

Cohesive Ketchum: Comprehensive Plan

**PLANNING AND ZONING
COMMISSION**

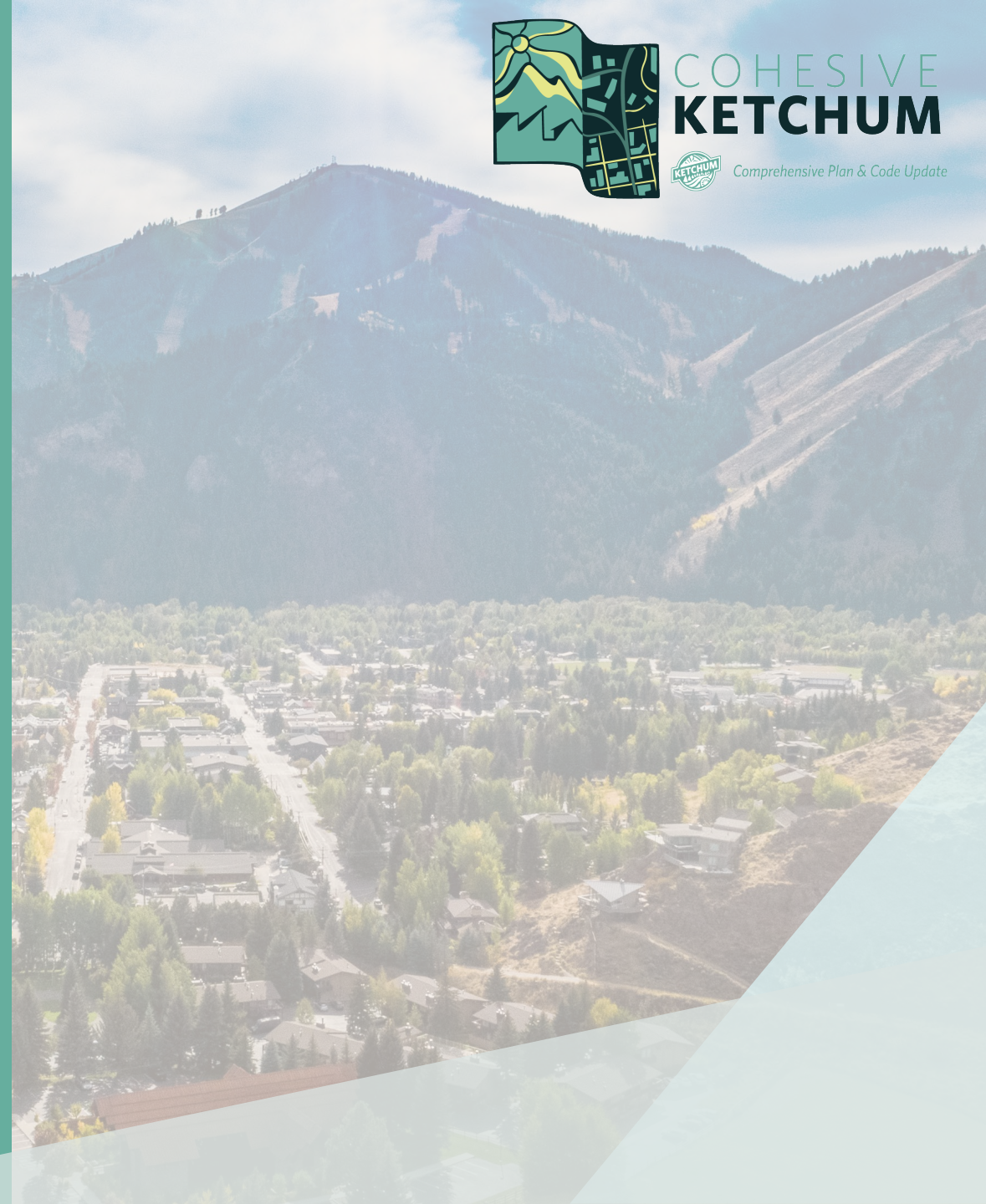
May 7, 2025



**COHESIVE
KETCHUM**



Comprehensive Plan & Code Update



GOAL OF THE MEETING

Review discussed changes to version two of the draft comprehensive plan and make a recommendation on those proposed changes to City Council.



