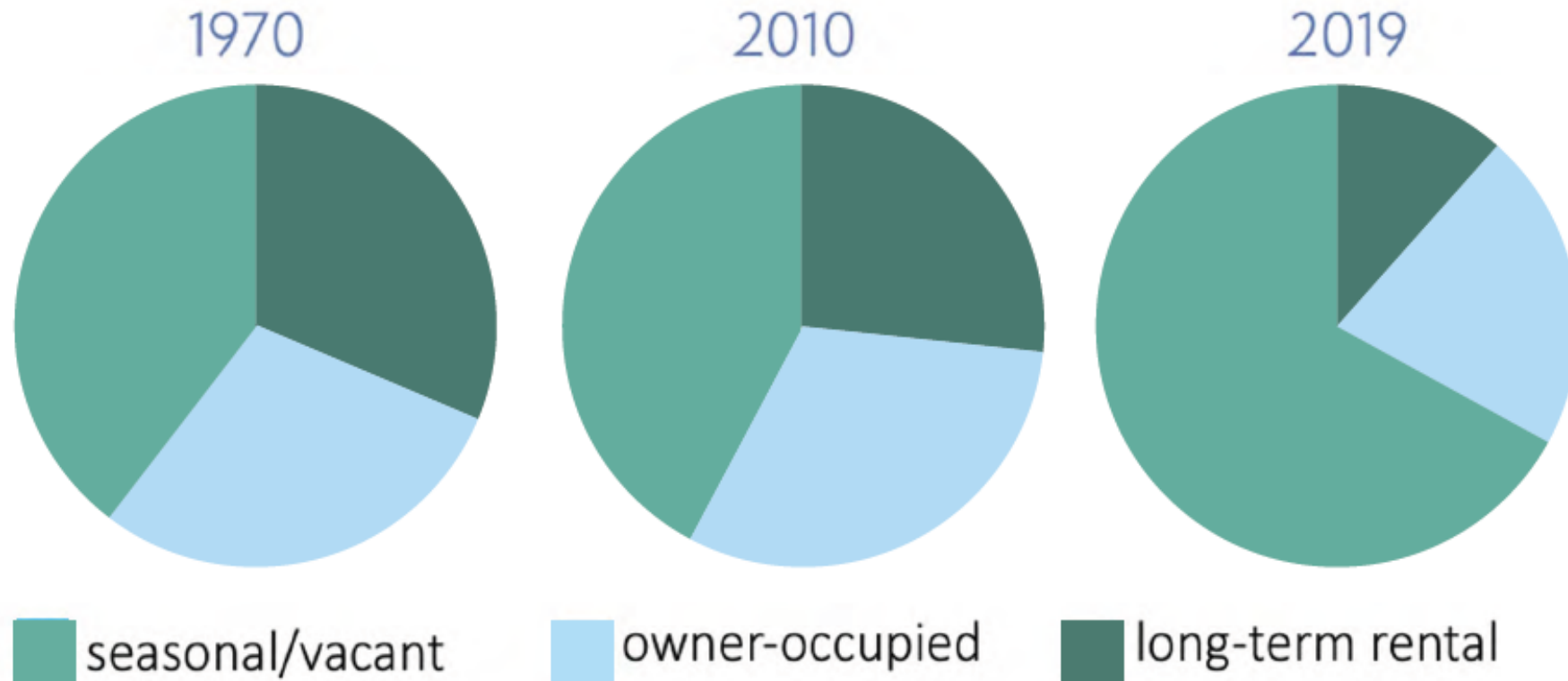
Source: US Census, Ketchum Housing Action Plan, EPS



**COHESIVE
KETCHUM**
Comprehensive Plan & Code Update

HOUSING TRENDS

Ketchum's Housing Stock Over Time



An aerial photograph of a mountain town. In the foreground, there are dense green trees and a road. In the middle ground, a town with various buildings and houses is visible. In the background, a large mountain with a peak covered in snow or light-colored rock rises against a blue sky with scattered white clouds. The overall scene is bright and scenic.

WHAT WE'VE HEARD

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.



PLANNING FOR GROWTH SURVEY

APRIL 2024

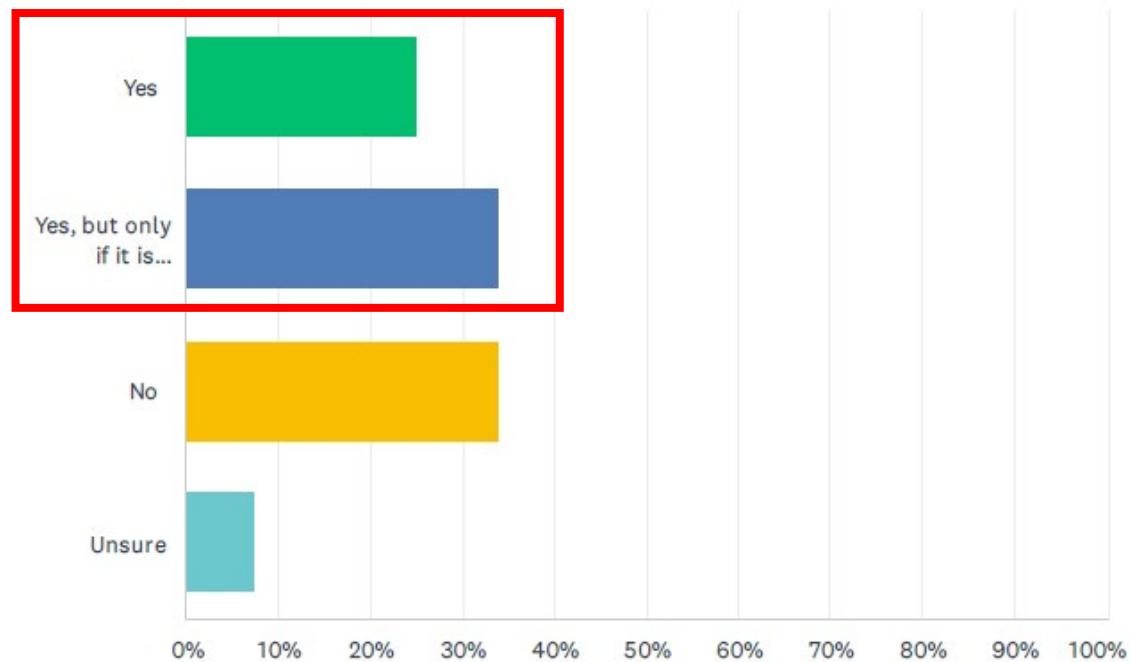
300
responses

- Desire to limit intensity/scale of development in the Retail Core & providing housing options outside of downtown.
- Support for expanding community housing options in a variety of locations throughout the City.
- Desire to see Ketchum get “more bang for its buck” (more units per structure) out of the limited land the City has available for development



PLANNING FOR GROWTH SURVEY

Would you support higher-density housing development in Mixed Use Areas (such as downtown) to accommodate more housing?

