

Cohesive Ketchum: Comprehensive Plan Update

**PLANNING AND ZONING
COMMISSION**

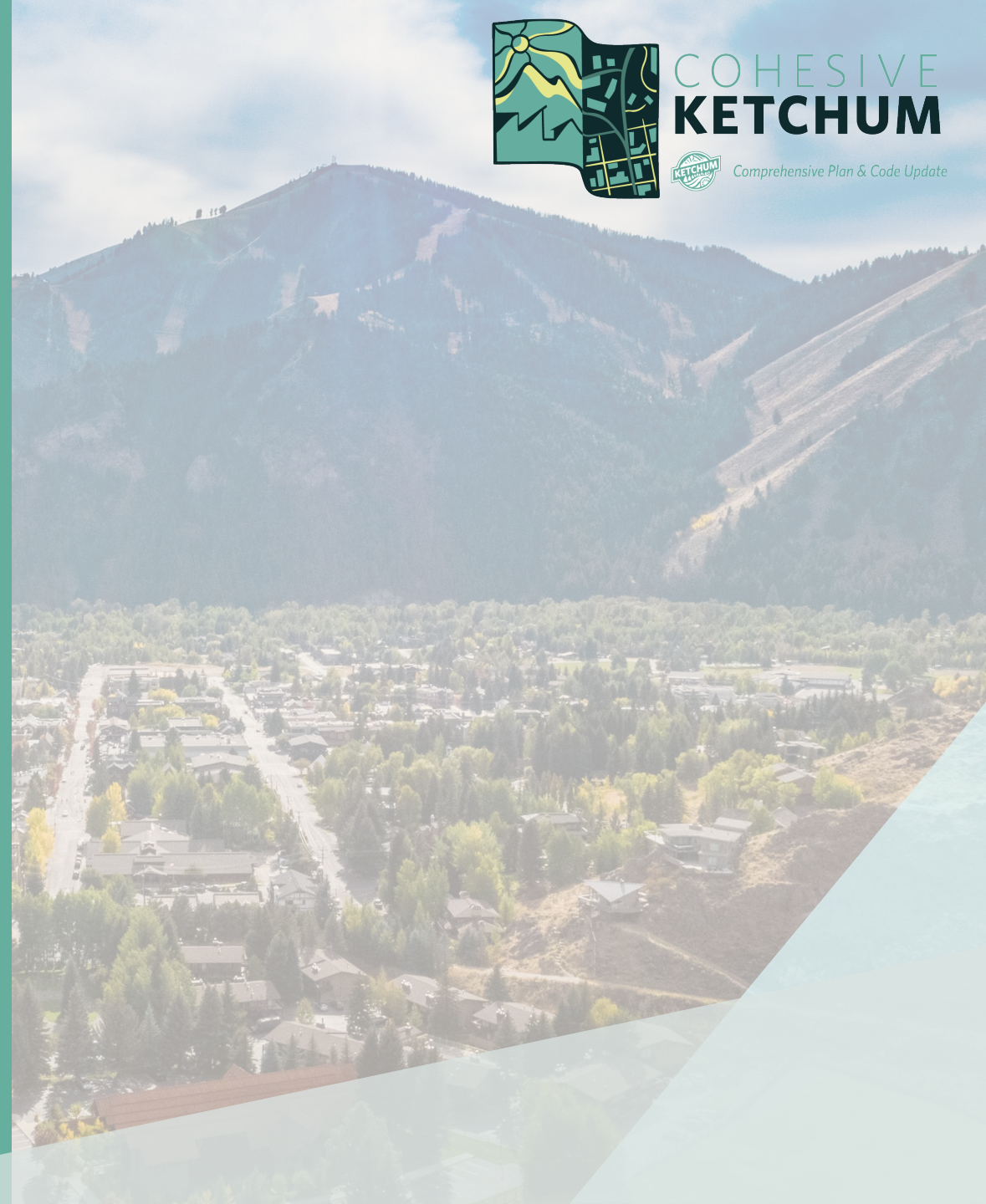
April 8, 2025



**COHESIVE
KETCHUM**



Comprehensive Plan & Code Update



AGENDA

- Why Update the Plan?
- Planning for Well-Managed Growth
- City Infrastructure & Service Capacity
- Land Use & Density
- Commission Questions & Project Team Response
- Public Comment
- Discussion
- Next Steps



MEETING GOALS

- Provide a recap of data and assumptions used to inform the draft Plan
- Get direction on policy decisions related to land use map and densities
- Get direction on process moving forward

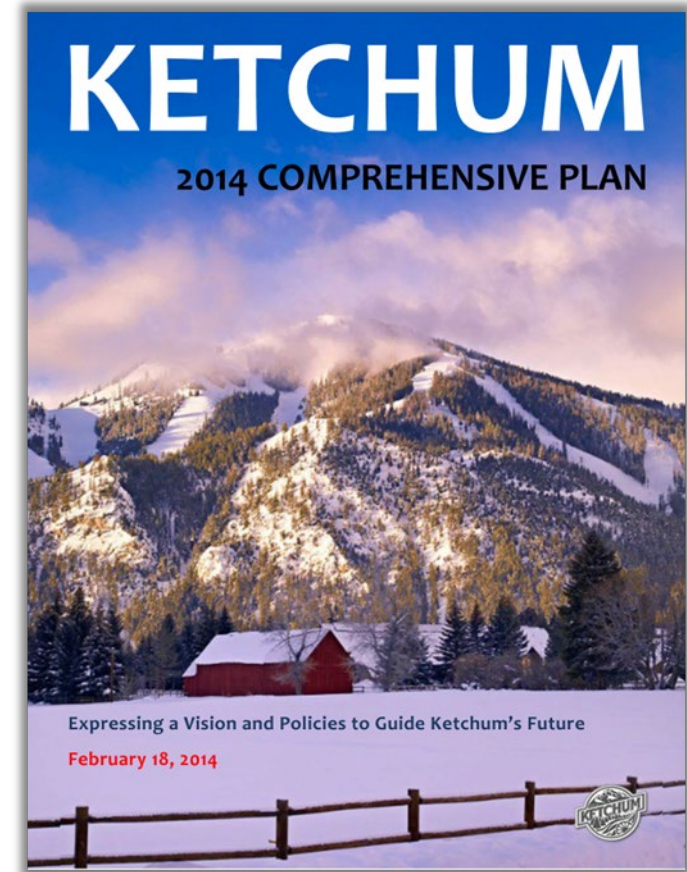


WHY UPDATE THE PLAN?



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 (workforce housing crisis/concerns about downtown vibrancy)
- These concerns spurred community discussions about growth and the future vision of Ketchum.



2014 PLAN AUDIT

- Align the updated Plan with recently adopted plans and studies (i.e. Housing Action Plan, Master Transportation Plan)
- Clarify the Future Land Use Map and align with land use regulations
- Clarify sustainability and community resilience priorities
- Expand focus on historic preservation
- Strengthen regional partnerships
- Clarify implementation roles and responsibilities

**Address key community issues identified through the engagement process



2024 COMMUNITY SURVEY

WHO?

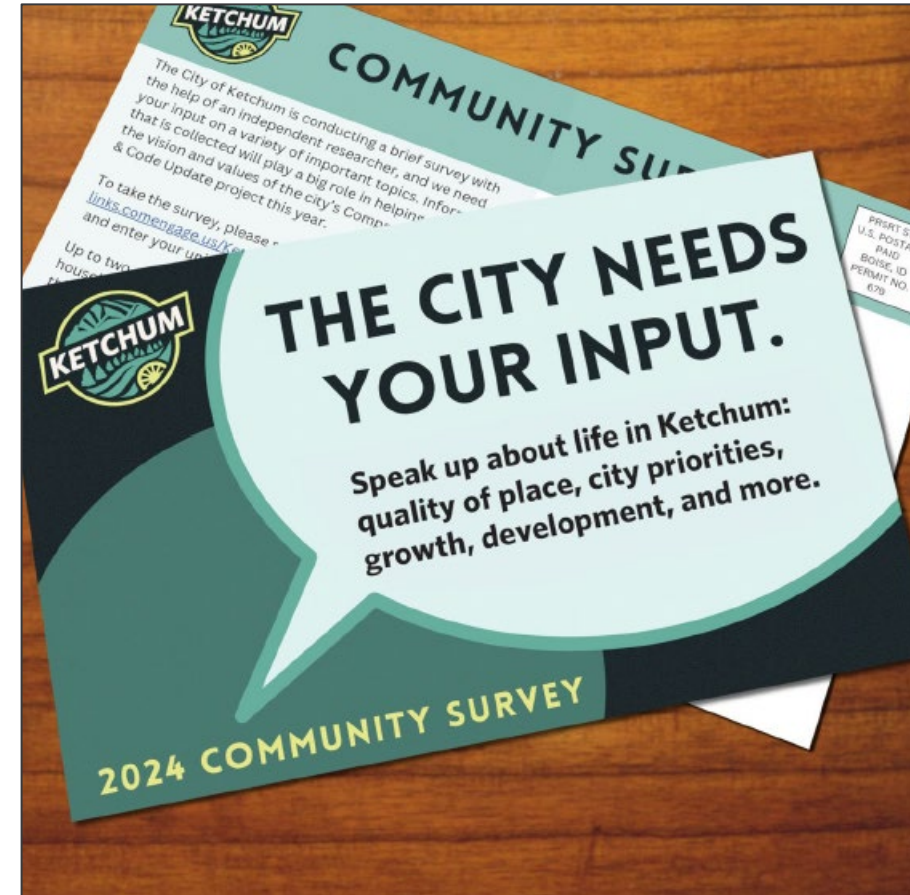
- Residents (own and rent)
- Business Owners
- Business Employees

HOW MANY?

- 606 total responses
 - 371 residents
 - 235 business owners & employees

WEIGHTED?

- Yes—minimal change in results



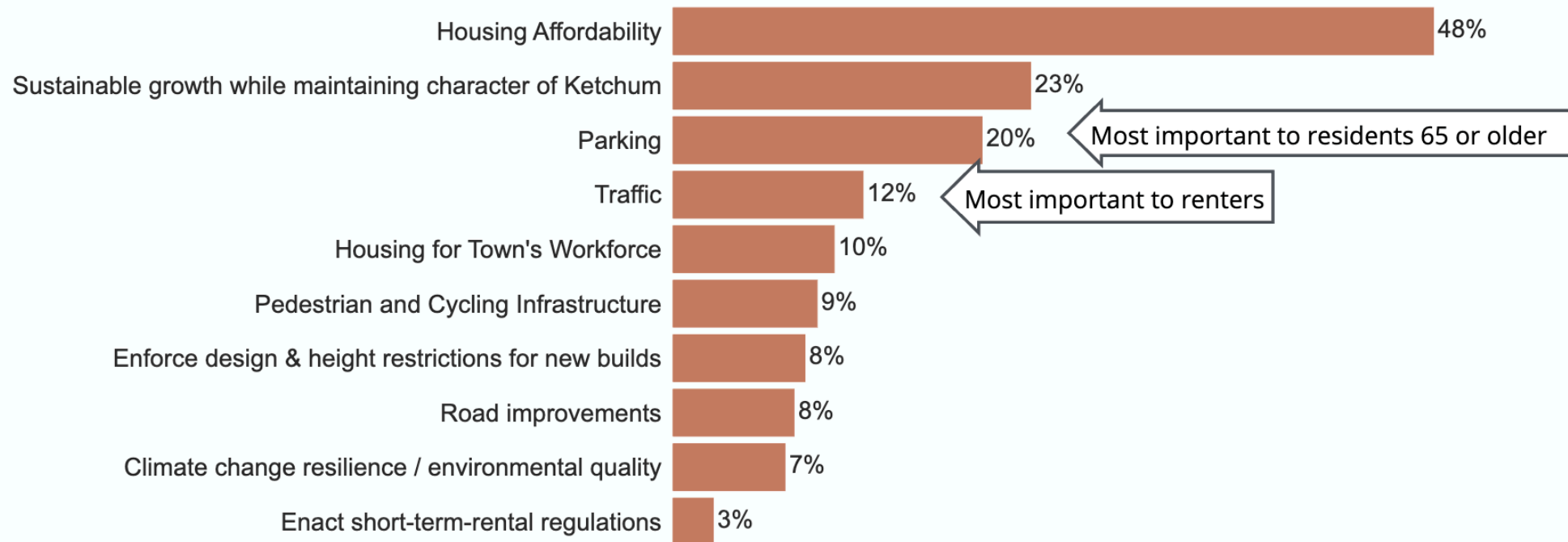
MOST IMPORTANT ISSUES FACING RESIDENTS

#1 Issue: Affordability of housing - This is particularly important to residents under 45.

#2 Issue: Preserving the character of Ketchum - Many residents mentioned both housing affordability **AND** preservation of Ketchum's character as their top two concerns.

What are the two most important issues for the City of Ketchum to address over the next two years?

