

## CITY COUNCIL MEETING AGENDA MEMO

<b>Meeting Date:</b> September 9, 2025	<b>Staff Member/Dept:</b> Morgan Landers, AICP – Director of Planning & Building
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<b>Agenda Item:</b> Recommendation to conduct a public hearing and approve Resolution 25-012 adopting the 2025 Cohesive Ketchum Comprehensive Plan.
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**Recommended Motion:**

"I move to approve Resolution 25-012 adopting the 2025 Cohesive Ketchum Comprehensive Plan and direct staff to publish the final document."
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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 draft 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.
Following the Planning and Zoning Commission recommendation, staff and the City Council have conducted three public hearings, one discussion meeting, four walking tours, and one work session with the Planning and Zoning Commission to refine the plan and development version three of the plan.
The Cohesive Ketchum Comprehensive Plan delicately balances the need for community housing, economic vitality, and community character with a plan for how the community will manage growth for the next ten years. The plan will be audited annually and may be periodically updated to remain relevant and effective.

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

Beginning in August 2023, the city of Ketchum set off to respond to concerning trends in the community and ensure a vibrant community well into the future. Since that time, community members of all kinds, business owners and employees, advisory committee members, and elected and appointed officials have spent countless hours balancing the opinions, experiences, values, fears and aspirations of this beloved community into a plan that sets the city of Ketchum on a path to managing growth into the future. This delicate balance of community housing, economic vitality, and community character is challenging and exciting all at the same time and the Ketchum community is committed to holding the city accountable for the actions taken to ensure that we have a sustainable and vibrant community for generations to come.
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The first draft of the plan was issued in the fall of 2024 as a first attempt at striking the right balance. Since that time, additional outreach has been conducted, and hundreds of comments were received. The city outwardly committed that the plan was a working document and that changes were welcomed and could be incorporated throughout the drafting and adoption process. That commitment was honored, resulting in numerous changes to the plan since fall of 2024 including:

- Addition of “single-family homes” as a primary use in Medium Density Residential areas
- Removal of “small multi-family residential” as a primary use in Medium Density Residential areas
- Reduction of future heights of buildings in Low and Medium Density Residential areas from three stories to two
- Addition of buffer zone requirements between land uses and establishment of wildlife corridors
- Reduction in proposed residential densities in Medium and High Density Residential areas
- Increased areas in the Light Industrial area for taller buildings
- Expansion of commercial uses allowed in the Light Industrial area
- Changes in future land use map designations to better align with community character
- Addition of more specific goals and policies to create and manage parking

The third draft of the plan, published on August 22, 2025, incorporates all of the changes outlined above. Staff and the consultants also conducted a final pass of the document to ensure any remaining grammar and formatting issues were addressed.

Staff strongly believe that the third draft of the plan thoroughly and appropriately balances the needs of the community and responds to many of the concerns expressed by the community. The city is at a pivotal moment where issues of the past desperately need to be addressed. The city needs a guiding document to begin the next phase of work to change the land use regulations to address those very real issues. The 2025 Cohesive Ketchum Comprehensive Plan is that document and lays the framework for future and more detailed discussions with the community moving forward.

Staff recommends the City Council adopt the 2025 Cohesive Ketchum Comprehensive Plan.

#### **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.

#### **Attachments:**

1. [2025 Cohesive Ketchum Comprehensive Plan](#) – third draft
2. 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 duly noticed public hearings to consider the Commission’s recommendation on June 16, July 7, August 4, 2025, and September 11, 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 \_\_\_\_\_ day of \_\_\_\_\_ 2025.

APPROVED

\_\_\_\_\_  
Neil Bradshaw, Mayor

ATTEST:

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Trent Donat, City Clerk