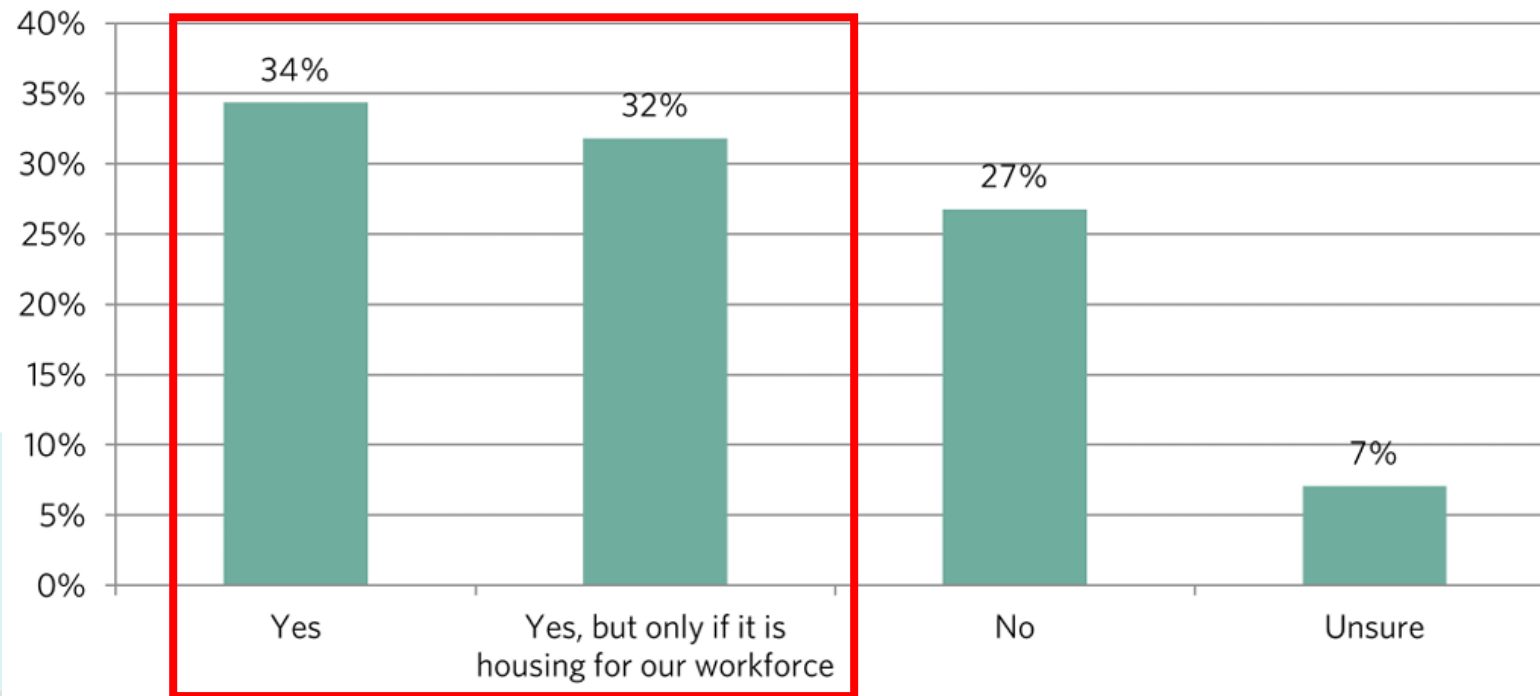


59%



PLANNING FOR GROWTH SURVEY

Would you support additional development in Low Density Residential areas to accommodate more housing options?



66%



WALKING TOURS (July)

GOAL: Educate the public on current regulations and get feedback about community character and where housing can/should go

TAKEAWAYS:

- Frustration with the changes over the past few years
- Surprise at what is currently permitted
- Want more people living in the neighborhoods (less empty houses)
- Ok with more people if the buildings are the same...and they have parking!
- Not support for bigger/taller buildings in downtown



WORKSHOP (August)



GOAL: Educate on the complexity of policy choices and identify what trade-offs the community might see as acceptable to reach goals

TAKEAWAYS:

- Consensus that we should support local businesses and manage tourism
- General support for more robust design standards/guidelines
- Agreement that we need more young people and families
- Not agreement on where housing should go



KETCHUM CHARACTER



PEOPLE

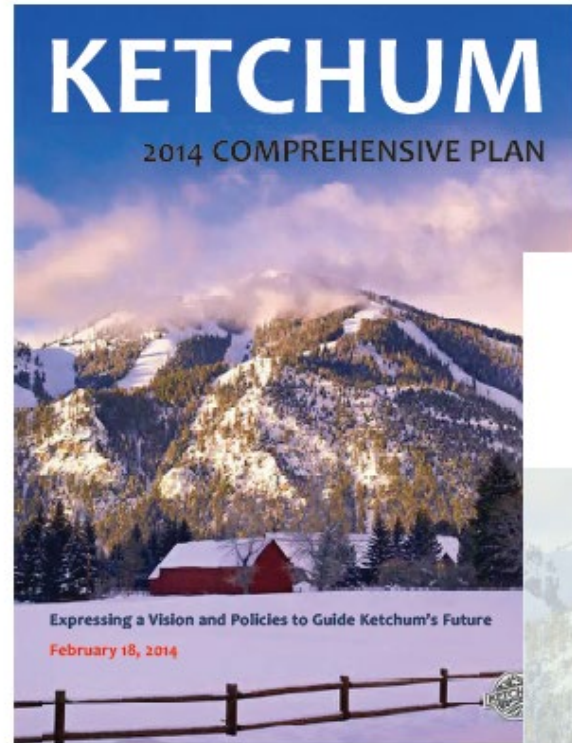


PLACE

ITS BOTH!

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

V1 COMPREHENSIVE PLAN



COMMENTS RECEIVED

1,650
total comments

On Draft Comprehensive Plan and Future Land Use Map

General Public

1,279 comments | 73 participants

FLUM Web Portal

52 comments | 31 participants

Project Committees

279 comments | 15 participants

Open House (written comments)

40 comments | 166 participants



GENERAL SUPPORT / KUDOS

Process

- The process included a lot of different outreach types to include many different people

Plan Document

- Very well-written document; big step forward
- Good to see things we've discussed in the document (CAC)
- Sustainability goals are more clearly identified (KSAC)
- Historic Preservation priority is more clear

"This will be great to see. Appreciate all the History-related content."
- Comment on Historic resources map

"Highly supportive of this policy. Friends don't let friends become Park City."
- Comment on Hillside policy

"Great policy and one that should be high priority"
- Comment on ADU policy



FUTURE LAND USE PLAN



LAND USE VS. ZONING

Land Use

- **BROAD**
- Not Regulatory
- Shows how to implement the goals and policies of the plan in the built environment
- Guides the type and amount of uses throughout the city and ACI
- Provides transparency to how the city may grow in the future
- Guides future code changes

Zoning

- **NARROW**
- Regulatory (it's the law)
 - What – types of businesses, housing, buildings, signage, “development”
 - Where – Use Map and Use Table
 - How – size, height, location on the property, etc.
- Use by Right, Conditional Use, Prohibited Use
- Subdivision of land



OTHER FAQs

Does the comprehensive plan, if adopted...

- **Raise my property taxes?**

- Taxes are based on assessed value which is based on sales data

NO

- **Change my zoning?**

- The comp plan is a guide, zoning changes single-family go through a public process and be approved by PZ and Council

NO

- **Force me to move out of my single-family home?**

- Neither the comprehensive plan, nor zoning, can force you to move

NO

- **Change things immediately?**

- Change only occurs if the zoning changes AND property owners choose to do something

NO



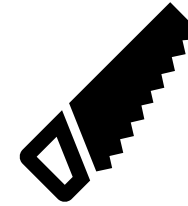
REBALANCE THE PIE



CONVERT

Values, Goals, and Policies

- Reinforce importance of Housing Action Plan
- Highlight high level initiatives
- Support for programs



CONSTRUCT

Future Land Use Map and Categories

- Make moderate changes, not big moves
- Be transparent about what is allowed currently
- Better align plan with zoning (both directions)
- Analyzed existing zoning and predominant existing development patterns
- Only promote new construction for community housing



FUTURE LAND USE PLAN

Map

- Idaho Code 67-6508 mandates: “A map shall be prepared indicating suitable projected land uses for the jurisdiction.”
- Depicts planned distribution and intensity of future land uses within the City and surrounding ACI