[Coded responses from open ended question]



MOST IMPORTANT ISSUES FACING BUSINESSES

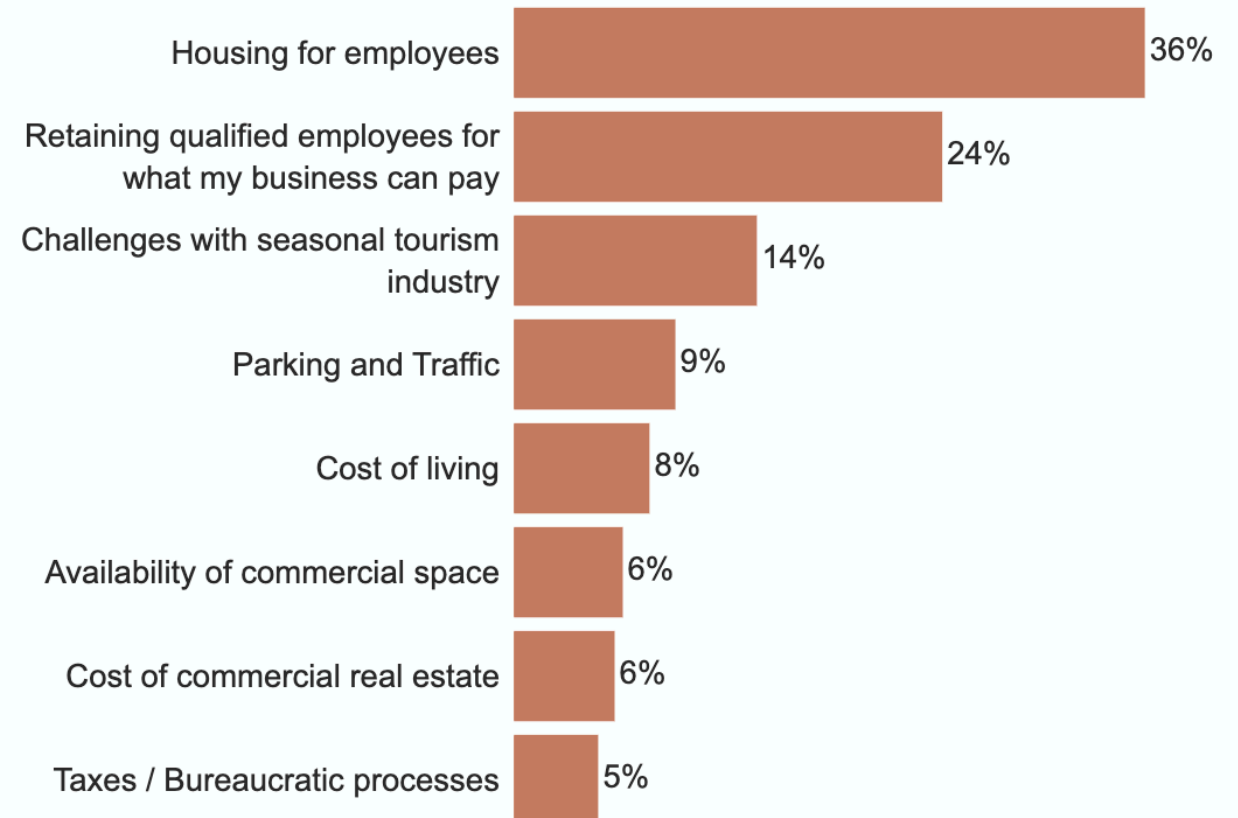
36% of business owners and employees mentioned that housing for employees is the top business-related issue.

The shortage of affordable housing options hurts local businesses in multiple ways.

- Workers can't afford to live in Ketchum
- A "Ketchum living wage" is beyond what most businesses can afford to pay their employees
- Shortage of affordable commercial and residential real estate = inflated overhead and labor costs for local businesses

In one or two words, what would you say is the single most important business-related issue in Ketchum?

Coded responses from open ended question]

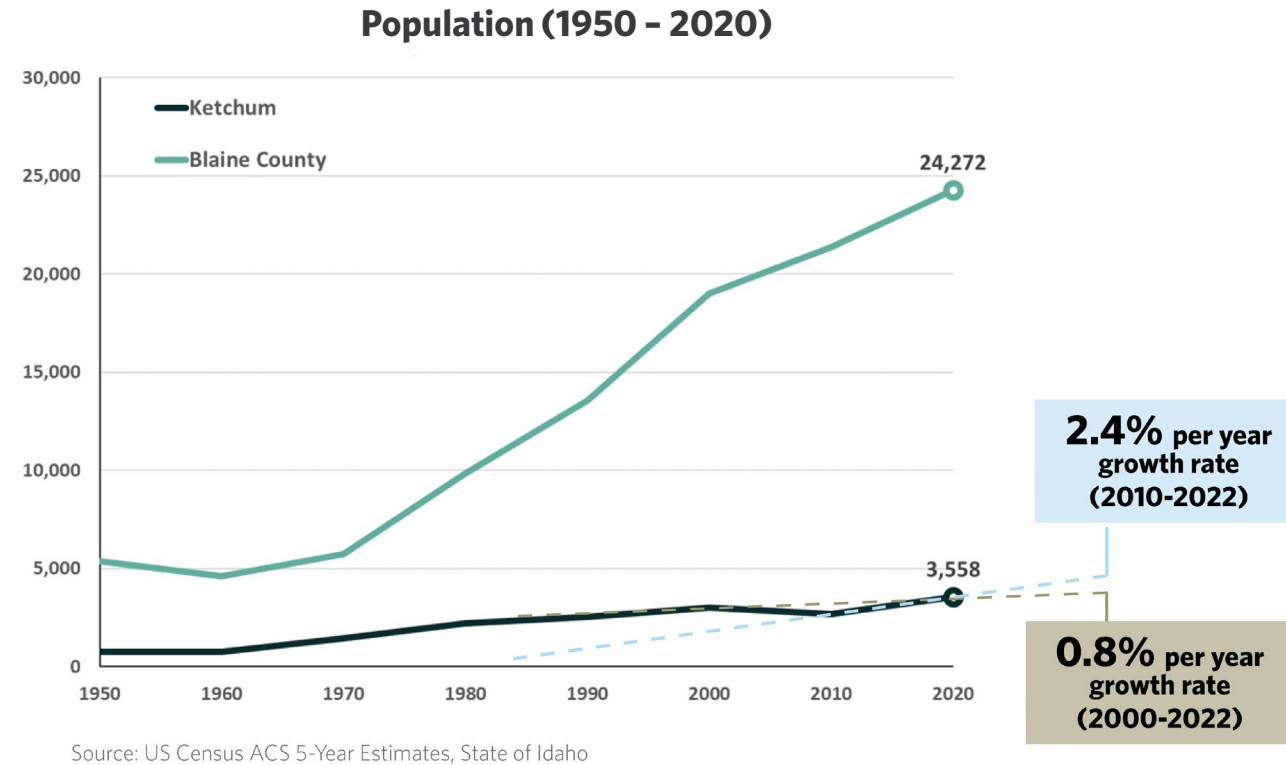


PLANNING FOR WELL-MANAGED GROWTH



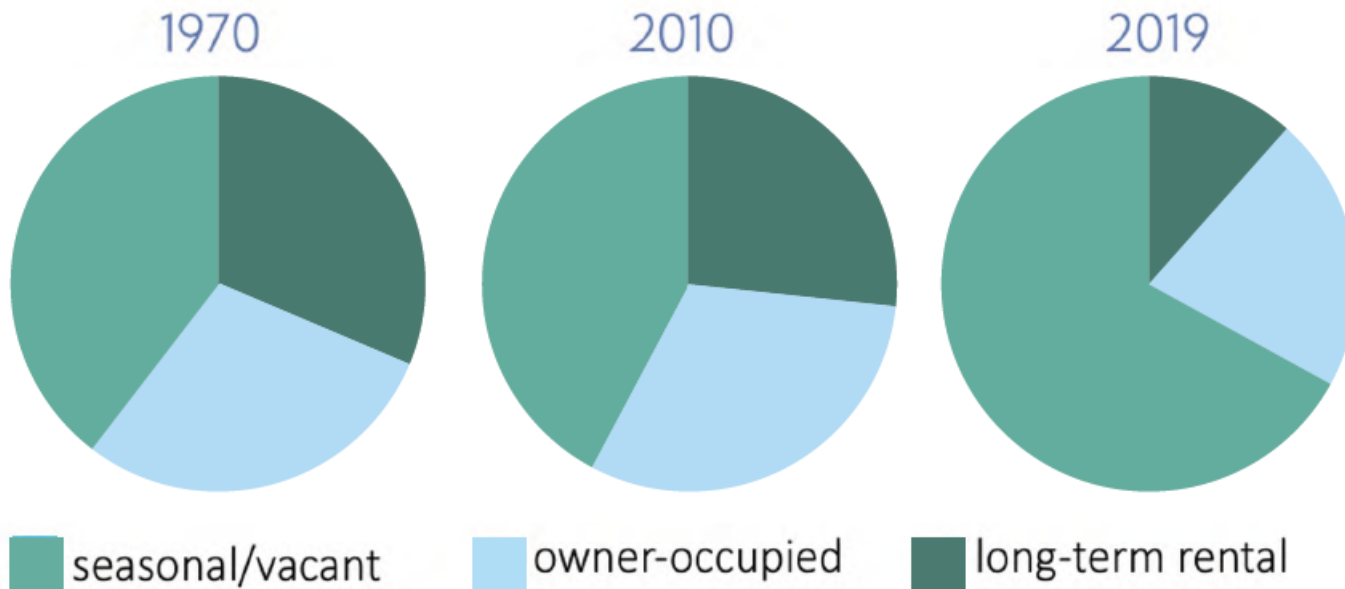
OUR COMMUNITY IS CHANGING...

- Ketchum's **population** has increased at a faster rate in recent years.
- The **median age** of Ketchum residents has **increased** dramatically since 2010.
- **Housing prices have increased** significantly, outpacing growth in income and pay.
- Ketchum is essential to the economic success of Blaine County. However, only **9% of workers employed in Ketchum** also live in within the City.



HOUSING TRENDS

Ketchum's Housing Stock Over Time



QUICK FACTS*

NEARLY HALF
*EXISTING HOUSING STOCK BUILT
BETWEEN 1970-1989*

718 to 512
*DECREASE IN RENTER-OCCUPIED
HOUSEHOLDS (2010-2022)*

335
LONG TERM RENTALS LOST (2010-2019)

**All numbers are for City of Ketchum.*

PLANNING FOR WELL-MANAGED GROWTH

Forecast Growth



How much growth might Ketchum see over the next 10-20 years based on historic trends and potential scenarios?

Land Capacity



How much land do we have available for infill or redevelopment (and where) based on our 2014 Plan?

Demand



What types of land uses (residential or non-residential) do we need to plan for to accommodate forecast growth?

Infrastructure & Service Capacity

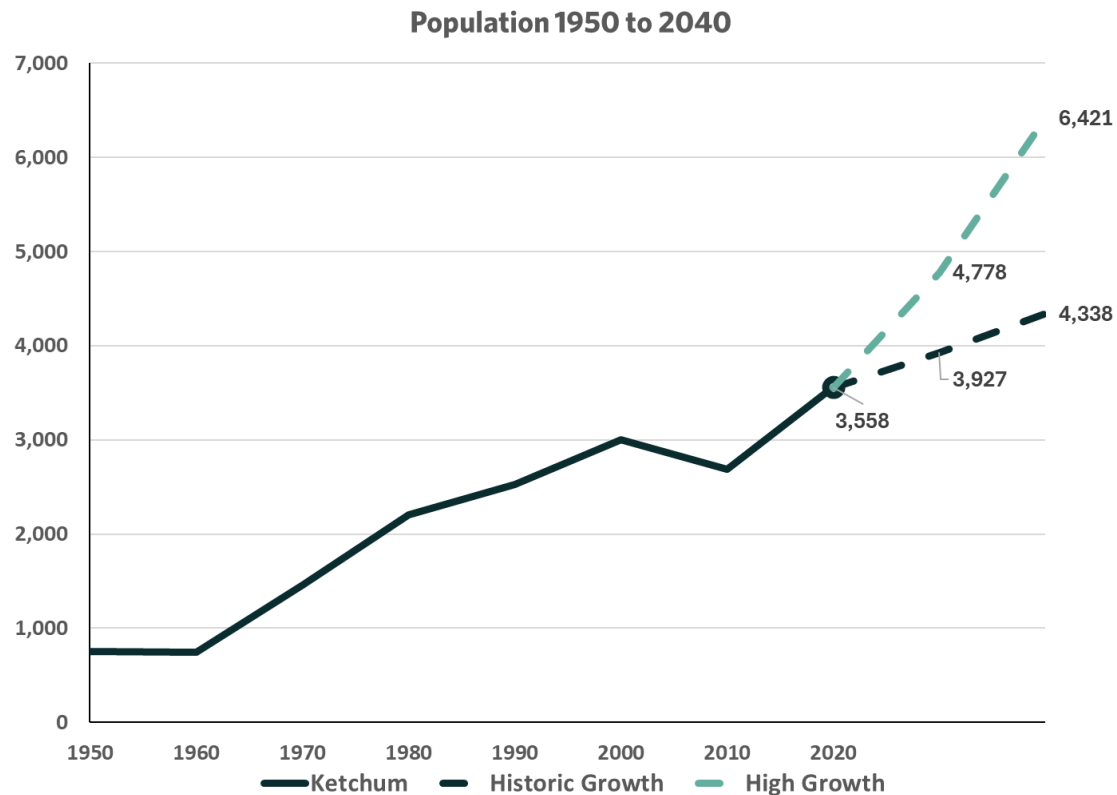


Can planned growth be reasonably accommodated based on existing/planned facilities?



WHAT WE'RE PLANNING FOR

Ketchum is projected to add **between 780 to 2,860 new residents** by the year 2040.