AGENDA

- Review potential changes to:
 - General Updates
 - Goals and Policies
 - Land Use Categories
 - Future Land Use Map
- Deliberation
- Recommendation



GENERAL



GENERAL UPDATES

- Continue work on fixing grammar, typos, formatting, etc.
- Correct chair lift locations on Historic and Cultural Resources Map
 - Add 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.”



GENERAL UPDATES

Plan Assessment (pg 5)

- Revise key theme related to historic preservation
 - “Expanding the plan’s focus on historic preservation in the context of economic development:”

Recommendation:

“Expanding the Plan’s focus on historic preservation, with an emphasis on how history shapes Ketchum’s character;”



GOALS AND POLICIES



HISTORIC PRESERVATION

Policy BNE-3.5: Adaptive Reuse

“Encourage adaptive reuse of buildings over 50 years of age – and others from the recent past that contribute to Ketchum’s history, character, and identity – as a preferred alternative to demolition, regardless of whether or not they have been formally recognized as historic.”

Recommendation:

- Revise policy to be specific to historic preservation
- Add policy to “Land Use and Community Character” about adaptive reuse and preservation of structures over demolition



HISTORIC PRESERVATION

Revised Policy BNE-3.5: Preservation

“BNE-3.5: Preservation

Discourage demolition of buildings over 50 years of age except in instances of concerns over public health and safety.”

New Land Use and Community Character Policy:

“Adaptive Reuse: Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space.”



LAND USE CATEGORIES



RESIDENTIAL NEIGHBORHOODS

Historic and Cultural Resources Description (pg 93)

- Revise description to not conflate “designated historic” for architectural or cultural value with the goal of encouraging rehabilitation/maintenance of homes to preserve general housing stock

Recommendation

- Revise description to read “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.”
- Discouraging demolition of older structures covered in new “Adaptive Reuse” policy



RESIDENTIAL NEIGHBORHOODS

Residential Neighborhoods Description (pg 93)

- Lack of clarity on how transitions occur between different densities of residential areas

Recommendation

- Add new policy to Land Use and Community Character goal BNE-1
 - **“Transition Areas.** Where residential neighborhoods have residential density transitions, such as low density to medium density areas, design of new developments should include transition zones achieved through robust landscape areas or reduced bulk and mass of buildings on the periphery.”



MIXED USE CATEGORIES

Retail Core – Building Height

- Current language:
 - Height: “Up to two stories, however, three stories may be allowed with shorter floor to ceiling heights pursuant to design standards/guidelines.”
- Request – remove building height from this section

Recommendation

- Retain building heights in comprehensive plan to provide transparency.
- Retain existing description as many of the buildings are consistently two stories.
- Staff believes the details of how this gets implemented is a code discussion.



MIXED USE CATEGORIES

Mixed-Use Activity Center – Building Height

- Current Language
 - Height: “Up to three stories, however, taller building heights may be allowed for community housing and other priority uses pursuant to design standards/guidelines.”
- Request – match the descriptions more closely with underlying zoning or entitlements that are in perpetuity

Recommendation

- Revise height description to read
 - “Height: Up to ~~three~~ five stories; however, taller building heights may be allowed for community housing and other priority uses pursuant to design standards/guidelines.”



MIXED USE CATEGORIES

Mixed Use Industrial:

- Clarify height maximums based on existing height overlays
- Remove land uses listed in the intent statement on page 107

Recommendations:

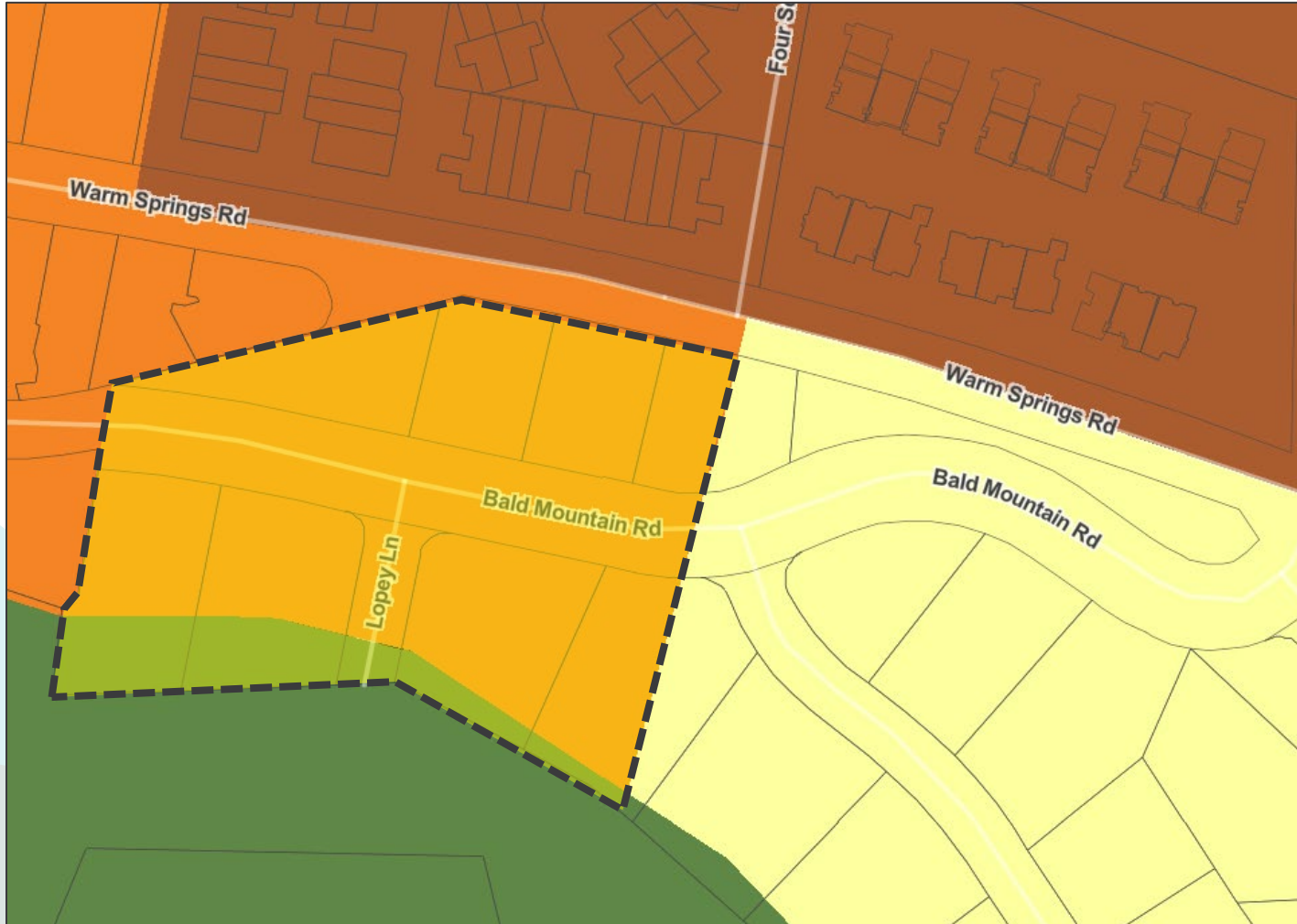
- **Height:** "Up to three stories; however, up to ~~four and~~ five stories ~~along HWY 75 north of 10th Street north of 10th Street and south of Saddle Road between Lewis Street and HWY 75~~ pursuant to design standards/guidelines."
- **Intent Statement:** "Neighborhood-serving uses ~~such as retail, restaurants, and groceries~~ should be introduced purposefully, ~~with limits on size~~, to support employees and residents. ~~with limits on size~~"
- **Secondary Use Description:** "**Secondary.** Neighborhood-serving ~~commercial, retail, restaurants, groceries,~~ multi-family residential and work/live units, and other supporting uses such as outdoor seating areas, parks, plazas, and other public uses."



FUTURE LAND USE MAP



WARM SPRINGS RANCH

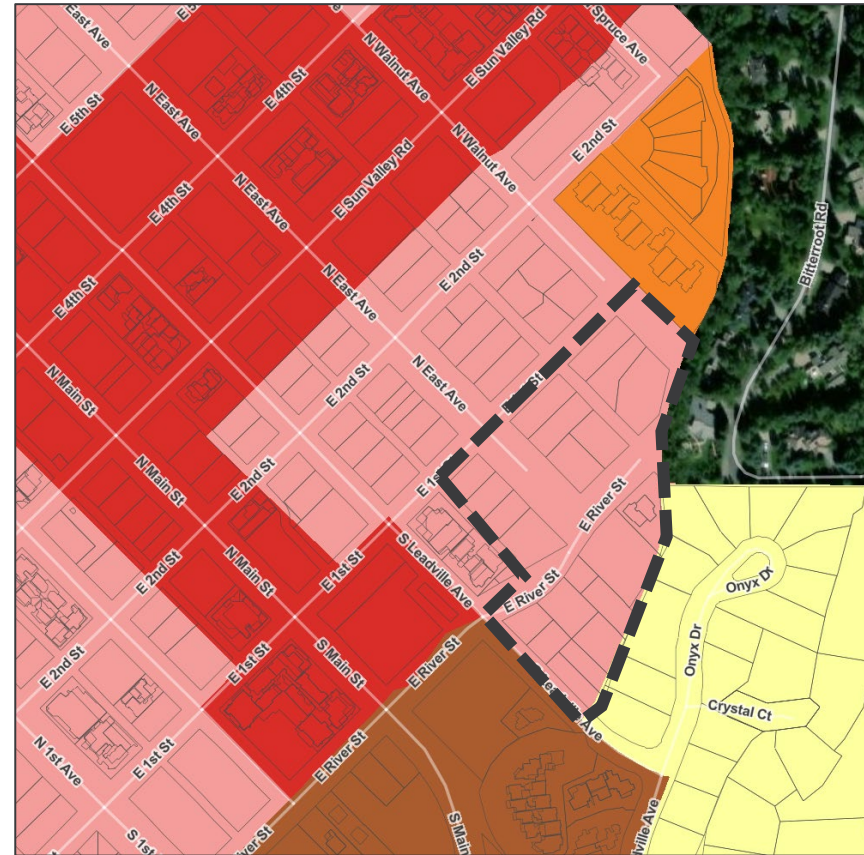


Recommendation:
Lots 32-35 & Lots 1-4 from MDR to
LDR

Reason:

- Consistency with the rest of the Warm Springs Ranch Residences Subdivision recently approved

EAST RIVER STREET

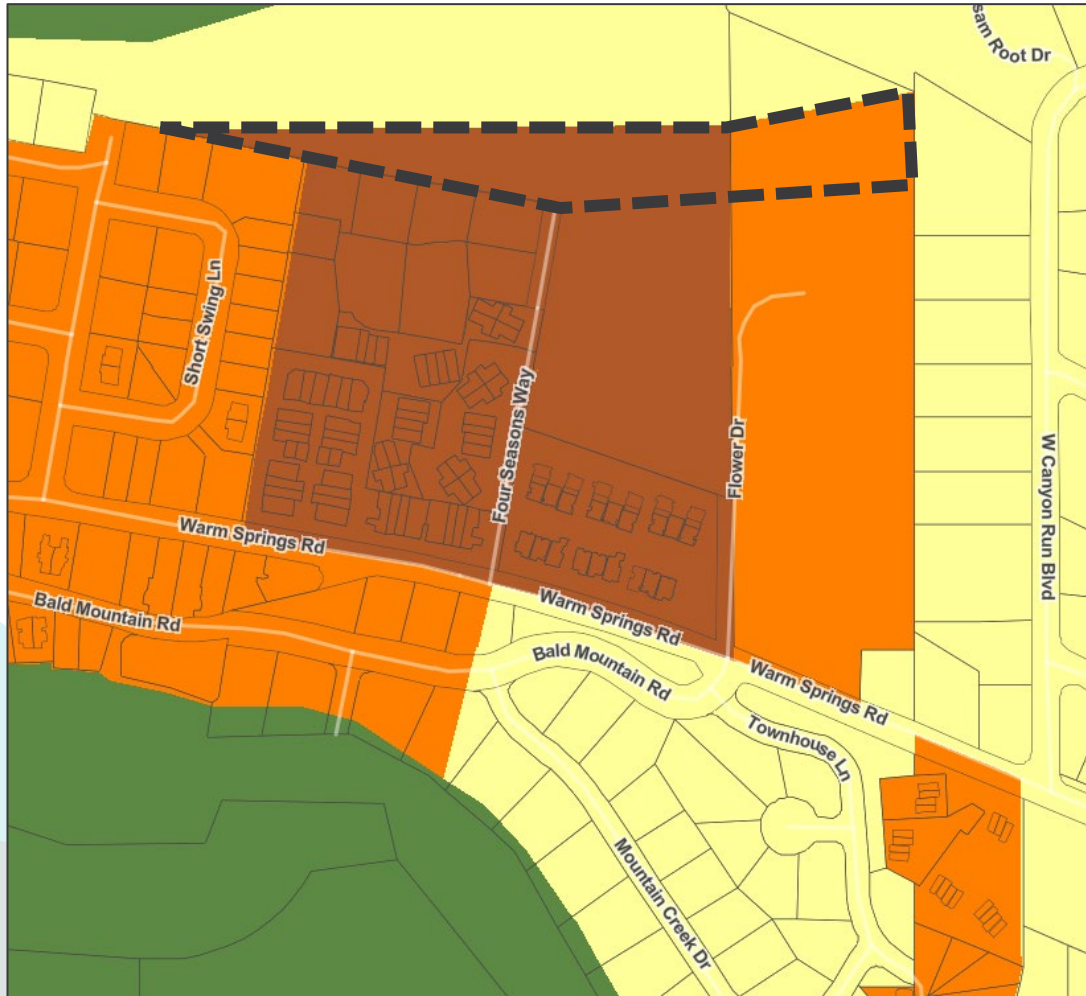


Recommendation:
From Community Mixed Use to
MDR

Reason:

- Topography and existing development patterns are more closely aligned with MDR than Community Mixed Use.
- Connectivity challenges limit ability for connectivity of other Community Mixed Use areas.

MID WARM SPRINGS



Request:

Preserve for open space, keep as LDR (current zoning)

Recommendation:

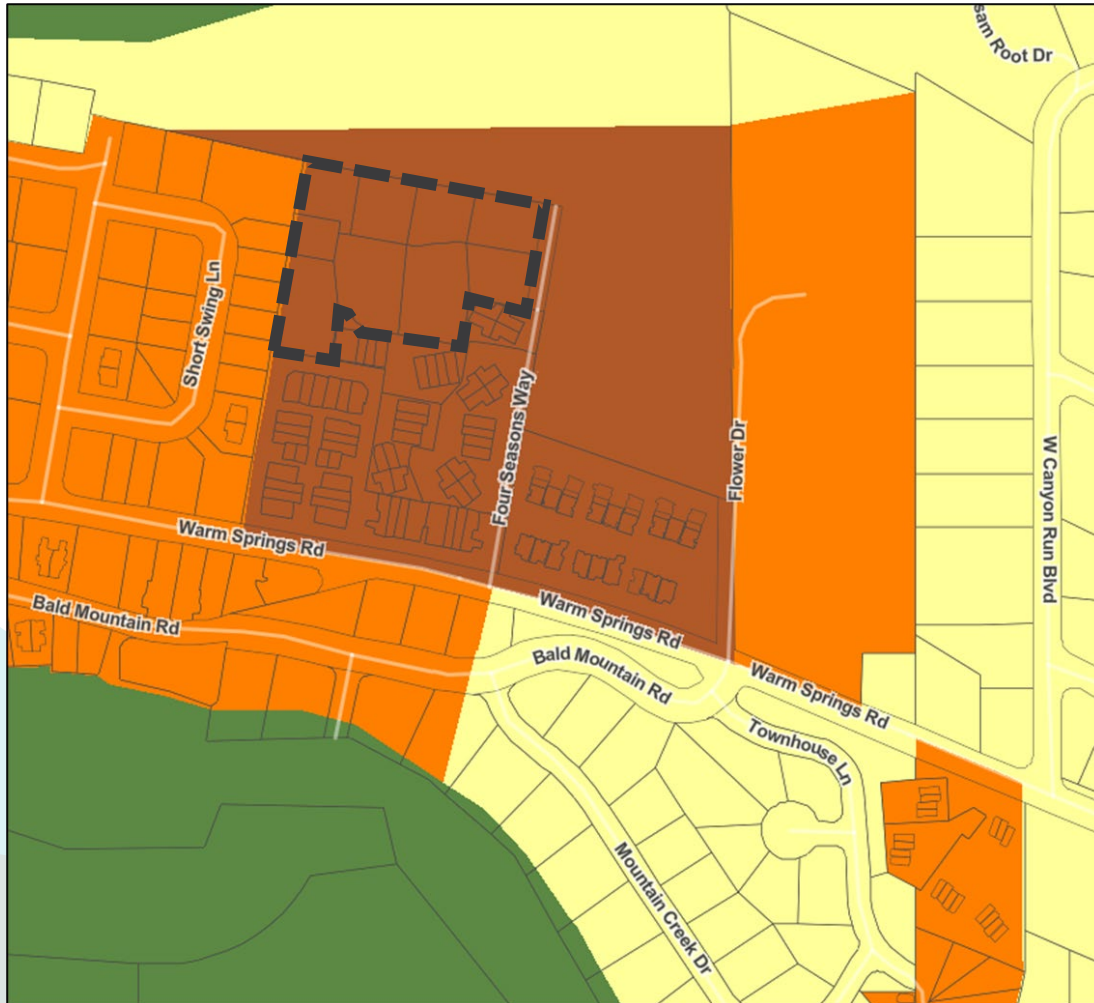
Change dashed area from MDR and HDR to LDR

Reason:

- Increase amount of open area for wildlife migration
- Better aligns with existing easements and other encumbrances
- Preserves opportunities for housing but strikes a more even balance



MID WARM SPRINGS



Request:
From HDR to LDR

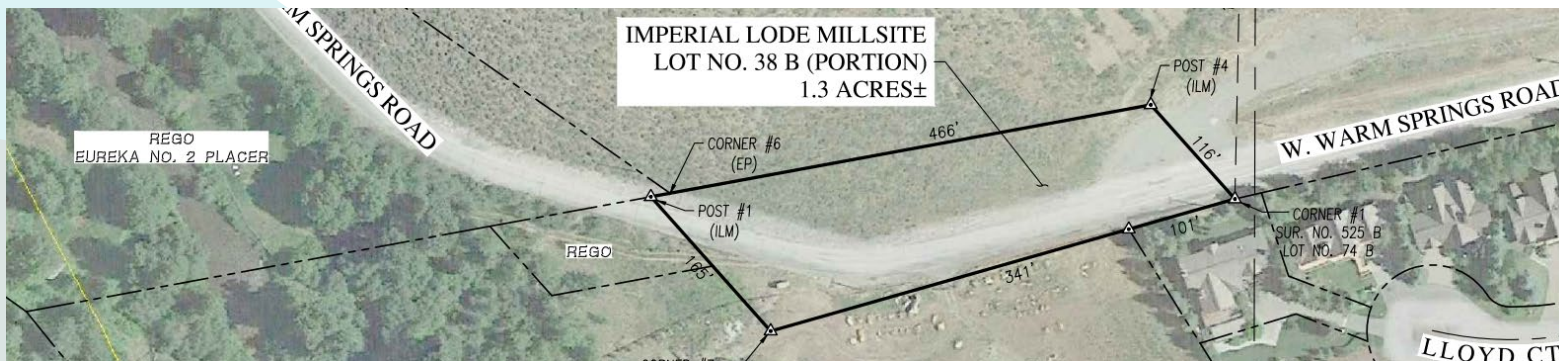
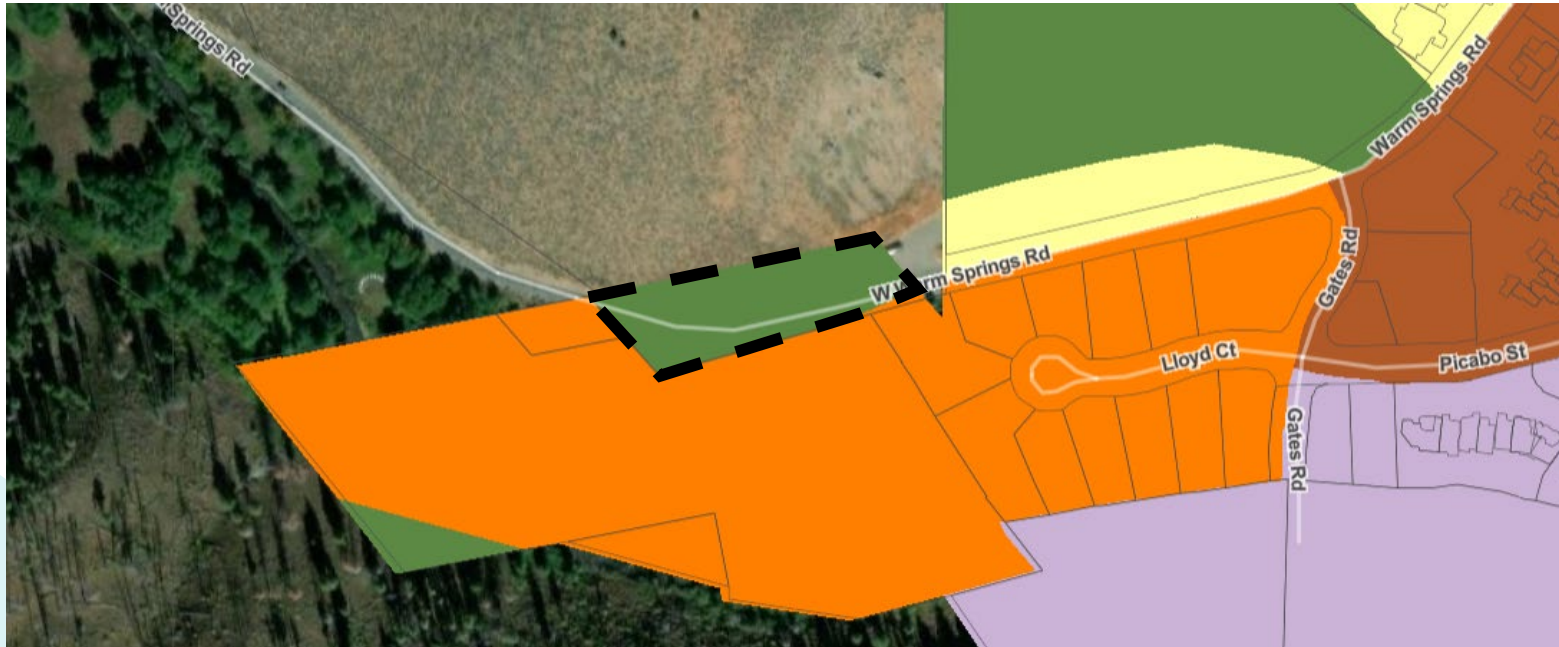
Recommendation:
From HDR to MDR

Reason:

- Better aligns with what exists today with small opportunities for additional units in the future



WEST WARM SPRINGS



Request:
From Open Space to HDR

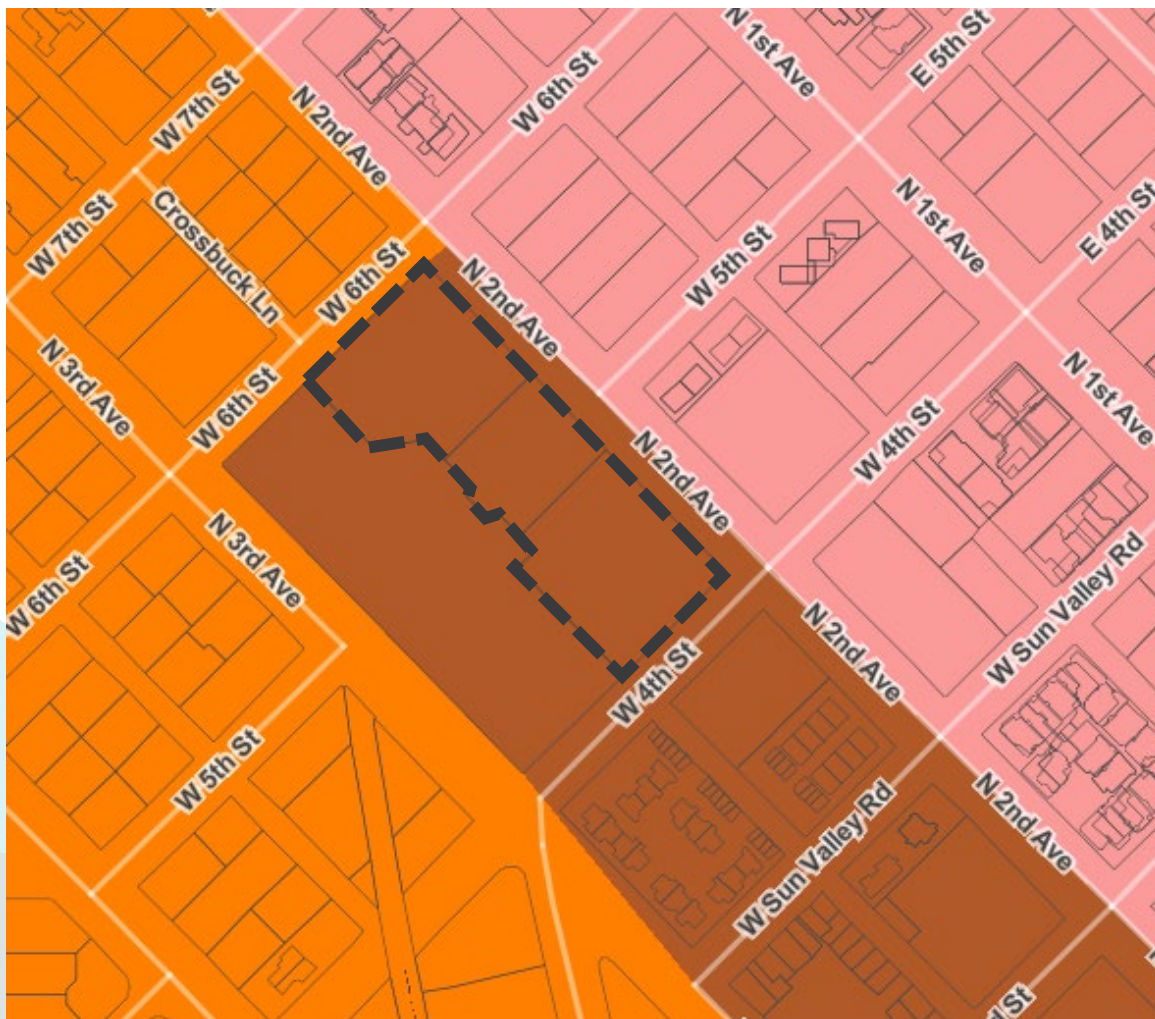
Recommendation:
Remain as Open Space

Reason:

- Steep slopes and Undisturbed
- Limited access points
- Majority is Warm Springs Rd
- HDR is not compatible with the surrounding designations
- Limited infrastructure



TRANSITION AREA



Request:
From HDR to Community
Mixed Use

Recommendation: Remain HDR

Reason:

- Transition between downtown and residential areas
- Commercial permitted in HDR

TRANSITION AREA



Request:
Evaluate appropriate designation

Recommendation:
Remain as MDR

Reason:

- Transition between two HDR areas
- Area in transition from original one-story residential
- Opportunities for additional housing with transition



DELIBERATION



NEXT STEPS



NEXT STEPS

If Commission makes a recommendation to Council:

- Noticing and promotion of June 2nd public hearing with Council

If Commission needs additional time to deliberate:

- Continue to May 13th meeting