Categories

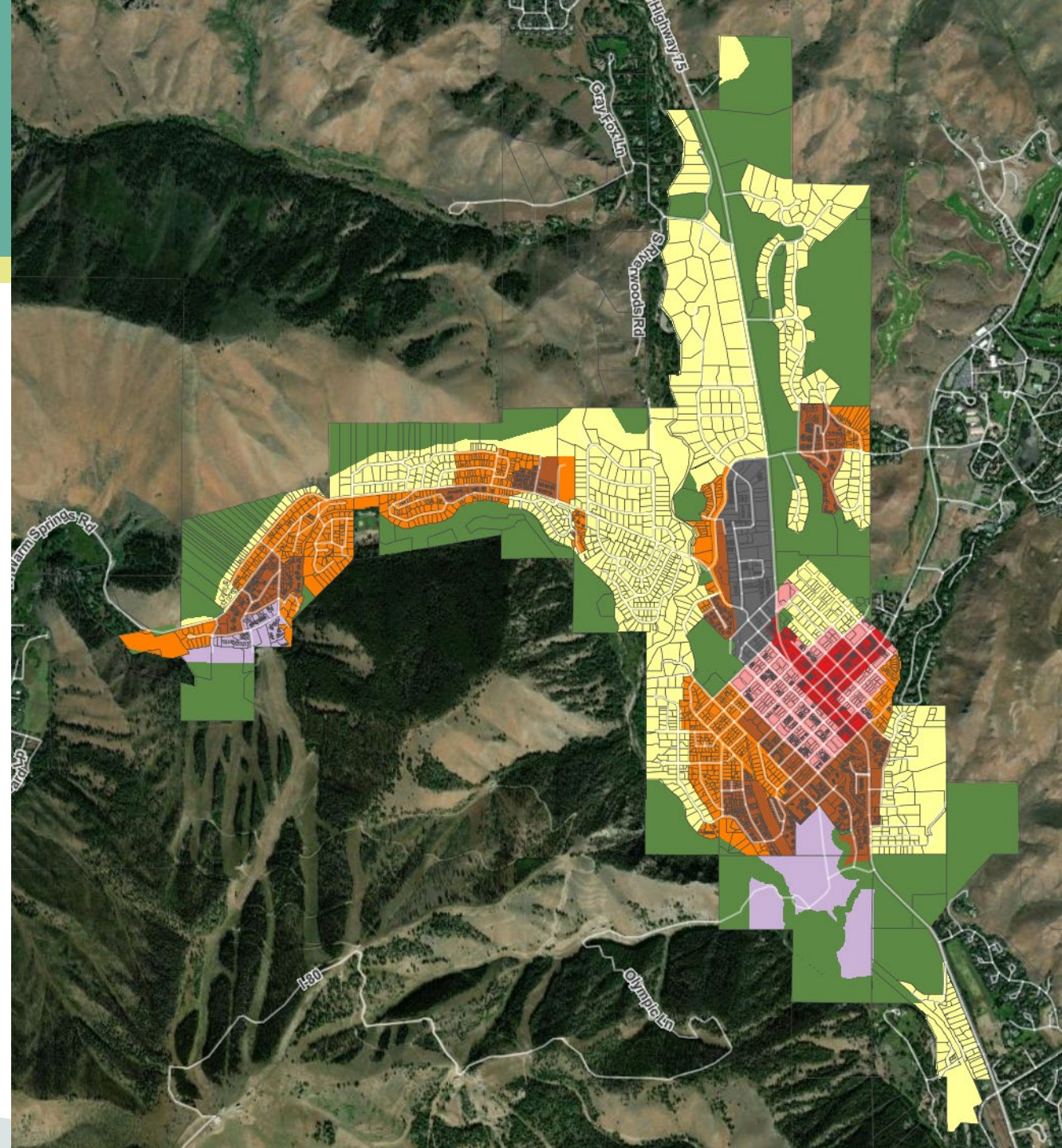
Each land use category shown on the FLUM includes a description that defines:

- existing context & conditions
- Intent for the future (density ranges)
- mix of uses
- height
- desired characteristics



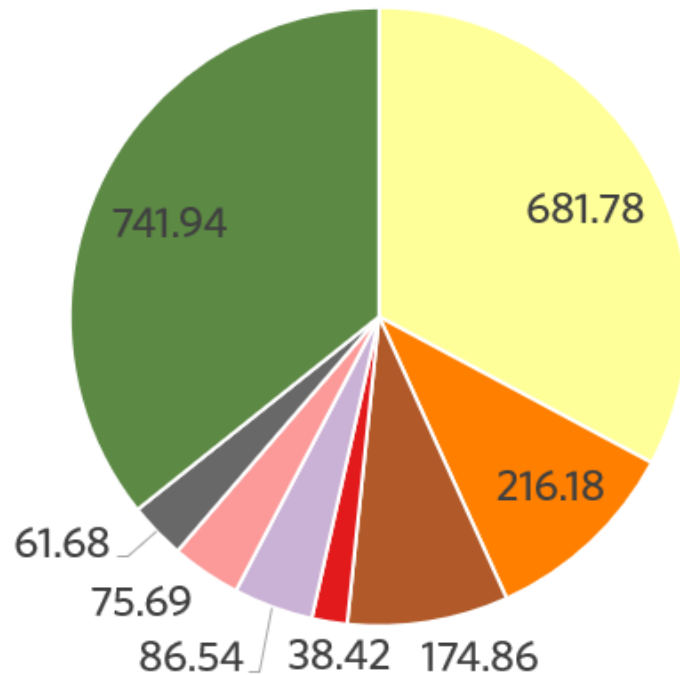
HOW WAS THE MAP CREATED?

- 2014 Comp Plan
- Compare with underlying zone districts and existing character of neighborhoods
- Identified areas of change based on development trends and land capacity study
- Transition areas between uses
- Public Comment
- PZ Commission requests