QUICK FACTS

1.0% - 3.0% per year
GROWTH RATE (2020-2040)

783 - 2,866
POTENTIAL NEW RESIDENTS BY 2040

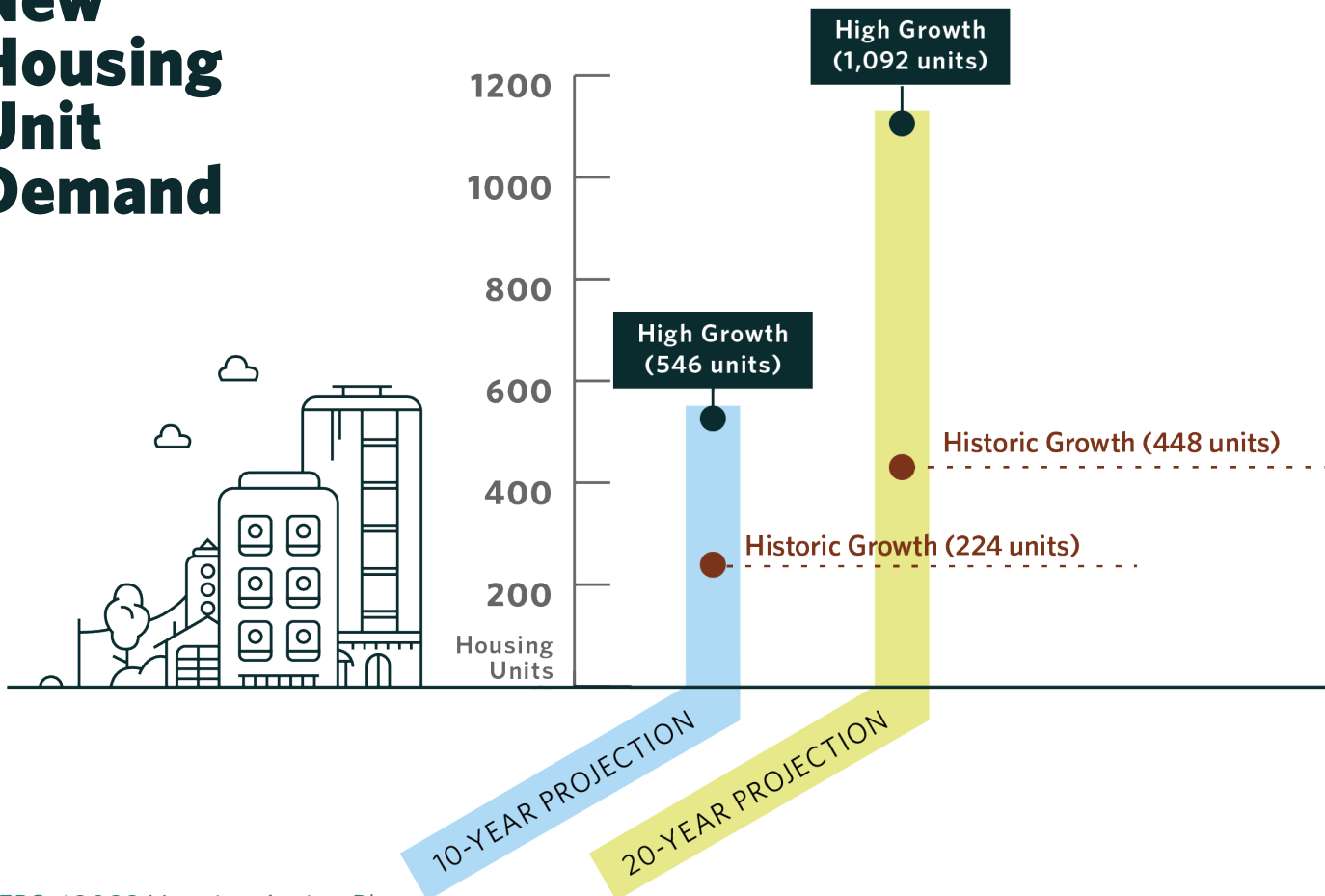
Source: US Census, Ketchum Housing Action Plan, EPS



**COHESIVE
KETCHUM**
Comprehensive Plan & Code Update

WHAT WE'RE PLANNING FOR

New Housing Unit Demand



QUICK FACTS

224-546

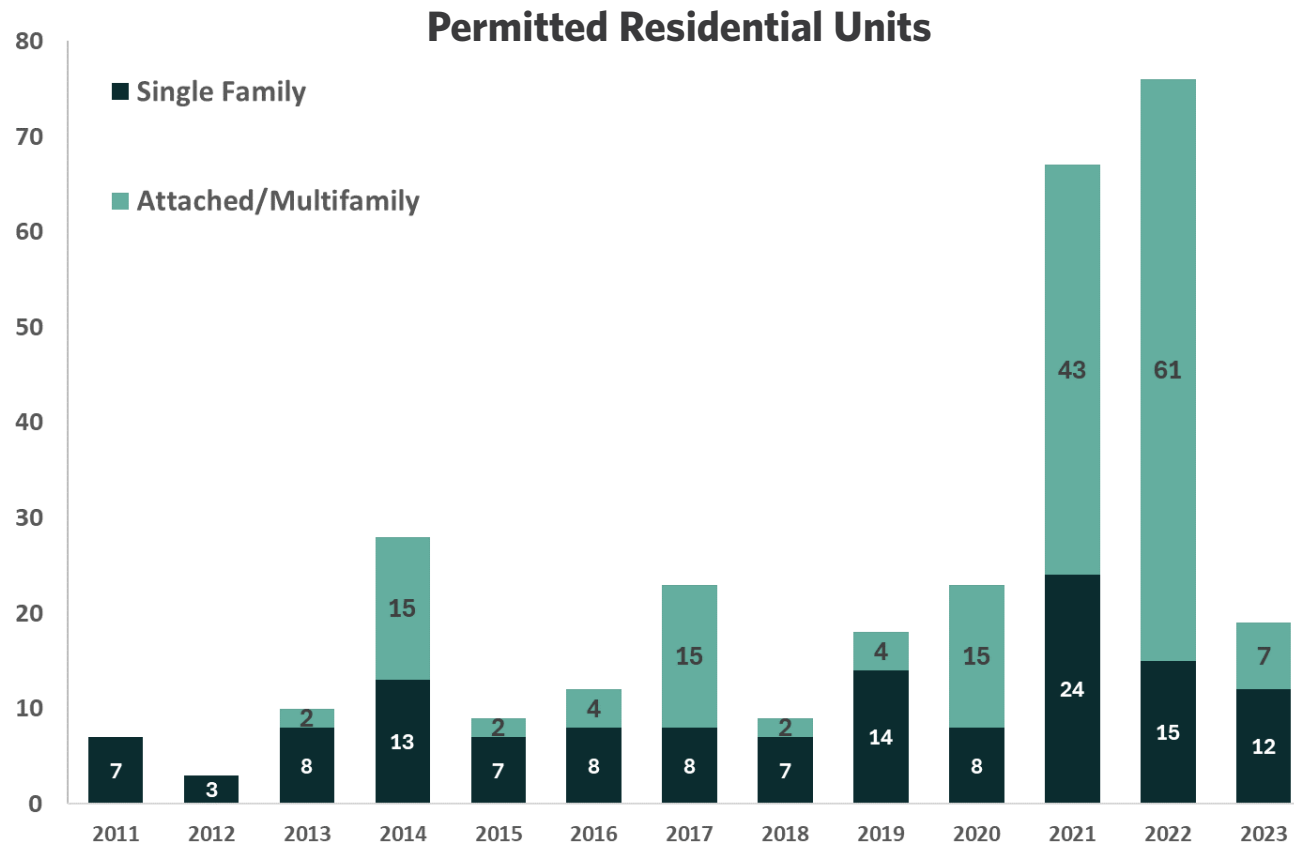
*HOUSING UNITS NEEDED FOR
POPULATION GROWTH (10 YRS)*

436

*HOUSING UNITS FOR CURRENT
RESIDENTS AT RISK*

DEVELOPMENT TRENDS

Housing construction spiked in 2021 and 2022, but permits returned to average levels in 2023.



QUICK FACTS

304

**DWELLING UNITS PERMITTED
(2011-2023)***

**Multi-family units accounted for 38% of units from 2011 to 2023, 59% from 2021 to 2023.*

25

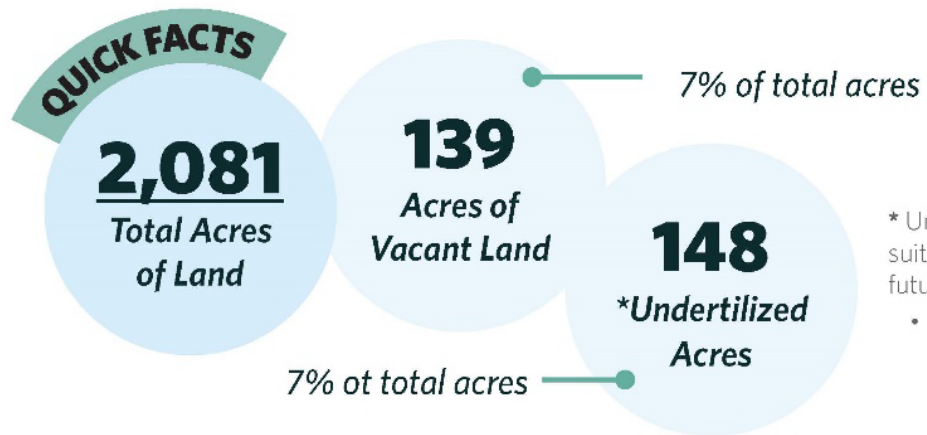
**AVERAGE RESIDENTIAL UNITS
PERMITTED PER YEAR (2011-2023)**

Source: City of Ketchum

WE HAVE LIMITED LAND AVAILABLE FOR FUTURE GROWTH...

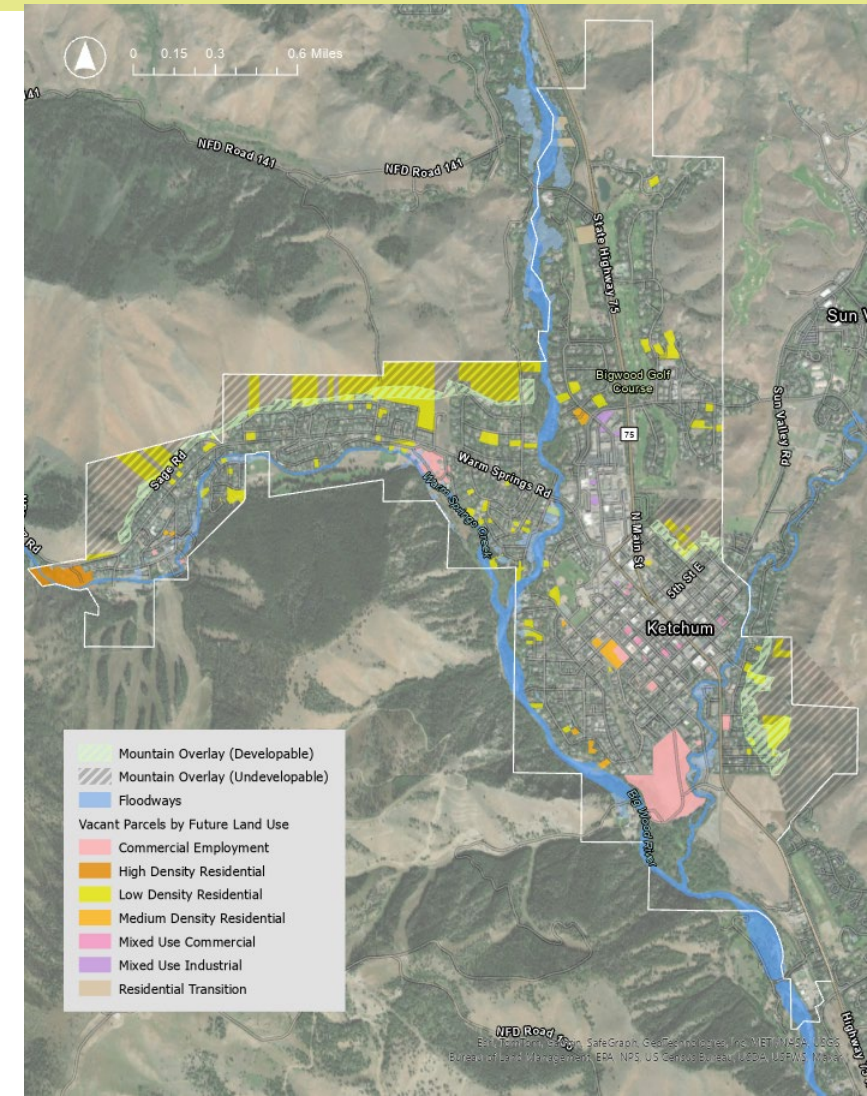
LAND CAPACITY

The density of future development will play an important role in determining if Ketchum has enough land to accommodate growth.



* Underutilized means they may be suitable for redevelopment in the future because they:

- Have buildings or improvements valued at 50% or less than the value of the land; and/or
- Have a building coverage of less than 20%

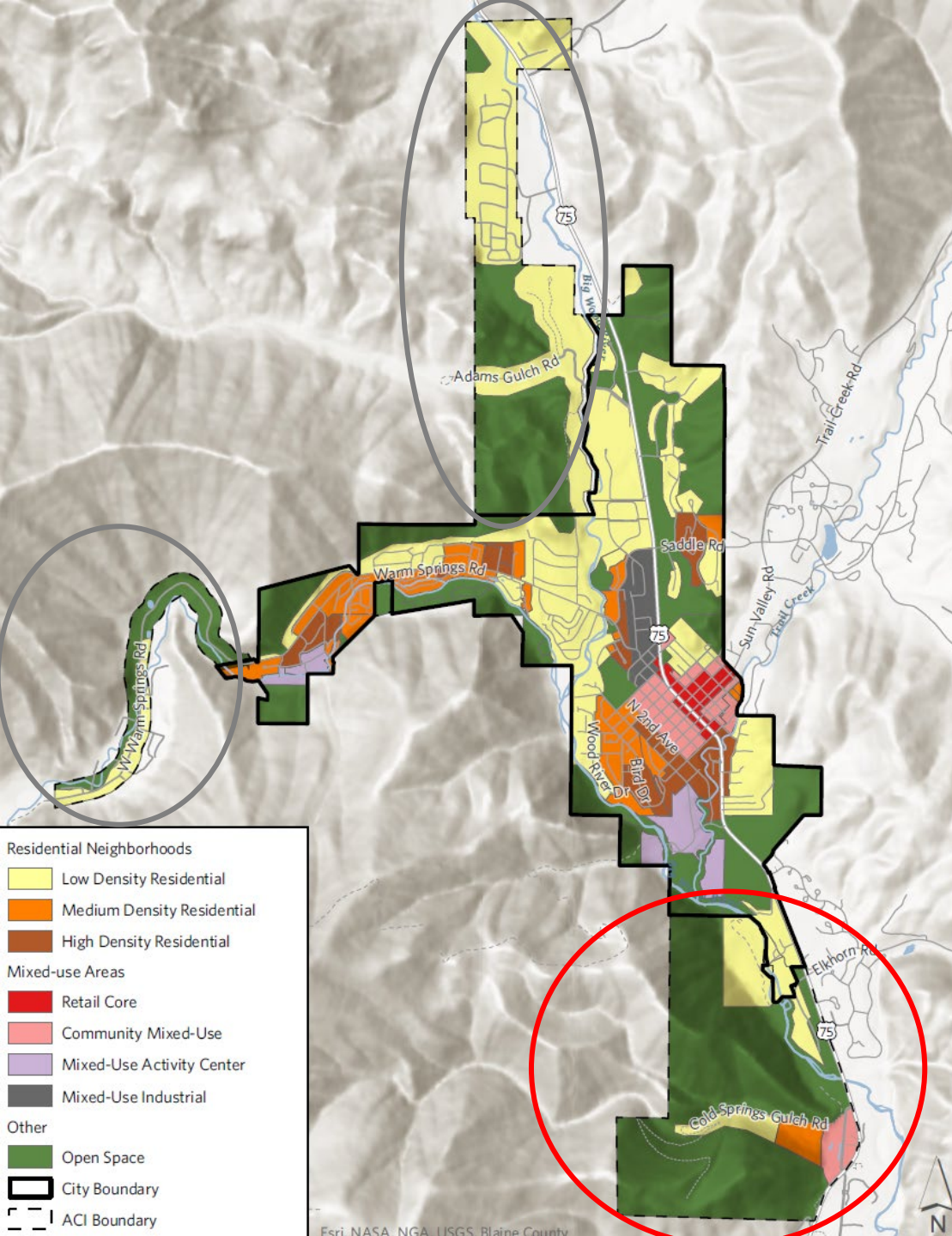


ROLE OF THE AREAS OF CITY IMPACT

- City of Ketchum has comprehensive planning authority for its ACI; County handles zoning and development entitlement unless the land is annexed into the City.
- Only southern ACI has capacity for significant additional development

Policy H-1.5: Area of City Impact

Work proactively with land owners, Blaine County, utility providers, and other partners to plan for the future development of property in Ketchum's southern ACI (near St. Luke's Medical Center) as a mixed-use activity center that includes a concentration of community housing.