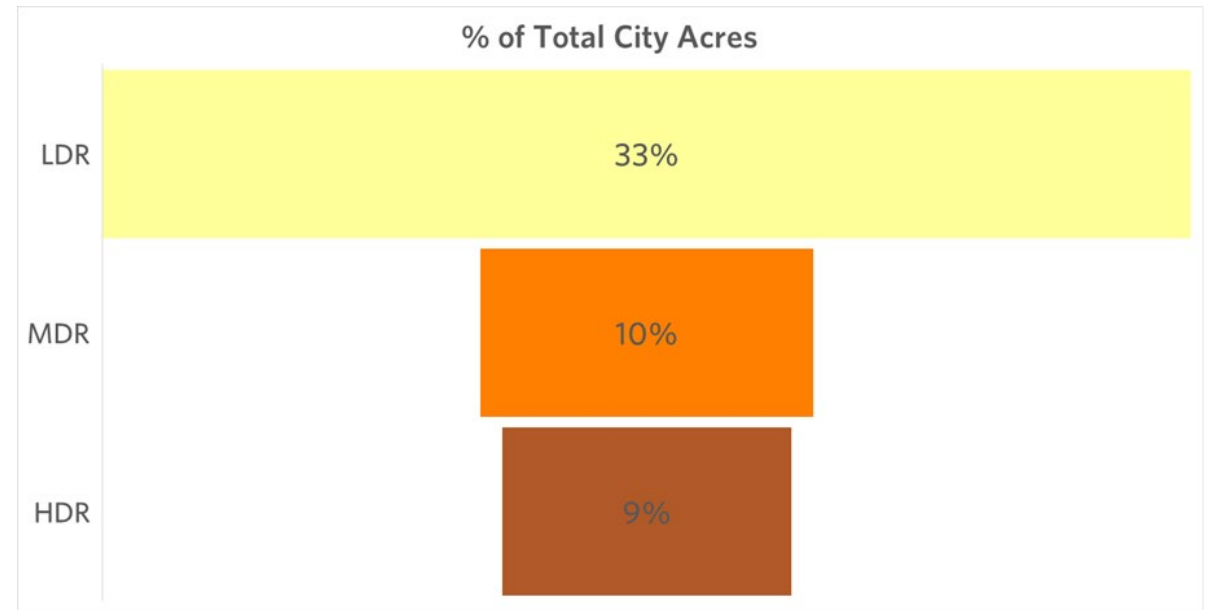


2025 FLUM BREAKDOWN

Acres Per FLUM Category

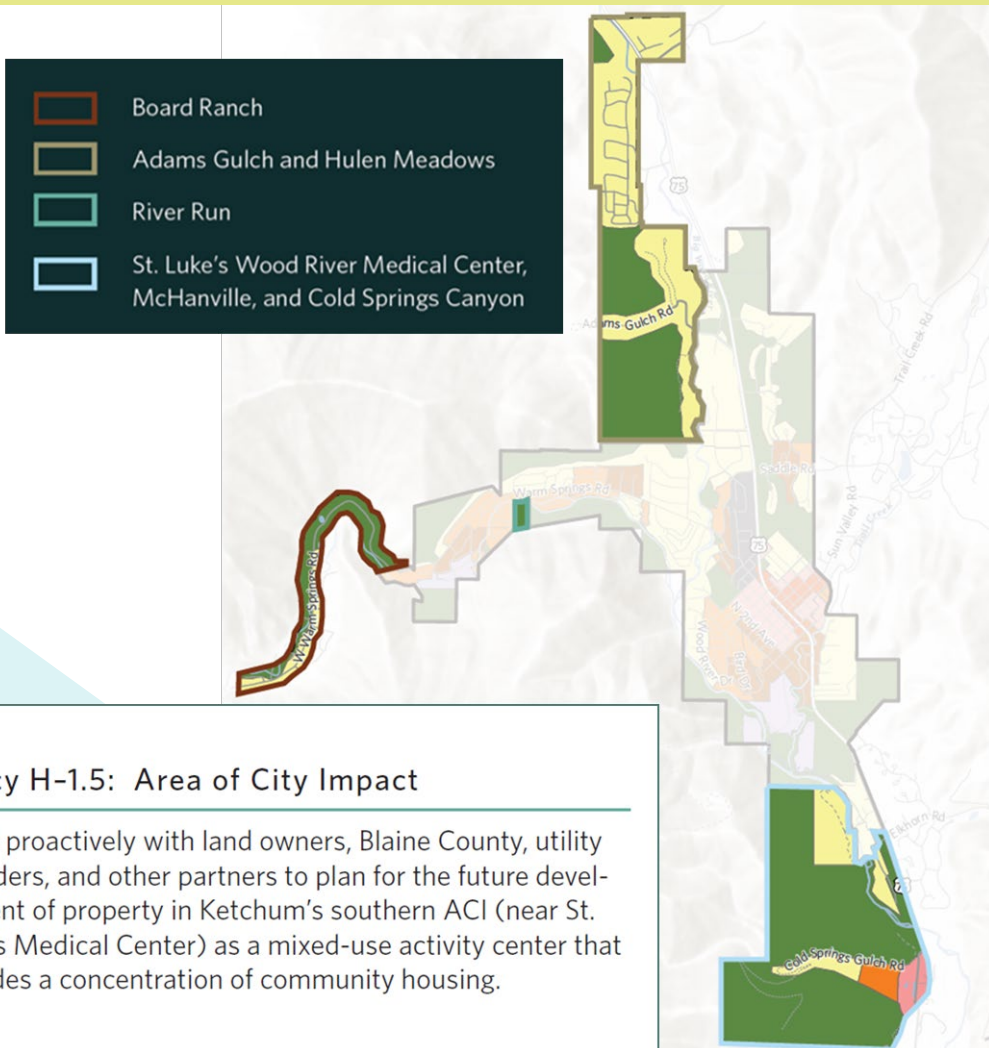


% of Total City Acres



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail Core
- Mixed-use Activity Center
- Community Mixed-use
- Mixed-use Industrial
- Open Space

AREAS OF CITY IMPACT



- City of Ketchum has comprehensive planning authority over its ACI.
 - County handles zoning and development entitlement unless the land is annexed into the City.
- Only southern ACI (St Lukes) has capacity for significant additional development.
 - Designated MDR and Community Mixed-Use

An aerial photograph of a mountain town. In the foreground, a dense forest of green trees covers the lower slopes. Above the forest, a town with numerous houses and buildings is visible, interspersed with more trees. In the background, a large, rugged mountain rises, its upper slopes covered in forest and its peak partially obscured by clouds. The sky is blue with scattered white clouds.

DENSITY

Medium Density Residential

DOES THE COMPREHENSIVE PLAN INCREASE DENSITY?

No, except for “community housing” within the
same-size building as currently allowed.

The draft plan does **not** propose any increase in height or change in setbacks in the MDR areas.



WHAT IS COMMUNITY HOUSING?

A dwelling unit that is legally restricted (through deed restrictions or other legally-binding mechanisms) for local use and occupancy, and may include income and asset restrictions.

Fact: The only way to guarantee that a house is lived in year-round by locals is if it is a deed restricted community housing unit, with oversight.



DENSITY VS. SIZE

Density alone does not dictate the size and scale of a building.

- Other factors that impact building size and scale include:
 - Unit size
 - Building modulation: projections, recessions, and other changes in façade plane
 - Setbacks
 - Roof design & height
 - Human-scaled architectural features and detailing



DENSITY VS. SIZE



SPECIFIC NEIGHBORHOODS

- Existing Zoning
- 2014 vs. 2025 Land Use Comparison
- Existing Densities

**WEST
KETCHUM**

**WARM
SPRINGS**



DENSITY OVERVIEW

Medium Density Residential (MDR) = GR-L zone district

CURRENT ZONING	2014 Comp Plan	2025 Comp Plan V2
<p>GR-L</p> <ul style="list-style-type: none">• Single-family• Multi-family—max 2 dwelling units <p>Density Range: 5 to 11 DU/acre</p>	<p>Medium Density Residential</p> <ul style="list-style-type: none">• Single-family• Duplex <p>Density Range: None</p>	<p>Medium Density Residential</p> <ul style="list-style-type: none">• Multi-family• Single-family <p>Density Range: 6 to 18 DU/acre (Up to 18 du/ac may be permitted if community housing is the primary use)</p>



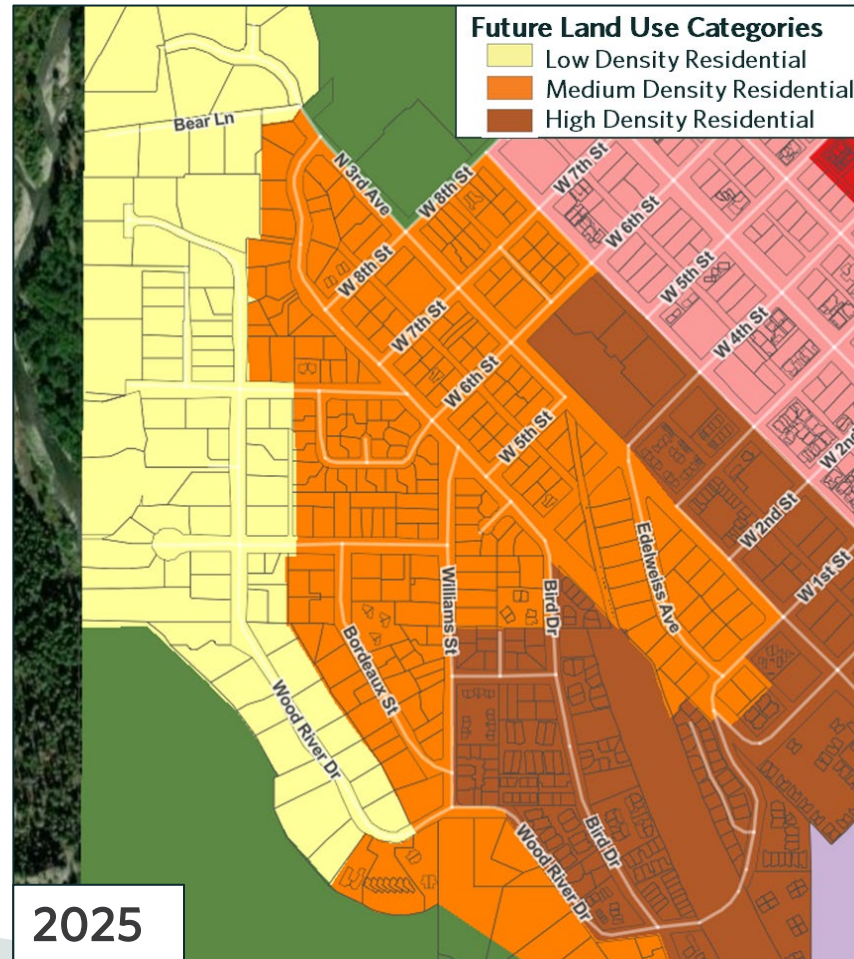


WEST KETCHUM

Medium Density Residential

WEST KETCHUM

Future Land Use Map



WEST KETCHUM

Existing Densities



Multi-family

20 DU/acre



Multi-family

10 DU/acre



Multi-family

9 DU/acre



Duplex

9 DU/acre



WEST KETCHUM

Existing Densities



Snowbird Townhomes

9 DU/acre



West Ketchum Residences

9 DU/acre



Westcliff Townhomes

10 DU/acre



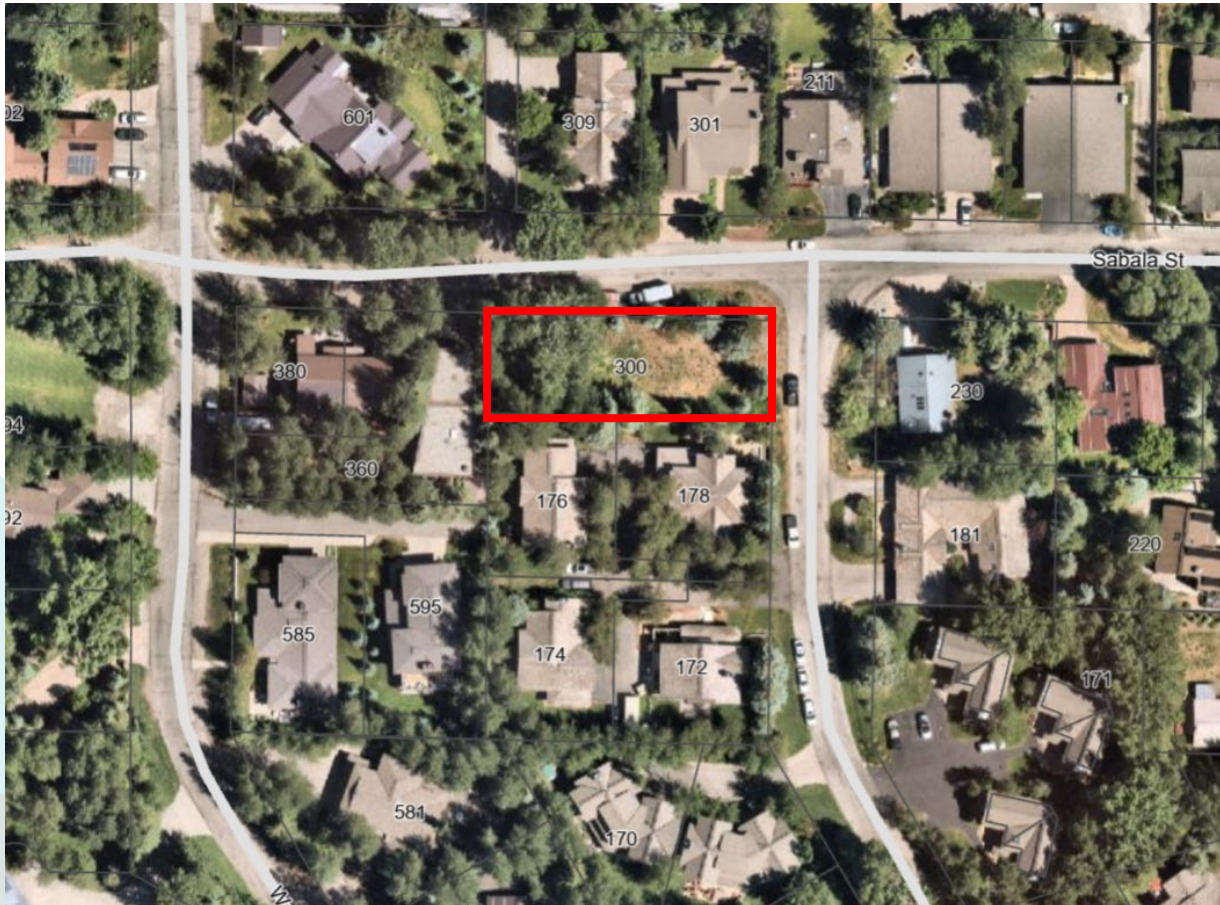
Bavarian Village Apt.

18 DU/acre



WEST KETCHUM

Future Development Example



300 SABALA ST

Lot Area: 10,100 SF

Currently allowed

Density: One residence (5 du/ac)
OR
Two residences (11 du/ac)
Height: 35 feet
Size: 7,000-10,600 SF building

Proposed

Density: Four residences (18 du/ac)
(includes two community housing units)
Height: 35 feet (no change proposed)
Size: 7,000-10,600 SF building (no change proposed)



WEST KETCHUM

Future Development Example

371 W 8TH STREET

Lot Area: 13,400 SF

4 residences



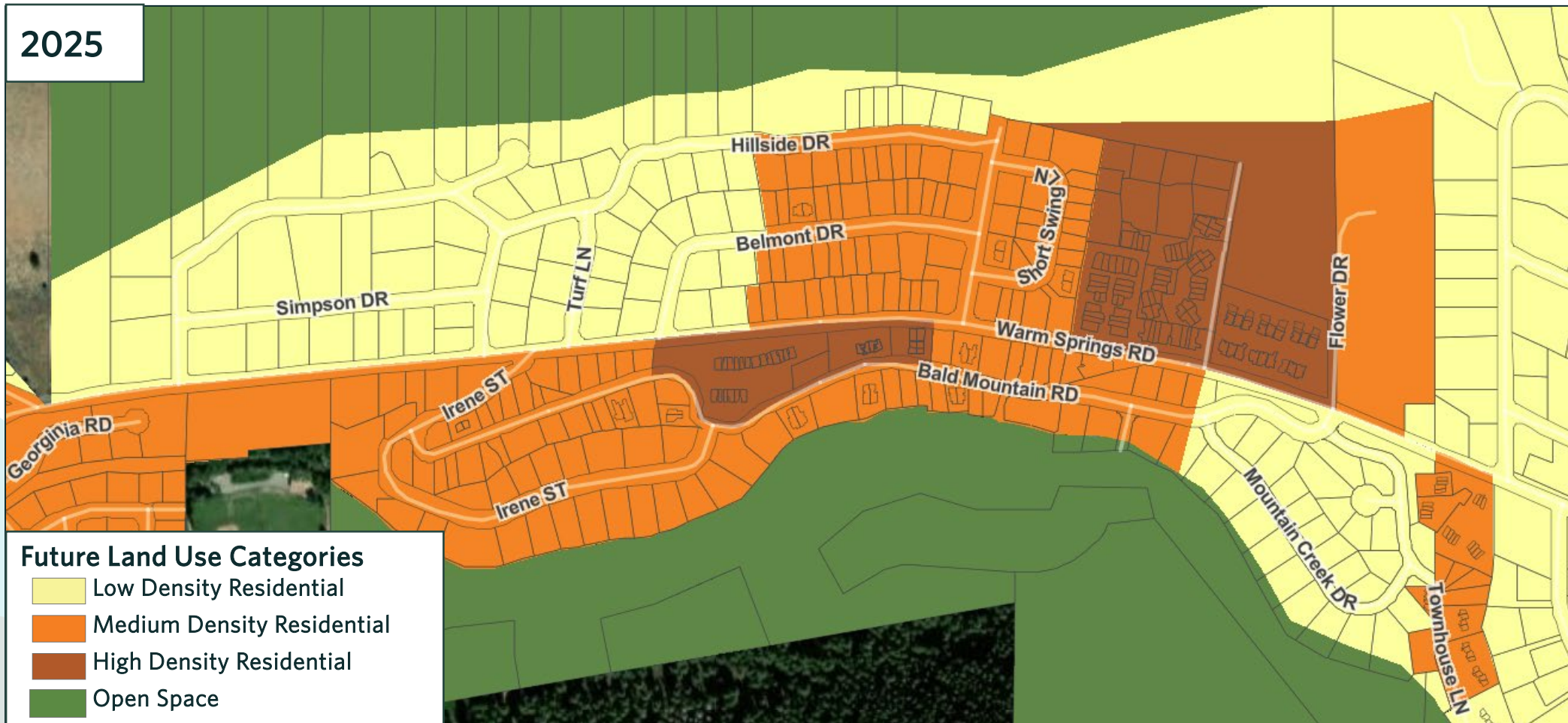
An aerial photograph of a mountain town. In the foreground, there are dense green trees and a residential area with houses and streets. In the background, a large, rugged mountain rises, its slopes covered in forest and some cleared areas. The sky is blue with scattered white clouds.