INFRASTRUCTURE & SERVICE CAPACITY

Key topics: Utilities (water & wastewater), Streets, Public Safety (police & fire), Schools, and Parks & Recreation



GROWTH & INFRASTRUCTURE PLANNING

- **What does ID law allow?**

- Development connection/impact fees for items associated with growth
 - Utilities (water & wastewater), Streets, Public Safety (police & fire), Schools, and Parks & Recreation
 - To be updated 2025
- School district is not allowed
- Impact fees can't pay for existing deficiency



WATER SERVICE CAPACITY

- **Water Facility Plan**
- **Decrease in use every year for the past 5 years**
- **Maintenance/Improvements for efficiencies**
 - 2014 – 1 Billion Gal/Year
 - 2023 – 770 Million Gal/Year
- **Stressors on the system**
 - Drought (100% or above = ok)
 - Capacity in collection lines

18 MILLION GAL/DAY
WATER RIGHT CAPACITY (2024)

1 MILLION GAL/DAY
AVERAGE DAILY USE (2024)

4.8 MILLION GAL/DAY
PEAK DAILY USE (2024)

CONNECTION FEES

Meter 1" scale factor 1.00	\$3,816
Meter 1.5" scale factor 2.25	\$8,586
Meter 2" scale factor 4.00	\$15,264
Meter 3" scale factor 9.00	\$34,344
Meter 4" scale factor 16.00	\$61,056
Meter 6" scale factor 36.00	\$137,376



WASTEWATER CAPACITY

- **Wastewater Master Plan**
- **Treatment plant serves Ketchum and Sun Valley**
- **Upgrades to plant provide wastewater capacity through 2070**
 - Assumed 1.44% growth rate
- **Stressors on system**
 - Surges from spring runoff (residential pumping)
 - Flow capacity in collection lines
- **Maintenance**
 - Lines are videoed for monitoring

4 MILLION GAL/DAY
WASTEWATER PLANT CAPACITY (2024)

1.2-1.8 MILLION GAL/DAY
PEAK TREATMENT (2024)

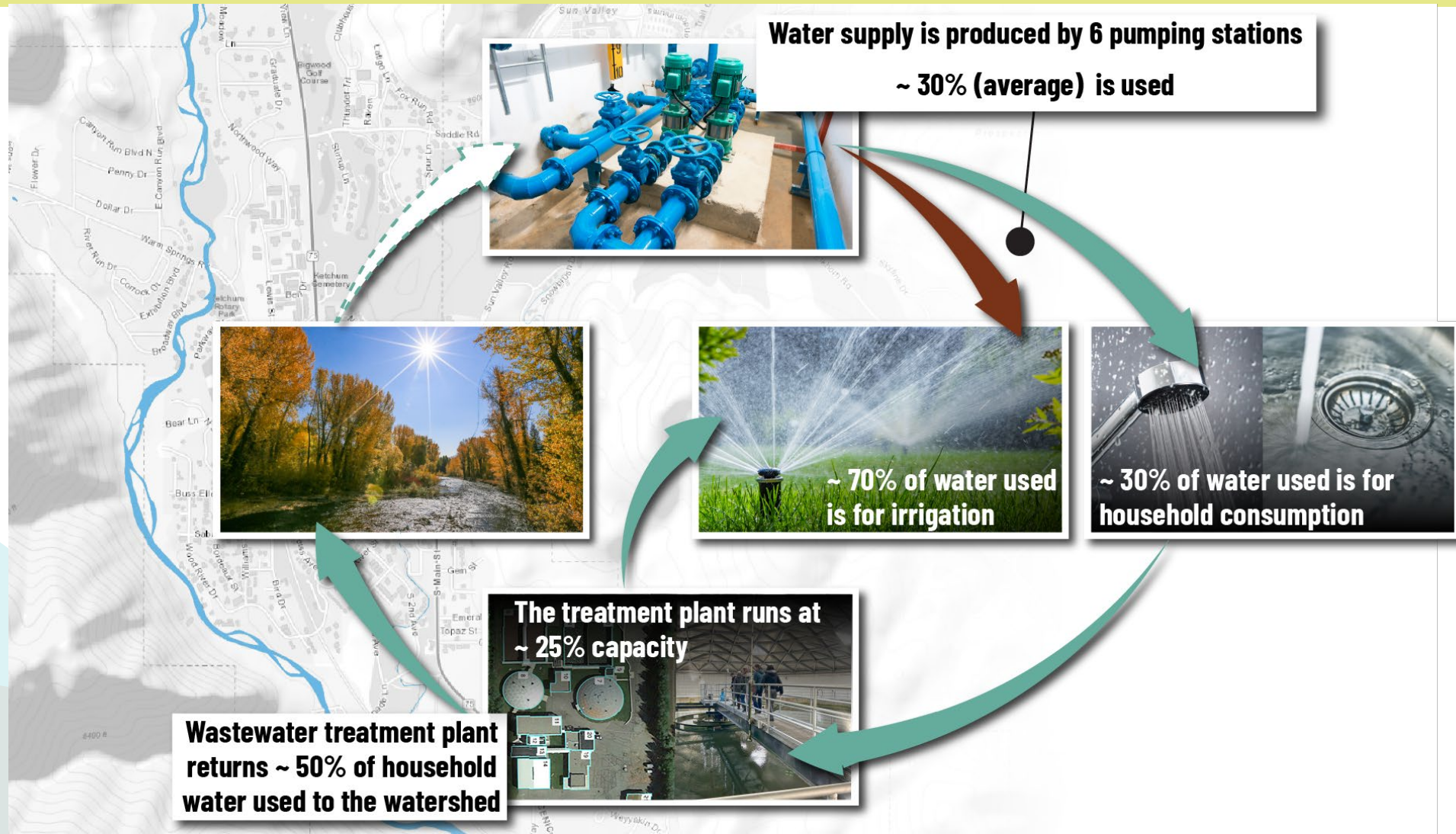
USER FEES

(fees vary by usage and square footage)

Restaurant per seat	\$4.55
Senior living home	\$23.04
Single family home	\$46.14
Beauty salon per operator	\$46.14
Gas station with restrooms	\$92.25
Laundries	\$184.55

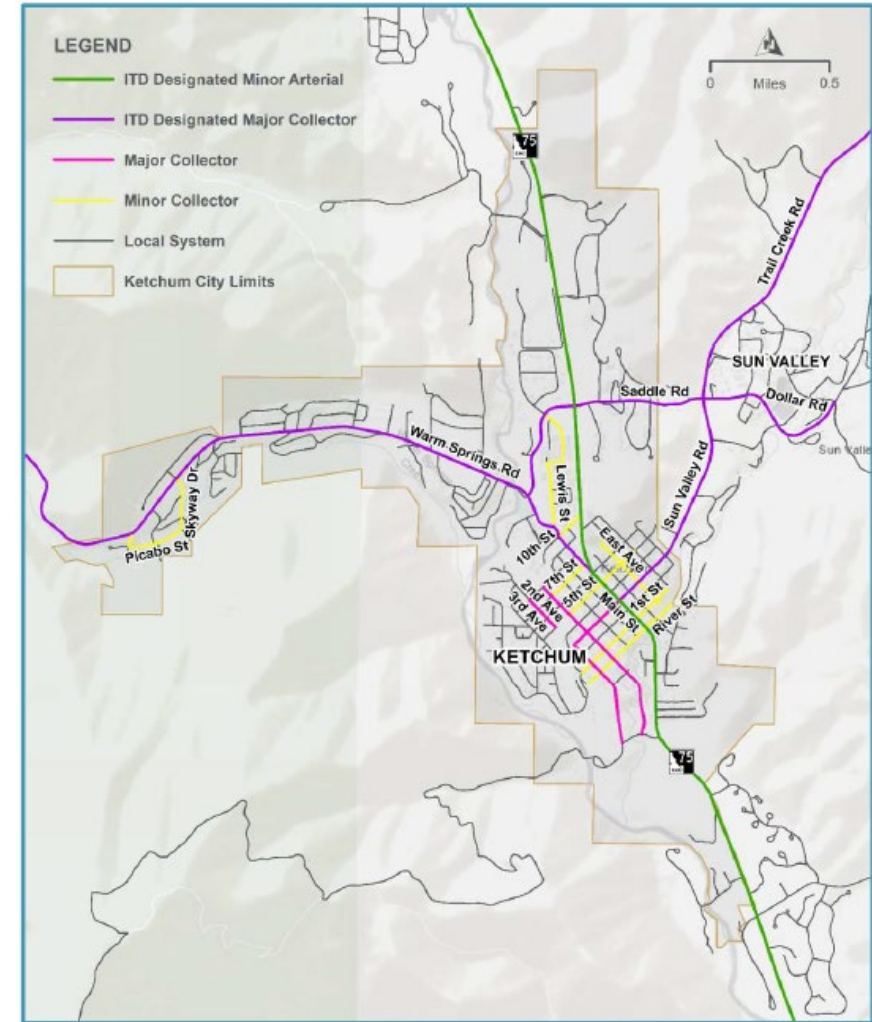
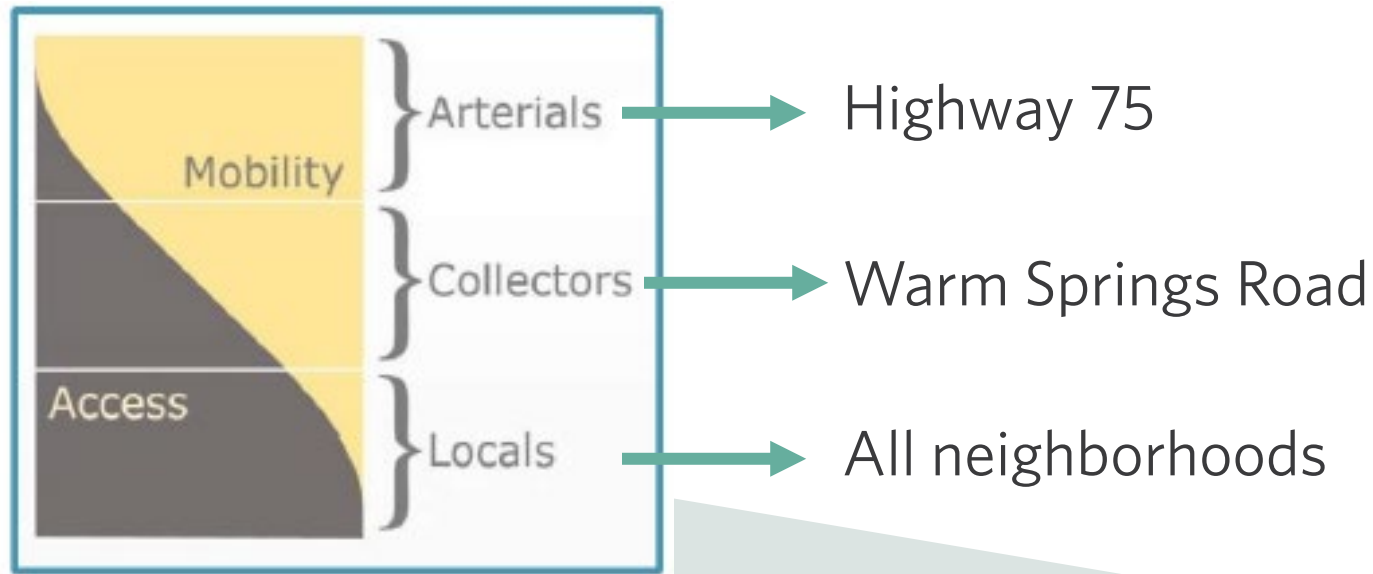


WATER LIFECYCLE IN KETCHUM



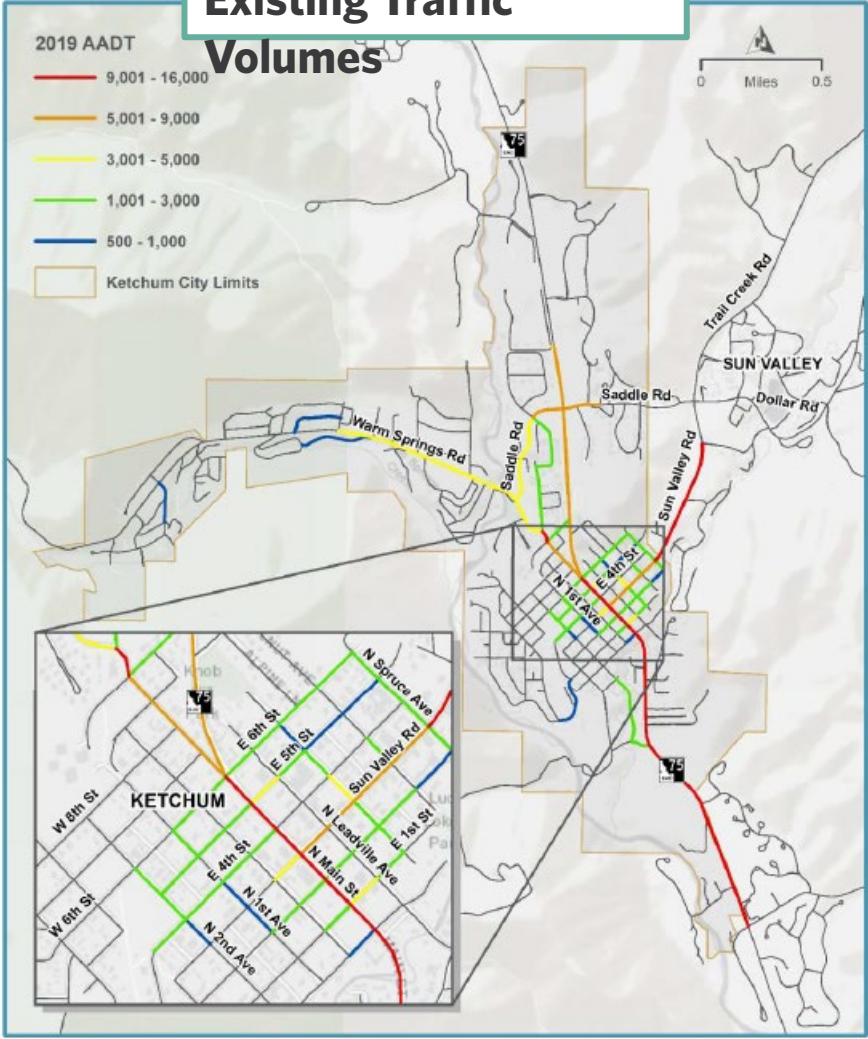
STREETS

- **Master Transportation Plan adopted in 2021**
 - **Assessment of as-is conditions**
 - **Calls for future improvements**

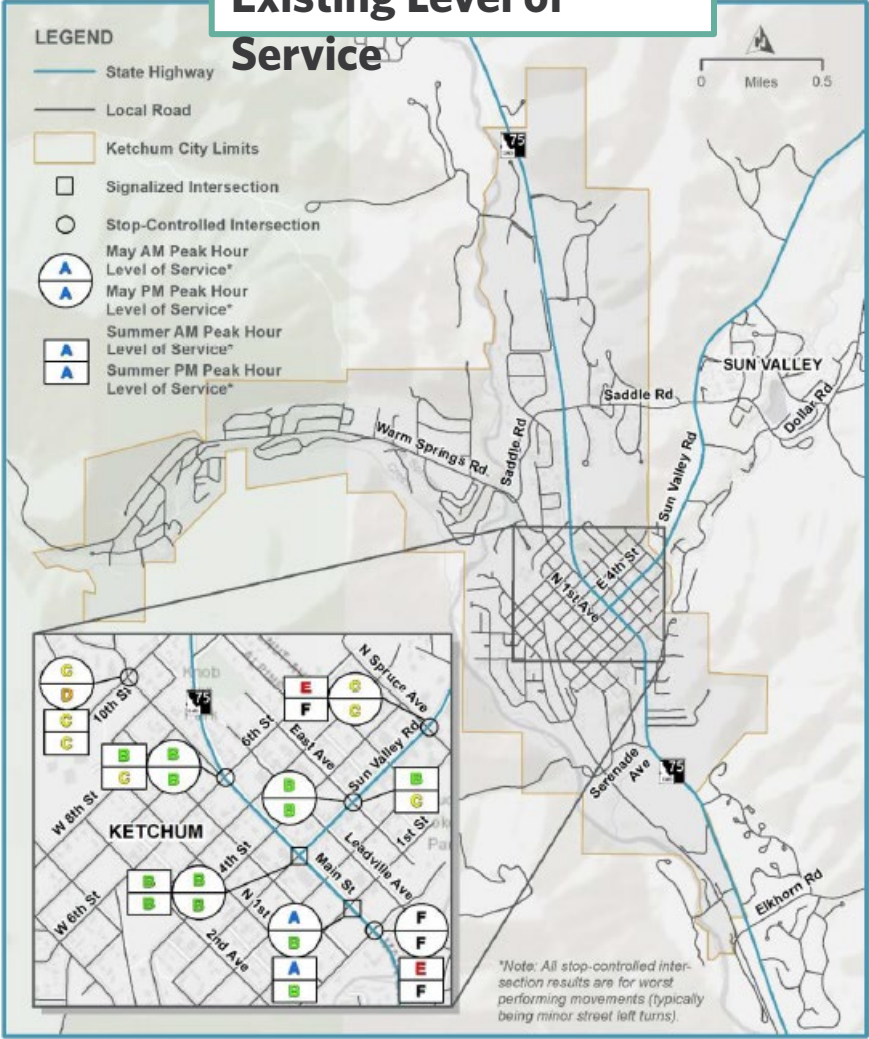


MASTER TRANSPORTATION PLAN (2021)

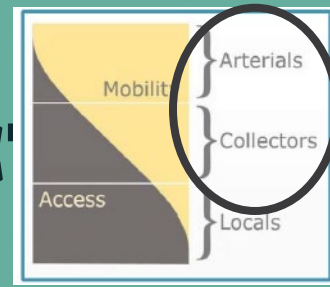
Existing Traffic Volumes



Existing Level of Service



IMPACT OF GROWTH | Arterial & Collec

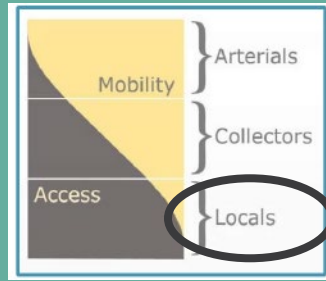


- **Future improvements to keep service levels**
 - **Focus: "quantity" travel time / efficiency**
- **Maintenance / service improvements**
 - **Warm Springs Rd, 10th & Lewis intersection**
 - potential roundabout
 - **Main Street & Sun Valley intersection** - traffic flow during peak commute
 - **River Street (rated F)** - going from 2 to 4 lanes

Impact Fees	
Single family	\$4,492
Multi-family	\$3,471/unit
Commercial	\$0.97/sq. ft.



IMPACT OF GROWTH | Local Roads



- **Focus: quality/safe mobility choices (multi-modal) in neighborhoods**
- **Most frequent concerns**
 - Speeding
 - Pedestrian safety
 - East of movement (entering arterials)
- **Initiatives / traffic calming measures**
 - Stop sign assessment
 - West Ketchum pilot program



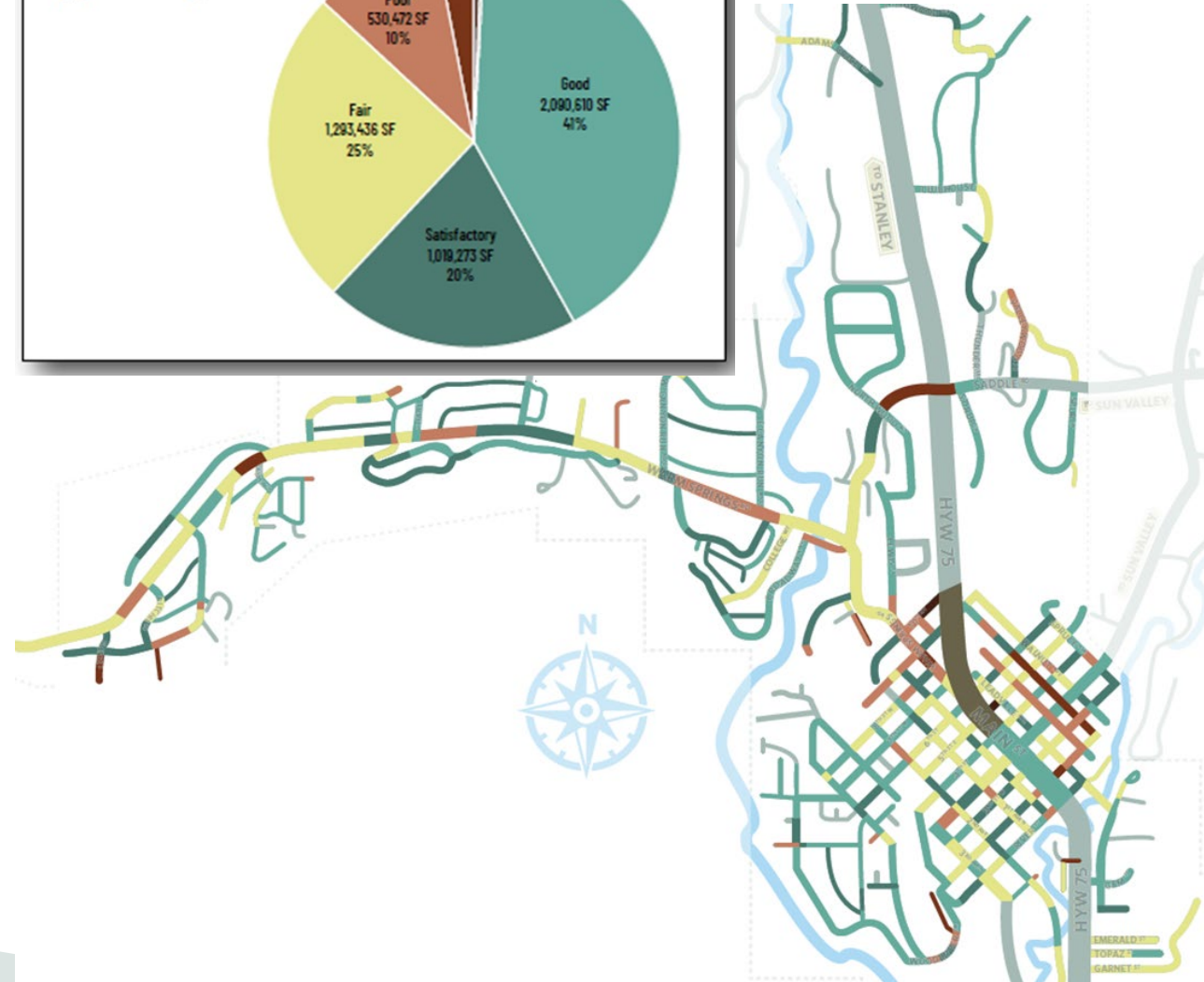
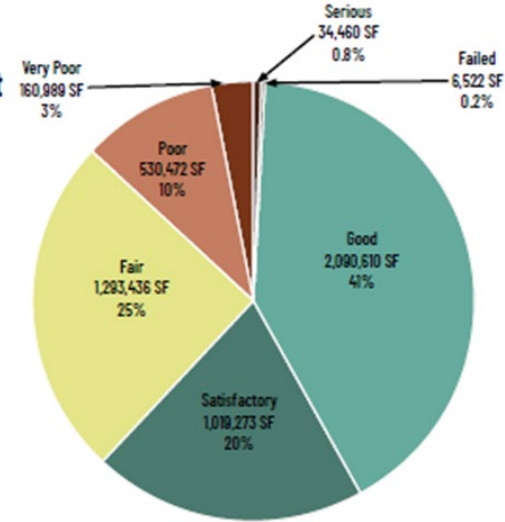
STREETS | Maintenance Plan

- Assessment in 2024
- Pavement Condition Index (PCI): 76.5

Table 1. PCI Categories

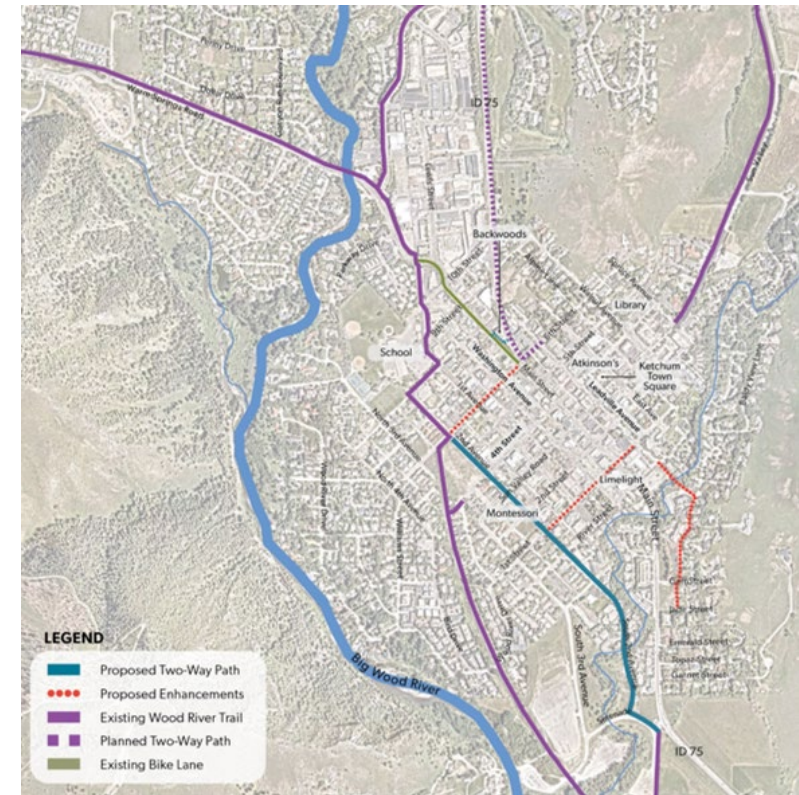
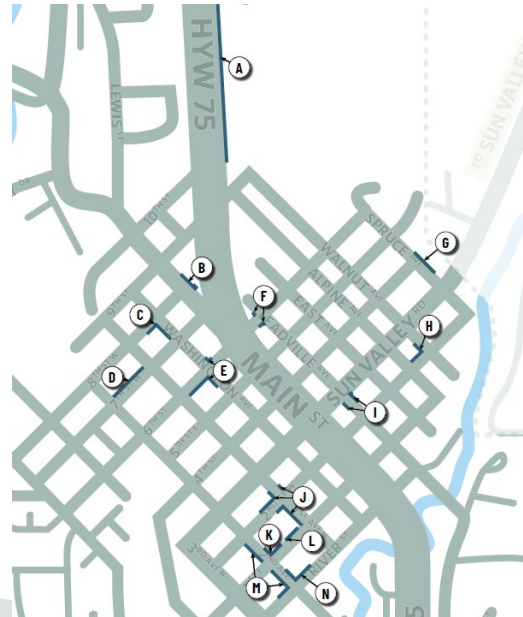
Condition Category	PCI Range
Good	86 - 100
Satisfactory	71 - 85
Fair	56 - 70
Poor	41 - 55
Very Poor	26 - 40
Serious	11 - 25
Failed	0 - 10

Roadway condition report by percentage



IMPACT OF GROWTH | Other Modes

- **Focus: Increase & improve multi-modal options**
→ decrease single-occupancy/repeat drivers
- **Bike network** →
- **Sidewalks** →
- **Transit system**
 - Frequency



POLICE & FIRE/EMS CAPACITY

- **New assets (Fire and Police stations and engine) in recent years are equipped for growth.**
- **Growth will equate to increased staffing levels to accompany increased service calls.**
- **Impact fees collected for funding of equipment and capital.**
- **How are we mitigating risk?**
 - **Class 3 system (Fire insurance rating)**
 - **Fire Department consolidation**
 - **Avalanche overland zones & avalanche study**
 - **Adopted Wildland Urban Interface standards (evacuation codes) in 2021**

Calls for Service Police	
2022	5,515
2023	7,857
2024	8,031

Impact Fees Police	
Single family	\$104
Multi-family	\$80/unit
Commercial	\$0.22/sq. ft.

Calls for Service Fire	
2022	1,108
2023	1,285
2024	1,331

Impact Fees Fire	
Single family	\$2,092
Multi-family	\$1,616/unit
Commercial	\$0.45/sq. ft.



SCHOOLS AND PARKS

BLAINE COUNTY SCHOOL DISTRICT

- **Declining student population projected**
 - 277 12th graders, 179 kindergarteners
 - 448 Hemingway Elem students enrolled, 570 at max
 - Significant capacity at WRHS
- **Master Facilities Plan underway for Hemingway Elementary**

PARKS & RECREATION

- **Evaluating upgrades to the Recreation building**
- **Plans for a future park on 3rd Avenue**
- **Acquisition of Warm Springs Preserve (65 acres)**

Schools Impact Fees	
Single family	Not allowed
Multi-family	Not allowed
Commercial	Not allowed

Parks Impact Fees	
Single family	\$1,047
Multi-family	\$809/unit
Commercial	\$0.00/sq. ft.

LAND USE AND DENSITY



NORTH STARS

#1 Issue: Affordability of housing - This is particularly important to residents under 45.

#2 Issue: Preserving the character of Ketchum - Many residents mentioned both housing affordability **AND** preservation of Ketchum's character as their top two concerns.

"One, affordable housing; two, avoid overbuilding, moderate growth"

"1) Retaining Ketchum's historic and charming character (might be too late for this). 2) Housing"

"Responsible growth plan and housing for service workers"

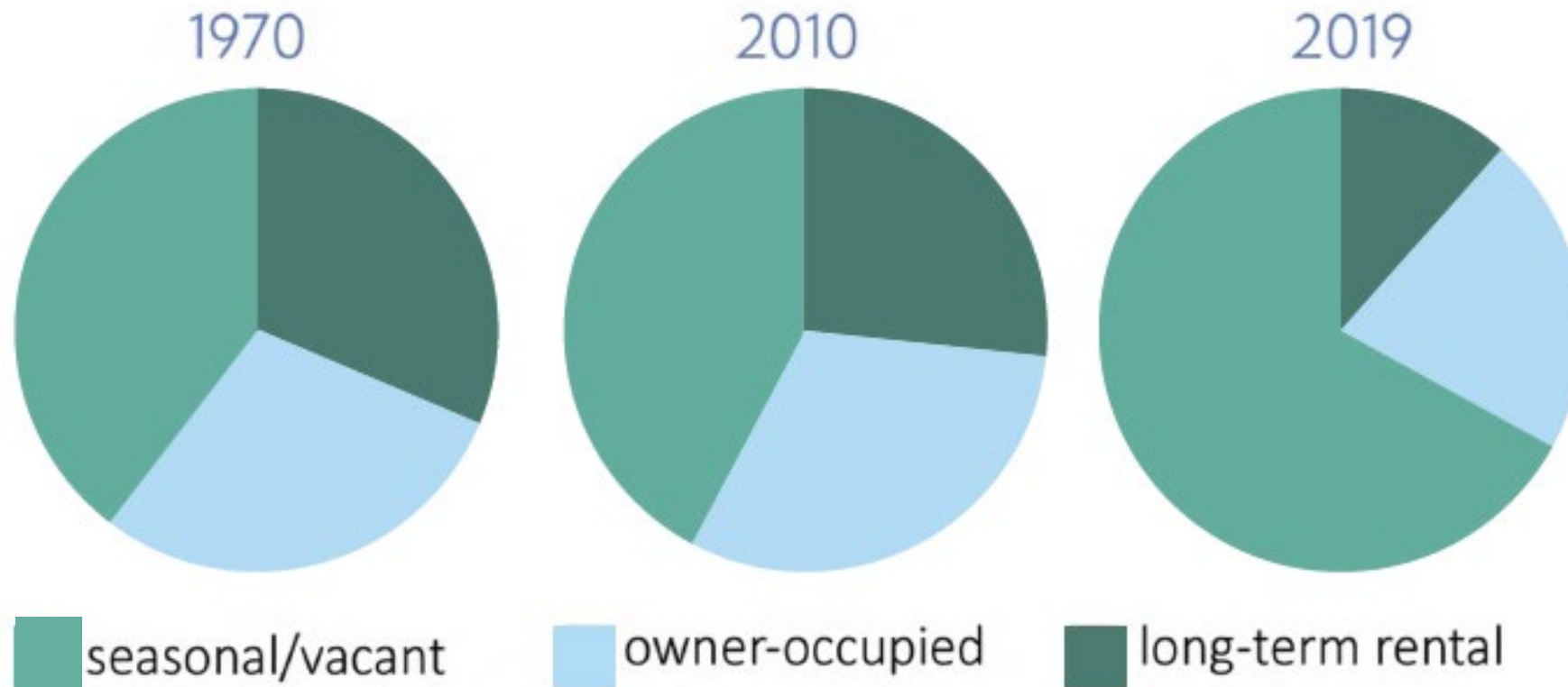
What are the two most important issues facing Ketchum in the next two years?

"Affordable housing and managing the growth in Ketchum"

"Affordable housing, doing the best you can to keep our town from turning into a town filled only with second homes."

"Preserve the heritage and history of Ketchum while continuing to modernize and grow"

REBALANCE THE PIE



Helps achieve goals for:

- Housing
- Community Character
- Economy

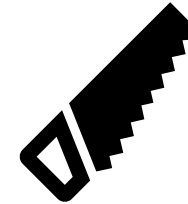
REBALANCE THE PIE



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

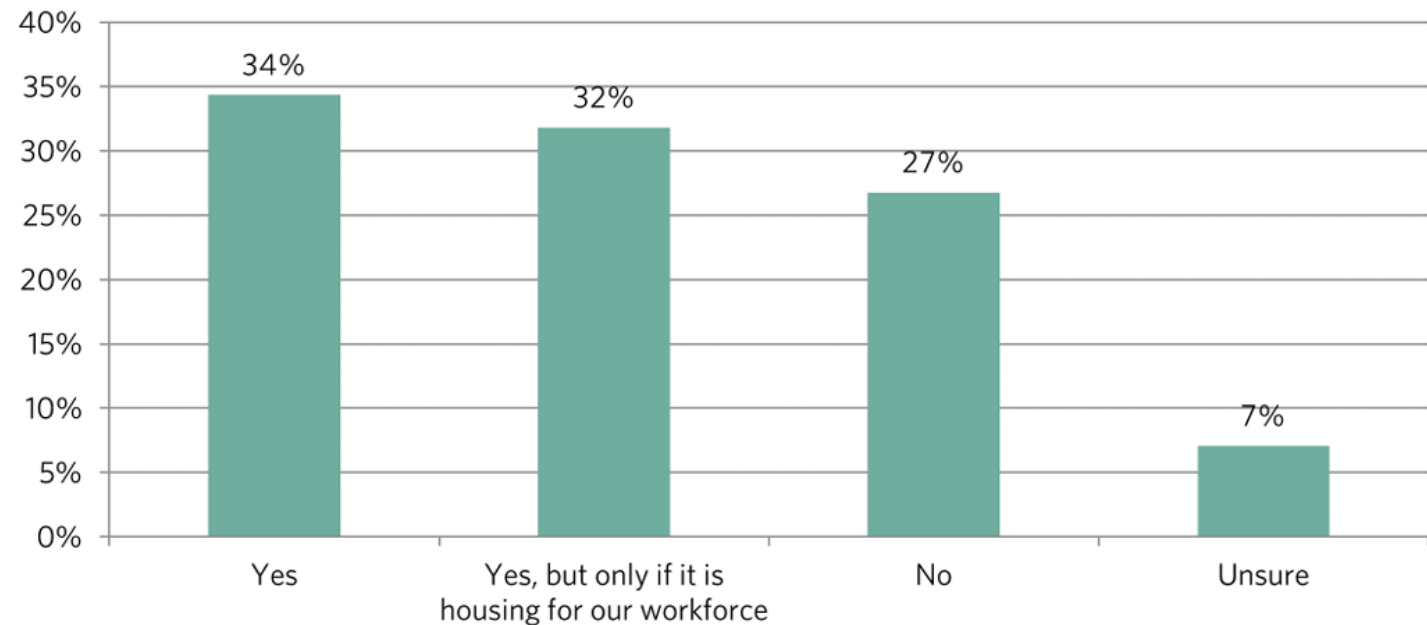


WHAT WE HEARD



- 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

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

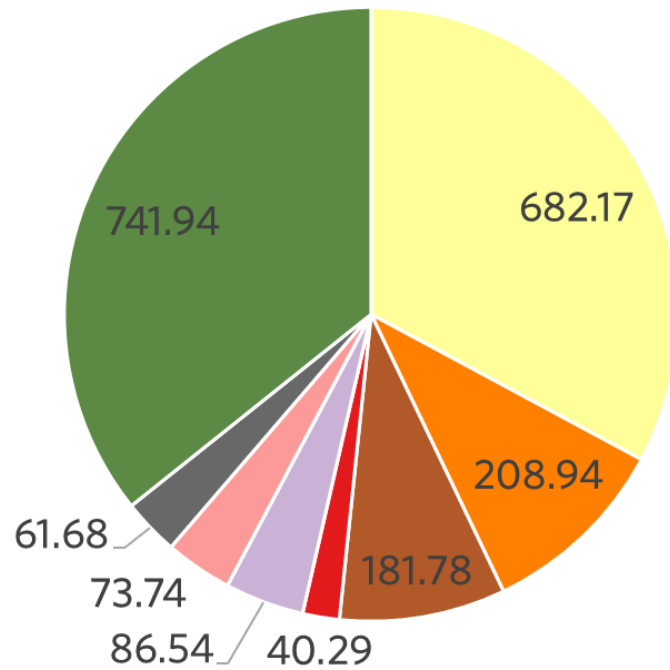


Planning for Growth Survey

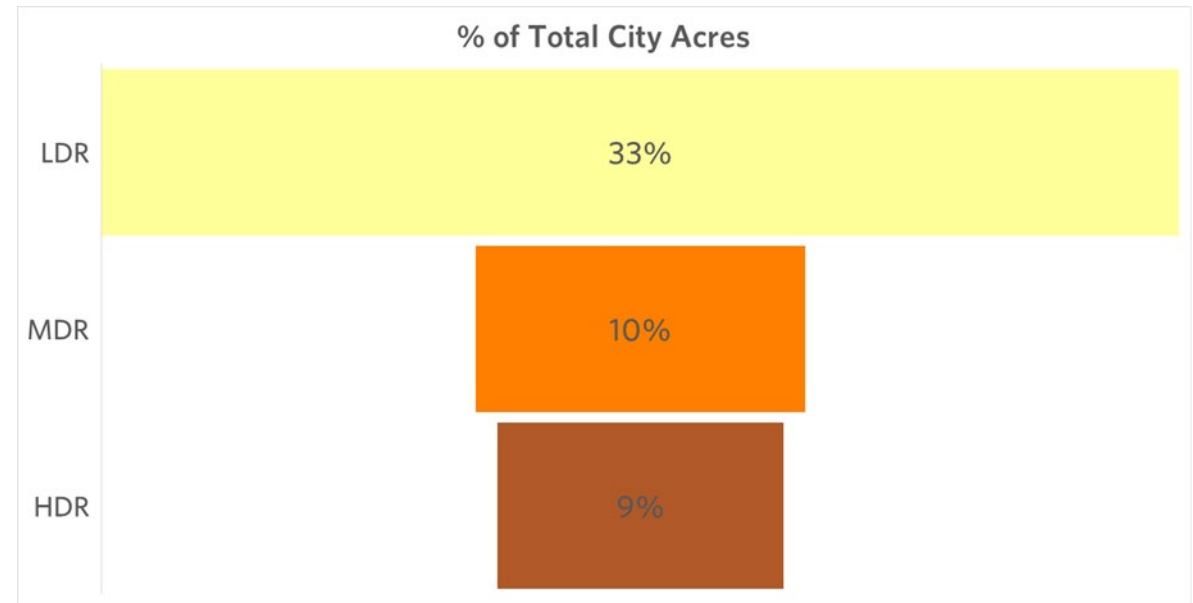
66% of respondents support developing additional housing in Low Density Residential areas with roughly half only supportive if additional housing is for the local workforce.

2025 FLUM BREAKDOWN

Acres Per FLUM Category



% of Total City Acres

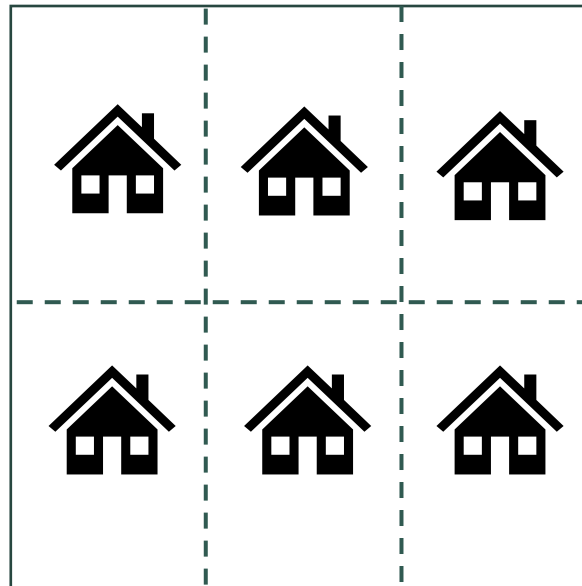


- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail Core
- Mixed-use Activity Center
- Community Mixed-use
- Mixed-use Industrial
- Open Space

UNDERSTANDING DENSITY



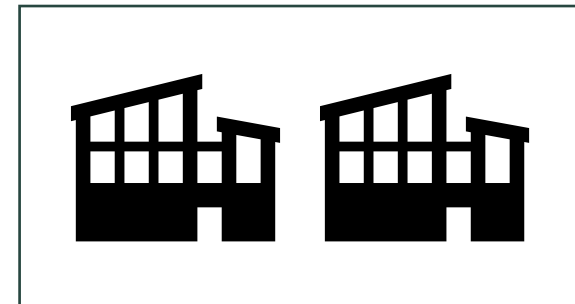
1 acre with 1 house
=
1 du/acre



1 acre with 6 houses
=
6 du/acre



1/2 acre with 2 houses
=
4 du/acre



1/2 acre with 8 units
=
16 du/acre



UNDERSTANDING DENSITY

Land Use Category

MDR
Density
6-18* du/acre

Density Regulations

10,000 SF lot
@ 18 units per
acre is 4 units

Additional Development Regulations

Lot Dimensions
Building Coverage
Setbacks
Required Open Area
Parking/driveways
Unit Size

*All properties will not be built out at the high end of the density range.

SPECIFIC NEIGHBORHOODS

- Three Different Areas
 - West Ketchum
 - Mid Warm Springs
 - 2nd Ave Transition Area
- Existing Zoning
- Existing Development and Densities
- 2014 vs. 2025 Land Use Comparison

KEY TERM - Multi-family

- Detached Townhomes
- Townhomes
- Condominiums
- Apartments



WEST KETCHUM

Current Zoning

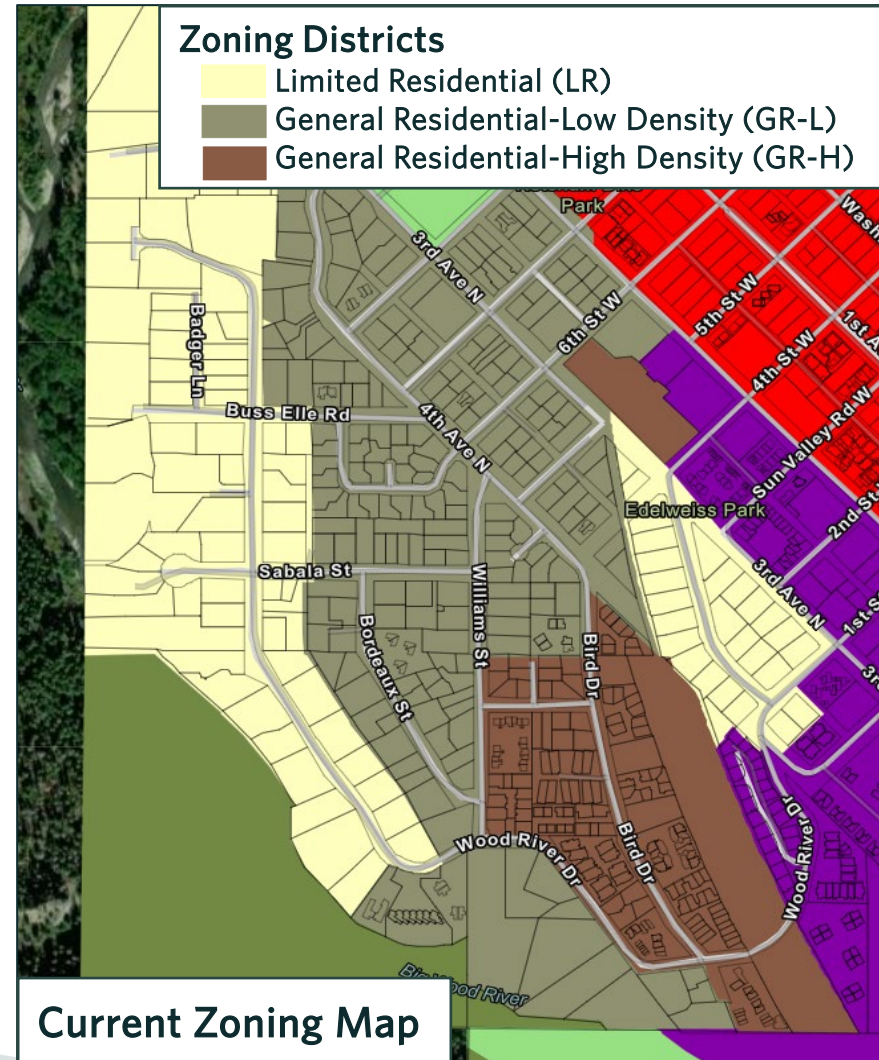
CURRENT ZONING

GR-L

- Single-family
- Multi-family—max 2 dwelling units
- Density Range: 5 to 11 DU/acre

GR-H

- Single-family
- Multi-family
- Density Range: 4 to 26 DU/acre



WEST KETCHUM

GR-L Developments



Multi-family

20 DU/acre



Multi-family

10 DU/acre



Multi-family

9 DU/acre



Duplex

9 DU/acre



Duplex

8 DU/acre



Multi-family

7 DU/acre



Single-family

5 DU/acre



Single-family

4 DU/acre



WEST KETCHUM

GR-H Developments



Multi-family

27 DU/acre



Multi-family

25 DU/acre



Multi-family

21 DU/acre



Multi-family

21 DU/acre



Multi-family

19 DU/acre



Multi-family

15 DU/acre



Multi-family

10 DU/acre



Multi-family

9 DU/acre



WEST KETCHUM

Future Land Use Category Descriptions

2014

Medium Density Residential*

- Single-family
- Duplex

High Density Residential*

- Single-family
- Duplex
- Multi-family

*no density described

Density Range Per Current Zoning

GR-L Density: 5 to 11 DU/acre

GR-H Density: 4 to 26 DU/acre

Draft Plan Version 2

Medium Density Residential

- Multi-family
- Single-family (added in version 2 based on community feedback)
- 6 to 18* DU/acre

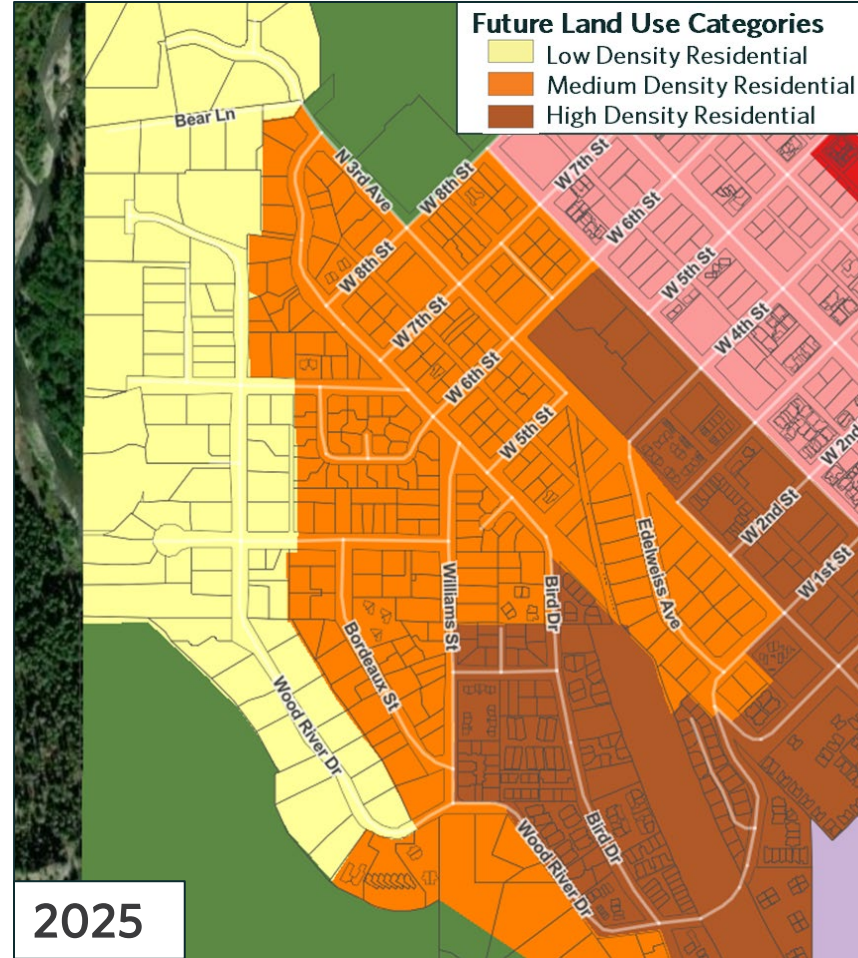
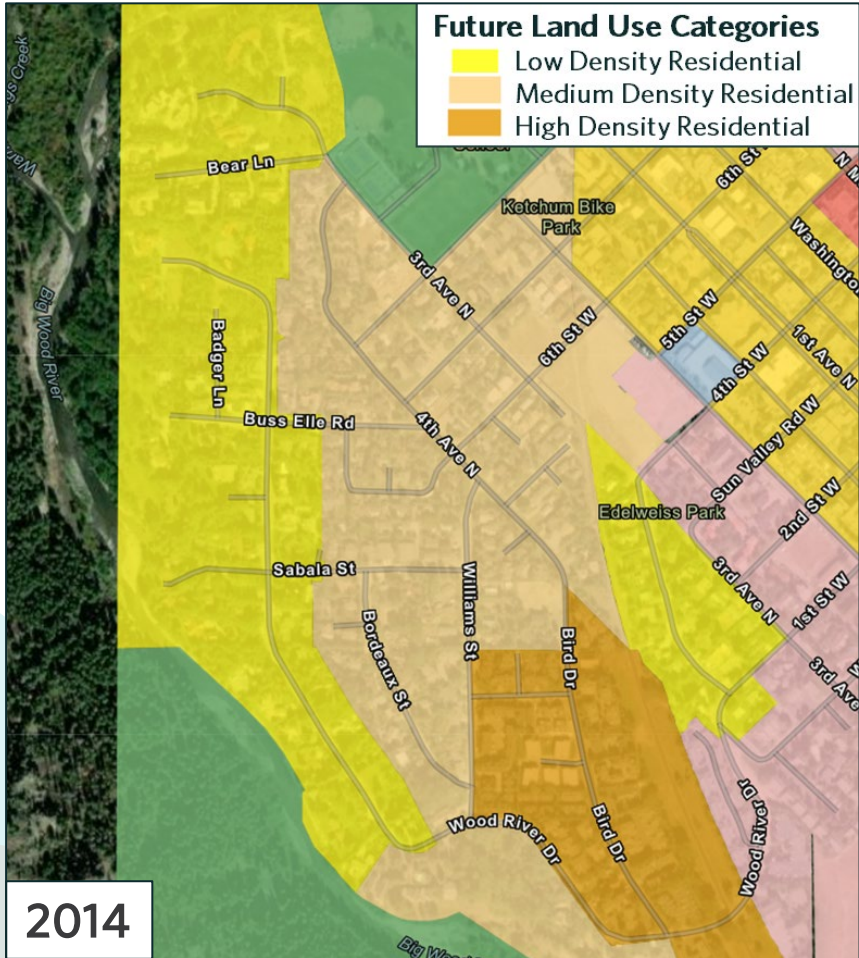
High Density Residential

- Multi-family
- 18 to 30* DU/acre

*top end of density range only permitted if community housing is the primary use & proposed development is contextually compatible with the surrounding neighborhood



Future Land Use Map



MID WARM SPRINGS

Current Zoning

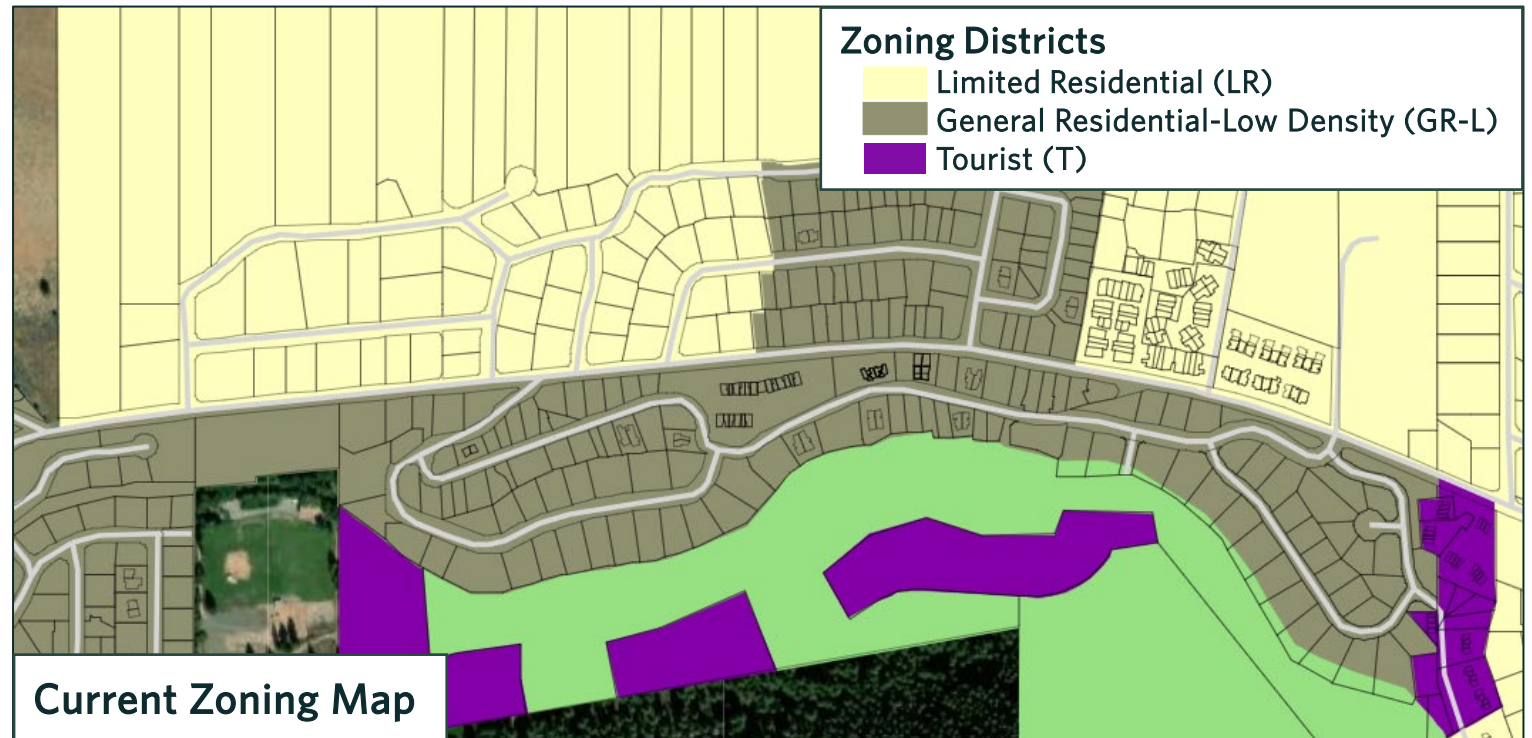
CURRENT ZONING

LR

- Single-family
- Density Range: 5 DU/acre

GR-L

- Single-family
- Multi-family—max 2 dwelling units
- Density Range: 5 to 11 DU/acre



MID WARM SPRINGS

LR Developments



Multi-family

26 DU/acre



Multi-family

19 DU/acre



Multi-family

17 DU/acre



Duplex

5 DU/acre



Single-family

3 DU/acre



Single-family

2 DU/acre



Single-family

1 DU/acre



Single-family

1 DU/acre



MID WARM SPRINGS

GR-L Developments



Multi-family

76 DU/acre



Multi-family

34 DU/acre



Duplex

12 DU/acre



Duplex

10 DU/acre



Duplex

9 DU/acre



Single-family

5 DU/acre



Single-family

3 DU/acre



Single-family

2 DU/acre



MID WARM SPRINGS

Future Land Use Category Descriptions

2014

Low Density Residential

- Single-family
- Duplex
- ~5 DU/acre

Medium Density Residential*

- Single-family
- Duplex

High Density Residential*

- Single-family
- Duplex
- Multi-family

*no density described

Density Range Per Current Zoning:

- LR: 5 DU/acre
- GR-L: 5 to 11 DU/acre

Draft Plan Version 2

Low Density Residential

- Single-family
- Duplex
- 1 to 6 DU/acre

Medium Density Residential

- Multi-family
- Single-family (added in version 2 based on community feedback)
- 6 to 18* DU/acre

High Density Residential

- Multi-family
- 18 to 30* DU/acre

*top end of density range only permitted if community housing is the primary use & proposed development is contextually compatible with the surrounding neighborhood



MID WARM SPRINGS

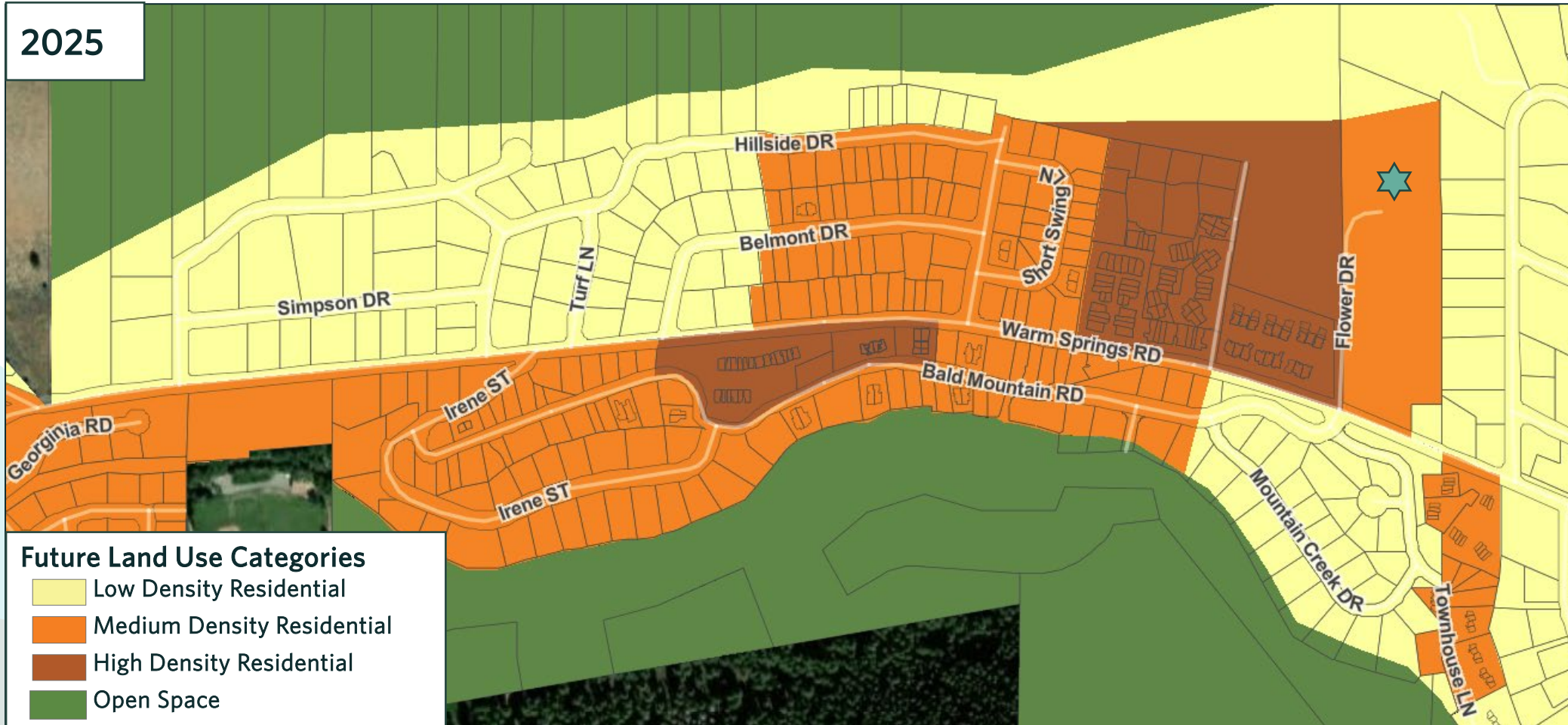
Future Land Use Map



MID WARM SPRINGS

Future Land Use Map

2025



★ Version 2 change
from HDR to MDR

- LDR TO MDR
- LDR to HDR
(existing)
- MDR to HDR



2ND AVE TRANSITION AREA

Current Zoning

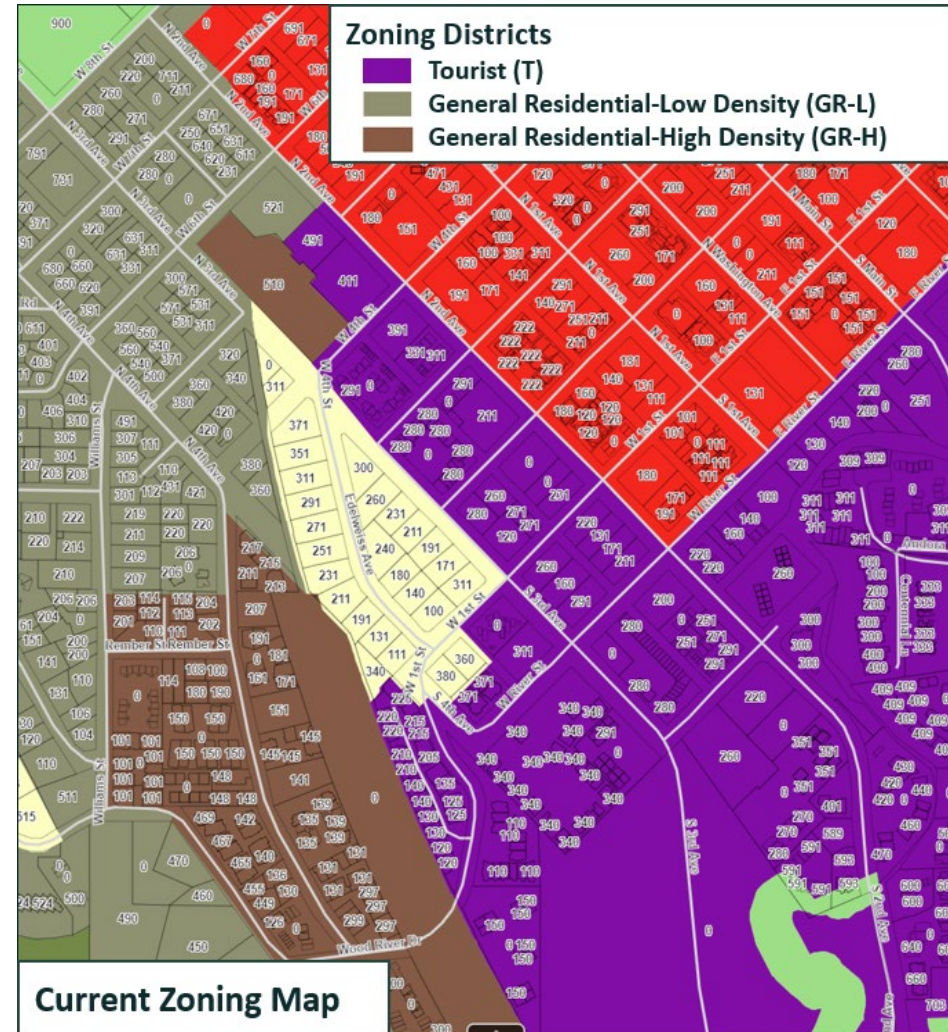
CURRENT ZONING

GR-L

- Single-family
- Multi-family – max. 2 dwelling units
- Density Range: 5 to 11 DU/acre

T

- Single-family
- Multi-family
- Limited Commercial
- Density Range: 4 to 31 DU/acre



2nd AVE TRANSITION AREA



Single-family

5 DU/acre



Multi-family

21 DU/acre



Multi-family

52 DU/acre



Multi-family

54 DU/acre



2ND AVE TRANSITION AREA

Future Land Use Category Descriptions

2014

Commercial Employment

- Residential*

Medium Density Residential*

- Single family
- Duplex
- Other attached-unit types

*No density described

Density Range Per Current Zoning

- T: 4 to 31 DU/acre
- GR-L: 5 to 11 DU/acre

Draft Plan Version 2

Medium Density Residential

- Multi-family
- Single-family (added in version 2 based on community feedback)
- 6 to 18* DU/acre

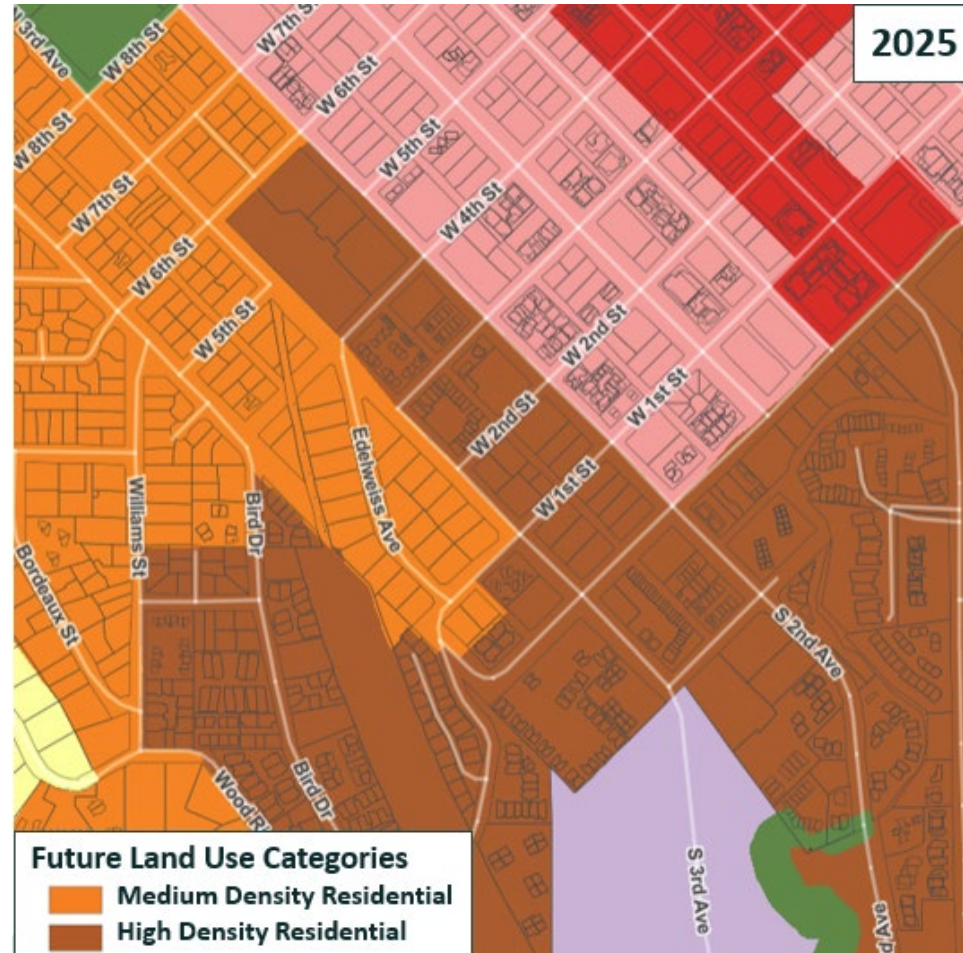
High Density Residential

- Multi-family
- 18 to 30* DU/acre

*top end of density range only permitted if community housing is the primary use & proposed development is contextually compatible with the surrounding neighborhood



Future Land Use Map



- Commercial Employment to High Density Residential
- HDR allows commercial

COMMISSION QUESTIONS & PROJECT TEAM RESPONSE



PUBLIC COMMENT



DISCUSSION



NEXT STEPS



PROCESS

- The Planning and Zoning Commission's role in the comprehensive plan update process is to review the draft plan and make a recommendation to the City Council.
 - Recommendation may include revisions to the draft Plan.
- Public hearings with the City Council will follow hearings with the Planning and Zoning Commission.
- The City Council is the final decision-making body on the adoption of the updated Plan.
 - The updated Plan is not effective until the City Council approves a resolution adopting the Plan.

WAYS TO PROVIDE FEEDBACK

- Submit comments online at projectketchum.org/cohesive-ketchum
- Send email to participate@ketchumidaho.org
- Join us at one of the upcoming Planning and Zoning Commission Meetings

Planning and Zoning Commission: Comprehensive Plan Update Review Process



Additional public hearings may be held by the Planning and Zoning Commission as needed.