MID WARM SPRINGS

Medium Density Residential

MID WARM SPRINGS

Future Land Use Map



MID WARM SPRINGS

Existing Densities



Duplex

12 DU/acre



Duplex

10 DU/acre



Duplex

9 DU/acre



Single-family

5 DU/acre



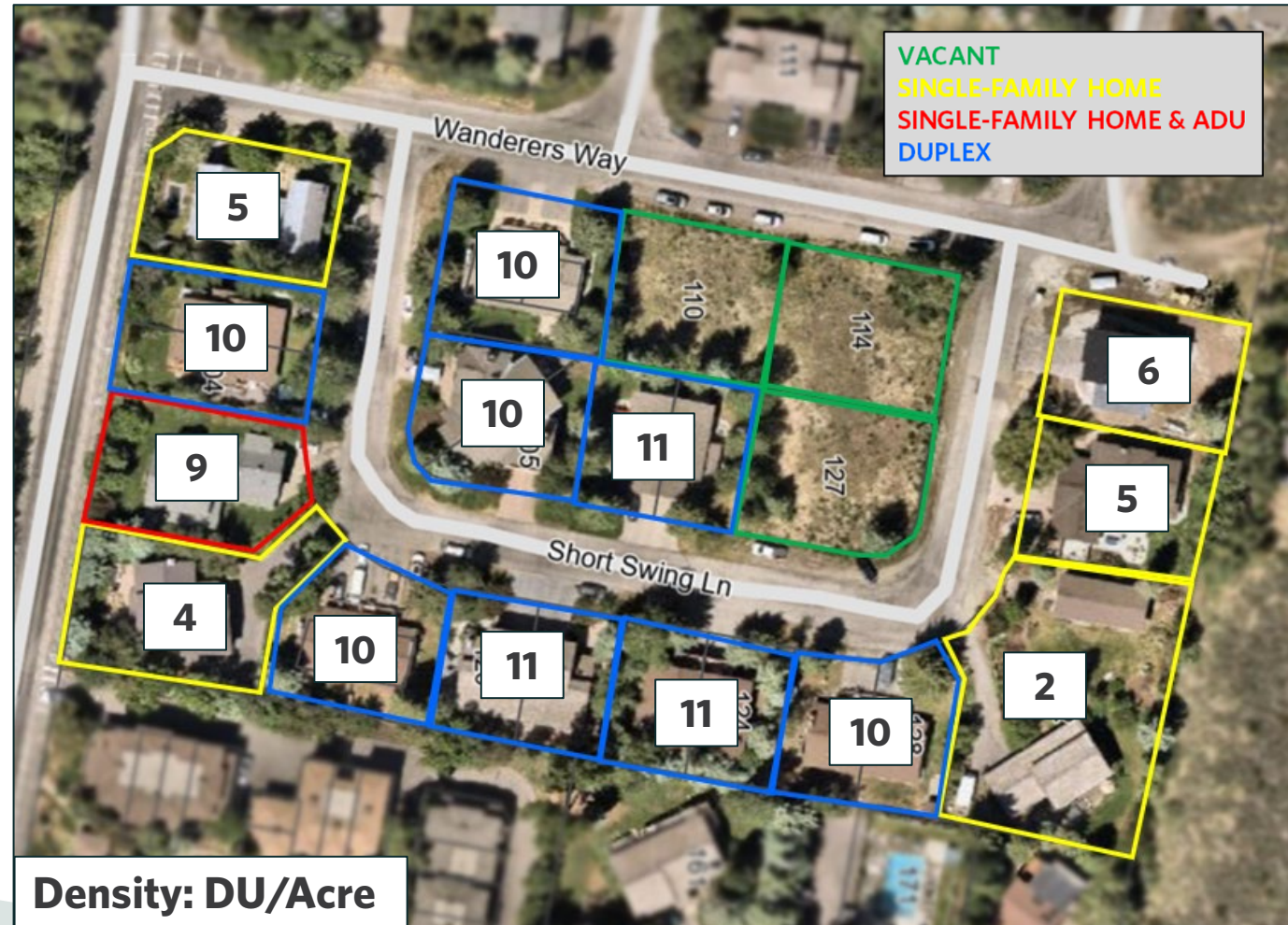
SHORT SWING LANE

EXISTING DENSITY

of Existing DUs: 23

Total Acres: 3.6

Density: 6.4 DU/acre



MID WARM SPRINGS

Future Development Example



114 WANDERERS WAY

Lot Area: 8,600 SF

Currently allowed

Density: One residence (5 du/ac)
OR
Two residences (11 du/ac)
Height: 35 feet
Size: 6,000-9,000 SF building

Proposed

Density: Three residences (18 du/ac)
(includes one community housing unit)
Height: 35 feet (no change proposed)
Size: 6,000-9,000 SF building (no change proposed)



MID WARM SPRINGS

Future Development Example

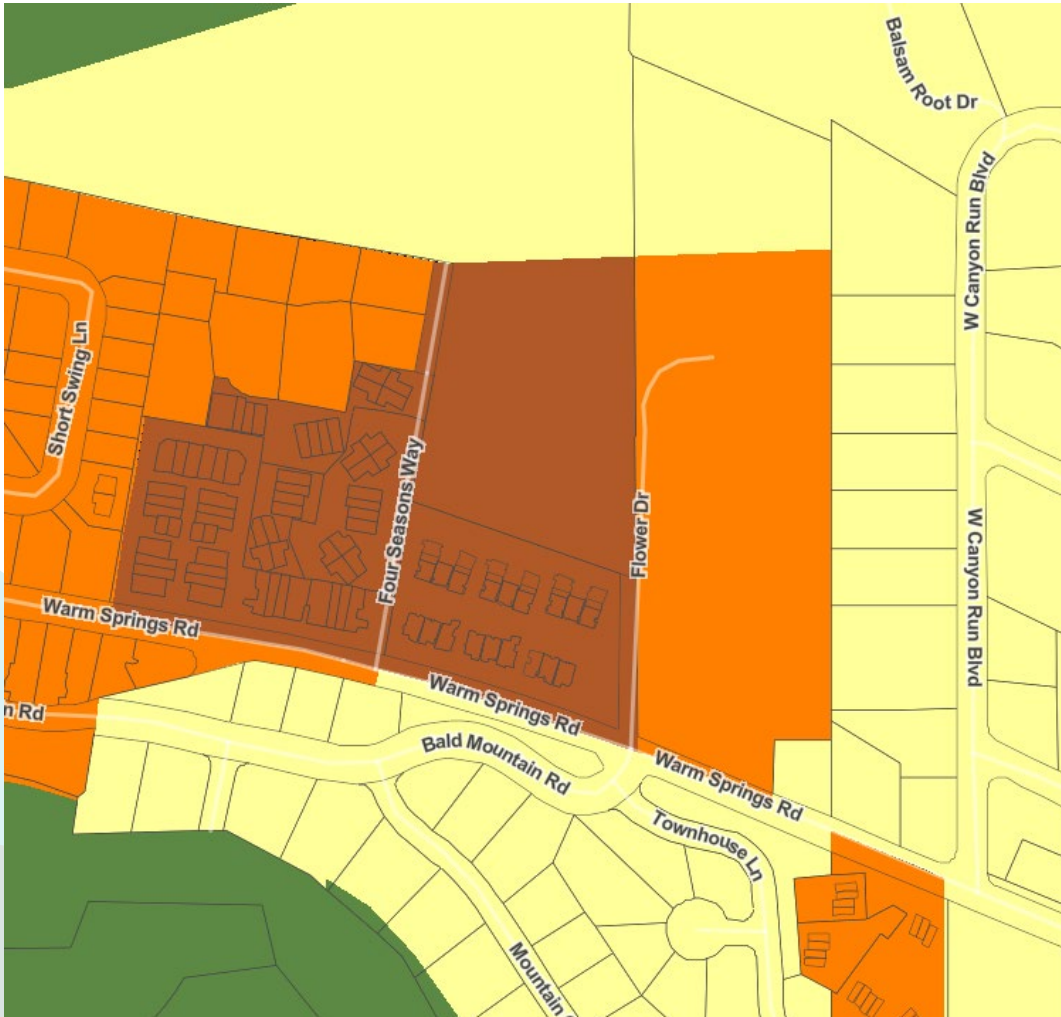
3001 WARM SPRINGS RD

Lot Area: 7,800 SF

Three residences



FLUM: MID WARM SPRINGS



LAND USE DESIGNATION

HDR and MDR

WILDLIFE AND TRANSITION AREAS POLICIES

BNE-1.3: Context-Sensitive Development

“Implementing wildlife-friendly development, including conservation subdivision design and clustering, to maintain big game habitat and migration areas in the Mid Warm Springs/Heidelberg neighborhood.”

BNE-1.7 Transition Areas



HDR DENSITIES



Four Seasons

26 DU/acre



Pine Ridge

17 DU/acre

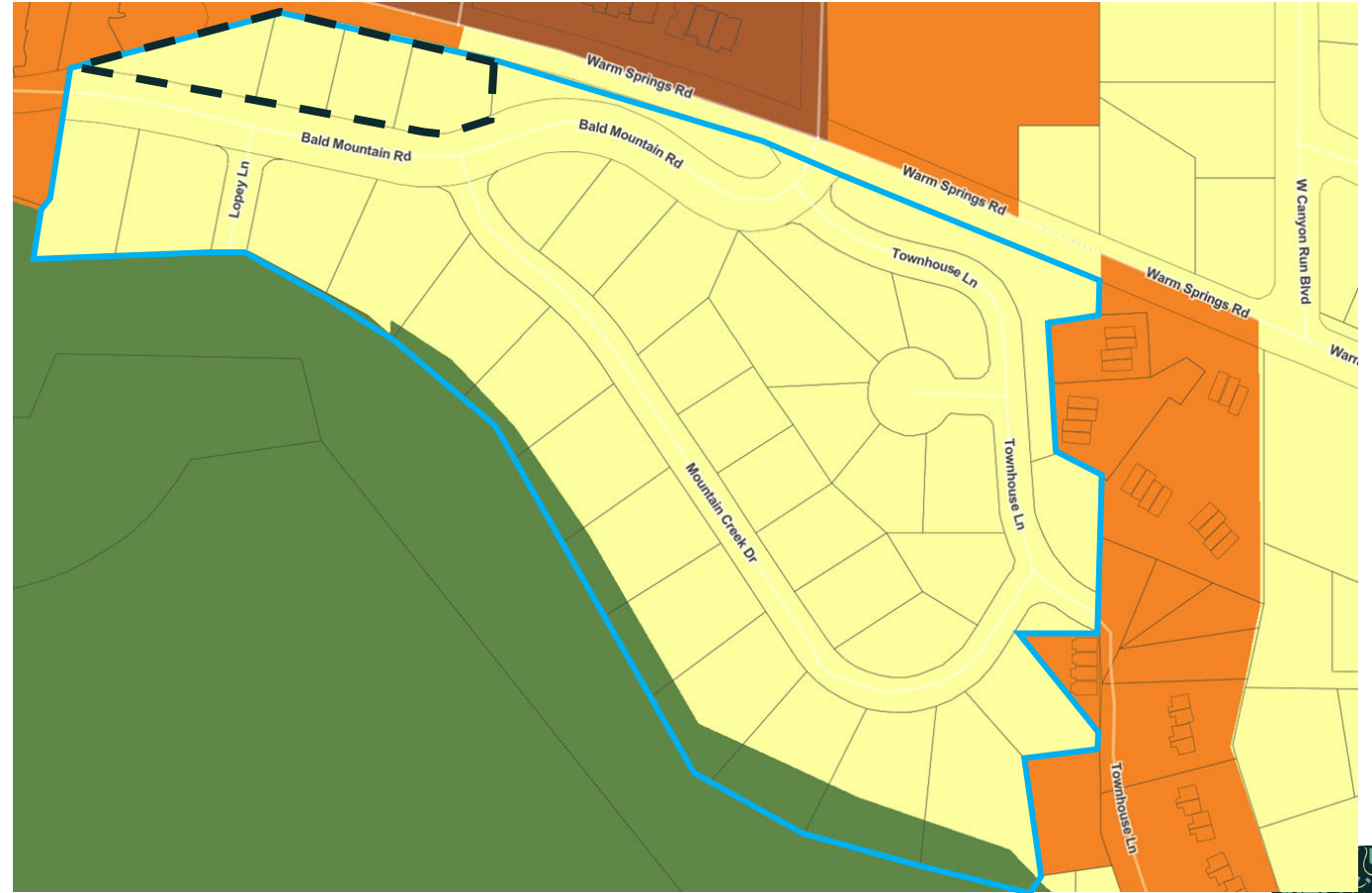


The Fields

19 DU/acre

WARM SPRINGS RANCH RESIDENCES

- **Development and Rezoning Agreement 20609**
 - Block 1 of Warm Springs Ranch rezoned from Tourist to GR-L
 - 35 single-family residential lots (ADUs permitted)
 - "Owner shall have the right to develop Lots 32-35 for deed restricted multi-family units consistent with the GR-Zone development standards."



DISCUSSION



RETAIL CORE



RETAIL CORE (RC)

The plan says:

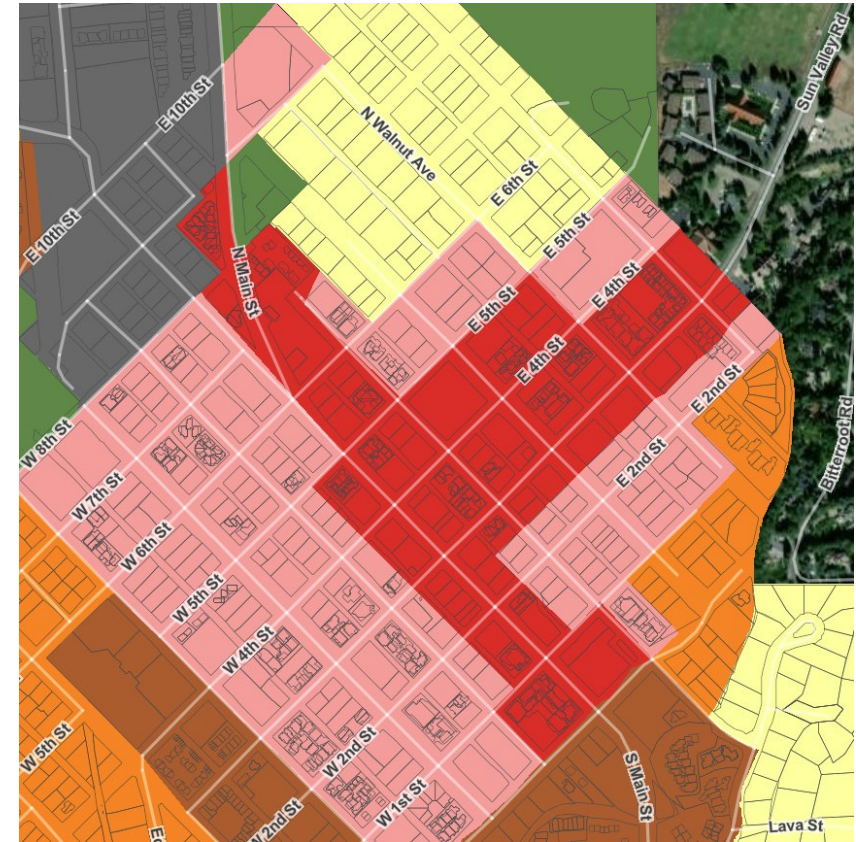
- Intended to feel separate and distinct from the rest of downtown
- Lower scale of development that maintains open air feel
- Maintains ability to see Bald Mountain, Dollar, and other natural features

Height:

Up to two stories, however, three stories may be allowed with shorter floor to ceiling heights pursuant to design standards/guidelines.

Lot Size:

Ketchum townsite lots to be preserved. Consolidations only permitted for non-conforming or hardship conditions.



DENSITY VS. INTENSITY

RETAIL CORE DENSITIES



5th & Main

3 stories

2.21 FAR

42'

32 DU/ac



Walnut & Fourth

2 stories

1.28 FAR

42'

11 DU/ac



The Colonnade

3 stories

1.26 FAR

35'

12 DU/ac



Mountain West

3 stories

2.21 FAR

42'

36 DU/ac

DENSITY VS. INTENSITY

COMMUNITY MIXED USE DENSITIES



Lofts at 660

3 stories

2.09 FAR

39'

63 DU/acre



First & Fourth

3 stories

1.99 FAR

42'

55 DU/acre



Residences at 120

3 stories

2.14 FAR

39'

55 DU/acre

RETAIL CORE (RC)

Retail Core: Height

PZ Recommendation

Revise to:

Up to two stories, however, three stories may be allowed pursuant to design standards/guidelines.

Reason

- Lower scale and intensity of development can be achieved through different design treatments like third-floor setbacks not just height, allows flexibility
- More appropriate for the code discussion



MIXED-USE INDUSTRIAL



COHESIVE
KETCHUM
Comprehensive Plan & Code Update

MIXED-USE INDUSTRIAL (MUI)

THE PLAN SAYS:

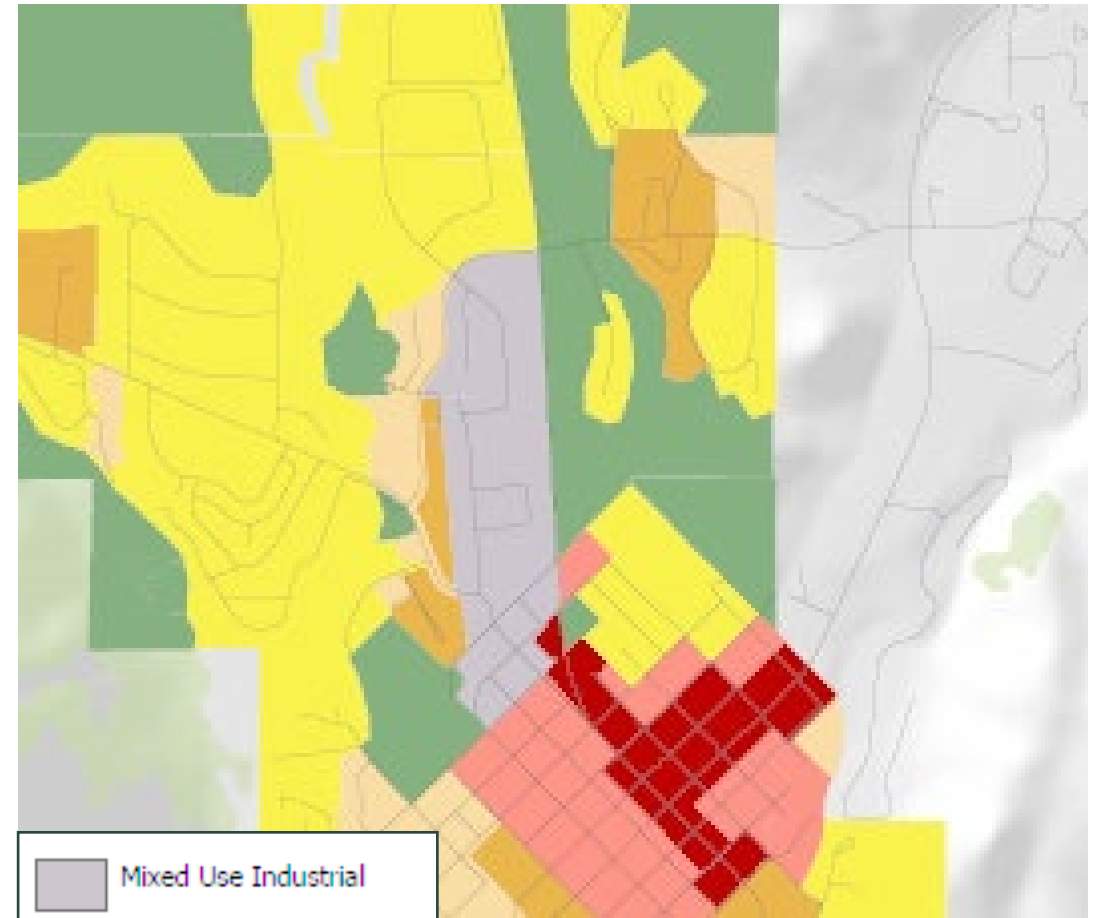
- Maintain and support businesses while introducing additional residential to the area
- Proactive enforcement of illegal uses (i.e. personal storage)
- Introduce neighborhood serving commercial uses not currently permitted

Height:

No change in permitted height

Other:

Evaluate parking and ground floor commercial requirements for 100% community housing developments



DISCUSSION

PUBLIC COMMENT



CITY COUNCIL DELIBERATION & ACTION



**COHESIVE
KETCHUM**
Comprehensive Plan & Code Update

An aerial photograph of a mountain town. In the foreground, there are dense green trees and a residential area with houses and streets. In the background, a large, rugged mountain rises, its slopes covered in forest and some cleared areas. The sky is blue with scattered white clouds. The text "STAFF RECOMMENDATION" is overlaid in the center of the image.

STAFF RECOMMENDATION

STAFF RECOMMENDATION

Staff Recommendation

After considering the P&Z Commission's recommendation and public comment, staff recommends the City Council approve the Cohesive Ketchum 2025 Comprehensive Plan.

Council Options

- Approve with changes recommended by PZ Commission
- Approve with additional changes
- Continue discussion to August 4th



Attachment 4

Draft Resolution 25-012
Adopting the
Cohesive Ketchum 2025
Comprehensive Plan

RESOLUTION 25-012
A RESOLUTION OF THE CITY OF KETCHUM, IDAHO ADOPTING THE COHESIVE
KETCHUM 2025 COMPREHENSIVE PLAN

WHEREAS, prepared in accordance with Idaho Code §67-6508, the Cohesive Ketchum 2025 Comprehensive Plan (the “Plan”) establishes a long-range policy framework to achieve the community’s vision for the future and will serve as a guide for land use decisions within the City of Ketchum and its Area of City Impact; and

WHEREAS, in accordance with Idaho Code §67-6509, the Planning and Zoning Commission held duly noticed public hearings to consider the Plan on March 25, April 8, April 22, May 7, and May 13, 2025; and

WHEREAS, the Commission recommended approval of the Plan with changes on May 13, 2025; and

WHEREAS, the City Council held a duly noticed public hearing to consider the Commission’s recommendation on June 16, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO THAT:

1. The Cohesive Ketchum 2025 Comprehensive Plan is hereby adopted by the City Council and supersedes the 2014 Comprehensive Plan.
2. A copy of the Cohesive Ketchum 2025 Comprehensive Plan shall accompany this Resolution and shall be kept on file with the City Clerk pursuant to Idaho Code §67-6509(c).
3. This Resolution shall be in full force and effect upon its adoption.

ADOPTED by the City Council and **APPROVED** by the Mayor of the City of Ketchum, Idaho this 16th day of June 2025.

APPROVED

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk