



City of Ketchum  
Planning & Building

October 17, 2022

Mayor Bradshaw and City Councilors  
City of Ketchum  
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

**Recommendation to review and adopt Interim Ordinance 1234 establishing minimum residential densities in specific zoning districts, regulating the consolidation of lots in areas of Ketchum, prohibiting reduction of dwelling units in conjunction with new development projects, clarifying parking requirements for uses in the community core and tourist zones, modifying development standards and uses in certain zone districts, and modifying the design review criteria for new development**

Recommendation and Summary

Staff recommends the City Council review, take public comment, and hold the second reading of Interim Ordinance 1234 related to residential density and downtown vibrancy within the city. As proposed, the ordinance would be in effect for a period of 365 days (1 year) while the permanent ordinance is prepared.

Recommended Motion: "I move to approve the third reading of Interim Ordinance 1234, and adopt Interim Ordinance 1234, as read by title only."

Reason for Recommendation:

- Businesses are closing, reducing hours, and struggling to hire new staff.
- Ketchum lacks available office, retail, and restaurant space, limiting the ability for businesses to start or expand within Ketchum.
- Ketchum has a severe shortage of housing, which has a negative impact on businesses, the vibrancy of the downtown, and the community.
- Development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development
- The Planning and Zoning Commission (the "Commission") reviewed the draft ordinance at a special meeting on August 16, 2022, and recommended the ordinance be forwarded to City Council for review and adoption.
- The City Council held first reading of Interim Ordinance 1234 and motioned to continue the process for a second reading on September 19, 2022.

## Introduction and Background

The first reading of the ordinance was held on September 19, 2022, followed by the second reading of the ordinance on October 3, 2022. At each reading, staff provided background information on the process to date, overview of the proposed ordinance, comments from the Planning and Zoning Commission, and staff recommendations moving forward as attachments to the staff report. Attachment C to this staff report includes these items for review.

At the second reading, the City Attorney notified the City Council of a proposed change in the draft ordinance related to the effective date of the ordinance and applicability of applications in process at the time of adoption. A redline of the ordinance is included in Attachment A that clarifies the applicability and removes the clause requiring a preapplication review meeting with Planning and Zoning Commission to be exempt from the proposed ordinance. Staff also filled in pertinent dates in the whereas clauses. A clean version of the ordinance is included in Attachment B for reference.

## Sustainability

The proposed interim ordinance has the potential to create positive change for the city's sustainability goals. Increased housing density in the community core and ski base areas has the potential to reduce commuting distances between home and work for Ketchum's workforce. This, in turn, could decrease emissions from single passenger vehicles. Additionally, the interim ordinance provides exemptions for certain commercial uses and limits the amount of parking constructed in new projects. By reducing parking requirements, the city further encourages the use of alternative transportation options such as walking, biking, or public transportation.

## Financial Impact

The interim ordinance may result in increased revenue from impact fees associated with the construction of additional housing units, however, this will depend on the number of development projects each year.

## Attachments

- A. Interim Ordinance 1234 – redline
- B. Interim Ordinance 1234 - clean
- C. Staff Report and Attachments – September 19, 2022 City Council Hearing



City of Ketchum

**ATTACHMENT A:**  
**Interim Ordinance 1234 -**  
**Redline**

## **ORDINANCE 1234**

**AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.**

**WHEREAS**, Idaho Code Section 67-6524 authorizes local jurisdictions to enact interim ordinances, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance; and

**WHEREAS**, the State of Idaho and the Idaho Housing and Finance Association has stated that access to workforce housing has become a statewide challenge impacting urban, rural, and resort communities, resulting in a proposal for a state-led gap financing program for development of workforce housing; and

**WHEREAS**, the 2014 Ketchum Comprehensive Plan identifies ten core values vital to the City's ability to achieve its vision including 1) A Strong and Diverse Economy, 2) Vibrant Downtown, and 4) A Variety of Housing Options; and

**WHEREAS**, the City of Ketchum (the "City") is experiencing a significant population increase and a severe shortage of housing for the local workforce at all income levels which is threatening the livelihood and straining the resources of the City, its citizens, and its businesses; and

**WHEREAS**, businesses in Ketchum have been forced to reduce operating hours in the past two years due to lack of workforce; and

**WHEREAS**, the City's average annual population growth rate is approximately 1%, however, the population of the City increased 25% from 2019 to 2020; and

**WHEREAS**, the City collects housing specific data and is developing a Housing Action Plan to address the immediate need for more housing in the City; and

**WHEREAS**, the City lost 475 long-term rental and ownership housing units from 2000 to 2019; and

**WHEREAS**, in addition to the 475 housing units lost, the Housing Action Plan Summary and Findings identify the need to build, convert, or stabilize between 65 and 100 housing units annually in the City to ensure adequate housing for the City's workforce and support the dynamic demands of a resort community economy; and

**WHEREAS**, from 1990 to 2009, approximately 290 units were constructed for an average of 15 units per year. From 2010 to 2020, only 92 units were constructed for an average of 9 units per year, a significant decrease from previous years; and

**WHEREAS**, the City is experiencing an increase in the redevelopment of property as more than half of the City's housing stock was built before 1980 and there are a limited number of vacant properties within city limits; and

**WHEREAS**, development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development; and

**WHEREAS**, staff presented options for addressing housing issues to the Planning and Zoning Commission at a special meeting on February 15, 2022. At that meeting, the Planning and Zoning Commission directed staff to prepare a draft emergency ordinance reflecting proposed changes for review; and

**WHEREAS**, the Planning and Zoning Commission met on March 8, 2022, and March 29, 2022, to discuss the draft emergency ordinance and obtain public input related to the proposed changes and recommended on March 29, 2022, the emergency ordinance be adopted by City Council; and

**WHEREAS**, the City Council met on April 18, 2022, to review the draft emergency ordinance and recommendation from the Planning and Zoning Commission. At said meeting, the City Council declined to approve the emergency ordinance as presented and directed staff to conduct additional community engagement and prepare an interim ordinance reflecting additional feedback from the community; and

**WHEREAS**, the City conducted a community workshop to gather additional feedback on the proposed changes June 28, 2022, attended by members of the City Council, Planning and Zoning Commission, and the public. Said workshop was followed by a community survey requesting feedback on the same topic; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on August 16, 2022 to review this interim ordinance, as prepared by staff, reflecting significant feedback from the community; and

**WHEREAS**, the Planning and Zoning Commission recommended approval of this interim ordinance at a special meeting on August 16, 2022; and

**WHEREAS**, the City Council held a public hearing on September 19, 2022 to review the interim ordinance, information from staff, and recommendations from the Planning and Zoning Commission; and

WHEREAS, The City Council held ~~{insert number of readings}~~three readings of the interim ordinance on ~~{insert dates of hearings}~~September 19, 2022, October 3, 2022, and October 17, 2022, resulting in approval of this interim ordinance; and

WHEREAS, the Planning and Zoning Commission hearings and City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

WHEREAS, the provisions of this ordinance are temporary in nature and shall expire three hundred and sixty five (365) days after the adoption of this interim ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM, IDAHO:**

**Section 1.** The following interim regulations and standards apply to any Building Permit, Pre-Application Design Review, Design Review, Subdivision, or Conditional Use Permit application deemed complete for vesting purposes after the effective date of this Ordinance filed pursuant to Title 16 - Subdivision Regulations and Title 17 - Zoning Regulations. ~~Pre-application Design Review and Mountain Overlay Preapplication Design Review applications that have been reviewed by the Planning and Zoning Commission at one review meeting prior to the effective date of this ordinance are not subject to the provisions contained herein.~~ Wherever any provision in Title 16 or Title 17 or any other ordinance, rule or regulation of any kind contain standards covering the same subject matter, the standards of this Ordinance shall apply.

**Section 2.** All zoning districts referenced in this ordinance are pursuant to Ketchum Municipal Code (the "KMC") Chapter 17.18 – *Zoning Districts* and abbreviated as referenced. All terms in this ordinance are defined in Section 17.08.020 – *Terms Defined* and 16.04.020-*Definitions* of the KMC with the addition of the following:

- A. Consolidation – the action or process of combining more than one lot or unit into a single lot or unit.
- B. Residential Density – the number of dwelling units per square feet of lot area.

**Section 3.** Developments subject to Design Review approval pursuant to KMC 17.96 – *Design Review* or 17.104 – *Mountain Overlay Zoning District* that have conducted a preapplication design review meeting with the Commission, as required or voluntary, must file a complete Design Review Permit application and pay all required fees within 180 calendar days of the last review meeting on the preapplication with the Commission, otherwise the preapplication review will become null and void.

**Section 4.** There shall now be minimum residential densities for new development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC zone district and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts as follows:

Zone District	Minimum Residential Density Required (units/SF)			
CC Subdistricts 1 and 2	100% Residential Development 7 / 5,500			
	Mixed Use Development			
	≤ 30% Commercial  4 / 5,500	31-60% Commercial  3 / 5,500	61-80% Commercial  2 / 5,500	≥ 80% Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
T	100% Residential Development 7 / 10,000			
	≤ 30% Commercial  4 / 10,000	31-60% Commercial  3 / 10,000	61-80% Commercial  2 / 10,000	≥ 80% Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
T-3000	4 / 10,000			
T-4000	8 / 10,000			
GR-H	8 / 10,000			

- A. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – *District Use Matrix* under the categories of “Commercial” or “Public and Institutional”.
- B. Percent commercial shall be calculated by dividing the total commercial square footage by the Gross Floor Area for the project.
- C. Total commercial square footage shall be calculated using the total area of commercial uses on all floors in a building or portion of a building measured from the interior walls, excluding:
  - a. Common areas
  - b. Mechanical and maintenance equipment rooms
  - c. Parking areas and/or garages
  - d. Public areas

D. Minimum densities identified in Section 4 may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 5.** There shall now be standards for the consolidation of lots. Additionally, there shall be a specific application type, process, and additional standards for the review and approval of the consolidation of lots as follows:

A. Consolidation of lots within the City shall be permitted in certain zone districts as follows:

<b>Zone District</b>	<b>Consolidation of Lots</b>
CC - Subdistricts 1 and 2	Permitted subject to additional standards
T	Permitted subject to additional standards
T-3000	Permitted subject to additional standards
T-4000	Permitted subject to additional standards
GR-H	Permitted subject to additional standards
GR-L	Permitted subject to waiver
LR, LR-1, and LR-2	Permitted subject to waiver
STO-1, STO-4, and STO-H	Permitted subject to waiver
LI, LI-2, and LI-3	Permitted subject to additional standards
RU and AF	Permitted subject to additional standards

*\*Additional Standards are outlined in Subsection F. The waiver process is as outlined in KMC Section 16.04.130.*

B. The definition of “Readjustment of Lot Lines” in KMC Section 16.04.020 - *Definitions*, also known as Lot Line Shifts, shall no longer include the “removal of lot lines”.

C. Consolidation of lots may only be considered pursuant to the requirements and standards of KMC Section 16.04.030 – *Procedure for Subdivision Approval*.

D. All preliminary plat applications for consolidation of lots shall only be considered when submitted concurrently with a building permit application or land use development application as applicable.

E. The final plat for consolidation of lots shall not be signed by the City Clerk and recorded until the proposed development has received one or both of the following as applicable:

1. A certificate of occupancy issued by the City of Ketchum; and
2. Completion of all design review elements as approved by the Planning and Zoning Administrator.

F. In addition to KMC Section 16.04.040, all preliminary plat applications for consolidation of lots shall comply with the following criteria:

1. The preliminary plat application is in conformance with all applicable building permit and land use development approvals.
2. The preliminary plat application is in conformance with all applicable Zoning Regulations contained within Title 17 – Zoning Regulations.



3. The preliminary plat application is found to be in general conformance with the comprehensive plan in effect at the time the application was deemed complete.

**Section 6.** No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property as of the effective date of this ordinance. The following standards apply to all properties within the City:

- A. Development of property, in any zone district, may not result in the net loss of dwelling units.
- B. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in the KMC such as, but not limited to, “dwelling, one family”, “dwelling, multi-family”, “dwelling unit, accessory”, and “work/live unit”.
- C. No demolition permit shall be issued for any structure until a building permit application for a replacement project on the property and required fees have been accepted by the City and deemed complete.
- D. Reduction in number of residential units may be permitted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission prior to submittal of a demolition permit application.
- E. In the event of imminent and substantial danger to the health or safety of the public due to neglect or condemnation of the building as determined by the building official or his/her designee, a building may be demolished prior to redevelopment pursuant to the requirements of KMC Section 15.16.030. Prior to demolition of the structure(s), a development agreement shall be entered into between the owner of the property and the City of Ketchum stipulating the total number of units required at the time of development of the property. Said development agreement shall be recorded against the property with the office of the Blaine County, Idaho, Clerk and Recorder.

**Section 7.** There shall be no parking required for individual retail spaces of 5,500 square feet or less within the Community Core (CC) and Tourist (T) zoning districts.

**Section 8.** There shall be no parking required for the first 5,500 square feet of office space of a project within the Community Core and Tourist zone districts.

**Section 9.** New developments on properties within the Tourist zone district that include frontage along River Street from S Leadville Ave to S 2<sup>nd</sup> Ave, as shown in Exhibit A, shall be subject to the uses permitted and conditionally permitted and associated footnotes for the Community Core – Mixed Use subdistrict (CC-2) as outlined in KMC 17.12.020 – District Use Matrix.

**Section 10.** Properties within the Community Core – Mixed Use subdistrict (CC-2), as shown on Exhibit B, shall be subject to the following:

- A. Ground floor residential with street frontage is not permitted.

**Section 11.** Developments within the CC Subdistrict 1 and 2, T (Leadville to 2<sup>nd</sup> Ave fronting River Street) not exempt from Design Review are subject to the following standards:

- A. For mixed-use developments, a minimum of 55% of the gross floor area, as defined in KMC 17.08.020, of the ground floor must be commercial use(s).
- B. Community housing units are not permitted within basements.
- C. Individual residential dwelling units cannot exceed a total square footage of 3,000 square feet. Total square footage shall be calculated as the total area of residential space within a single residential unit measured from the interior walls. For residential units with multiple floors, staircases and elevators shall be included in the calculation on the first level of the residential unit only.
- D. Developments shall not provide a total number of parking spaces above the minimum parking requirements per KMC 17.125.040 – *Off Street Parking and Loading Calculations*, unless the additional parking spaces are designated for public parking use only or for deed restricted community housing units.

**Section 12.** Requirements outlined in Sections 10 and 11 of this ordinance may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 13.** All development subject to Design Review pursuant to KMC Section 17.96.010, shall meet the following additional criteria:

- A. The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan.

**Section 14.** This ordinance shall be in full force and effect from and after its passage and approval and shall remain in effect for a period not to exceed three hundred and sixty-five (365) days from its effective date, pursuant to Idaho Code Section 67-6524.

**Section 15. SAVINGS AND SEVERABILITY CLAUSE:** It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 16. REPEALER CLAUSE:** All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

**Section 17. PUBLICATION:** This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A" shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

**Section 18. EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED BY THE CITY COUNCIL and APPROVED by the MAYOR OF KETCHUM IDAHO,  
on this \_\_\_\_ day of \_\_\_\_\_ 2022.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
Lisa Enourato, Interim City Clerk



City of Ketchum

# ATTACHMENT B:

## Interim Ordinance 1234 - Clean

## EXHIBIT A: PUBLICATION SUMMARY

### ORDINANCE 1234

AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.

A summary of the principal provisions of Ordinance No. 1234 of the City of Ketchum, Blaine County, Idaho, adopted on October 17, 2022, is as follows:

- SECTION 1.** Applicability of the ordinance.
- SECTION 2.** Reference to terms defined and added.
- SECTION 3.** Requirements for submittal of final Design Review applications following preapplication meetings with Planning and Zoning Commission.
- SECTION 4.** Minimum residential densities for certain zone districts as outlined and method for calculation of minimum residential density requirements.
- SECTION 5.** Standards for consolidation of lots within the City of Ketchum.
- SECTION 6.** Restrictions for the reduction in number of residential units from redevelopment of property.
- SECTION 7.** Parking exemption for retail uses.
- SECTION 8.** Parking exemption for office uses.
- SECTION 9.** Permitted and conditionally permitted uses for certain properties along River Street in the Tourist Zone District.

- SECTION 10.** Restrictions on ground floor residential on certain properties within the Community Core.
- SECTION 11.** Development requirements in certain zone districts for square feet of commercial use(s), size of residential units, location of community housing units, parameters for exceeding minimum parking requirements.
- SECTION 12.** Allowance for a conditional use permit to waive requirements of Sections 10 and 11 of the ordinance.
- SECTION 13.** Revision to Design Review criteria to add requirement of general comprehensive plan conformance.
- SECTION 14.** Term of the ordinance.
- SECTION 15.** Provides a savings and severability clause.
- SECTION 16.** Provides a repealer clause.
- SECTION 17.** Provides for publication of this Ordinance by Summary.
- SECTION 18.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 191 5<sup>th</sup> Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

\_\_\_\_\_  
Lisa Enourato, Interim City Clerk

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

## **ORDINANCE 1234**

**AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.**

**WHEREAS**, Idaho Code Section 67-6524 authorizes local jurisdictions to enact interim ordinances, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance; and

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**WHEREAS**, the 2014 Ketchum Comprehensive Plan identifies ten core values vital to the City's ability to achieve its vision including 1) A Strong and Diverse Economy, 2) Vibrant Downtown, and 4) A Variety of Housing Options; and

**WHEREAS**, the City of Ketchum (the "City") is experiencing a significant population increase and a severe shortage of housing for the local workforce at all income levels which is threatening the livelihood and straining the resources of the City, its citizens, and its businesses; and

**WHEREAS**, businesses in Ketchum have been forced to reduce operating hours in the past two years due to lack of workforce; and

**WHEREAS**, the City's average annual population growth rate is approximately 1%, however, the population of the City increased 25% from 2019 to 2020; and

**WHEREAS**, the City collects housing specific data and is developing a Housing Action Plan to address the immediate need for more housing in the City; and

**WHEREAS**, the City lost 475 long-term rental and ownership housing units from 2000 to 2019; and

**WHEREAS**, in addition to the 475 housing units lost, the Housing Action Plan Summary and Findings identify the need to build, convert, or stabilize between 65 and 100 housing units annually in the City to ensure adequate housing for the City's workforce and support the dynamic demands of a resort community economy; and

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**WHEREAS**, the Planning and Zoning Commission met on March 8, 2022, and March 29, 2022, to discuss the draft emergency ordinance and obtain public input related to the proposed changes and recommended on March 29, 2022, the emergency ordinance be adopted by City Council; and

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**WHEREAS**, the City conducted a community workshop to gather additional feedback on the proposed changes June 28, 2022, attended by members of the City Council, Planning and Zoning Commission, and the public. Said workshop was followed by a community survey requesting feedback on the same topic; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on August 16, 2022 to review this interim ordinance, as prepared by staff, reflecting significant feedback from the community; and

**WHEREAS**, the Planning and Zoning Commission recommended approval of this interim ordinance at a special meeting on August 16, 2022; and

**WHEREAS**, the City Council held a public hearing on September 19, 2022 to review the interim ordinance, information from staff, and recommendations from the Planning and Zoning Commission; and



**WHEREAS**, The City Council held three readings of the interim ordinance on September 19, 2022, October 3, 2022, and October 17, 2022, resulting in approval of this interim ordinance; and

**WHEREAS**, the Planning and Zoning Commission hearings and City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

**WHEREAS**, the provisions of this ordinance are temporary in nature and shall expire three hundred and sixty five (365) days after the adoption of this interim ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM, IDAHO:**

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**Section 2.** All zoning districts referenced in this ordinance are pursuant to Ketchum Municipal Code (the "KMC") Chapter 17.18 – *Zoning Districts* and abbreviated as referenced. All terms in this ordinance are defined in Section 17.08.020 – *Terms Defined* and 16.04.020-*Definitions* of the KMC with the addition of the following:

- A. Consolidation – the action or process of combining more than one lot or unit into a single lot or unit.
- B. Residential Density – the number of dwelling units per square feet of lot area.

**Section 3.** Developments subject to Design Review approval pursuant to KMC 17.96 – *Design Review* or 17.104 – *Mountain Overlay Zoning District* that have conducted a preapplication design review meeting with the Commission, as required or voluntary, must file a complete Design Review Permit application and pay all required fees within 180 calendar days of the last review meeting on the preapplication with the Commission, otherwise the preapplication review will become null and void.

**Section 4.** There shall now be minimum residential densities for new development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC zone district and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts as follows:

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	Mixed Use Development			
	$\leq 30\%$ Commercial  4 / 5,500	31-60% Commercial  3 / 5,500	61-80% Commercial  2 / 5,500	$\geq 80\%$ Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
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T-3000	4 / 10,000			
T-4000	8 / 10,000			
GR-H	8 / 10,000			

- A. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – *District Use Matrix* under the categories of “Commercial” or “Public and Institutional”.
- B. Percent commercial shall be calculated by dividing the total commercial square footage by the Gross Floor Area for the project.
- C. Total commercial square footage shall be calculated using the total area of commercial uses on all floors in a building or portion of a building measured from the interior walls, excluding:
  - a. Common areas
  - b. Mechanical and maintenance equipment rooms
  - c. Parking areas and/or garages
  - d. Public areas

D. Minimum densities identified in Section 4 may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 5.** There shall now be standards for the consolidation of lots. Additionally, there shall be a specific application type, process, and additional standards for the review and approval of the consolidation of lots as follows:

A. Consolidation of lots within the City shall be permitted in certain zone districts as follows:

<b>Zone District</b>	<b>Consolidation of Lots</b>
CC - Subdistricts 1 and 2	Permitted subject to additional standards
T	Permitted subject to additional standards
T-3000	Permitted subject to additional standards
T-4000	Permitted subject to additional standards
GR-H	Permitted subject to additional standards
GR-L	Permitted subject to waiver
LR, LR-1, and LR-2	Permitted subject to waiver
STO-1, STO-4, and STO-H	Permitted subject to waiver
LI, LI-2, and LI-3	Permitted subject to additional standards
RU and AF	Permitted subject to additional standards

*\*Additional Standards are outlined in Subsection F. The waiver process is as outlined in KMC Section 16.04.130.*

- B. The definition of “Readjustment of Lot Lines” in KMC Section 16.04.020 - *Definitions*, also known as Lot Line Shifts, shall no longer include the “removal of lot lines”.
- C. Consolidation of lots may only be considered pursuant to the requirements and standards of KMC Section 16.04.030 – *Procedure for Subdivision Approval*.
- D. All preliminary plat applications for consolidation of lots shall only be considered when submitted concurrently with a building permit application or land use development application as applicable.
- E. The final plat for consolidation of lots shall not be signed by the City Clerk and recorded until the proposed development has received one or both of the following as applicable:
  - 1. A certificate of occupancy issued by the City of Ketchum; and
  - 2. Completion of all design review elements as approved by the Planning and Zoning Administrator.
- F. In addition to KMC Section 16.04.040, all preliminary plat applications for consolidation of lots shall comply with the following criteria:
  - 1. The preliminary plat application is in conformance with all applicable building permit and land use development approvals.
  - 2. The preliminary plat application is in conformance with all applicable Zoning Regulations contained within Title 17 – Zoning Regulations.

3. The preliminary plat application is found to be in general conformance with the comprehensive plan in effect at the time the application was deemed complete.

**Section 6.** No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property as of the effective date of this ordinance. The following standards apply to all properties within the City:

- A. Development of property, in any zone district, may not result in the net loss of dwelling units.
- B. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in the KMC such as, but not limited to, “dwelling, one family”, “dwelling, multi-family”, “dwelling unit, accessory”, and “work/live unit”.
- C. No demolition permit shall be issued for any structure until a building permit application for a replacement project on the property and required fees have been accepted by the City and deemed complete.
- D. Reduction in number of residential units may be permitted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission prior to submittal of a demolition permit application.
- E. In the event of imminent and substantial danger to the health or safety of the public due to neglect or condemnation of the building as determined by the building official or his/her designee, a building may be demolished prior to redevelopment pursuant to the requirements of KMC Section 15.16.030. Prior to demolition of the structure(s), a development agreement shall be entered into between the owner of the property and the City of Ketchum stipulating the total number of units required at the time of development of the property. Said development agreement shall be recorded against the property with the office of the Blaine County, Idaho, Clerk and Recorder.

**Section 7.** There shall be no parking required for individual retail spaces of 5,500 square feet or less within the Community Core (CC) and Tourist (T) zoning districts.

**Section 8.** There shall be no parking required for the first 5,500 square feet of office space of a project within the Community Core and Tourist zone districts.

**Section 9.** New developments on properties within the Tourist zone district that include frontage along River Street from S Leadville Ave to S 2<sup>nd</sup> Ave, as shown in Exhibit A, shall be subject to the uses permitted and conditionally permitted and associated footnotes for the Community Core – Mixed Use subdistrict (CC-2) as outlined in KMC 17.12.020 – District Use Matrix.

**Section 10.** Properties within the Community Core – Mixed Use subdistrict (CC-2), as shown on Exhibit B, shall be subject to the following:

- A. Ground floor residential with street frontage is not permitted.

**Section 11.** Developments within the CC Subdistrict 1 and 2, T (Leadville to 2<sup>nd</sup> Ave fronting River Street) not exempt from Design Review are subject to the following standards:

- A. For mixed-use developments, a minimum of 55% of the gross floor area, as defined in KMC 17.08.020, of the ground floor must be commercial use(s).
- B. Community housing units are not permitted within basements.
- C. Individual residential dwelling units cannot exceed a total square footage of 3,000 square feet. Total square footage shall be calculated as the total area of residential space within a single residential unit measured from the interior walls. For residential units with multiple floors, staircases and elevators shall be included in the calculation on the first level of the residential unit only.
- D. Developments shall not provide a total number of parking spaces above the minimum parking requirements per KMC 17.125.040 – *Off Street Parking and Loading Calculations*, unless the additional parking spaces are designated for public parking use only or for deed restricted community housing units.

**Section 12.** Requirements outlined in Sections 10 and 11 of this ordinance may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 13.** All development subject to Design Review pursuant to KMC Section 17.96.010, shall meet the following additional criteria:

- A. The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan.

**Section 14.** This ordinance shall be in full force and effect from and after its passage and approval and shall remain in effect for a period not to exceed three hundred and sixty-five (365) days from its effective date, pursuant to Idaho Code Section 67-6524.

**Section 15. SAVINGS AND SEVERABILITY CLAUSE:** It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 16. REPEALER CLAUSE:** All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

**Section 17. PUBLICATION:** This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A" shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

**Section 18. EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED BY THE CITY COUNCIL and APPROVED by the MAYOR OF KETCHUM IDAHO,  
on this \_\_\_\_ day of \_\_\_\_\_ 2022.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
Lisa Enourato, Interim City Clerk

## EXHIBIT A: PUBLICATION SUMMARY

### ORDINANCE 1234

AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.

A summary of the principal provisions of Ordinance No. 1234 of the City of Ketchum, Blaine County, Idaho, adopted on October 17, 2022, is as follows:

- SECTION 1.** Applicability of the ordinance.
- SECTION 2.** Reference to terms defined and added.
- SECTION 3.** Requirements for submittal of final Design Review applications following preapplication meetings with Planning and Zoning Commission.
- SECTION 4.** Minimum residential densities for certain zone districts as outlined and method for calculation of minimum residential density requirements.
- SECTION 5.** Standards for consolidation of lots within the City of Ketchum.
- SECTION 6.** Restrictions for the reduction in number of residential units from redevelopment of property.
- SECTION 7.** Parking exemption for retail uses.
- SECTION 8.** Parking exemption for office uses.
- SECTION 9.** Permitted and conditionally permitted uses for certain properties along River Street in the Tourist Zone District.

- SECTION 10.** Restrictions on ground floor residential on certain properties within the Community Core.
- SECTION 11.** Development requirements in certain zone districts for square feet of commercial use(s), size of residential units, location of community housing units, parameters for exceeding minimum parking requirements.
- SECTION 12.** Allowance for a conditional use permit to waive requirements of Sections 10 and 11 of the ordinance.
- SECTION 13.** Revision to Design Review criteria to add requirement of general comprehensive plan conformance.
- SECTION 14.** Term of the ordinance.
- SECTION 15.** Provides a savings and severability clause.
- SECTION 16.** Provides a repealer clause.
- SECTION 17.** Provides for publication of this Ordinance by Summary.
- SECTION 18.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 191 5<sup>th</sup> Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

\_\_\_\_\_  
Lisa Enourato, Interim City Clerk

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





City of Ketchum

**ATTACHMENT C:**  
**Staff Report and Attachments –**  
**September 19, 2022 City**  
**Council Hearing**



City of Ketchum  
Planning & Building

September 19, 2022

Mayor Bradshaw and City Councilors  
City of Ketchum  
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

**Recommendation to review and adopt Interim Ordinance 1234 establishing minimum residential densities in specific zoning districts, regulating the consolidation of lots in areas of Ketchum, prohibiting reduction of dwelling units in conjunction with new development projects, clarifying parking requirements for uses in the community core and tourist zones, modifying development standards and uses in certain zone districts, and modifying the design review criteria for new development**

Recommendation and Summary

Staff recommends the City Council review, take public comment, and adopt Interim Ordinance 1234 related to residential density and downtown vibrancy within the city. As proposed, the ordinance would be in effect for a period of 365 days (1 year) while the permanent ordinance is prepared.

Reason for Recommendation:

- Businesses are closing, reducing hours, and struggling to hire new staff.
- Ketchum lacks available office, retail, and restaurant space, limiting the ability for businesses to start or expand within Ketchum.
- Ketchum has a severe shortage of housing, which has a negative impact on businesses, the vibrancy of the downtown, and the community.
- Development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development
- The Planning and Zoning Commission (the "Commission") reviewed the draft ordinance at a special meeting on August 16, 2022, and recommended the ordinance be forwarded to City Council for review and adoption.

Introduction and Background

The long-term vibrancy of the downtown and the strength of Ketchum's economy is dependent on housing inventory, housing affordability and sufficient commercial space available to a wide variety of services, retail, office, restaurants, and other uses that support the community. The

City of Ketchum is tackling housing affordability through the program and policy initiatives associated with implementing the Housing Action Plan, adopted by City Council on May 9, 2022. The city's development regulations are one of the primary tools in our toolbox that can directly influence the amount and type of housing built to fulfill the community needs in a thoughtful way.

An emergency ordinance targeted at addressing housing inventory was evaluated by the Commission and City Council during a series of meetings in February, March, and April of this year. At the City Council meeting on April 18, 2022, the council did not support adoption of an emergency ordinance. The City Council requested staff conduct additional community outreach to garner feedback on the proposed regulation changes and proceed with an interim ordinance under standard noticing and hearing procedures. A detailed background of the project, overview of all meetings conducted, and links to meeting recordings and packet information can be found in the staff report attachments for the August 16, 2022 hearing with the Commission included as Attachment C of this staff report.

Following City Council direction, the city hosted a facilitated interactive community workshop to discuss the future vibrancy of Ketchum, the role of housing in that vibrancy, and the proposed changes to the city's development regulations. The city also published an online survey as a follow up to the workshop to facilitate broader participation and feedback from the community. The workshop was attended by 23 members of the community and the city received 158 responses to the online survey. Both opportunities for engagement were publicized using a variety of outreach methods including newspaper ads, targeted email communications, social media platforms, and physical postings in high traffic areas throughout the city.

A full recap of the workshop and online survey results can be found in Attachment C of this report. The general community feedback indicated that development trends in Ketchum are not positive for the future vibrancy of the downtown and housing production in the city. Overall, participants at the workshop and in the survey were generally supportive of the proposed changes in the interim ordinance with some recommendations for improvement.

Based on all the feedback received, a revised ordinance was drafted for consideration by the Commission at a special meeting on August 16, 2022. Staff provided the Commission with an extensive overview of elements in the ordinance that remained the same, and what elements changed. Staff also provided the Commission an overview of feedback received from the community that was not incorporated into the revised ordinance. The staff report and all attachments provided to the Commission can be found in Attachment C.

The Commission recommended approval of the interim ordinance, with some revisions, with a vote of 3-1. Some of the revisions were simple clarifications, however, the Commission recommended changes to three main elements of the ordinance that warrant discussion by the City Council as follows:

- Applicability of Ordinance – The revised ordinance applied to all application types except for preapplication design review applications. The Commission recommends that applicants who have a preapplication deemed complete be exempt from the ordinance.
- Location of Community Housing Units - The revised ordinance prohibited community housing units to be located within basements. The Commission recommends some flexibility for developments with larger numbers of community housing units to have community housing units in basements.
- Comprehensive Plan Conformance - The revised ordinance proposes to add a criterion to the Design Review approval process that requires general conformance with the comprehensive plan. The Commission had a lengthy discussion of whether this provision is necessary and what the benefits of the provision are.

Below is an overview of the discussion related to each item above and staff’s recommendations for the interim ordinance. A redline and clean version of the proposed interim ordinance can be found in Attachments A and B respectively. The redline shows changes recommended by the Planning and Zoning Commission and staff recommendations of policy discussions outlined below.

## Analysis

### *Applicability*

Section 1 of the draft ordinance stated that the ordinance would apply to all applications deemed complete after the effective date of the ordinance. More specifically, preapplications for design review without a final design review application deemed complete prior to the effective date would be subject to the new ordinance. The Commission expressed concern with this approach, commenting that the city should honor projects that are going through the preapplication process and have invested significant time and resources with staff and the Commission. The Commission recommended that any preapplication design review deemed complete prior to the effective date should not be subject to the ordinance provided there is a timeframe by which the final design review application is submitted.

For background, a preapplication design review is an informal high-level review of a project by the Commission that results in general feedback and guidance. There is no notice to the public or action taken by the Commission, no formal “approval” of or “vesting” of a development. Projects that complete the final design review process become vested once the Commission formally adopts the Findings of Fact for the final design review application.

Although staff agrees that some latitude should be given to projects working in good faith through the process, staff believes that projects that have already received Commission feedback during a preapplication design review is the appropriate milestone to exempt projects from the interim ordinance rather than act of deeming a pre-design application complete. The reason is that at the time of an application being deemed complete, the only feedback the

applicant has received is from staff. The Commission has not had the opportunity to review the project and provide direction to the applicant on whether or not the project should move forward to formal design review. Therefore, Section 1 of the interim ordinance in Attachments A and B reflects that developments with a preapplication design review that have conducted at least one review meeting with the Commission are exempt from the interim ordinance. Additionally, as recommended by the Commission, Section 3 of the ordinance requires that a final design review application must be filed within 180 calendar days of the last review meeting with the Commission on the preapplication.

### *Location of Community Housing Units*

Section 11.B of the interim ordinance states that developments in certain areas cannot place community housing units in basements. Basements are areas below finished grade. The purpose of this provision is to ensure that community housing units for Ketchum's workforce are of a livability standard similar to market rate residential units within Ketchum. Generally, developments place on-site community housing units in the less desirable areas of a development. Most commonly, these are ground floor areas off alleys or on the back sides of buildings with less light and less marketable views; however, staff has seen an increase in community housing units proposed in basements in recent years.

The Commission adopted a policy statement on April 12, 2022, stating that successful projects do not place community housing units in basements. However, the Commission further discussed this element at their August 16, 2022 meeting. Acknowledging that design of a building can be done in a thoughtful way for basement units, the Commission indicated that for projects providing higher number of community housing units, some flexibility should be provided by allowing some of the units to be in basements. The Commission recommended there be a tiered system that outlines the number of community housing units permitted in the basement based on the total number of community housing units provided.

Staff understands the Commission's desire to provide additional flexibility, however, the Planning and Building staff and the city's Housing Strategist do not encourage placement of community housing units in basements as it has the potential to increase stigmas associated with community housing and concentrates the city's local workforce in units not comparable to the livability characteristics of market rate units that include decks or balconies, open views of the outdoors, or multiple exterior openings providing natural light and cross breeze allowing for fresh air circulation.

Community housing is already stigmatized and is at risk of continued stigmatization due to bias associated with historical perspectives. Additionally, basement-living is typically associated with poverty and desperation<sup>1</sup> and basement-dwellers have often been demonized, othered and

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<sup>1</sup> Heise, Thomas. (2010). *Urban underworlds: A geography of twentieth-century American literature and culture*. Rutgers University Press.; Moga, Stephen. (2020). *The urban lowlands: A history of neighborhoods, poverty and planning*. University of Chicago Press.

even seen as uncivilized.<sup>2</sup> This is in large part because basements are not desirable for most – and are typically physically and mentally unhealthy living spaces which is why they are historically more affordable.

Housing with limited natural light directly effects mental health, including increasing depression, anxiety, and sleeping challenges.<sup>3</sup> Physical characteristics of basements are generally considered higher risk for tenants due to hazards such as pests, indoor air quality issues, severe temperature shifts, heightened noise, mold and fire hazards.<sup>4</sup> Ketchum’s adopted building code requires a minimal amount of natural light and air for life safety concerns only. Only one exterior opening per sleeping room is required. This means that a studio or one bedroom unit would only require one 5 square foot exterior window with access to a window well and one interior access to an exit stair. New construction is not likely to display the hazards mentioned above within the first few years if constructed appropriately. However, as the building ages these hazards may become prevalent dependent on the amount of maintenance and upkeep of the property which the city has limited control over.

Many communities adopt specific livability standards within their adopted Housing Guidelines. For instance, Teton County and Town of Jackson Wyoming have livability standards related to size of units, size of areas within units, storage requirements, finishing, kitchen facilities, and number of interior and exterior windows and doors. The Blaine County Housing Authority’s Community Housing Guidelines include standards for sizes of units based on income category and recommendations for amount of storage, types of appliances, sound insulation and location of individual entries. However, the BCHA housing guidelines do not include any guidance for number of exterior openings and do not address the importance of access to natural light and air.

Staff recommends the City Council prohibit the placement of community housing units in basements as stated in the draft ordinance, however, if the City Council desires to provide more flexibility to developments with higher numbers of community housing units, staff recommends that the interim ordinance reflect the following parameters:

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<sup>2</sup> Moga, Stephen. (2020). The urban lowlands: A history of neighborhoods, poverty and planning. University of Chicago Press.; Otter, Chis. (2008). The victorian eye: A political history of light and vision in Britain, 1800–1910. University of Chicago Press.

<sup>3</sup> Bell, Briana. (2020). How basement living can affect mental health. Broadview. <https://broadview.org/basement-apartments-mental-health/>

<sup>4</sup> Environmental Health Sciences Center: Healthy Homes. University of Rochester. <https://www.urmc.rochester.edu/environmental-health-sciences/community-engagement-core/projects-partnerships/healthy-homes/tour/basement.aspx>

Total Number of Community Housing Units	Maximum Number of Community Housing Units Permitted in Basement
1-2 units	0
3-4 units	1
5 or more	2

Staff also recommends that during the interim period of the ordinance, the city develop a separate policy document outlining livability standards for community housing units in basements.

*Comprehensive Plan Conformance*

Section 13 of the interim ordinance proposes to add a criterion to the review and approval of developments subject to design review. The criteria states that “The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan.” This criterion was initially proposed in the emergency ordinance and carried through to the interim ordinance. Staff recommends this provision for the following reasons:

- The 2014 Comprehensive Plan is the guiding document for all land use decisions and policies within the City of Ketchum and was the result of a long and extensive community engagement effort. Adoption of the comprehensive plan represents a common agreement between community members as to the vision of the community and how to get there.
- Requiring general conformance with the comprehensive plan ensures that all land use decisions forward the city’s goals for the community’s future.
- Reviewing and considering the adopted comprehensive plan in land use decisions is considered a best practice and commonly used in many municipalities across the country. In Idaho specifically, McCall, Coeur D’Alene, and Sandpoint have comprehensive plan conformance as part of the design review criteria depending on the application type.
- Staff often provides an analysis of conformance with the comprehensive plan as information for the Commission, however, the analysis cannot be relied upon for approval or denial of an application.
- Without the provision, the Commission would not have the legal authority to deny an application that does not meet the city’s goals if all other code provisions are met.

The city received public comment questioning the legality of the provision under the Idaho Local Land Use Planning Act and expressed concerns related to the subjectivity of the criteria and the uncertainty that it will create for the development community. Following public comment, the Commission conducted an extensive dialogue as to the necessity of this provision, discussing the pros and cons of the provision and reflecting on previous experiences

when staff has provided an analysis of comprehensive plan conformance for consideration. Below is an overview of the main points discussed:

- Discussion related to how this provision is different from the design review process today and what the addition of this criteria changes. Staff clarified that this provision memorializes the significance of the comprehensive plan and legally allows for developments to be evaluated against the comprehensive plan in addition to the other design review criteria.
- Discussion related to whether the provision is necessary with the other revisions contained within the interim ordinance. If all the proposed changes are adopted, the city should be closer to achieving the stated goals of the comprehensive plan.
- Acknowledgement that it is challenging to craft a code that accounts for every single type of development that may be proposed and this provision is a tool available when those situations arise.
- Applicants should be familiar with the comprehensive plan and design with the goals and objectives in mind but acknowledged that if it is not required it may not always be considered.
- Discussion related to how the comprehensive plan and zoning code are aligned currently. Staff mentioned that there are some inconsistencies between the two documents, and this would help reconcile those inconsistencies through the review process.
- The provision requires a subjective review by staff and the Commission, although the Commission is the final decision maker on the criteria. Analysis of the conformance with the comprehensive plan should be broad and not be used to approve or deny a project based on one single phrase in the plan, but a holistic review of all attributes of the development.
- It should be the decision of the City Council as to the full authority of the Commission and whether the City Council is supportive of providing this additional scope to the Commission's charge.

Additionally, in response to public comment, the Commission requested clarification from staff on the legality of including this provision for design review applications. Staff consulted with the city attorney following the August 16, 2022 and confirmed the following:

- Although design review applications are not specifically listed as an application type in the Idaho Local Land Use Planning Act (LLUPA), the statute is written in a way that encompasses any applications adopted through the ordinance adoption process outlined in LLUPA.
- LLUPA and subsequent case law state that a city must define criteria by which an application is evaluated. The City has the discretion to stipulate exactly what criteria will be used to review, and ultimately deny or approve an application provided that the criteria has been adopted through the ordinance adoption process outlined in LLUPA.



### *Conclusion*

Ultimately, the Commission voted to recommend approval of the interim ordinance (3-1) with the recommended changes as outlined above.

### Next Steps

If the ordinance is adopted by Council, staff will begin the process for preparing the permanent ordinance including additional research, community outreach, and drafting.

### Attachments

- A. Interim Ordinance 1234 – Redline
- B. Interim Ordinance 1234 – Clean
- C. Staff Report and Attachments – August 16, 2022 Hearing with the Planning and Zoning Commission
- D. Public Comment



City of Ketchum

**CITY COUNCIL  
ATTACHMENT A:  
Interim Ordinance 1234  
- Redline**

## **ORDINANCE 1234**

**AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.**

**WHEREAS**, Idaho Code Section 67-6524 authorizes local jurisdictions to enact interim ordinances, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance; and

**WHEREAS**, the State of Idaho and the Idaho Housing and Finance Association has stated that access to workforce housing has become a statewide challenge impacting urban, rural, and resort communities, resulting in a proposal for a state-led gap financing program for development of workforce housing; and

**WHEREAS**, the 2014 Ketchum Comprehensive Plan identifies ten core values vital to the City's ability to achieve its vision including 1) A Strong and Diverse Economy, 2) Vibrant Downtown, and 4) A Variety of Housing Options; and

**WHEREAS**, the City of Ketchum (the "City") is experiencing a significant population increase and a severe shortage of housing for the local workforce at all income levels which is threatening the livelihood and straining the resources of the City, its citizens, and its businesses; and

**WHEREAS**, businesses in Ketchum have been forced to reduce operating hours in the past two years due to lack of workforce; and

**WHEREAS**, the City's average annual population growth rate is approximately 1%, however, the population of the City increased 25% from 2019 to 2020; and

**WHEREAS**, the City collects housing specific data and is developing a Housing Action Plan to address the immediate need for more housing in the City; and

**WHEREAS**, the City lost 475 long-term rental and ownership housing units from 2000 to 2019; and

**WHEREAS**, in addition to the 475 housing units lost, the Housing Action Plan Summary and Findings identify the need to build, convert, or stabilize between 65 and 100 housing units annually in the City to ensure adequate housing for the City's workforce and support the dynamic demands of a resort community economy; and

**WHEREAS**, from 1990 to 2009, approximately 290 units were constructed for an average of 15 units per year. From 2010 to 2020, only 92 units were constructed for an average of 9 units per year, a significant decrease from previous years; and

**WHEREAS**, the City is experiencing an increase in the redevelopment of property as more than half of the City's housing stock was built before 1980 and there are a limited number of vacant properties within city limits; and

**WHEREAS**, development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development; and

**WHEREAS**, staff presented options for addressing housing issues to the Planning and Zoning Commission at a special meeting on February 15, 2022. At that meeting, the Planning and Zoning Commission directed staff to prepare a draft emergency ordinance reflecting proposed changes for review; and

**WHEREAS**, the Planning and Zoning Commission met on March 8, 2022, and March 29, 2022, to discuss the draft emergency ordinance and obtain public input related to the proposed changes and recommended on March 29, 2022, the emergency ordinance be adopted by City Council; and

**WHEREAS**, the City Council met on April 18, 2022, to review the draft emergency ordinance and recommendation from the Planning and Zoning Commission. At said meeting, the City Council declined to approve the emergency ordinance as presented and directed staff to conduct additional community engagement and prepare an interim ordinance reflecting additional feedback from the community; and

**WHEREAS**, the City conducted a community workshop to gather additional feedback on the proposed changes June 28, 2022, attended by members of the City Council, Planning and Zoning Commission, and the public. Said workshop was followed by a community survey requesting feedback on the same topic; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on ~~[insert date]~~August 16, 2022 to review this interim ordinance, as prepared by staff, reflecting significant feedback from the community; and

**WHEREAS**, the Planning and Zoning Commission recommended approval of this interim ordinance at ~~their regular~~a special meeting on August 16, 2022~~[insert date]~~; and

**WHEREAS**, the City Council held a public hearing on ~~[insert date]~~September 19, 2022 to review the interim ordinance, information from staff, and recommendations from the Planning and Zoning Commission; and

**WHEREAS,** The City Council held [*insert number of readings*] readings of the interim ordinance on [*insert dates of hearings*] resulting in approval of this interim ordinance; and

**WHEREAS,** the Planning and Zoning Commission hearings and City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

**WHEREAS,** the provisions of this ordinance are temporary in nature and shall expire three hundred and sixty five (365) days after the adoption of this interim ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM, IDAHO:**

**Section 1.** The following interim regulations and standards apply to any Building Permit, Pre-Application Design Review, Design Review, Subdivision, or Conditional Use Permit application deemed complete after the effective date of this Ordinance filed pursuant to Title 16 - Subdivision Regulations and Title 17 - Zoning Regulations. Pre-application Design Review and Mountain Overlay Preapplication Design Review applications that have been reviewed by the Planning and Zoning Commission at one review meeting prior to with the Commission as of the effective date of this ordinance deemed complete prior to the effective date of this ordinance, that do not have a subsequent Design Review application deemed complete, are not subject to the provisions contained herein. Wherever any provision in Title 16 or Title 17 or any other ordinance, rule or regulation of any kind contain standards covering the same subject matter, the standards of this Ordinance shall apply.

**Section 2.** All zoning districts referenced in this ordinance are pursuant to Ketchum Municipal Code (the “KMC”) Chapter 17.18 – *Zoning Districts* and abbreviated as referenced. All terms in this ordinance are defined in Section 17.08.020 – *Terms Defined* and 16.04.020-*Definitions* of the KMC with the addition of the following:

- A. Consolidation – the action or process of combining more than one lot or unit into a single lot or unit.
- B. Residential Density – the number of dwelling units per square feet of lot area.

**Section 3.** Developments subject to Design Review approval pursuant to KMC 17.96 – *Design Review* or 17.104 – *Mountain Overlay Zoning District* that have conducted a preapplication design review meeting with the Commission, as required or voluntary, must file a complete Design Review Permit application and pay all required fees within 180 calendar days of the last review meeting on the preapplication with the Commission, otherwise the preapplication review will become null and void.

**Section 43.** There shall now be minimum residential densities for new development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC zone district and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts as follows:

Zone District	Minimum Residential Density Required (units/SF)			
CC Subdistricts 1 and 2	100% Residential Development 7 / 5,500			
	Mixed Use Development			
	≤ 30% Commercial  4 / 5,500	31-60% Commercial  3 / 5,500	61-80% Commercial  2 / 5,500	≥ 80% Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
T	100% Residential Development 7 / 10,000			
	≤ 30% Commercial  4 / 10,000	31-60% Commercial  3 / 10,000	61-80% Commercial  2 / 10,000	≥ 80% Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
T-3000	4 / 10,000			
T-4000	8 / 10,000			
GR-H	8 / 10,000			

- A. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – *District Use Matrix* under the categories of “Commercial” or “Public and Institutional”.
- B. Percent commercial shall be calculated by dividing the total commercial square footage by the Gross Floor Area for the project.
- C. Total commercial square footage shall be calculated using the total area of commercial uses on all floors in a building or portion of a building measured from the interior walls, excluding:
  - a. Common areas
  - b. Mechanical and maintenance equipment rooms
  - c. Parking areas and/or garages
  - d. Public areas

D. Minimum densities identified in Section 4 may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 54.** There shall now be standards for the consolidation of lots. Additionally, there shall be a specific application type, process, and additional standards for the review and approval of the consolidation of lots as follows:

A. Consolidation of lots within the City shall be permitted in certain zone districts as follows:

<b>Zone District</b>	<b>Consolidation of Lots</b>
CC - Subdistricts 1 and 2	Permitted subject to additional standards
T	Permitted subject to additional standards
T-3000	Permitted subject to additional standards
T-4000	Permitted subject to additional standards
GR-H	Permitted subject to additional standards
GR-L	Permitted subject to waiver
LR, LR-1, and LR-2	Permitted subject to waiver
STO-1, STO-4, and STO-H	Permitted subject to waiver
LI, LI-2, and LI-3	Permitted subject to additional standards
RU and AF	Permitted subject to additional standards

*\*Additional Standards are outlined in Subsection F. The waiver process is as outlined in KMC Section 16.04.130.*

- B. The definition of “Readjustment of Lot Lines” in KMC Section 16.04.020 - *Definitions*, also known as Lot Line Shifts, shall no longer include the “removal of lot lines”.
- C. Consolidation of lots may only be considered pursuant to the requirements and standards of KMC Section 16.04.030 – *Procedure for Subdivision Approval*.
- D. All preliminary plat applications for consolidation of lots shall only be considered when submitted concurrently with a building permit application or land use development application as applicable.
- E. The final plat for consolidation of lots shall not be signed by the City Clerk and recorded until the proposed development has received one or both of the following as applicable:
  - 1. A certificate of occupancy issued by the City of Ketchum; and
  - 2. Completion of all design review elements as approved by the Planning and Zoning Administrator.
- F. In addition to KMC Section 16.04.040, all preliminary plat applications for consolidation of lots shall comply with the following criteria:
  - 1. The preliminary plat application is in conformance with all applicable building permit and land use development approvals.
  - 2. The preliminary plat application is in conformance with all applicable Zoning Regulations contained within Title 17 – Zoning Regulations.

3. The preliminary plat application is found to be in general conformance with the comprehensive plan in effect at the time the application was deemed complete.

**Section 65.** No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property as of the effective date of this ordinance. The following standards apply to all properties within the City:

- A. Development of property, in any zone district, may not result in the net loss of dwelling units.
- B. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in the KMC such as, but not limited to, “dwelling, one family”, “dwelling, multi-family”, “dwelling unit, accessory”, and “work/live unit”.
- C. No demolition permit shall be issued for any structure until a building permit application for a replacement project on the property and required fees have been accepted by the City and deemed complete.
- D. Reduction in number of residential units may be permitted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission prior to submittal of a demolition permit application.
- E. In the event of imminent and substantial danger to the health or safety of the public due to neglect or condemnation of the building as determined by the building official or his/her designee, a building may be demolished prior to redevelopment pursuant to the requirements of KMC Section 15.16.030. Prior to demolition of the structure(s), a development agreement shall be entered into between the owner of the property and the City of Ketchum stipulating the total number of units required at the time of development of the property. Said development agreement shall be recorded against the property with the office of the Blaine County, Idaho, Clerk and Recorder.

**Section 76.** There shall be no parking required for individual retail spaces of 5,500 square feet or less within the Community Core (CC) and Tourist (T) zoning districts.

**Section 87.** There shall be no parking required for the first 5,500 square feet of office space of a project within the Community Core and Tourist zone districts.

**Section 98.** New developments on properties within the Tourist zone district that include frontage along River Street from S Leadville Ave to S 2<sup>nd</sup> Ave, as shown in Exhibit A, shall be subject to the uses permitted and conditionally permitted and associated footnotes for the Community Core – Mixed Use subdistrict (CC-2) as outlined in KMC 17.12.020 – District Use Matrix.

**Section 109.** Properties within the Community Core – Mixed Use subdistrict (CC-2), as shown on Exhibit B, shall be subject to the following:

- A. Ground floor residential with street frontage is not permitted.

**Section 110.** Developments within the CC Subdistrict 1 and 2, T (Leadville to 2<sup>nd</sup> Ave fronting River Street) not exempt from Design Review are subject to the following standards:



- A. For mixed-use developments, a minimum of 55% of the gross ~~square-foot-floor area, as defined in KMC 17.08.020,~~ of the ground floor must be commercial use(s).
- B. Community housing units are not permitted within basements.
- C. Individual residential dwelling units cannot exceed a total square footage of 3,000 square feet. Total square footage shall be calculated as the total area of residential space within a single residential unit measured from the interior walls. For residential units with multiple floors, staircases and elevators shall be included in the calculation on the first level of the residential unit only.
- D. Developments shall not provide a total number of parking spaces above the minimum parking requirements per KMC 17.125.040 – *Off Street Parking and Loading Calculations*, unless the additional parking spaces are designated for public parking use only or for deed restricted community housing units.

**Section 121.** Requirements outlined in Sections 109 and 110 of this ordinance may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 132.** All development, ~~not exempt from~~ subject to Design Review pursuant to KMC Section 17.96.010, shall meet the following additional criteria:

- A. The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan.

**Section 143.** This ordinance shall be in full force and effect from and after its passage and approval and shall remain in effect for a period not to exceed three hundred and sixty-five (365) days from its effective date, pursuant to Idaho Code Section 67-6524.

**Section 154. SAVINGS AND SEVERABILITY CLAUSE:** It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 165. REPEALER CLAUSE:** All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

**Section 176. PUBLICATION:** This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A" shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

**Section 187. EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED BY THE CITY COUNCIL and APPROVED by the MAYOR OF KETCHUM IDAHO,  
on this \_\_\_\_ day of \_\_\_\_\_ 2022.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
Lisa Enourato, Interim City Clerk

## EXHIBIT A: PUBLICATION SUMMARY

### ORDINANCE 1234

AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.

A summary of the principal provisions of Ordinance No. 1234 of the City of Ketchum, Blaine County, Idaho, adopted on \_\_\_\_\_, 2022, is as follows:

- SECTION 1.** Applicability of the ordinance.
- SECTION 2.** Reference to terms defined and added.
- SECTION 3.** Requirements for submittal of final Design Review applications following preapplication meetings with Planning and Zoning Commission.
- SECTION 4.** Minimum residential densities for certain zone districts as outlined and method for calculation of minimum residential density requirements.
- SECTION 5.** Standards for consolidation of lots within the City of Ketchum.
- SECTION 6.** Restrictions for the reduction in number of residential units from redevelopment of property.
- SECTION 7.** Parking exemption for retail uses.
- SECTION 8.** Parking exemption for office uses.
- SECTION 9.** Permitted and conditionally permitted uses for certain properties along River Street in the Tourist Zone District.

- SECTION 10.** Restrictions on ground floor residential on certain properties within the Community Core.
- SECTION 11.** Development requirements in certain zone districts for square feet of commercial use(s), size of residential units, location of community housing units, parameters for exceeding minimum parking requirements.
- SECTION 12.** Allowance for a conditional use permit to waive requirements of Sections 10 and 11 of the ordinance.
- SECTION 13.** Revision to Design Review criteria to add requirement of general comprehensive plan conformance.
- SECTION 14.** Term of the ordinance.
- SECTION 15.** Provides a savings and severability clause.
- SECTION 16.** Provides a repealer clause.
- SECTION 17.** Provides for publication of this Ordinance by Summary.
- SECTION 18.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 191 5<sup>th</sup> Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

\_\_\_\_\_  
Lisa Enourato, Interim City Clerk

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



City of Ketchum

# CITY COUNCIL ATTACHMENT B: Interim Ordinance 1234 - Clean

## **ORDINANCE 1234**

**AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.**

**WHEREAS**, Idaho Code Section 67-6524 authorizes local jurisdictions to enact interim ordinances, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance; and

**WHEREAS**, the State of Idaho and the Idaho Housing and Finance Association has stated that access to workforce housing has become a statewide challenge impacting urban, rural, and resort communities, resulting in a proposal for a state-led gap financing program for development of workforce housing; and

**WHEREAS**, the 2014 Ketchum Comprehensive Plan identifies ten core values vital to the City's ability to achieve its vision including 1) A Strong and Diverse Economy, 2) Vibrant Downtown, and 4) A Variety of Housing Options; and

**WHEREAS**, the City of Ketchum (the "City") is experiencing a significant population increase and a severe shortage of housing for the local workforce at all income levels which is threatening the livelihood and straining the resources of the City, its citizens, and its businesses; and

**WHEREAS**, businesses in Ketchum have been forced to reduce operating hours in the past two years due to lack of workforce; and

**WHEREAS**, the City's average annual population growth rate is approximately 1%, however, the population of the City increased 25% from 2019 to 2020; and

**WHEREAS**, the City collects housing specific data and is developing a Housing Action Plan to address the immediate need for more housing in the City; and

**WHEREAS**, the City lost 475 long-term rental and ownership housing units from 2000 to 2019; and

**WHEREAS**, in addition to the 475 housing units lost, the Housing Action Plan Summary and Findings identify the need to build, convert, or stabilize between 65 and 100 housing units annually in the City to ensure adequate housing for the City's workforce and support the dynamic demands of a resort community economy; and

**WHEREAS**, from 1990 to 2009, approximately 290 units were constructed for an average of 15 units per year. From 2010 to 2020, only 92 units were constructed for an average of 9 units per year, a significant decrease from previous years; and

**WHEREAS**, the City is experiencing an increase in the redevelopment of property as more than half of the City's housing stock was built before 1980 and there are a limited number of vacant properties within city limits; and

**WHEREAS**, development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development; and

**WHEREAS**, staff presented options for addressing housing issues to the Planning and Zoning Commission at a special meeting on February 15, 2022. At that meeting, the Planning and Zoning Commission directed staff to prepare a draft emergency ordinance reflecting proposed changes for review; and

**WHEREAS**, the Planning and Zoning Commission met on March 8, 2022, and March 29, 2022, to discuss the draft emergency ordinance and obtain public input related to the proposed changes and recommended on March 29, 2022, the emergency ordinance be adopted by City Council; and

**WHEREAS**, the City Council met on April 18, 2022, to review the draft emergency ordinance and recommendation from the Planning and Zoning Commission. At said meeting, the City Council declined to approve the emergency ordinance as presented and directed staff to conduct additional community engagement and prepare an interim ordinance reflecting additional feedback from the community; and

**WHEREAS**, the City conducted a community workshop to gather additional feedback on the proposed changes June 28, 2022, attended by members of the City Council, Planning and Zoning Commission, and the public. Said workshop was followed by a community survey requesting feedback on the same topic; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on August 16, 2022 to review this interim ordinance, as prepared by staff, reflecting significant feedback from the community; and

**WHEREAS**, the Planning and Zoning Commission recommended approval of this interim ordinance at a special meeting on August 16, 2022; and

**WHEREAS**, the City Council held a public hearing on September 19, 2022 to review the interim ordinance, information from staff, and recommendations from the Planning and Zoning Commission; and

**WHEREAS,** The City Council held [*insert number of readings*] readings of the interim ordinance on [*insert dates of hearings*] resulting in approval of this interim ordinance; and

**WHEREAS,** the Planning and Zoning Commission hearings and City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

**WHEREAS,** the provisions of this ordinance are temporary in nature and shall expire three hundred and sixty five (365) days after the adoption of this interim ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM, IDAHO:**

**Section 1.** The following interim regulations and standards apply to any Building Permit, Pre-Application Design Review, Design Review, Subdivision, or Conditional Use Permit application deemed complete after the effective date of this Ordinance filed pursuant to Title 16 - Subdivision Regulations and Title 17 - Zoning Regulations. Pre-application Design Review and Mountain Overlay Preapplication Design Review applications that have been reviewed by the Planning and Zoning Commission at one review meeting prior to the effective date of this ordinance are not subject to the provisions contained herein. Wherever any provision in Title 16 or Title 17 or any other ordinance, rule or regulation of any kind contain standards covering the same subject matter, the standards of this Ordinance shall apply.

**Section 2.** All zoning districts referenced in this ordinance are pursuant to Ketchum Municipal Code (the “KMC”) Chapter 17.18 – *Zoning Districts* and abbreviated as referenced. All terms in this ordinance are defined in Section 17.08.020 – *Terms Defined* and 16.04.020-*Definitions* of the KMC with the addition of the following:

- A. Consolidation – the action or process of combining more than one lot or unit into a single lot or unit.
- B. Residential Density – the number of dwelling units per square feet of lot area.

**Section 3.** Developments subject to Design Review approval pursuant to KMC 17.96 – *Design Review* or 17.104 – *Mountain Overlay Zoning District* that have conducted a preapplication design review meeting with the Commission, as required or voluntary, must file a complete Design Review Permit application and pay all required fees within 180 calendar days of the last review meeting on the preapplication with the Commission, otherwise the preapplication review will become null and void.

**Section 4.** There shall now be minimum residential densities for new development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC zone district and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts as follows:



Zone District	Minimum Residential Density Required (units/SF)			
CC Subdistricts 1 and 2	100% Residential Development 7 / 5,500			
	Mixed Use Development			
	≤ 30% Commercial  4 / 5,500	31-60% Commercial  3 / 5,500	61-80% Commercial  2 / 5,500	≥ 80% Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
T	100% Residential Development 7 / 10,000			
	Mixed Use Development			
	≤ 30% Commercial  4 / 10,000	31-60% Commercial  3 / 10,000	61-80% Commercial  2 / 10,000	≥ 80% Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
T-3000	4 / 10,000			
T-4000	8 / 10,000			
GR-H	8 / 10,000			

- A. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – *District Use Matrix* under the categories of “Commercial” or “Public and Institutional”.
- B. Percent commercial shall be calculated by dividing the total commercial square footage by the Gross Floor Area for the project.
- C. Total commercial square footage shall be calculated using the total area of commercial uses on all floors in a building or portion of a building measured from the interior walls, excluding:
  - a. Common areas
  - b. Mechanical and maintenance equipment rooms
  - c. Parking areas and/or garages
  - d. Public areas

D. Minimum densities identified in Section 4 may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 5.** There shall now be standards for the consolidation of lots. Additionally, there shall be a specific application type, process, and additional standards for the review and approval of the consolidation of lots as follows:

A. Consolidation of lots within the City shall be permitted in certain zone districts as follows:

<b>Zone District</b>	<b>Consolidation of Lots</b>
CC - Subdistricts 1 and 2	Permitted subject to additional standards
T	Permitted subject to additional standards
T-3000	Permitted subject to additional standards
T-4000	Permitted subject to additional standards
GR-H	Permitted subject to additional standards
GR-L	Permitted subject to waiver
LR, LR-1, and LR-2	Permitted subject to waiver
STO-1, STO-4, and STO-H	Permitted subject to waiver
LI, LI-2, and LI-3	Permitted subject to additional standards
RU and AF	Permitted subject to additional standards

*\*Additional Standards are outlined in Subsection F. The waiver process is as outlined in KMC Section 16.04.130.*

B. The definition of “Readjustment of Lot Lines” in KMC Section 16.04.020 - *Definitions*, also known as Lot Line Shifts, shall no longer include the “removal of lot lines”.

C. Consolidation of lots may only be considered pursuant to the requirements and standards of KMC Section 16.04.030 – *Procedure for Subdivision Approval*.

D. All preliminary plat applications for consolidation of lots shall only be considered when submitted concurrently with a building permit application or land use development application as applicable.

E. The final plat for consolidation of lots shall not be signed by the City Clerk and recorded until the proposed development has received one or both of the following as applicable:

1. A certificate of occupancy issued by the City of Ketchum; and
2. Completion of all design review elements as approved by the Planning and Zoning Administrator.

F. In addition to KMC Section 16.04.040, all preliminary plat applications for consolidation of lots shall comply with the following criteria:

1. The preliminary plat application is in conformance with all applicable building permit and land use development approvals.
2. The preliminary plat application is in conformance with all applicable Zoning Regulations contained within Title 17 – Zoning Regulations.

3. The preliminary plat application is found to be in general conformance with the comprehensive plan in effect at the time the application was deemed complete.

**Section 6.** No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property as of the effective date of this ordinance. The following standards apply to all properties within the City:

- A. Development of property, in any zone district, may not result in the net loss of dwelling units.
- B. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in the KMC such as, but not limited to, “dwelling, one family”, “dwelling, multi-family”, “dwelling unit, accessory”, and “work/live unit”.
- C. No demolition permit shall be issued for any structure until a building permit application for a replacement project on the property and required fees have been accepted by the City and deemed complete.
- D. Reduction in number of residential units may be permitted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission prior to submittal of a demolition permit application.
- E. In the event of imminent and substantial danger to the health or safety of the public due to neglect or condemnation of the building as determined by the building official or his/her designee, a building may be demolished prior to redevelopment pursuant to the requirements of KMC Section 15.16.030. Prior to demolition of the structure(s), a development agreement shall be entered into between the owner of the property and the City of Ketchum stipulating the total number of units required at the time of development of the property. Said development agreement shall be recorded against the property with the office of the Blaine County, Idaho, Clerk and Recorder.

**Section 7.** There shall be no parking required for individual retail spaces of 5,500 square feet or less within the Community Core (CC) and Tourist (T) zoning districts.

**Section 8.** There shall be no parking required for the first 5,500 square feet of office space of a project within the Community Core and Tourist zone districts.

**Section 9.** New developments on properties within the Tourist zone district that include frontage along River Street from S Leadville Ave to S 2<sup>nd</sup> Ave, as shown in Exhibit A, shall be subject to the uses permitted and conditionally permitted and associated footnotes for the Community Core – Mixed Use subdistrict (CC-2) as outlined in KMC 17.12.020 – District Use Matrix.

**Section 10.** Properties within the Community Core – Mixed Use subdistrict (CC-2), as shown on Exhibit B, shall be subject to the following:

- A. Ground floor residential with street frontage is not permitted.

**Section 11.** Developments within the CC Subdistrict 1 and 2, T (Leadville to 2<sup>nd</sup> Ave fronting River Street) not exempt from Design Review are subject to the following standards:

- A. For mixed-use developments, a minimum of 55% of the gross floor area, as defined in KMC 17.08.020, of the ground floor must be commercial use(s).
- B. Community housing units are not permitted within basements.
- C. Individual residential dwelling units cannot exceed a total square footage of 3,000 square feet. Total square footage shall be calculated as the total area of residential space within a single residential unit measured from the interior walls. For residential units with multiple floors, staircases and elevators shall be included in the calculation on the first level of the residential unit only.
- D. Developments shall not provide a total number of parking spaces above the minimum parking requirements per KMC 17.125.040 – *Off Street Parking and Loading Calculations*, unless the additional parking spaces are designated for public parking use only or for deed restricted community housing units.

**Section 12.** Requirements outlined in Sections 10 and 11 of this ordinance may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 13.** All development subject to Design Review pursuant to KMC Section 17.96.010, shall meet the following additional criteria:

- A. The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan.

**Section 14.** This ordinance shall be in full force and effect from and after its passage and approval and shall remain in effect for a period not to exceed three hundred and sixty-five (365) days from its effective date, pursuant to Idaho Code Section 67-6524.

**Section 15. SAVINGS AND SEVERABILITY CLAUSE:** It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 16. REPEALER CLAUSE:** All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

**Section 17. PUBLICATION:** This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A" shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

**Section 18. EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED BY THE CITY COUNCIL and APPROVED by the MAYOR OF KETCHUM IDAHO,  
on this \_\_\_\_ day of \_\_\_\_\_ 2022.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
Lisa Enourato, Interim City Clerk

**EXHIBIT A: PUBLICATION SUMMARY**

**ORDINANCE 1234**

**AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.**

A summary of the principal provisions of Ordinance No. 1234 of the City of Ketchum, Blaine County, Idaho, adopted on \_\_\_\_\_, 2022, is as follows:

- SECTION 1.** Applicability of the ordinance.
- SECTION 2.** Reference to terms defined and added.
- SECTION 3.** Requirements for submittal of final Design Review applications following preapplication meetings with Planning and Zoning Commission.
- SECTION 4.** Minimum residential densities for certain zone districts as outlined and method for calculation of minimum residential density requirements.
- SECTION 5.** Standards for consolidation of lots within the City of Ketchum.
- SECTION 6.** Restrictions for the reduction in number of residential units from redevelopment of property.
- SECTION 7.** Parking exemption for retail uses.
- SECTION 8.** Parking exemption for office uses.
- SECTION 9.** Permitted and conditionally permitted uses for certain properties along River Street in the Tourist Zone District.

- SECTION 10.** Restrictions on ground floor residential on certain properties within the Community Core.
- SECTION 11.** Development requirements in certain zone districts for square feet of commercial use(s), size of residential units, location of community housing units, parameters for exceeding minimum parking requirements.
- SECTION 12.** Allowance for a conditional use permit to waive requirements of Sections 10 and 11 of the ordinance.
- SECTION 13.** Revision to Design Review criteria to add requirement of general comprehensive plan conformance.
- SECTION 14.** Term of the ordinance.
- SECTION 15.** Provides a savings and severability clause.
- SECTION 16.** Provides a repealer clause.
- SECTION 17.** Provides for publication of this Ordinance by Summary.
- SECTION 18.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 191 5<sup>th</sup> Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

\_\_\_\_\_  
Lisa Enourato, Interim City Clerk

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



City of Ketchum

**ATTACHMENT C:**  
**Staff Report and Attachments –**  
**August 16, 2022 Hearing of the**  
**Planning and Zoning**  
**Commission**





## City of Ketchum Planning & Building

### STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION SPECIAL MEETING OF AUGUST 16, 2022

#### INTRODUCTION AND SUMMARY

The 2014 Comprehensive Plan, developed through extensive community conversations, identified “A Strong and Diverse Economy” and a “Vibrant Downtown” as the top two community values for the City of Ketchum. The plan says:

- “Our downtown core is critical to the economic **health and well-being** of Ketchum.” *(Value 2, pg 8)*
- “Ketchum will work to **retain and help expand** existing independent small local business and corporations.” *(Goal E-1, pg 16)*
- “We will preserve this vibrant commercial area [downtown] as a place where **local businesses can thrive** and where people can congregate.” *(Value 2, pg 8)*
- “We will continue to reinforce the downtown as the **city’s primary business district, retail core, and key gathering place** for residents and visitors.” *(Value 2, pg 8)*
- “We value a **thriving year-round population** of people who can work, live and engage in a dynamic Ketchum community” *(Value 1, pg 8)*
- “The city will promote the siting of **higher density** housing near public transportation, ski base areas, shopping, and designated neighborhoods and districts.” *(Policy H-3.1, pg 21)*
- “Ketchum will have a **mix of housing types** and styles.” *(Goal H-3, pg 21)*
- “Ketchum will **increase its supply of homes**, including rental and special-needs housing for low, moderate, and median-income households.” *(Goal H-1, pg 20)*

However, some recent development trends are inconsistent with the vision of the comprehensive plan. Specifically, the following trends do not align with the vision for Ketchum:

- Ketchum has a severe shortage of housing, which has a negative impact on businesses, the vibrancy of the downtown, and the community.
- Businesses are closing, reducing hours, and struggling to hire new staff.
- Ketchum lacks available office, retail, and restaurant space, limiting the ability for businesses to start or expand within Ketchum.
- Prime ground floor commercial space in new developments primarily feature luxury residential amenities.
- Upper floors in new developments include large penthouse units, rather than office, other commercial uses, or smaller residential units
- Ketchum lost 475 long term rental and ownership housing units from 2000 to 2019.
- Construction of residential units within Ketchum has decreased significantly since 2009.

The long-term vibrancy of the downtown and the strength of Ketchum’s economy is dependent on housing inventory, housing affordability and sufficient commercial space available to a wide variety of services, retail, office, restaurants, and other uses that support the community. The City of Ketchum is tackling housing affordability through the program and policy initiatives associated with implementing the Housing Action Plan, adopted by City Council on May 9, 2022. The city’s development regulations are one of the primary tools in our

toolbox that can directly influence the amount and type of housing built to fulfill the community needs in a thoughtful way.

An emergency ordinance targeted at addressing housing inventory was evaluated by the Planning and Zoning Commission and City Council during a series of meetings in February, March, and April of this year. At the City Council meeting on April 18, 2022, the council did not support adoption of an emergency ordinance. The City Council requested staff conduct additional community outreach to garner feedback on the proposed regulation changes and proceed with an interim ordinance under standard noticing and hearing procedures. A detailed background of the project and overview of all meetings conducted with links to meeting recordings and packet information can be found in Attachment A.

Following City Council direction, the city hosted a facilitated interactive community workshop to discuss the future vibrancy of Ketchum, the role of housing in that vibrancy, and the proposed changes to the city's development regulations. The city also published an online survey as a follow up to the workshop to facilitate broader participation and feedback from the community. The workshop was attended by 23 members of the community and the city received 158 responses to the online survey. Both opportunities for engagement were publicized using a variety of outreach methods including newspaper ads, targeted email communications, social media platforms, and physical postings in high traffic areas throughout the city.

A full recap of the workshop and online survey results can be found in Attachment B of this report. The general community feedback indicated that development trends in Ketchum are not positive for the future vibrancy of the downtown and housing production in the city. Overall, participants at the workshop and in the survey were generally supportive of the proposed changes in the interim ordinance with some recommendations for improvement.

Some of the recommendations for improvement encouraged the city to use incentives in the regulations rather than stipulate specific requirements for new developments. The proposed ordinance includes a mix of incentives and specific requirements to achieve the goals but does not incorporate some of the specific incentives recommended from the workshop and survey. Incentives proposed included the consideration of increased FAR bonuses, building height increases, and reduced parking for residential. These recommendations are areas where regulations can incentivize certain development, however, staff does not believe these specific incentives would be supported by the broader community and do not guarantee achievement of the goals outlined above.

When asked what Ketchum would look like in 10 years if development trends continue, some of the most common responses included "increased shortage of housing", "bigger buildings with less variety", and "loss of vibrancy, retail and nightlife in the downtown area". These statements are not reflections of a future community members seek to embrace. However, community members do want to see "more residential housing available". There is a delicate balance between the size of our built environment and achieving the housing density in key areas that we need to serve our community. Staff believes that the current FAR and building heights provide acceptable regulatory parameters for the goals the community has for density if used more efficiently and prioritized appropriately. The community has voiced, through various forums over the past year, that the FAR and building heights permitted within the downtown should not be further increased.

Additionally, the City of Ketchum recently overhauled the parking requirements in the downtown in 2017, creating significant reductions in parking requirements from what was in place prior. Staff does not believe additional parking reductions for residential uses is prudent at this time. Feedback from the online survey showed that parking exemptions for retail and office were generally supported but were the least favored of all the proposed changes with only 63% of respondents indicating that they agree, somewhat agree, or were neutral to the proposed change. All other changes received 78% or greater support. This indicates that although parking exemptions are seen as a tool, we must be thoughtful and judicious in its use.

Based on all the feedback received, a revised ordinance has been drafted for consideration by the Planning and Zoning Commission. The intent of the Ordinance is to support a strong and diverse economy and create a vibrant downtown by:

- Preserving the existing housing units in the city
- Increasing the creation of new housing units in the city
- Increasing available commercial space in the downtown

Below is an overview of what elements in the ordinance have remained the same, and what elements have changed. For changes, staff provides an overview of the analysis that led to the proposed change with all supplemental materials included as attachments to this report. An executive summary of the proposed ordinance and full text of the proposed ordinance can be found as Attachments C and D respectively.

## **ANALYSIS**

As mentioned above and shown in the community outreach recap and survey results (Attachment B), there was general support from the community on the proposed changes to the development regulations. The initial ordinance included the following five items:

1. Minimum residential densities required for projects with density bonuses in certain zone districts
2. Standards and process changes to the consideration and approval of lot consolidations
3. Requirements and restrictions related to the net loss of units through redevelopment or consolidation of units
4. Parking Exemptions for retail and office uses within certain zone districts
5. Design Review criteria requiring conformance with the 2014 comprehensive plan and policy statements adopted by the Planning and Zoning Commission

No substantial changes have been made to items 1 through 4 of the proposed ordinance, however, revisions to number 5 are recommended. For information related to how items 1 through 4 were developed, please reference Attachment A for links to previous information packets and video recordings and Attachment E for previous studies conducted by outside consultants, data of existing and proposed developments within the city, development scenarios for mixed-use projects, and a Comprehensive Plan land use comparison of each zone district. Feedback during the initial review of the emergency ordinance, at the workshop, and from the online survey reiterated that item 5 was too subjective and created too much uncertainty for the development community. Feedback emphasized that the expectations of outcomes for new developments should be transparent and clear.

The original intent of item 5, as outlined in the staff report for the March 8, 2022 Planning and Zoning Commission, was to “Provide the Commission the ability to ensure all projects receiving a density bonus contribute not only to community housing, but to the vibrancy of the community and the economic stability of Ketchum”. Based on review of the 2014 Comprehensive Plan, the 2022 policy statement adopted by the Planning and Zoning Commission (Attachment F), field observations of neighborhood characteristics and development patterns, and feedback from the workshop and survey, staff is recommending additional development standards and requirements instead of item 5 that:

- Are clear, objective, and transparent, and
- Ensure all developments contribute to a vibrant community and the economic stability of Ketchum by:
  - Increasing the number and types of housing units in and near downtown
  - Facilitating an active vibrant downtown by expanding the areas available for a variety of commercial uses
  - Providing ground floor uses that contribute to a pedestrian oriented experience
  - Reducing the number of unoccupied residential units with ground floor street frontage within the downtown

To achieve the goals stated above, staff proposes the following:

1. Change the permitted uses for the properties on the south side of River Street, with River Street frontage, between Leadville Ave and Second Avenue (see Figure 1 below) to match the uses permitted on adjacent properties within the downtown. This change allows for a wider range of commercial uses but limits future development of single-family housing units.
2. Change the permitted uses for properties in downtown between 2<sup>nd</sup> and 5<sup>th</sup> Streets, from 2<sup>nd</sup> Ave to the alley between Main Street and Washington Ave (see Figure 4 below) to not allow ground floor residential with street frontage.
3. Require new developments in the downtown (CC-1 and CC-2 zone districts) and ski base areas (T zone districts) to meet the following:
  - a. For mixed-use developments, 55% of the gross floor area of the ground floor must be commercial use(s)
  - b. Individual residential units cannot exceed 3,000 square feet of livable area
  - c. Community housing units are not permitted within basements
  - d. Number of parking spaces cannot exceed the minimum required unless for public parking
4. All developments subject to design review must be found in conformance with the comprehensive plan

Below is an analysis of each item listed above with associated background information in the attachments to this staff report.

#### Uses Permitted on River Street Properties

*Goal: Expand areas available for commercial use near the downtown and increase the number of housing units in the city.*

Staff is recommending that the permitted and conditionally permitted uses on properties fronting River Street between Leadville Ave and 2<sup>nd</sup> Ave match the uses permitted and conditionally permitted in the CC-2 zone district. The CC-2 zone district is an area within the downtown shown in speckled yellow in Figure 1. See the area outlined in an orange dashed line on Figure 1 for the properties that would be included in this provision. The Comprehensive Plan designates the Tourist zone south of downtown as “Commercial/Employment” acknowledging that residential uses are important, but that commercial uses supporting the tourism industry should be priority.

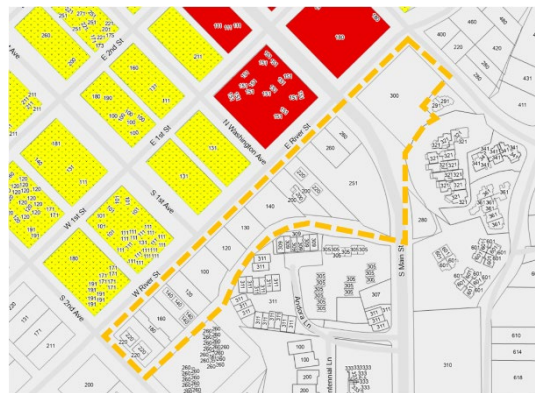


Figure 1: River Street properties where permitted uses would change

Currently, this portion of the Tourist zone district is a mix of commercial and hotel uses, but also large single-family residential uses. Some of the office uses that exist are not currently permitted as a use by right. In one case, a former lodging establishment was converted into a single-family residence. Conversions like this are counter to the housing and economic goals of the city, as the number of people housed (even on a short-term basis) decreased and a single-family residence is not as supportive of the needs of the tourism industry as a lodging establishment in walking distance to downtown and ski base area amenities.

Based on statements within the comprehensive plan and the characteristics of this grouping of properties in proximity to downtown, staff believes that allowing for the same types of uses as the Community Core Mixed Use subdistrict (CC-2, shown in yellow in Figure 1) would not only expand the types of commercial uses permitted, but would prohibit the creation of additional single-family dwelling units. Attachment G is a list of

permitted and conditionally permitted uses in the Tourist and CC-2 zone districts for comparison with differences highlighted.

### Permitted Uses on Certain Downtown Properties

*Goal: Increase the available space for commercial uses in the downtown and reduce the amount of potentially vacant ground floor residential uses with street frontage.*

Scarcity of available commercial space in the downtown drives up the price of leasing space and limits the ability of businesses to find start-up space or expand in the downtown. Lack of affordable space in the downtown also draws uses desired for a vibrant downtown, like restaurants and retail, into other areas such as the light-industrial district. Over the past seven years the City of Ketchum has made land use decisions regarding building types and uses in the downtown resulting in an expansion of the areas where ground floor residential is permitted therefore reducing the space available for commercial uses.

In 2015, the city of Ketchum repealed and replaced the Form Based Code (in place since 2006) for a more traditional matrix style zoning code. Although the configuration of the downtown subdistricts remained unchanged, the permitted uses in Subdistricts A and B (see Figure 2) changed to allow ground floor residential provided the residential did not have street frontage. Previously, ground floor residential was not permitted at all in Subdistricts A and B. The 2015 code amendment reduced the amount of commercial square footage potentially available.

The most significant change occurred in 2018 when the city consolidated the four subdistricts shown in Figure 2 into two subdistricts: 1) Retail Core and 2) Mixed-Use (see Figure 3). This consolidation eliminated Subdistrict B and allowed ground floor residential with street frontage throughout the entire Mixed-Use subdistrict. The consolidation of subdistricts decreased the total area within the Community Core dedicated to street front ground floor commercial uses by 19.6%.

The 2018 change has proved problematic for the City of Ketchum due to the lucrative luxury residential market. Trends over the past few years have shown that large penthouse residential units and associated amenities will take priority over commercial space without further regulatory guidance. During the community workshop and the online survey, community members encouraged the evaluation of increasing the size of the downtown as a whole, or just the Retail Core to create more areas where commercial can go to increase the supply.

Commercial uses benefit from the visibility of high traffic vehicular, pedestrian, bicycle, and public transportation corridors. The Retail Core, shown in Figure 3, is a great example of this. Retail, restaurant, and entertainment uses anchor and activate Hwy 75, 4<sup>th</sup> Street, and Sun Valley Rd encouraging visitors to gather, shop, eat, and be entertained. This concentration of uses also encourages visitors to walk the downtown so see what is around the destination they started from. Staff believes an expansion of the area dedicated to street front ground floor commercial must mirror this same concept, concentrating ground floor commercial uses in high visibility, high



Figure 2: 2015 Zone District Map (4 subdistricts)

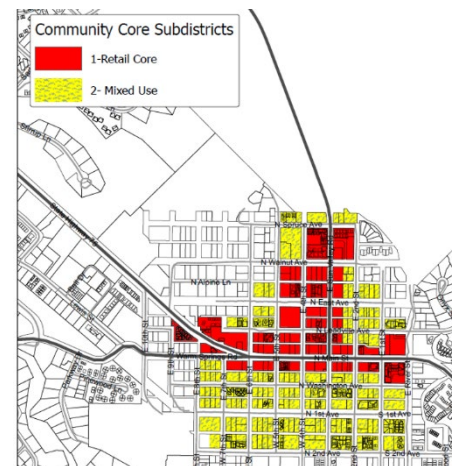


Figure 3: 2018 Zone District Map (2 subdistricts)

traffic areas and positioning 100% residential projects on the outer ring of the downtown, serving as a transition to the adjacent residential neighborhoods.

Based on this approach, staff recommends prohibiting ground floor residential with street frontage on properties in the downtown between 2<sup>nd</sup> and 5<sup>th</sup> Streets, from 2<sup>nd</sup> Ave to the alley between Main Street and Washington Ave, as shown in Figure 4 to the right. This change will serve as an extension of the 4<sup>th</sup> Street and Sun Valley Rd Retail Core and will increase the area within the downtown dedicated to street front commercial uses by 43%.

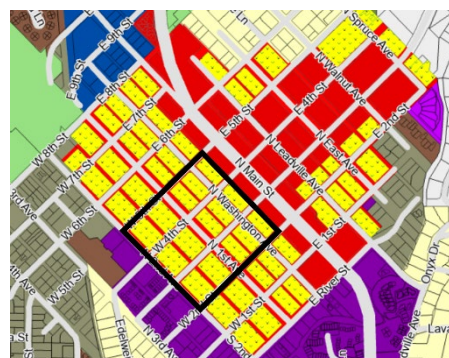


Figure 4: Proposed boundaries where ground floor residential with street frontage is prohibited.

#### Minimum Commercial Square Footage

*Goal: Creating an active and vibrant downtown by increasing the amount of available commercial space.*

Development trends in the city have shown that the ground floor of mixed-use buildings prioritizes amenities, such as grand residential entries, storage areas, and private garages for larger penthouse units on the upper floors of a development. This trend is problematic as it reduces the amount of ground floor space available for more active uses such as retail, restaurants, and professional services. The policy statement adopted by the Planning and Zoning Commission states that successful projects should “Maximize ground floor restaurant and retail uses”.

To quantify the intent of the policy statement, staff recommends that 55% of the gross floor area of the ground floor in mixed-use developments contain commercial uses. By setting a minimum percent of commercial space on the ground floor, development teams will need to evaluate the layout of uses to maximize the amount of ground floor commercial and minimize space dedicated to non-commercial uses. To develop this recommendation, staff consulted the development scenarios created by Love Schack Architecture, reviewed the percent commercial on proposed projects in the downtown, and compared other mountain resort regulations.

The Love Schack development scenarios assumed between 3600-4,000 SF of commercial floor area on the ground floor and demonstrated how that development model can be achieved with adequate surface parking off the alley. Please see the Love Schack development scenarios in Attachment E. In these scenarios, just over half of that square footage would need to be commercial. This leaves the remaining amount for circulation, storage, parking, garbage, and mechanical space needs.

Peer resort communities such as the City of Aspen and the City of Crested Butte prioritize ground floor commercial uses by restricting certain uses to the back of the property by not allowing the use within 40 feet of the front property boundary. This approach achieves the goal of stipulating ground floor uses but does not provide a lot of design flexibility for properties accommodating on site surface parking in the rear.

In review of proposed projects within the downtown, many of the projects would not meet the 55% threshold primarily due to the placement of residential units on the ground floor, inclusion of oversized private garages with storage for penthouse units, or parking required for office uses. Requiring 55% of the ground floor as commercial uses minimizes the inclusion of ground floor residential units, will encourage the inclusion of smaller residential units with parking exemptions, deter oversized private garages that usually count towards gross floor area, and encourage the minimization of residential lobbies.

### Size of Residential Units

*Goal: Increase the number of housing units and provide a variety of housing sizes and types in the downtown.*

As discussed above, development trends in the downtown have resulted in an increase in the number of large penthouse units, vacant most of the year, rather than more units that have a variety of sizes and layouts within a development. Staff recommends a maximum square footage on residential units of 3,000 square feet. In recent years, projects receiving FAR density bonuses are maximizing the square footage of developments for the creation of larger units, rather than simply providing more units of a variety of types and sizes. See Attachment H for a list of example projects within the downtown. As outlined in KMC 17.124.040.B.1, the purpose of the FAR density bonus incentive is to “encourage new development to include a reasonable supply of affordable and resident occupied workforce housing for sale or rent, to help meet the demand and needs for housing of the community’s employees”, not to build large penthouses that function much like the single-family homes that are prohibited in the downtown and vacant most of the year.

Placing a maximum square footage on residential units, combined with minimum density requirements, increases the total potential number of units within a building utilizing the FAR density bonus program. The City of Aspen limits the net livable square footage of all units (free market or community housing) to 2,000 square feet in the Commercial Core. Staff is supportive of limiting square footage of residential units to 2,000 square feet, however, the Planning and Zoning Commission provided feedback to staff during review of the emergency ordinance that proposed changes should not eliminate the ability of developments to provide some larger units in a building to subsidize other uses. As such, staff recommends a maximum individual square footage of 3,000 square feet. This allows for a large unit, but also encourages projects to creatively accommodate additional smaller residential units, increasing the total number of units in a project.

### Location of Community Housing Units

*Goal: Ensure that community housing units for Ketchum’s workforce are of a livability standard similar to market rate residential units within Ketchum.*

The Planning and Zoning Commission policy statement adopted on April 12, 2022, states that successful projects do not place community housing units in basements. Generally, developments place on-site community housing units in the less desirable areas of a development. Most commonly, these are ground floor areas off alleys or on the back sides of buildings with less light and less marketable views. Although this is understandable to a certain extent, the Planning and Zoning Commission felt that basement community housing units did not provide basic livability standards such as access to adequate light and air. As such, staff recommends that this provision in the policy statement be codified.

### Parking

*Goal: Reduce the amount of ground floor area dedicated to parking.*

The policy statement referenced above also indicates that projects should not provide more parking than what is required by code unless the parking is dedicated for public use. Staff believes this provision to be in line with the goals of the interim ordinance and reflects recommendations by the Planning and Zoning Commission. Staff recommends that this require can be adjusted through the review and approval of a conditional use permit for unique or extenuating circumstances.

### Conformance with Comprehensive Plan

*Goal: Ensure projects forward the goals and objectives of the Ketchum Comprehensive Plan.*

Staff recommends that all projects subject to design review demonstrate conformance with the comprehensive plan. The 2014 Comprehensive Plan is the guiding document for all land use decisions and policies within the City of Ketchum and was the result of a long and extensive community engagement effort.

Adoption of the comprehensive plan represents a common agreement between community members as to the vision of the community and how to get there. It is common across the country to see a standard of approval or criteria in land use regulations related to comprehensive plan conformance, and it is seen as a best practice. This ensures that all land use decisions are evaluated against the goals, policies, and objectives the community as a whole has agreed to.

**STAFF RECOMMENDATION**

Staff request the Commission consider the information above and make a recommendation on the proposed ordinance.

**ATTACHMENTS:**

- A. Ordinance Background and Timeline
- B. Community Outreach Recap and Survey Results
- C. Executive Summary – Draft Ordinance 1234
- D. Full Text – Draft Ordinance 1234
- E. Love Schack Development Study, Density Study by Zone District, Comprehensive Plan Comparison, Development Scenarios
- F. Policy Statement for Community Core, Tourist, and GR-H Projects
- G. Permitted Use Comparison for CC-2 and T Zone Districts
- H. Residential Unit Mix and Sizes for Downtown Developments
- I. Public Comment





City of Ketchum

# ATTACHMENT A: Ordinance Background and Timeline

## Interim Ordinance 1234 Background and Timeline

The City Council, Planning and Zoning Commission, and Urban Renewal Agency acknowledged the housing crisis during a joint work session on February 8, 2022, and identified short-term actions that could be taken by each entity based on their role, authority, and capacity. In that meeting, the Commission also expressed concern about the type of development projects occurring in the downtown and the long-term impact on the vibrancy and housing inventory. Following the joint work session, the Commission proceeded with the implementation of short-term code changes to address the concerns raised in the joint work session. The Commission held four meetings to review information prepared by staff, receive public comment, and provide direction to staff on the following:

- February 15, 2022 – information on short-term and long-term code changes
- March 8, 2022 – goals, background data and research, draft ordinance, draft policy statement
- March 29, 2022 – clarifications of draft ordinance and draft policy statement
- April 12, 2021 review and adoption of the Commission policy statement for development in the Community Core, Tourist, and GR-H zone districts

At the special meeting on March 29, 2022, the Commission voted to recommend approval to the City Council of the emergency ordinance with some changes. The revised emergency ordinance, incorporating the recommended changes from the Planning and Zoning Commission, was presented to the City Council at their regular meeting on April 18, 2022. At that meeting, the City Council was not supportive of adopting the regulations under the abbreviated process allowed for emergency ordinances. The City Council directed staff to conduct additional community outreach to garner feedback on the proposed ordinance changes and proceed with an interim ordinance under standard noticing and hearing procedures.

A community workshop was held on June 28, 2022 followed by an online survey to gather feedback from the community on the proposed development regulations. Following receipt of that feedback, a revised ordinance was drafted for consideration. The city has maintained a project website for this initiative at [www.projectketchum.org/vibrancy-housing](http://www.projectketchum.org/vibrancy-housing). The revised draft ordinance and supporting information was posted to the website on July 28, 2022 followed by a targeted email communication announcing its availability.

A public hearing notice for the August 16, 2022 public hearing with the Planning and Zoning Commission was mailed to all political subdivisions on July 27, 2022. The public hearing notice was published in the Idaho Mountain Express the on July 27, 2022. A notice was posted at Ketchum City Hall, the Ketchum Post Office, Ketchum Town Square, and the city's website on July 27, 2022.

Links to Packet and Video Recordings for all public hearings to date:

[February 8, 2022 – Joint Work session](#)

[February 15, 2022 – Planning and Zoning Commission](#)

[March 8, 2022 – Planning and Zoning Commission](#)

[March 29, 2022 – Planning and Zoning Commission](#)

[April 12, 2022 – Planning and Zoning Commission](#)

[April 18, 2022 – City Council](#)



City of Ketchum

# ATTACHMENT B: Community Outreach Recap and Survey Results



City of Ketchum  
Planning & Building

**COMMUNITY OUTREACH OVERVIEW**  
**Community Conversations: Vibrancy & Housing**  
*July 27, 2022*

Following direction from the City of Ketchum City Council to obtain additional public input on the proposed interim ordinance, the city conducted additional community outreach. An interactive community workshop and online survey were conducted to ensure feedback from a broad range of community members.

The general community feedback indicated that development trends in Ketchum are not positive for the future vibrancy of the downtown and housing production in the city. Overall, participants at the workshop and in the survey were generally supportive of the proposed changes in the interim ordinance. The following summarizes the results of the workshop, and the survey results are attached for review.

**COMMUNITY WORKSHOP**

A community workshop was held on June 28, 2022, Community Conversations: Vibrancy & Housing. The purpose of the workshop was to discuss the future vibrancy of Ketchum, the role of housing, and proposed changes to the city's development regulations. 23 members of the community joined members of the City Council, Planning and Zoning Commission, and staff.

The workshop was two hours, including a brief presentation of introductions and background information focused on elements of the Ketchum Comprehensive Plan and current trends that the city is seeing. This presentation was followed by a round table discussion format where attendees were asked two questions:

- If the trends continue, what do you believe the City of Ketchum will look like in 10 years?
- What should a vibrant downtown Ketchum look and feel like?

Following discussion of the questions above, participants were provided an overview of the proposed regulations in the interim ordinance. Attendees were asked to reflect on the proposed changes and discuss which changes support their vision of a vibrant downtown Ketchum and help to increase housing production. Each table included one City of Ketchum staff member, acting as a table facilitator and note-taker. At the conclusion of the workshop, one community member from each table reported out the top three takeaways from the discussion that stood out the most. Below is an overview of what we heard.

Workshop Feedback.

The following highlights the most common responses provided by participants:

*If the trends continue, what do you believe the City of Ketchum will look like in 10 years?*

1. Increased shortage of housing
2. Loss of local full-time residents and younger people
3. Increased price of goods and services
4. Loss of vibrancy, retail, and nightlife in the downtown area

5. More remote workers or people commuting long distances
6. Bigger buildings with less variety
7. Shorter “Slack” period leading to burnout of employees

*What should a vibrant downtown Ketchum look and feel like?*

1. More pedestrians and people riding bikes, less cars
2. Diversity of age and ethnicity in our town
3. More outdoor gathering areas
4. More local businesses that are open longer hours
5. More year-round attractions and events for younger people
6. More residential housing available for all income levels
7. Climate friendly community (EV charging, solar, etc.)

*Which pieces of the proposed ordinance support your vision of a vibrant downtown Ketchum? What are we missing?*

Most of the tables supported all proposed code changes. The workshop attendees supported the changes to related to “no net loss of units” and “limitations on consolidation of lots”, acknowledging Ketchum should not lose any existing housing or future opportunities for housing in exchange for larger single-family homes. The parking exemptions were also supported, with discussion focused on a parking management plan for the downtown and the importance of safe walking and biking infrastructure that promotes alternative transportation options into the downtown. Participants generally supported the idea of minimum residential densities in new developments, however, some participants noted that incentives should be used to achieve this goal rather than regulatory restrictions. Other participants acknowledged that the minimum requirements would increase the amount of housing in the downtown but were unsure how much of an impact it would have on affordability of housing.

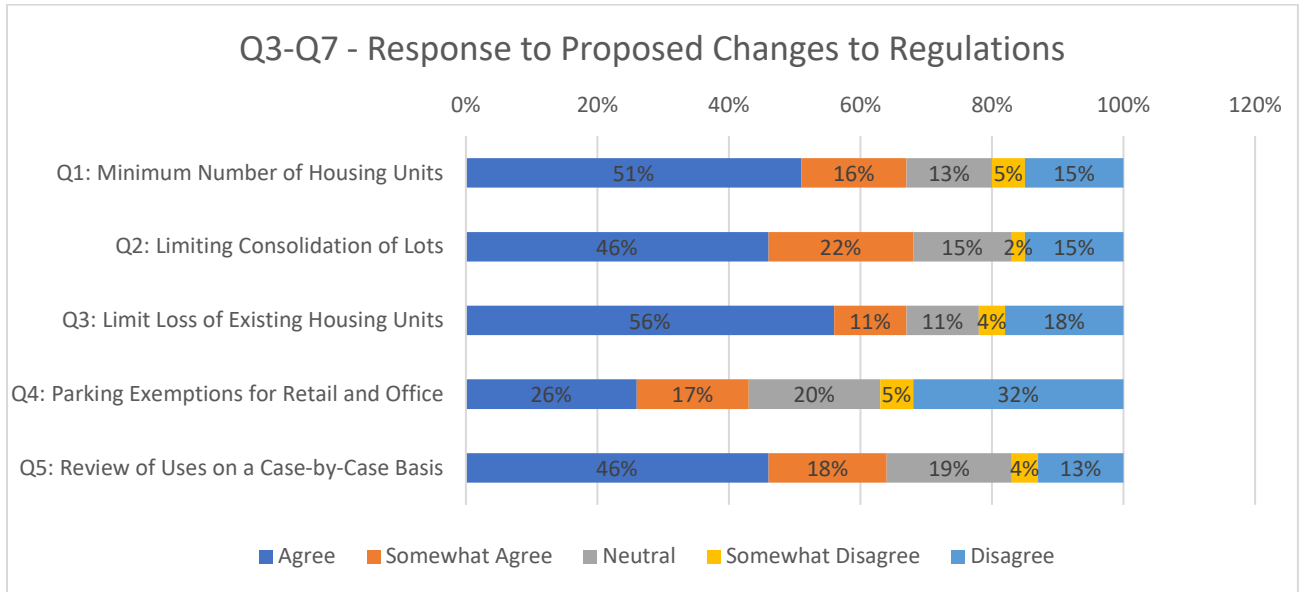
The final change reviewed by the groups was related to the discretionary review of uses during the design review process. Participants from two of the four tables generally agreed that we should prioritize active commercial uses and public space on the ground floor of developments but reiterated that it should be predictable and objective to reduce the uncertainty on the development community.

## **ONLINE SURVEY**

The online survey was designed to be an extension of the workshop to ensure that the survey could be used by workshop participants with additional comments, or community members not able to attend the workshop. The city received 158 responses to the online survey. To view the contents of the full survey including information provided and full text of the questions, please see Attachment A. For the full data set of responses, please see Attachment B. In Attachment B, Question 3 through Question 7 reports results in a numerical value that relates to the scale provided in the survey, which may be confusing. The scale was from 0-4 indicating the following response:

- Agree – 0
- Somewhat Agree – 1
- Neutral – 2
- Somewhat Disagree – 3
- Disagree – 4

For ease of use, below is a chart showing the percentage of all responses for Questions 3 through 7. The number of the question and topic is listed on the left side of the chart.



For additional information on this project and next steps, please visit [www.projectketchum.org/vibrancy-housing](http://www.projectketchum.org/vibrancy-housing).



City of Ketchum

# ATTACHMENT: Vibrancy and Housing Online Survey



## Community Conversations: Vibrancy & Housing

### Welcome

Thank you for taking the time to give us your thoughts. This survey is a follow up to the community work shop on June 28, 2022 – **Community Conversations: Vibrancy & Housing**. The workshop was hosted by members of the Ketchum City Council and Planning and Zoning Commission, where community members discussed the future vibrancy of Ketchum, the role of housing, and proposed changes to the city’s development regulations.

If you couldn’t attend the workshop, not a problem! This survey includes information to get you up to speed.

If you attended the workshop and have additional thoughts, great!

We know your time is valuable and we appreciate you spending approximately 15 minutes to complete this survey. Time well spent to ensure a vibrant future for our community!

For information and updates on this and other projects within the City of Ketchum, go to [www.projectketchum.org](http://www.projectketchum.org).





## Community Conversations: Vibrancy & Housing

### Did you know?

The City of Ketchum conducted an extensive community conversation to update our comprehensive plan in 2014. That plan identified “A Strong and Diverse Economy” and a “Vibrant Downtown” as the top two community values for the City of Ketchum. The plan provides guidance on priorities we should have and actions we should take to make sure we align with our values and achieve our goals.

Ketchum tracks trends in our community to see if we are on the right track. Some of what we are seeing is not in line with what the plan says we should prioritize to achieve our values and goals.



## Community Conversations: Vibrancy & Housing

### What we are seeing

Below are statements from our comprehensive plan, and observations we have seen over the past few years within Ketchum.

Please take a couple minutes to review this information before moving on to our first survey question at the bottom of the page.

#### Our Plan Says...



"Our downtown core is critical to the **health and well-being** of Ketchum."

"Ketchum will work to **retain and help expand** existing independent small local business and corporations."

"We will preserve this vibrant commercial area as a place where **local businesses can thrive** and where people can congregate."

#### What we see...



Businesses are...  
Closing  
Reducing hours  
Struggling to hire

Lack of space in the downtown

#### Our Plan Says...



"We will continue to reinforce the downtown as the **city's primary business district, retail core, and key gathering place** for residents and visitors."

#### What we see...



Prime ground floor commercial space primarily features residential amenities

Upper floors include large penthouse units, rather than office or other commercial uses

## Our Plan Says...

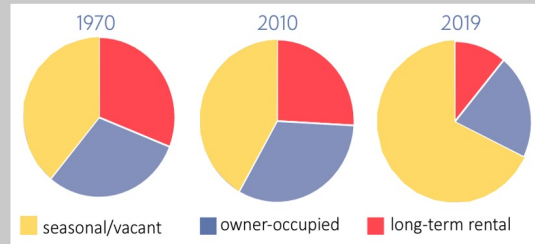


“We value a **thriving year-round population** of people who can work, live and engage in a dynamic Ketchum community”

## What we see...



Highly profitable market for luxury second homes **vacant most of the year** or short-term rental properties for visitors



## Our Plan Says...



“Ketchum will have a **mix of housing types** and styles.”

“The city will promote the siting of **higher density** housing near public transportation, ski base areas, shopping, and designated neighborhoods and districts.”

## What we see...



In 2021, **2 out of 3 building permits** were for low density single family detached homes or detached townhomes

Those homes are in areas designated for more housing

## Our Plan Says...

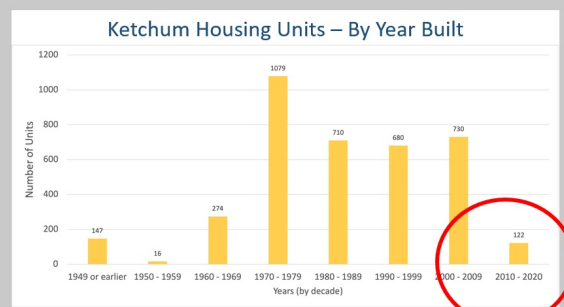


“Ketchum will **increase its supply of homes**, including rental and special-needs housing for low, moderate, and median-income households.”

## What we see...



Residential construction has slowed



## Our Plan Says...



“Ketchum will **increase its supply of homes**, including rental and special-needs housing for low, moderate, and median-income households.”

## What we see...



Loss of existing housing and potential new housing

### Redevelopment of Property

Wood River Racquet Club:  
**26 units to 11**

Bavarian Village:  
**26 units to 16**

### Consolidation of land

Two lots into one

**Consolidation of units**  
Duplex into single family

Loss of **475** long term rental units  
(short term rentals and property sales)

## Our Plan Says...



“With housing and land prices expected to increase, and wages expected to remain relatively constant, the community must **explore ways to ensure that citizens have a reasonable choice of housing.**”

## What we see...



Ketchum will need **66 to 98** housing units annually for the next 10 years – for workforce housing alone

Additional housing needed for people moving here

1. At our workshop, after an overview of the current development trends as identified in the previous information, community members were asked “If the trend continues, what do you believe the City of Ketchum will look like in 10 years?”

Below are some of the most common responses on how Ketchum might look in 10 years. Please tell us whether you agree, disagree, or are unsure with what we heard:

	Strongly agree	Agree	Unsure	Disagree	Strongly disagree
Increased shortage of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of local full-time residents and younger people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased price of goods and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of vibrancy, retail, and nightlife in the downtown area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bigger buildings with less variety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shorter 'slack' periods leading to burnout of employees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Anything you want to add?

2. Community members were also asked “What should a vibrant downtown Ketchum look and feel like?”

Please tell us if you agree, disagree, or are unsure with what we heard:

	Strongly agree	Agree	Unsure	Disagree	Strongly disagree
More pedestrians and people riding bikes, less cars	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Diversity of age and ethnicity in our town	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More outdoor gathering areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More local businesses that are open longer hours	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More year-round attractions and events for younger people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More residential housing available for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Climate friendly community (EV charging, solar, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Anything you want to add?



## Community Conversations: Vibrancy & Housing

The Planning and Zoning Commission and Planning and Building Department staff have been evaluating potential changes to the city's development regulations to address some of the trends we are seeing. Please take a look at the following proposed changes and tell us whether you think these changes support your vision of a vibrant downtown Ketchum!

[Click here](#) for the executive summary of the proposed changes for more detail.



## Community Conversations: Vibrancy & Housing

### Proposed Changes - Units

To increase the number of housing units built, the city could require a minimum number of housing units in new developments, without increasing the height or size of buildings:



#### For Example:



Require 4 housing units instead of 2 in the downtown (5,500 SF lot)



Require 4 housing units instead of 2 in ski base areas (10,000 SF lot)

3. The city should consider requiring a minimum number of housing units in new developments of a certain size.

Agree

Neutral

Disagree





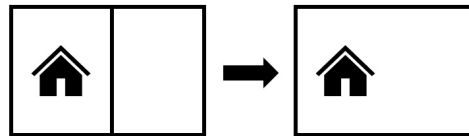
## Community Conversations: Vibrancy & Housing

### Proposed Changes - Lots

To preserve land for new housing, the city could limit areas where consolidation of lots could occur:



For Example:



Not encouraged for low density residential neighborhoods to preserve neighborhood character

Encouraged in the downtown and ski base areas to promote high density

4. The city should consider limiting where consolidation of lots can occur.

Agree Neutral Disagree



## Community Conversations: Vibrancy & Housing

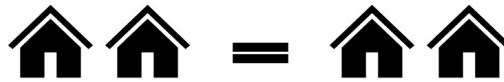
### Proposed Changes - Housing Loss

To preserve our existing housing, the city could put regulations in place to make sure we don't lose the housing we already have:



#### For Example:

Require new developments to replace any existing housing units



Duplexes could not be converted into single-family homes



5. The city should consider regulations that limit the loss of existing housing units.

Agree

Neutral

Disagree



## Community Conversations: Vibrancy & Housing

### Proposed Changes - Parking

The city could incentivize the construction of new retail and office space:



#### For Example: Parking Exemptions



No parking required for retail spaces less than a certain size



No parking required for a certain amount of office space

6. The city should consider additional parking exemptions for retail and office space.

Agree Neutral Disagree



## Community Conversations: Vibrancy & Housing

### Proposed Changes - Review

The city could review the proposed uses and location of uses in new developments to ensure new developments contribute to a vibrant community:



#### For Example:

For larger projects, types and location of uses could be reviewed during approval process



7. The city should consider reviewing the type and location of uses in each project on a case-by-case basis.

Agree Neutral Disagree



## Community Conversations: Vibrancy & Housing Conclusion

Thank you for taking time to complete the survey. The city will post survey results and next steps on this initiative to the project website under “Planning Initiatives” at [www.projectketchum.org](http://www.projectketchum.org).

8. If you have additional thoughts, comments or questions, please note them here:

9. If you would like to receive email updates on this initiative, please enter the following information:

Name

Email Address



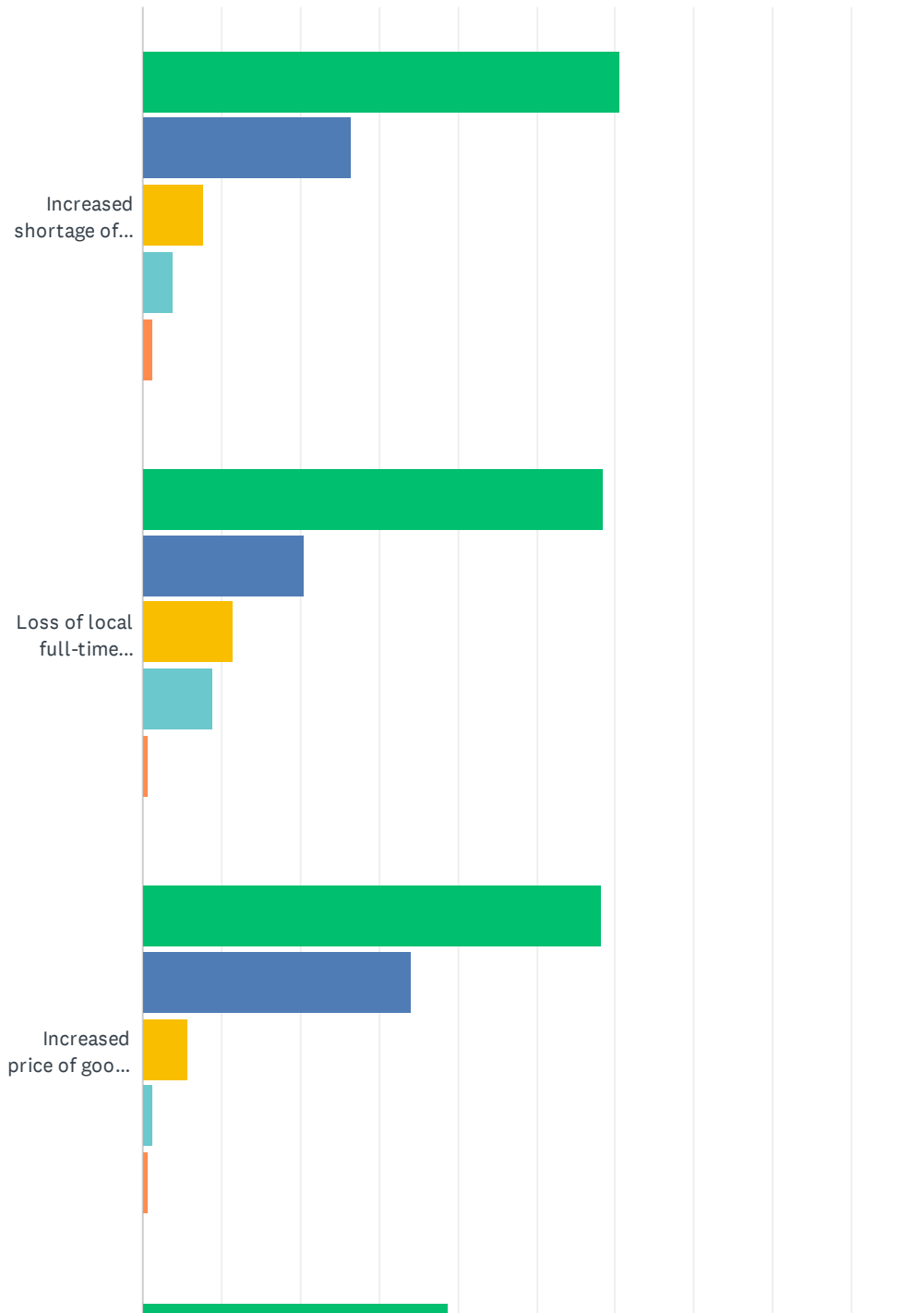
City of Ketchum

## ATTACHMENT:

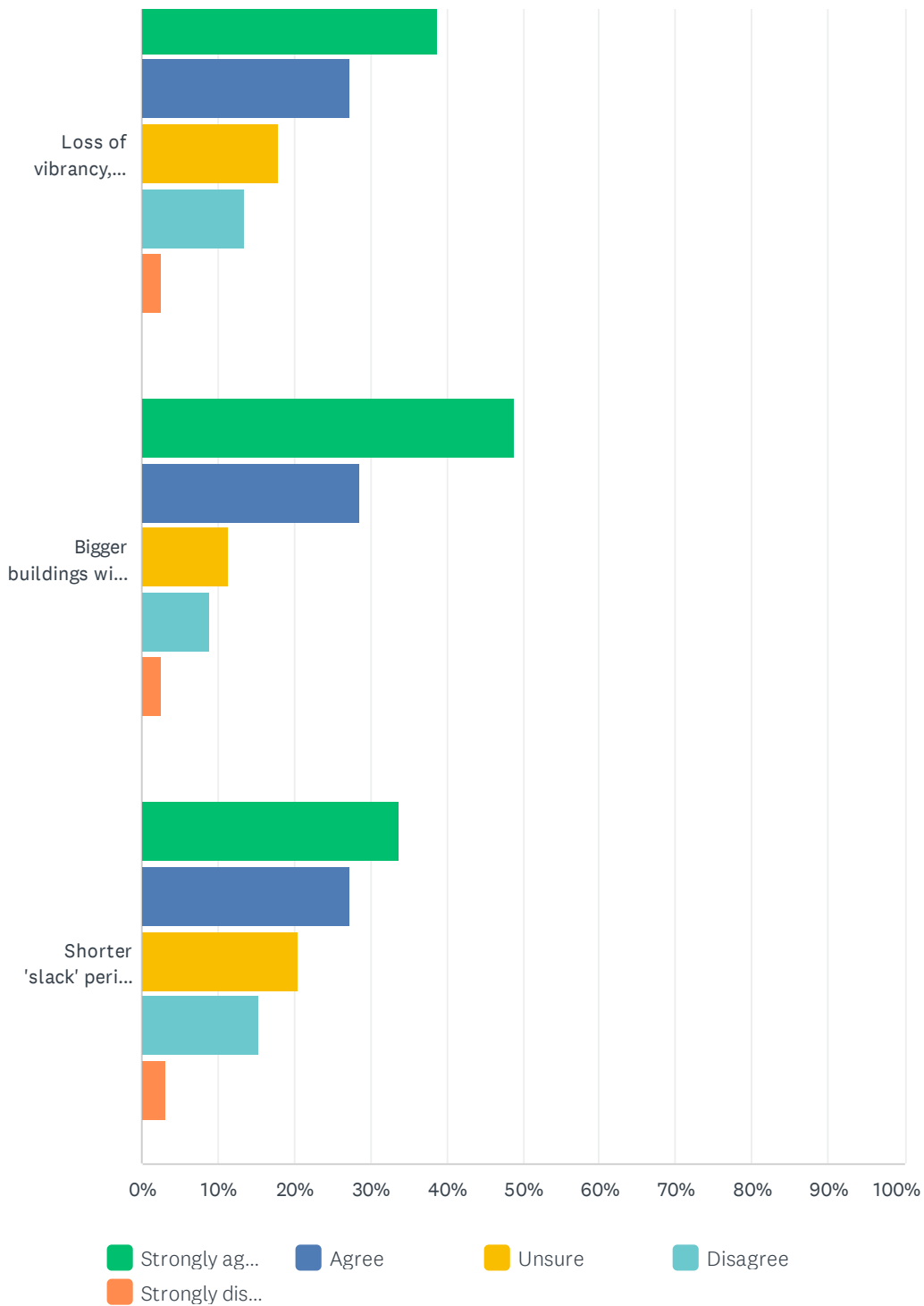
# Vibrancy and Housing Online Survey – Full Summary Results

Q1 At our workshop, after an overview of the current development trends as identified in the previous information, community members were asked “If the trend continues, what do you believe the City of Ketchum will look like in 10 years?” Below are some of the most common responses on how Ketchum might look in 10 years. Please tell us whether you agree, disagree, or are unsure with what we heard:

Answered: 158 Skipped: 4



# Community Conversations: Vibrancy & Housing





## Community Conversations: Vibrancy & Housing

	STRONGLY AGREE	AGREE	UNSURE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Increased shortage of housing	60.65% 94	26.45% 41	7.74% 12	3.87% 6	1.29% 2	155	1.43
Loss of local full-time residents and younger people	58.33% 91	20.51% 32	11.54% 18	8.97% 14	0.64% 1	156	1.37
Increased price of goods and services	58.23% 92	34.18% 54	5.70% 9	1.27% 2	0.63% 1	158	1.47
Loss of vibrancy, retail, and nightlife in the downtown area	38.85% 61	27.39% 43	17.83% 28	13.38% 21	2.55% 4	157	1.60
Bigger buildings with less variety	48.73% 77	28.48% 45	11.39% 18	8.86% 14	2.53% 4	158	1.53
Shorter 'slack' periods leading to burnout of employees	33.76% 53	27.39% 43	20.38% 32	15.29% 24	3.18% 5	157	1.66

#	ANYTHING YOU WANT TO ADD?	DATE
1	The fifth question contradicts the precedent questions. Is the Ketchum council try to stay stuck in time with social engineering?	7/20/2022 11:15 PM
2	Spot on!	7/20/2022 10:13 AM
3	How did those lots get the permitting to be able to combine two lots into one?	7/20/2022 7:41 AM
4	Regarding burnout, this relates to housing insecurity as well as affordability. it's a mental health emergency as the 400 displaced household each faced economic stress and for many relocation.	7/20/2022 2:10 AM
5	Certainly access to affordable housing and qualified employees is important for both professional (e.g. teachers, nurses) and service (e.g. retail, hospitality, maintenance) aspects of the economy. In addition, the vibrancy of the community can be enhanced by attracting and developing attractive employment opportunities that align with our unique assets. For example, Sustainability and applied technology; Recreational goods and services (remember Scott?). Consistent air service is also important to the vibrancy and continuity of activity in our community.	7/20/2022 1:38 AM
6	As ketchum is "growing up" to a desired "city" and "on the map", slack may get shorter but burnout shouldn't be a concern for employers. Most employees in our Country work all year and have no slack. Also, we have a fantastic transit system for our small town Which is now becoming a city. In most cities across the country, all workers do not live in the city in which they work due to housing costs. They commute into the city each day to work. Many cities do not have sufficient mass transient and people have to drive up to an hour each way. Ketchum is way ahead of this....mtn express travels to twin, bellvue, Hailey. We're ahead of the curve!	7/19/2022 9:34 PM
7	Young people who are here to ski will live in small apartments in town near where they work because they are working or playing and not spending time at home. But for the person or family that wishes to dwell in their home will not want to live in a small city type apartment building. Be creative with the buildings you are looking to build and their location. Will they offer a healthy lifestyle. If you want young and middle age people to stay and make this their home. The city needs to advocate for business to relocate or start-ups to come here not just short term workers. Ketchum needs more then small apartments in box type buildings that only offer a place to sleep. I truly do not think that the City is not being creative in the types of complexes and where to build . I understand that we are behind the eight-ball We are playing catch-up BUT not crossing the T's or dotting the I's. The city is allowing building to be build with out enough parking. The P&Z is also too busy and pushing buildings through. Building being allowed with out adequate parking and from looking at the Barrato building that is going up on fourth street and the rendering of his building at the entrance of our town....Well... they are not even going by the information that was collected at the open house at the Or-Wagon Museum on what we (the Ketchum residence) want our town to look like! Very Frustrating and scary the direction that our town is going!Why can't the city work with Blaine County on the property at the hospital light on hwy 75 . I know that there are issues but something could be	7/19/2022 5:00 PM

## Community Conversations: Vibrancy & Housing

done along with the property that the Lift Tower Inn is located (it could be knocked down and built on instead of taking the parking lot away and putting housing there. I will end because I bought that these concerns will not be considered because they have been stated before in conversation etc.

8	These survey questions are designed to give the City the answers it wants, not designed to accomplish an open exchange of views and ideas. A waste of time	7/19/2022 4:25 PM
9	Shorter slack isn't the issue, lack of employees is. Many of these businesses need to step up and not rely on public to do so. Ketchum is an expensive tourist town full of part timers and visitors. That is our most recent history. Not a lot of sheep farmers anymore. Go with the flow, not against it.	7/19/2022 3:49 PM
10	The issue caters around the lack of available land and the extremely high prices of land that hs become available in a high demand market spurred on by the pandemic. Mixed use is the best way to solve this problem with penthouse residential paying a premium on the upper floors o subsidize ground floor commercial. No one understands that there is no bank construcion debt available to build on a peculate basis. Banks are restricted by the Federal regulators from doing so. Therefore anyone wanting to develop in town property must find the money to do so from private debt and equity sources. That's the principal reason no mixed use buildings re being built that can contain affordable housing units.	7/19/2022 3:17 PM
11	Don't try to stick everything in the CC zone - allow for restaurants or other pocket areas to be vibrant as well.	7/19/2022 2:22 PM
12	For many, less slack is a good thing!	7/19/2022 2:13 PM
13	Increased remote workforce	7/18/2022 5:17 PM
14	1) decrease in workers...leading to deterioration of breadth in available businesses/services on which full-time residents rely. 2) lack of ability for Ketchum, as a whole community, to continue to provide a quality experience to our visitors. 3) although Ketchum is geographically/aesthetically special, it is people that make the community. loss of full time residents and reduction in the diversity of the full time resident population will dim the fabric of the community; I want to have neighbors with whom I can share life all 12 months of each year.	7/18/2022 4:41 PM
15	Overcrowding of schools, childcare, camps	7/18/2022 1:32 PM
16	Burnout of employees is based on not enough employees, rather than shorter slack	7/16/2022 6:11 PM
17	I too face housing insecurity, I have lived here for 30+ years	7/16/2022 3:37 PM
18	Lack of connection to the community with short-term residents/visitors	7/16/2022 11:27 AM
19	Shorter slack should give more stable employment.	7/16/2022 9:05 AM
20	Continued shortage of housing might be more accurate. Housing supply in Hailey, Bellevue and the County from already approved and planned projects will provide for families seeking a home/yard configuration nearer to where their kids will go to school. There won't be fewer locals but there could be different locals as older term locals cash out to take advantage of their increased property values and are replaced by new residents, as we have experienced over the past couple of years. A long term local isn't any more special than a new local; we were all new locals once. Vibrancy means different things to different people. There is no reason why a stable or increasing population should be any less vibrant than "before". Burnout is a function of number of employees, not shorter slack periods. Subsidized or philanthropically financed housing (ex. Bluebird, new ARCH programs) are the only solution to matching housing costs IN KETCHUM to wage rates of service workers under present rules. Building and land costs are too high for any housing type to allow profitable private sector development that matches service worker wage rates. Increased regulations increase costs and make this issue worse, unless such regulation includes sufficient density and higher margin product that make the overall development equation fisanancially feasible, including a reasonable profit as is allowed for affordable housing developers (tax credit, ARCH, etc.). Bigger building have more margin and scope to consider working in housing solutions. Smaller buildings cannot for reasons previously mentioned.	7/15/2022 5:16 PM
21	I have lived here since 1986, have an amazing job teaching at WRHS and have given myself one more year to try and stay here. I am currently renting a KETCH apartment which takes over 90% of my paycheck for rent each month. I have lived through some ups and downs with	7/15/2022 4:22 PM

## Community Conversations: Vibrancy & Housing

housing in this town and in Hailey but it has never been this bad. I cannot afford to stay if there aren't more housing options at realistic purchase or rent levels. I am a special ed teacher and we already are short in our department across the district. Something has to change. Rezone whatever you can. Why can't townhomes with work areas be built in old lumberyard on Warm Springs Rd? Bozeman has some different housing options that could easily work here. If people protest about not wanting more houses or density in their back yard you have to ignore it now. There are staffing issues everywhere. It is affecting the vibrancy factor you are working so hard to uphold.

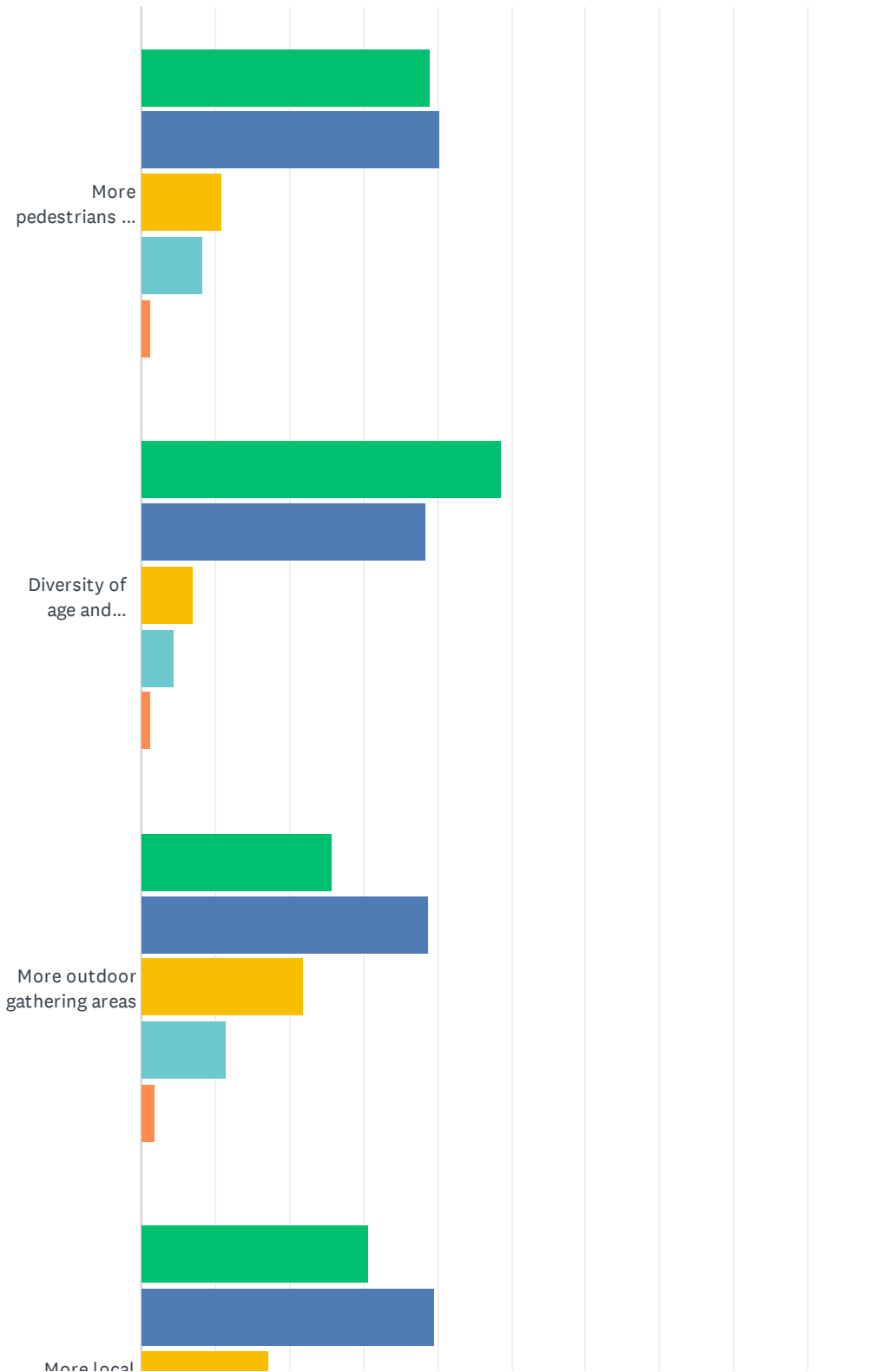
22	Housing is a county wide issue/ why do we try to put so much on the most expensive property of Ketchum rather than down valley where more units can be built with the same money. Tie all reduced rate housing to Full time employment and annual requalification. There is so much abuse right now it is infuriating!	7/15/2022 4:02 PM
23	Loss of the soul of Ketchum...Strongly agree!	7/15/2022 3:55 PM
24	More housing! Density seems best in downtown core to me. Thanks for all the hard work! Go Bluebird!	7/13/2022 8:25 AM
25	many new residents will move in & make ketchum much different.	7/11/2022 8:30 PM
26	This is not just a Ketchum problem - it's happening in many cities nationwide.	7/11/2022 3:48 PM
27	Market forces lead to more full time residents and vibrancy	7/11/2022 2:58 PM
28	Bigger buildings is not necessarily the problem	7/11/2022 10:20 AM
29	The current economy is strongly influenced by the COVID19 pandemic. IT is hard to predict the future, but likely we will have a serious recession. We should be careful not to plan for things to continue as they have the past 3+ years.	7/10/2022 9:09 PM
30	shorter slack has nothing to do with burnout in a normal labor market	7/10/2022 5:19 PM
31	The loss of trees in Ketchum in the last two years due to development is staggering. Tree care costs money and trees on lots take up space that can be used to make money- so many new developments are not keeping or planting trees. This makes me worry Ketchum will begin to feel like NY city in the summer. (hot and gross)	7/10/2022 11:57 AM
32	I think that Ketchum may evolve into more of a tourist vacation town, and local full time residents will move to Hailey & Bellevue, where housing is cheaper and there is more of a year round community.	7/9/2022 11:35 PM
33	We simply need a comprehensive plan for our city to grow strategically and with quality projects, as well as identifying ways to integrate nearby cities as sources for housing. There are a lot of underdeveloped properties within our city with can easily be identified and a future plan for these areas created. We also have ways of solving the affordable housing issue by thinking outside the box. We have to stop pointing fingers at one homeowner type (Short term rentals) as the culprit - ALL homeowners in our area contribute to issues and opportunities.	7/9/2022 12:32 PM
34	if most of the housing units are second home owners our town is doomed... I am having a hard time finding help in my store and have had to reduce my hours....second home owners keep the lights out most of the time...the huge penthoused being built should have been multiple smaller units that would provide housing for locals who live here full time....thank you for this update.	7/9/2022 10:21 AM
35	It will become a more dangerous place to live because of the lack of community safety employees (EMTs, firefighters, cops, doctors and nurses) being able to afford housing and cost of living - happening to Tahoe right now.	7/9/2022 10:16 AM
36	Hailey is providing workforce housing AND increasing retail and nightlife. Ketchum will continue to lose as long as it continues with the same focus as now.	7/9/2022 9:36 AM
37	P and Z needs to be much more judicious in approving buildings that do not provide parking. Such decisions have negatively impacted every community where developers were allowed the "it's too expensive" relief.	7/9/2022 8:51 AM
38	The line of cars in and out of Ketchum each morning and evening should show that the workforce that services the community does not in fact live here. Help wanted signs for retail and restaurant are in windows for months. It's time to zone out inner city or near inner city mega mansions and have higher density affordable housing.	7/9/2022 8:42 AM

## Community Conversations: Vibrancy & Housing

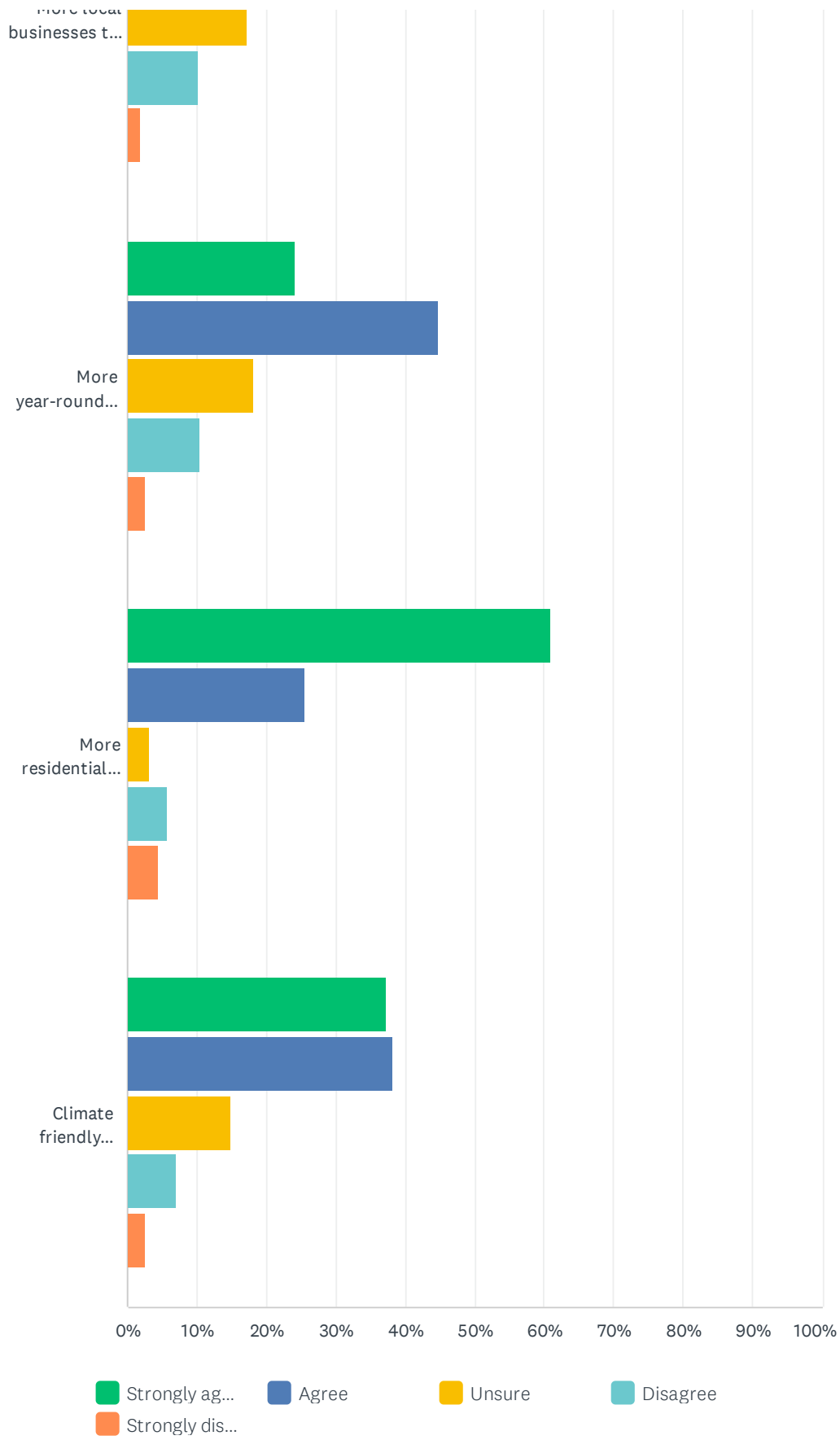
39	Higher cost of housing leads to higher cost of labor force and higher cost for services	7/9/2022 8:26 AM
40	Drop the vibrancy and focus on housing!!!	7/9/2022 7:59 AM
41	Nothing about what is currently going on is sustainable	7/9/2022 7:31 AM
42	I am an aging worker and my landlord has been fair, but needs to keep raising my rent. It is approaching over half my income. Was interested in Northwood, but the cap is \$33,900 which is really low. I can't qualify at my current yearly income around 42,000. I can just hang on if no emergencies occur. Just had almost \$3000 worth of financial problems which is wiping me out.	7/8/2022 9:30 PM
43	Promoting tourism at any cost has ruined this community. To late now. God save the sewer plant.	7/8/2022 6:00 PM
44	Zero attainably priced Long term housing	7/8/2022 3:35 PM
45	Loss of character and what makes Ketchum, Ketchum.	7/8/2022 3:14 PM
46	Congestion on Rte 75 as workers drive long distances for day jobs	7/8/2022 2:23 PM
47	We need housing for the local working community yesterday!!! Stop wasting time!	7/8/2022 2:11 PM
48	My impression that planned new buildings are big, boxy, with big residences on top....Not like small town feel Ketchum had a few years ago.Not sure if that is the goal....	7/8/2022 2:08 PM
49	Loss of a Ketchum identity. Cost of doing business is a lot for small businesses in town.	7/8/2022 2:01 PM
50	The city is making parking the next big problem. How do you not have the visions for this? Look to other resort communities.	7/8/2022 1:52 PM
51	Recall Neil.... get him out of the pocket of builders . Doesn't matter what the people want he does what he wants and has some how wrangled in some of the city council. I have been here 45 years and haver never seen before such a corrupt mayor and some council members	7/8/2022 1:36 PM
52	Too much inequality.	7/8/2022 1:19 PM
53	Wealthy homeowners will not be able to procure the services they desire, get table service at a dwindling number of restaurants, etc.	7/8/2022 1:14 PM
54	The verbiage and structure of this surveys section is a bit confusing and unclear. I find it difficult to retrieve visible data for the city in this section.	7/8/2022 1:11 PM
55	I'm one of working professional that is thinking about relocating. Having strong opposition to housing, but no opposition to 3,000+ foot homes/condos is making me rethink what this town is about. My growing family is outgrowing our 900 sq foot apartment.	7/8/2022 12:58 PM
56	WE are losing our diversity & therefore the vibrancy	7/8/2022 12:57 PM
57	I believe slack will actually get longer and worse with tourists and second home owners only coming for 2 weeks and xmas and 4th of july to labor day	7/8/2022 12:29 PM
58	My wife and I are young professionals. If things don't change, we will have no choice but to leave.	7/8/2022 12:28 PM
59	Towns need "pocket" areas for people to enjoy a moment on a bench under a tree. Too many four to five story buildings will create "canyons" without a welcomingpersonality.	7/8/2022 12:24 PM
60	The philanthropic community would donate to affordable housing like they did with the Argyros Center if you come up with a comprehensive plan that places houses somewhere other than the center of Ketchum.	7/8/2022 12:16 PM

Q2 Community members were also asked “What should a vibrant downtown Ketchum look and feel like?” Please tell us if you agree, disagree, or are unsure with what we heard:

Answered: 156 Skipped: 6



# Community Conversations: Vibrancy & Housing



## Community Conversations: Vibrancy & Housing

	STRONGLY AGREE	AGREE	UNSURE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
More pedestrians and people riding bikes, less cars	39.10% 61	40.38% 63	10.90% 17	8.33% 13	1.28% 2	156	1.92
Diversity of age and ethnicity in our town	48.72% 76	38.46% 60	7.05% 11	4.49% 7	1.28% 2	156	1.71
More outdoor gathering areas	25.81% 40	38.71% 60	21.94% 34	11.61% 18	1.94% 3	155	2.25
More local businesses that are open longer hours	30.77% 48	39.74% 62	17.31% 27	10.26% 16	1.92% 3	156	2.13
More year-round attractions and events for younger people	24.03% 37	44.81% 69	18.18% 28	10.39% 16	2.60% 4	154	2.23
More residential housing available for all income levels	60.90% 95	25.64% 40	3.21% 5	5.77% 9	4.49% 7	156	1.67
Climate friendly community (EV charging, solar, etc.)	37.42% 58	38.06% 59	14.84% 23	7.10% 11	2.58% 4	155	1.99

#	ANYTHING YOU WANT TO ADD?	DATE
1	Socialist	7/20/2022 11:15 PM
2	The beer fests and slick social media won't house people. We need to direct more resources to the housing emergency.	7/20/2022 2:10 AM
3	Architecture that aligns with our community vibe...friendly, appropriate scale/not showy, celebrates nature. No more 'cookie- cutter' brick and glass faux western 'BLOCKS'. Expanded and accessible public transportation...not just seasonal. Delivery services to reduce traffic.	7/20/2022 1:38 AM
4	Since we have a grocery store in the down town core you cannot take parking away!!! There are many Workers that shop for their clients. There are many elderly that need to park close to stores esp. grocery and drug stores!	7/19/2022 5:00 PM
5	Again, The questions are resigned to get the answers you want not the answers you should be hearing. Ketchum can you be a private city without subsidizing housing for all income groups.	7/19/2022 4:25 PM
6	The EV Revolution is going to take decades to be viable and unless we build and promote nuclear there is not way to rebuild a viable electric infrastructure in this country.	7/19/2022 3:17 PM
7	downtown Ketchum should have the density in terms of businesses and full-time resident deed-restricted housing units that precipitates a busy, full downtown that can offer a range of events and activities for all ages; Ketchum should also recognize that many people are here for what surrounds, so going whole-hog on attractions/events may be overkill. new events/attractions should build on the strengths the upper Wood River valley naturally features.	7/18/2022 4:41 PM
8	Get the banks and realstate offices off of the main streets-- they close at 5pm & kill the town vibrancy	7/16/2022 11:27 AM
9	Cars might be a necessary evil to our outdoor lifestyle so we have to plan for them. Less cars and more bikes/walking would be nice in the core but how does our aging population access goods and services if it is difficult for them to drive to them? All businesses located here are local businesses - many choose not to be open longer hours which choices cannot be regulated but such choices do affect the economy and probably vibrancy, depending on your definition of it. There should be more events suited to ALL ages - young people can figure out how to have fun without old people doing it for them, or can sponsor age specific events as needed. More housing would be great but it requires more density or you get more of the same - houses that most people can't afford whether they cost \$2 million or you have twice as many that cost \$1 million. More housing also means more population growth which increases any perceived strain on infrastructure / staffing, etc. Climate friendly is definitely a worthy goal as long as we recognize that ICEs will dominate transportation for decades and plan accordingly.	7/15/2022 5:16 PM
10	You need to stop doing surveys and paying consultants and start taking action or you are going to lose more valuable employees and businesses.	7/15/2022 4:22 PM

## Community Conversations: Vibrancy & Housing

11	Mid to low income family able to live downtown..strongly agree!	7/15/2022 3:55 PM
12	Emphasis on local businesses that locals shop at. I believe we have too many "hobby businesses" that only appeal to tourists, and rent for retail space is far too high for young and interesting entrepreneurs to try out ideas.	7/15/2022 2:14 PM
13	Lower income housing should be primarily out of downtown	7/11/2022 2:58 PM
14	We should plan for and subsidize quicker migration away from fossil fuels to be replaced by renewable ones and by better insulation of buildings.	7/10/2022 9:09 PM
15	I think building condos and a lot of multi unit housing in Ketchum would be a mistake. I would not want Sun Valley to evolve into a Keystone or Park city which are like a condo city. If we want more of a local community living in Ketchum, I think the answer is not to build more housing, but rather to manage the amount of housing in the community that can be used for short term rentals.	7/9/2022 11:35 PM
16	We need to plan for growth and more people living/visiting here. Let's be a leader in small town living and creating innovative and quality experiences. Being proactive and having a long-term plan matters.	7/9/2022 12:32 PM
17	Less aggression, people driving slowly, more pedestrian friendly areas, less big ugly empty buildings	7/9/2022 10:16 AM
18	Vibrant businesses and availability for easy access with parking cars still needed for customers and staff.	7/9/2022 9:36 AM
19	Very few residential developments that were "developed" by public agencies succeed long term. History proves this point. The role of the local government should be to facilitate workforce housing but then seek out professional developers to complete the buildings. Bluebird would not be as it is were skilled, professional developers involved.	7/9/2022 8:51 AM
20	Perhaps Ketchum should work with Bellevue to develop affordable housing. It is clear Ketchum is not going to enforce development of affordable places for the workforce to live.	7/9/2022 8:26 AM
21	HOUSING is #1 priority!	7/9/2022 7:59 AM
22	NO.	7/8/2022 9:30 PM
23	People own and use cars. Parking spaces are needed.	7/8/2022 4:11 PM
24	I'm young (I think)(ish?) and think there are lots of events for young people, we just don't seem to know about them.	7/8/2022 3:39 PM
25	I think pedestrians are key--bikers, not so much--bicycles are going somewhere, not shopping. We need covered parking, free. Charge for on street parking	7/8/2022 3:36 PM
26	Enough with the events.	7/8/2022 3:14 PM
27	We need housing for young family's who work and live in our community and it needs to be affordable	7/8/2022 2:11 PM
28	I don't think we need more residential housing for ALL income levels. That means the wealthy just keep buying up housing and properties. What we need is a focus on ESSENTIAL housing	7/8/2022 2:01 PM
29	Too little too late. Everyone I know under the age of 45 that actually works, no trust fund, has a back up plan to leave the valley. I do as well. There may be a few more years left before this area is completely ruined like Vail, Park City, Jackson, etc.	7/8/2022 1:52 PM
30	Stores can't have longer hours with out enough employees. Yes on residential housing, but that doesn't mean they have to live in the core of town in in buildings that are too big and tall for space providedthat doesn't mean it h	7/8/2022 1:36 PM
31	Hailey and Bellevue are good for affordable housing, people commute all of this country; no need to live in Ketchum.	7/8/2022 1:13 PM
32	It seems that ketchum already has a majority of the amenities listed. I suppose the city can try and shape vibrancy, however, outside factors tend to be the determinate for vibrancy. Local ordinances should on a basic level set the stage for these interactions, but should let the character and town energy develop organically.	7/8/2022 1:11 PM

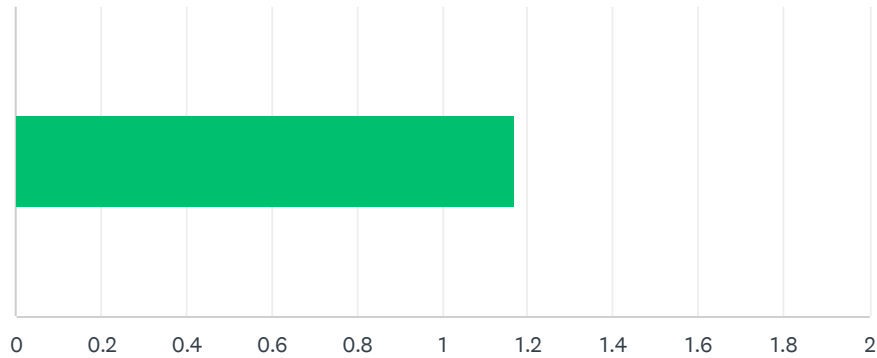


## Community Conversations: Vibrancy & Housing

33	Ask Elon Musk to bury Main Street and Sun Valley Road for car traffic. He might go for it. In Europe small towns with heavy traffic direct the thru traffic around town. This is not possible here, but tunnel under let's do it.	7/8/2022 12:58 PM
34	Stop electing eople who can be bought.	7/8/2022 12:36 PM
35	More local businesses would be nice but longer hours aren't necessary.	7/8/2022 12:24 PM
36	We want to keep Ketchum vibrant, diverse and youthful without it becoming crowded, load & less clean.	7/8/2022 12:16 PM

### Q3 The city should consider requiring a minimum number of housing units in new developments of a certain size.

Answered: 135 Skipped: 27



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	158	135
Total Respondents: 135			

#		DATE
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5	4	7/20/2022 1:07 PM
6	0	7/20/2022 10:14 AM
7	2	7/20/2022 9:57 AM
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## Community Conversations: Vibrancy & Housing

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## Community Conversations: Vibrancy & Housing

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## Community Conversations: Vibrancy & Housing

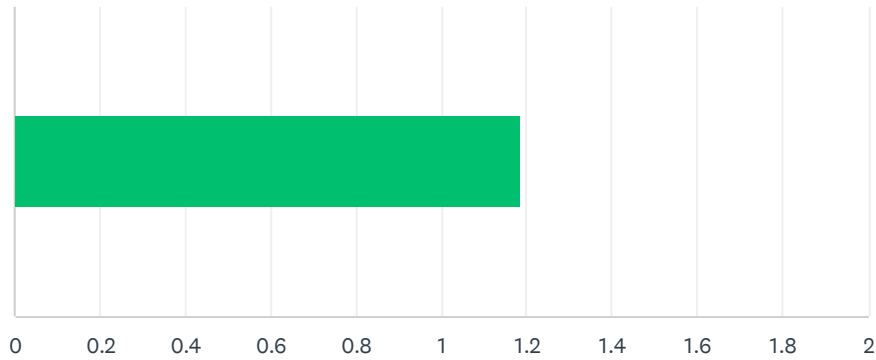
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# Community Conversations: Vibrancy & Housing

134	0	7/8/2022 12:18 PM
135	0	7/8/2022 12:14 PM

## Q4 The city should consider limiting where consolidation of lots can occur.

Answered: 130 Skipped: 32



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	154	130
Total Respondents: 130			

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## Community Conversations: Vibrancy & Housing

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## Community Conversations: Vibrancy & Housing

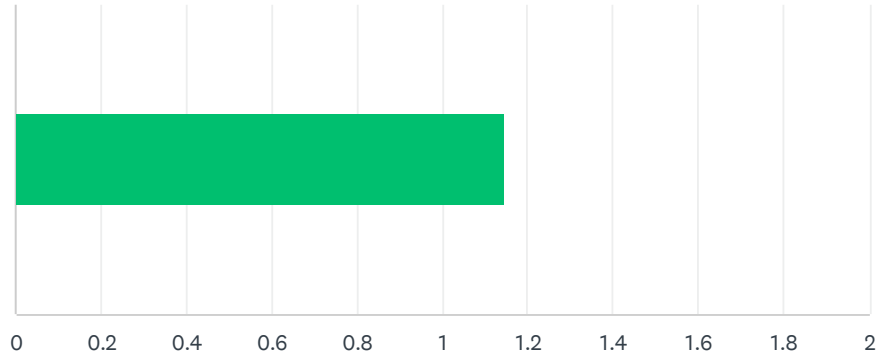
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## Community Conversations: Vibrancy & Housing

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## Q5 The city should consider regulations that limit the loss of existing housing units.

Answered: 114 Skipped: 48



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	131	114
Total Respondents: 114			

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## Community Conversations: Vibrancy & Housing

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Community Conversations: Vibrancy & Housing

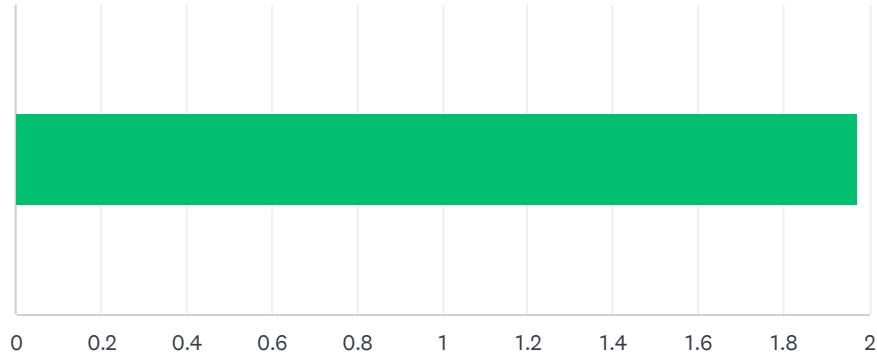
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92	0	7/8/2022 1:56 PM
93	0	7/8/2022 1:53 PM
94	1	7/8/2022 1:35 PM
95	0	7/8/2022 1:25 PM

## Community Conversations: Vibrancy & Housing

96	0	7/8/2022 1:22 PM
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112	1	7/8/2022 12:24 PM
113	4	7/8/2022 12:22 PM
114	2	7/8/2022 12:19 PM

## Q6 The city should consider additional parking exemptions for retail and office space.

Answered: 121 Skipped: 41



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	239	121
Total Respondents: 121			

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5	0	7/20/2022 1:08 PM
6	4	7/20/2022 10:15 AM
7	1	7/20/2022 9:58 AM
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9	4	7/20/2022 6:55 AM
10	4	7/20/2022 1:42 AM
11	4	7/19/2022 9:45 PM
12	2	7/19/2022 9:09 PM
13	4	7/19/2022 6:58 PM
14	1	7/19/2022 6:44 PM
15	1	7/19/2022 6:29 PM
16	4	7/19/2022 5:04 PM
17	4	7/19/2022 5:02 PM
18	2	7/19/2022 3:51 PM
19	4	7/19/2022 3:24 PM

## Community Conversations: Vibrancy & Housing

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23	2	7/19/2022 2:14 PM
24	4	7/19/2022 2:11 PM
25	1	7/19/2022 2:09 PM
26	4	7/19/2022 11:29 AM
27	1	7/18/2022 4:49 PM
28	3	7/16/2022 6:14 PM
29	1	7/16/2022 3:39 PM
30	2	7/16/2022 12:23 PM
31	4	7/16/2022 11:29 AM
32	2	7/16/2022 9:16 AM
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35	1	7/15/2022 4:49 PM
36	2	7/15/2022 4:24 PM
37	4	7/15/2022 4:23 PM
38	4	7/15/2022 4:09 PM
39	2	7/15/2022 4:07 PM
40	3	7/15/2022 4:01 PM
41	4	7/15/2022 3:58 PM
42	1	7/15/2022 2:16 PM
43	4	7/14/2022 4:16 PM
44	0	7/13/2022 3:50 PM
45	2	7/13/2022 8:27 AM
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47	4	7/12/2022 10:38 AM
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53	2	7/11/2022 2:15 PM
54	0	7/11/2022 10:21 AM
55	2	7/11/2022 8:45 AM
56	0	7/11/2022 7:07 AM
57	1	7/10/2022 4:46 PM



## Community Conversations: Vibrancy & Housing

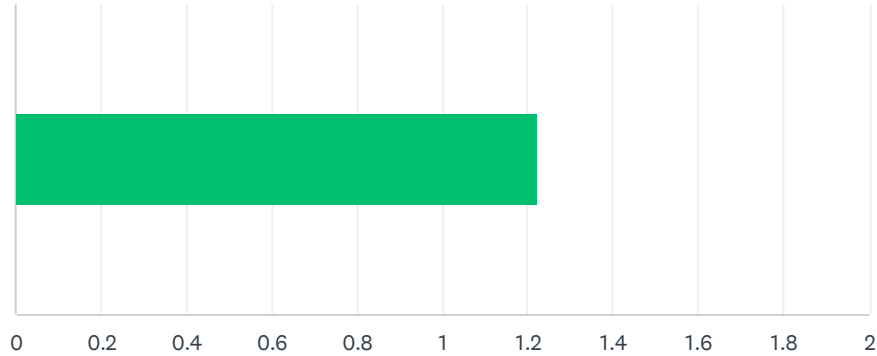
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63	0	7/9/2022 10:24 AM
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66	4	7/9/2022 8:52 AM
67	4	7/9/2022 8:47 AM
68	2	7/9/2022 8:29 AM
69	4	7/9/2022 8:11 AM
70	3	7/9/2022 7:33 AM
71	3	7/9/2022 7:05 AM
72	2	7/8/2022 10:41 PM
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77	0	7/8/2022 6:43 PM
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90	4	7/8/2022 2:55 PM
91	0	7/8/2022 2:28 PM
92	4	7/8/2022 2:28 PM
93	2	7/8/2022 2:26 PM
94	2	7/8/2022 2:24 PM
95	4	7/8/2022 1:58 PM

## Community Conversations: Vibrancy & Housing

96	0	7/8/2022 1:57 PM
97	4	7/8/2022 1:56 PM
98	4	7/8/2022 1:53 PM
99	4	7/8/2022 1:37 PM
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101	0	7/8/2022 1:25 PM
102	4	7/8/2022 1:22 PM
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104	0	7/8/2022 1:17 PM
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109	1	7/8/2022 1:00 PM
110	0	7/8/2022 12:59 PM
111	0	7/8/2022 12:54 PM
112	4	7/8/2022 12:48 PM
113	1	7/8/2022 12:42 PM
114	4	7/8/2022 12:33 PM
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117	0	7/8/2022 12:30 PM
118	1	7/8/2022 12:26 PM
119	2	7/8/2022 12:24 PM
120	4	7/8/2022 12:22 PM
121	2	7/8/2022 12:22 PM

## Q7 The city should consider reviewing the type and location of uses in each project on a case-by-case basis.

Answered: 112 Skipped: 50



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	137	112
Total Respondents: 112			

#		DATE
1	2	7/22/2022 8:08 AM
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3	2	7/21/2022 12:50 PM
4	2	7/20/2022 11:18 PM
5	2	7/20/2022 1:08 PM
6	0	7/20/2022 10:16 AM
7	0	7/20/2022 9:58 AM
8	0	7/20/2022 7:43 AM
9	0	7/19/2022 9:51 PM
10	0	7/19/2022 9:49 PM
11	2	7/19/2022 9:09 PM
12	0	7/19/2022 6:59 PM
13	1	7/19/2022 6:45 PM
14	0	7/19/2022 6:30 PM
15	4	7/19/2022 5:05 PM
16	1	7/19/2022 5:02 PM
17	2	7/19/2022 3:51 PM
18	0	7/19/2022 3:24 PM
19	2	7/19/2022 3:16 PM

## Community Conversations: Vibrancy & Housing

20	2	7/19/2022 2:30 PM
21	4	7/19/2022 2:23 PM
22	4	7/19/2022 2:11 PM
23	4	7/19/2022 2:10 PM
24	0	7/19/2022 11:30 AM
25	3	7/18/2022 4:50 PM
26	2	7/16/2022 6:15 PM
27	0	7/16/2022 3:39 PM
28	1	7/16/2022 12:23 PM
29	0	7/16/2022 11:30 AM
30	0	7/16/2022 9:16 AM
31	4	7/15/2022 10:42 PM
32	4	7/15/2022 5:21 PM
33	1	7/15/2022 4:49 PM
34	0	7/15/2022 4:24 PM
35	0	7/15/2022 4:24 PM
36	1	7/15/2022 4:10 PM
37	3	7/15/2022 4:09 PM
38	1	7/15/2022 4:02 PM
39	2	7/15/2022 3:59 PM
40	0	7/14/2022 4:16 PM
41	1	7/13/2022 3:50 PM
42	0	7/13/2022 8:28 AM
43	0	7/12/2022 1:01 PM
44	1	7/12/2022 10:38 AM
45	4	7/12/2022 9:39 AM
46	1	7/12/2022 8:02 AM
47	0	7/11/2022 8:33 PM
48	1	7/11/2022 5:11 PM
49	4	7/11/2022 3:50 PM
50	4	7/11/2022 3:01 PM
51	3	7/11/2022 10:22 AM
52	1	7/11/2022 8:46 AM
53	0	7/11/2022 7:07 AM
54	4	7/10/2022 5:21 PM
55	1	7/10/2022 11:59 AM
56	0	7/10/2022 11:29 AM
57	2	7/9/2022 4:53 PM

Community Conversations: Vibrancy & Housing

58	3	7/9/2022 1:33 PM
59	0	7/9/2022 10:24 AM
60	0	7/9/2022 10:18 AM
61	0	7/9/2022 9:20 AM
62	0	7/9/2022 8:53 AM
63	0	7/9/2022 8:48 AM
64	0	7/9/2022 8:30 AM
65	1	7/9/2022 7:33 AM
66	0	7/9/2022 7:05 AM
67	0	7/8/2022 10:42 PM
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71	4	7/8/2022 6:53 PM
72	1	7/8/2022 6:43 PM
73	0	7/8/2022 6:26 PM
74	2	7/8/2022 4:11 PM
75	2	7/8/2022 4:05 PM
76	1	7/8/2022 3:53 PM
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95	0	7/8/2022 1:17 PM

## Community Conversations: Vibrancy & Housing

96	4	7/8/2022 1:12 PM
97	4	7/8/2022 1:12 PM
98	0	7/8/2022 1:02 PM
99	0	7/8/2022 1:01 PM
100	0	7/8/2022 12:59 PM
101	0	7/8/2022 12:55 PM
102	0	7/8/2022 12:48 PM
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106	0	7/8/2022 12:31 PM
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109	0	7/8/2022 12:24 PM
110	0	7/8/2022 12:23 PM
111	1	7/8/2022 12:20 PM
112	2	7/8/2022 12:16 PM

## Q8 If you have additional thoughts, comments or questions, please note them here:

Answered: 59 Skipped: 103

#	RESPONSES	DATE
1	The planing department is a heavy handed arm of the mayor that is mandating code at it's own will, not by ordinance. Acting as a cowboy regents	7/20/2022 11:27 PM
2	I hate the removal of old buildings that are part of what makes Ketchum unique. Stop the demolition of old buildings!!!!	7/20/2022 10:00 AM
3	Tax short term rentals @ 25% and make it easier to bike than drive in the downtown core. Why are we wasting space for free parking when that land is insanely valuable	7/20/2022 7:44 AM
4	Stay away from apartment blocks. No one wants to live there! Limit square footage on new houses. Ketchum looks like the playground of the rich and vulgar!	7/20/2022 6:59 AM
5	Parking — A destination place needs it. I favor a paid multi-level parking structure somewhere in the core. By 511 bldg or where the Idaho Power bldg is now? It's a mistake to issue variances and count on the Church or busing folks in, imho. Make the exemption only where it meets multiple community goals. Lastly, rethink Lewis Street and gain housing there.	7/20/2022 2:20 AM
6	1. I applaud the City for taking a proactive and progressive approach to this issue. We need to plan now for our future. 2. The approach aspires to promote the densification of housing in areas that are attractive to tourists (e.g. ski bases) as a solution to workforce/moderate income housing. I feel that this is misguided and will only result in the purchase of additional 2nd home for vacation/rental purposes. Rather, the city should rather identify other areas/property that can be developed for housing that is accessible for professional and service workforce. 3. If densification is an objective of the housing plan, it should be accompanied by strict requirements for adequate parking and infrastructure development. I did not see either in the summary. We can't have more people living in the city center vying for street parking. We also have a water resource limitation....This needs to be considered. 4. Vibrancy. How can the city attract dynamic companies to the area?	7/20/2022 1:51 AM
7	Limit short-term rentals. Fight it out in court. It's a root cause and the city is not addressing it.	7/19/2022 9:11 PM
8	WRV has kicked the can down the road for almost 50 years, regarding parking and housing. It's way past time to take the bull by the horns immediately with drastic action. I am in favor of seizing open land through eminent domain and using that land for affordable housing & underground parking!	7/19/2022 7:01 PM
9	On the questions for density..I had a hard time answering the questions because....it wasn't clear on if there is high density is that for high rent buildings? Is it for the working people. The last thing I think this town should look like is a high density ski resort with tight over built areas. It would also push out the parking for the local person who for various reasons cannot rely on the bus service.	7/19/2022 5:10 PM
10	Please do not encourage developments in the core downtown area like BlueBird village. We need more restaurants, shops and vitality in the downtown core. We have Mountain Rides so 'affordable' housing can be placed in less expensive places than the core. Workers do not have to walk to work! We could have sold that piece of property for tons of money and used theC money to make many more affordable units if not placed in the down town core.	7/19/2022 5:08 PM
11	I love Ketchum and appreciate the City is trying to help with the housing crisis but let's be real. Increased zoning regs and restrictions on STR don't make it more affordable to live here. We need to relax regulations not tighten them and fight NIMBYSM. Support more projects like Bluebird. And break out the earplugs for wealthy second homeowners and wealthy businesses that fight large workforce projects. The businesses should step in and take ownership, plenty of affordable condos on the market in the South Valley to purchase. Ketchum wasted in lieu of funds on town plaza, hires consultants instead of purchasing existing units and hamstrings middle class STR owners. None of this increases community housing or supports locals. How	7/19/2022 4:25 PM

## Community Conversations: Vibrancy & Housing

many long term retiring locals will loose revenue from lots they've owned for years if more regulations are enacted?

12	The time line to process applications for the best kind of projects that fit within the community takes far too long o be effective. It discourages anyone taking the "risk" to develop what is most needed. Subsidy of retail and office space can only take place with the development of higher end penthouse residences on the the upper floors and with adequate parking. The City is losing sight of the essential nature of public parking by taking parking way from the commercial core. Those projects that are architecturally strong and that recognize that Ketchum needs to modernize the "built" environment as authentic while accepting modern interpretations should be encouraged.	7/19/2022 3:29 PM
13	Please act before it's too late.	7/19/2022 3:17 PM
14	If you try to regulate everything in the CC zone too much, you will end up with nothing. If you really want density and vibrancy, you have to allow for taller buildings - which some locals will fight tooth and nail. IF you actually ran a pro forma on these properties, and strategically looked at how the lot could be developed / costs, you would see what is and isn't feasible. Some of your wishlist items are not feasible - pass the new code and you will get nothing instead of something. Build up higher, and eliminate parking if you want vibrancy. Sorry it's the truth. Build a parking garage on each side of main street.	7/19/2022 2:26 PM
15	There is no reason to put low income housing in the center of town, which is controversial. Low income housing should be located near the hospital, which is easily accessible, close by, but not in the center of town.	7/19/2022 2:16 PM
16	4 market rate units a \$2M each are not more likely to have full time use than 2 units a \$4M or \$5M. Market rate units will not attract full time residents in this market. We need more higher density workforce housing specific development like Bluebird.	7/19/2022 2:14 PM
17	It makes the most sense to encourage people to create ADU on private property and develop housing in the light industrial area. The old lumber yard where the blue line meets the valley route, a YMCA, a skate park and a preschool seems like a great location.	7/19/2022 2:13 PM
18	Require parking to be included in building footprints if they are increasing the size of the building capacity. Don't let another Ketch building incident happen. Move the Ketchum street department to the proper industrial center. Partner with all Valley stakeholders for assessment of more affordable land to be swapped for housing with the available higher priced land Ketchum city limits. Allow more mixed use that includes housing for the industrial center. Having a 10-year long gaping hole at the entrance of the city doesn't help to build vibrancy. Your Hawk crosswalks and SV Rd/Main Street traffic signals are a disaster that deter people from wanting to be or move through downtown. Encourage events that shut down streets in downtown for opportunities to have businesses stay open later for walking traffic. Offer tax incentives for additional dwelling units and affordable housing projects. Restrict the bank density... Charge higher fees for the demolition of long-term/historic buildings that are replaced by mixed-use, highly priced retail and residential/condo projects. Ex: Perry's, Taste of Thai, Antique Ally, etc.	7/19/2022 11:40 AM
19	item #7, the last question to answer in this survey: the idea that reviewing each project on a case by case basis for location of uses...this leaves a lot of room for interpretation on the part of P&Z in how the project is imagined/implemented/approved - it's a really big "grey" area that makes things more challenging for everyone involved as "interpretation" or personal opinions come into the decision making process. this "interpretation" has the potential to significantly slow down a proposed development's progress to approval and leaves the developer wondering if their project is going to get hung-up in the final approvals due to "interpretation" on the part of appointed officials on P&Z. if the City has concrete ideas of what they would like to stipulate in terms of use locations within projects, residents, developers, and City staff would be better served with a set of guidelines/adjustments to the code that all developments could reference in the beginning stages of the their development plans to meet the City's intended "use location" requirements. this also has the potential to reduce the amount of back and forth between a developer and City staff on a given project submission, which is also a more efficient use of the taxpayer dollars that fund the City's operations. I'm all for having the conversations about use and building layout where appropriate, but when things like this can be more concrete than a case by case review/interpretation, that more streamlined approach should at least be considered as a solution to concerns about building use location/layout.	7/18/2022 5:01 PM
20	Can you limit Air B&B? to get back more of the long term rental availability?	7/16/2022 3:41 PM



## Community Conversations: Vibrancy & Housing

21	Limit the mega homes, encourage aht's, give breaks to people to who rent to locals at a reasonable cost (below market value); tax the hell out of AirB&B type homes.	7/16/2022 11:31 AM
22	Parking incentives are fine for retail and office however forcing retail and office uses in the absence of data proving there is a shortage only increases the cost of development and reduces the likelihood of more affordable housing being included since it is unlikely that office and retail space will pay for itself, meaning residential margins must increase to create overall project feasibility.	7/15/2022 5:29 PM
23	If you keep allowing any kind of building to have a parking variance then let the mayor and city council members approving this pay for the parking structure that will eventually be required. You have city planning and codes. STICK to them every time. There are more variances granted for everyone except the smaller homeowner. NO ONE, subsidized housing included, should ever be excepted from meeting the standards agreed to.	7/15/2022 4:12 PM
24	We need parking spots for residents and visitors to our downtown core.	7/15/2022 4:11 PM
25	No more waivers for large hotels!	7/15/2022 3:59 PM
26	Try to get the message out to the new people to be humble and try to fit in and help the community rather than be a big part of the problem.	7/14/2022 4:17 PM
27	Thanks for the hard work!	7/13/2022 8:28 AM
28	The City of Ketchum should increase the FAR in the Community Core immediately in order to achieve their objectives. There are both Planning and Zoning and City Council members who believe that a 1.0 FAR is not only appropriate, but the only way to keep the town from being 'ruined' by development. This demonstrates a general lack of knowledge with respect to town planning. As the people charged with enabling our City's future success, they should be confident in asserting smart growth incentives in lieu of catering to the noisy minority who want to see Ketchum preserved in its current state. Also, local Architecture, Design and Construction Industry professionals tend to avoid participation in city processes [such as commenting on ordinances, or taking this survey] for fear of retaliation from the Planning and Building Director Suzanne Frick. While most would like to play a role in shaping the City's policies, anecdotal stories of projects being delayed as punishment for taking a stance that differs from the Department are rampant within social circles. Given the choice between providing for their families by enabling their client's success, or taking a stand against tyranny, most choose to remain silent. The City can choose to turn a blind eye to this constructive criticism and chalk it up to a disgruntled citizen, or get the right staff in place to help ensure that we have a successful, vibrant, and economically viable town in the future.	7/12/2022 10:00 AM
29	I would love to see more affordable plots of land in Ketchum for locals, rather than being forced to move south to build due to high cost of land.	7/12/2022 8:14 AM
30	ketchum needs to encourage visitor who want to come here for hiking, xc skiing, biking. the bike path needs to be connected to the harriman trail. one should be able to walk, ski or bike from downtown to the SNRA without needing a vehicle. we need to encourage visitors who want to come here & not need a car.	7/11/2022 8:36 PM
31	To effectively add density; the height must increase in the entire downtown. There is no other way to do it fairly for everyone.	7/11/2022 5:13 PM
32	Not a good idea to give the city too much discretion to review location, size, type of building. This should be in the Code, not a discretionary decision by the planning department.	7/11/2022 3:50 PM
33	Minimum residential density should not be increased by regulation, but rather by market forces and individual lot location and physical features, eg. corner lots vs interior lots	7/11/2022 3:04 PM
34	Worker housing is number one. If not, the city will die.	7/11/2022 12:15 PM
35	The amount of growth the Wood River Valley has experienced these two past years has been... wild. I do believe we must act quickly to preserve the unique aspects of Ketchum that make it such a great place to live. The recent large developments in the cities core, loss of plants and trees, I believe, paints a bleak future for normal people of average income to live in and enjoy the town. The rental I used to live in was just demolished for a million dollar home to be built. I understand that money can buy what money can buy, but I hope Ketchum and the other BC cities can implement protections/regulations to help us keep our home - our home.	7/10/2022 12:04 PM
36	It would be worthwhile for the City decision makers to both consider responses to this survey,	7/10/2022 10:09 AM

## Community Conversations: Vibrancy & Housing

yet still gain insight from industry professionals. The consideration sets I've heard at meetings have had a very limited perspective and don't reflect a well informed critical thinking. It's great that surveys like this are being utilized AND gaining insights from professionals without agendas is a great opportunity for our city.

37	Thanks for your efforts!	7/9/2022 4:53 PM
38	The city of Ketchum has two obvious focuses: Less parking and car traffic and increasing affordable housing for the work force. It is blinding the city to what it should be addressing, making business easier to operate with better parking solutions and less rules and requirements for operations. Employees may want to live where they can park and raise a family. Not in a large complex with more requirements and less personal space. Hailey is achieving what Ketchum thinks it can achieve with it's mandatory and ever changing rules and requirements. How much did the city pay for the parking lots to collect fees and they are rarely used. Now you want more funding for housing there. What is next?? Really what is next?	7/9/2022 9:48 AM
39	AFFORDABLE housing should be the city's top priority. Housing without parking is NOT is transitional at best. It doesn't have to be in the city. Housing needs parking to be permanent.	7/9/2022 9:25 AM
40	Real estate developer has many requirements but one necessity is that parking is required to be successful. Many cities has built public parking structures that provide semi-convenient parking to retail and office uses. Believing that people won't have cars is simply erroneous. And, nearly all workforce housing projects require parking far greater than typical zoning because each residential unit is typically occupied by more people than market rate developments. Successful workforce developments are often parked by the bed as opposed to on a per bedroom basis similar to student housing. Professional developers would have known this fact.	7/9/2022 8:58 AM
41	The downtown core of is in jeopardy if you do not consider parking. There is already a requirement of 2 hour parking limitations in most of downtown. Where are people in businesses and retail supposed to park if they have to commute from outside? Who wants a job if you have to move your car every two hours? The final consideration not even mentioned here in the survey is Hailey and Bellevue. Each town relies on each other and the master plan for all three cities needs to be tied together. We need to STOP the reliance on affordable housing in neighboring communities as the workforce savior for Ketchum. Just sit in a lawn chair on any given weekday morning from 7 to 9 am each day and look at the crazy line of cars coming into town to work. Stop the focus on Kethum and look at Blaine county as a whole and how we live and work as one.	7/9/2022 8:54 AM
42	Until the housing situation of the workforce is addressed nothing is going to change. If the workforce can't afford to live here it doesn't matter how much retail space is created. If the only housing being created is for non-working, part time residents the issues with the people that support the community are not being addressed. If I were the city of Ketchum I would be working with the city of Bellevue to create housing for the workforce of Sun Valley, Ketchum and Hailey.	7/9/2022 8:43 AM
43	Thank you!	7/9/2022 7:06 AM
44	I walk lots and there are so many places with the shades down and empty. I am hoping for BlueBird, but it is yrs away and as a Sr. I have cars and the parking for BlueBird is crazy. Just because people are financially challenged doesn't mean they can do without a car or live in a small windowless space as some of the Community housing units.	7/8/2022 9:42 PM
45	Any new commercial and mixed use development should be required to build underground employee, residential and customer parking. It is unconscionable that this has not been required previously.	7/8/2022 8:12 PM
46	If your so concerned about the core WHY are you digging up the road during the peak tourist and business season? It should be done BEFORE Memorial Day or AFTER Labor Day. It ruins your credibility!	7/8/2022 6:56 PM
47	Thank you	7/8/2022 4:13 PM
48	Back to parking; underground, covered parking must be a requirement. Public parking garages can be substituted, by charging each new development an initial fee and then yearly fee in considertion of relief from parking in development.	7/8/2022 3:42 PM
49	ELIMINATE or CAP short term housing. Do literally 1% of effort. stop doing NOTHING and do	7/8/2022 3:40 PM

## Community Conversations: Vibrancy & Housing

ANYTHING. The zoning has been sitting idly by letting our community die. The lack of affordable housing and EMPTY units in this town is 100% on your hands. DO SOMETHING. It's Embarrassing.

50	Restrictions work both ways. In the end it's up to the owner and developer to do what is best for this community. There are creative ways around a restriction. What good is housing density if it's empty homes or selling at an unattainable price point. We need more concepts like Blue Bird to preserve the little diversity we have left.	7/8/2022 2:09 PM
51	Where did the "in lieu" parking fees developers paid instead of providing parking go? The general City fund?! How much has been collected over the last 30 years?	7/8/2022 2:04 PM
52	The city is so far behind the ball on this and there is no public trust in local government. This is why the tax proposal failed. Bluebird is not the answer. Why not fix the design so that you gain local support. Reduce the quantity of units, increase the parking, and restrict units for locals only. With those left in the valley moving to Hailey and Bellevue, the traffic and parking is going to be horrific. How can you not see this?? My time is better spend researching new areas to move to.	7/8/2022 1:59 PM
53	Most of the damage has already been done and the majority of my friends and co-workers have already been "washed down stream" or washed right out of the valley. It's sad to say but on the current path we are taking Ketchum and Hailey will soon have no workers for the small businesses that make the wood river valley so peaceful and fun. That being said I really don't have any positive suggestions as to how to fix it. Affordable housing will help but it actually needs to be affordable. Most people can not afford \$1,500-3,000 a month on low salary's.	7/8/2022 1:39 PM
54	Please work expediently to turn some short-term rentals into long term rentals for our workers. Getting deed restrictions and the First and Washington site developed within the next 2 years would help. Using philanthropy to fund housing is needed.	7/8/2022 1:25 PM
55	Trends in the building and development environment change, sometimes rapidly, sometimes over longer periods of time. The local market will dictate the needs and thus respond in kind. It appears the actions being made are short sided and reactionary. The city should be a participant in these actions however, in a limited manner. Creating more review processed and governmental intervention only adds to the problem. The. It city's roll should be to set the table and let the individual or groups who can solve these issues, solve these issues.	7/8/2022 1:21 PM
56	The city should promote mixed uses in areas zoned industrial and should allow higher density residential use in those aeas. The development of tiny houses, etc. should be incentivized in those areas.	7/8/2022 1:19 PM
57	Working people are not looking for a handout, but reasonable accommodation to live here. Short Term rental market needs to be dealt with, working with other communities to resolve this at state level, reduce the influence of realtors. City must be willing to fight NIMBYS and call them out.	7/8/2022 1:02 PM
58	Thanks for the survey. I hope big changes happen. I would love to stay here.	7/8/2022 12:32 PM
59	The city should consider raising property taxes on vacant/investment properties, by simultaneously raising the home owners exemption and overall property tax. Additionally, it should consider adding a "Rental" exemption to encourage property owners to fill vacant units. The extra money could then be used to fund more affordable housing initiatives.	7/8/2022 12:23 PM

## Q9 If you would like to receive email updates on this initiative, please enter the following information:

Answered: 42 Skipped: 120

ANSWER CHOICES	RESPONSES	
Name	97.62%	41
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	42
Phone Number	0.00%	0

#	NAME	DATE
1	Rob O'Neill	7/21/2022 12:50 PM
2	Roger Godfrey	7/20/2022 11:27 PM
3	Lynne Hanson	7/20/2022 10:00 AM
4	Larissa DeHaas	7/20/2022 7:44 AM
5	Carolyn parker	7/20/2022 6:59 AM
6	Michael Cohen	7/20/2022 1:51 AM
7	Chelsea Goodrich	7/19/2022 6:30 PM
8	susan neaman	7/19/2022 5:10 PM
9	Travis McDaniel	7/19/2022 3:17 PM
10	Christine	7/19/2022 2:16 PM
11	Laura Crist	7/18/2022 1:34 PM
12	Carolyn Coiner	7/16/2022 6:16 PM
13	Keith	7/16/2022 9:17 AM
14	Wilson Julie	7/15/2022 4:11 PM
15	Caleb Spangenberger	7/12/2022 10:00 AM
16	Megan	7/12/2022 8:14 AM
17	Mike Goitiandia	7/11/2022 5:13 PM
18	Tom Drougas	7/11/2022 3:04 PM
19	Paige Lethbridge	7/11/2022 12:15 PM

## Community Conversations: Vibrancy & Housing

20	Edward Jacobs	7/11/2022 8:46 AM
21	mary	7/10/2022 4:46 PM
22	Ingrid Whittaker	7/9/2022 7:37 PM
23	Josh Johnson	7/9/2022 4:53 PM
24	Percy Hermoza	7/9/2022 1:34 PM
25	John B. Heinrich	7/9/2022 9:25 AM
26	Rick Emsiek	7/9/2022 8:58 AM
27	Todd Seibel	7/9/2022 8:54 AM
28	Joe Goodfield	7/9/2022 8:43 AM
29	Alex Babalis	7/9/2022 7:06 AM
30	Robert C Freeman	7/8/2022 10:14 PM
31	Michele Monnier	7/8/2022 9:42 PM
32	GG Luke	7/8/2022 8:12 PM
33	Hayden Seder	7/8/2022 6:26 PM
34	Victor Bernstein	7/8/2022 3:42 PM
35	Roger Roland	7/8/2022 2:04 PM
36	Angie Benton	7/8/2022 1:58 PM
37	James	7/8/2022 1:19 PM
38	Matthias Fostvedt	7/8/2022 12:32 PM
39	Gwen Ceccanti	7/8/2022 12:23 PM
40	Ryan Gallagher	7/8/2022 12:23 PM
41	Kyle Robertson	7/8/2022 12:20 PM

#	COMPANY	DATE
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There are no responses.

#	ADDRESS	DATE
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There are no responses.

#	ADDRESS 2	DATE
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There are no responses.

#	CITY/TOWN	DATE
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There are no responses.

#	STATE/PROVINCE	DATE
---	----------------	------

There are no responses.

#	ZIP/POSTAL CODE	DATE
---	-----------------	------

There are no responses.

#	COUNTRY	DATE
---	---------	------

There are no responses.

#	EMAIL ADDRESS	DATE
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1	robert@southgatecorporation.com	7/21/2022 12:50 PM
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2	200birddrive@gmail.com	7/20/2022 11:27 PM
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## Community Conversations: Vibrancy & Housing

3	lynneshanson@gmail.com	7/20/2022 10:00 AM
4	larissaddehaas@gmail.com	7/20/2022 7:44 AM
5	Carolynparker2@gmail.com	7/20/2022 6:59 AM
6	mhcohen.mail@icloud.com	7/20/2022 1:51 AM
7	taxibug@gmail.com	7/19/2022 7:01 PM
8	chelseagoodrich1@gmail.com	7/19/2022 6:30 PM
9	susancneaman@gmail.com	7/19/2022 5:10 PM
10	travismcdmusic@gmail.com	7/19/2022 3:17 PM
11	cbsdecor@gmail.com	7/19/2022 2:16 PM
12	lolamitch@hotmail.com	7/18/2022 1:34 PM
13	cbcoiner@gmail.com	7/16/2022 6:16 PM
14	perrys@sunvalley.net	7/16/2022 9:17 AM
15	wilsonbay@mac.com	7/15/2022 4:11 PM
16	calebspang@gmail.com	7/12/2022 10:00 AM
17	megeorge22@gmail.com	7/12/2022 8:14 AM
18	mike@ccdisposal.com	7/11/2022 5:13 PM
19	tdrougas@gmail.com	7/11/2022 3:04 PM
20	paigelethbridge@me.com	7/11/2022 12:15 PM
21	Edwardrjacobs@gmail.com	7/11/2022 8:46 AM
22	mmalex.ma@gmail.com	7/10/2022 4:46 PM
23	ingrid.whittaker11@gmail.com	7/9/2022 7:37 PM
24	joshua.johnson34@gmail.com	7/9/2022 4:53 PM
25	chinapandasv@outlook.com	7/9/2022 1:34 PM
26	jbh@svbroker.net	7/9/2022 9:25 AM
27	greyhawk1959@icloud.com	7/9/2022 8:58 AM
28	toddseibel@yahoo.com	7/9/2022 8:54 AM
29	joe@makingspaceswork.com	7/9/2022 8:43 AM
30	alexandrababalis@gmail.com	7/9/2022 7:06 AM
31	robsfitnesstraining@gmail.com	7/8/2022 10:14 PM
32	stashaspanky@gmail.com	7/8/2022 9:42 PM
33	luke.gina@yahoo.com	7/8/2022 8:12 PM
34	haydenseder@gmail.com	7/8/2022 6:26 PM
35	bernsteinrv@gmail.com	7/8/2022 3:42 PM
36	sushionsecond@q.com	7/8/2022 2:04 PM
37	abenton@thetugboatgroup.com	7/8/2022 1:58 PM
38	jbourret2@icloud.com	7/8/2022 1:19 PM
39	fostvedtm@gmail.com	7/8/2022 12:32 PM
40	gwencecanti@gmail.com	7/8/2022 12:23 PM

## Community Conversations: Vibrancy & Housing

41	ryangall7@gmail.com	7/8/2022 12:23 PM
42	kyle.robertson@comcast.net	7/8/2022 12:20 PM
#	PHONE NUMBER	DATE
There are no responses.		



City of Ketchum

**ATTACHMENT C:**  
**Executive Summary – Draft**  
**Ordinance 1234**





City of Ketchum  
Planning & Building

## EXECUTIVE SUMMARY - ORDINANCE 1234

*Updated: July 27, 2022*

The intent of the Ordinance is to support a strong and diverse economy and create a vibrant downtown by:

- Preserving the existing housing units in the city
- Increasing the creation of new housing units in the city
- Increasing available commercial space in the downtown

The ordinance is being proposed because:

- Ketchum has a severe shortage of housing, which has a negative impact on our businesses, the vibrancy of our downtown, and the community.
- Ketchum lost 475 long term rental and ownership housing units from 2000 to 2019.
- Construction of residential units within Ketchum has decreased significantly since 1989. From 1990 to 2009, approximately 290 units were constructed for an average of 15 units per year. From 2010 to 2020, only 92 units were constructed for an average of 9 units per year, a significant decrease from previous years.
- The city and our partners will need to build, convert, or preserve between 65 and 100 housing units each year to support the dynamic demands of a resort community economy
- Ketchum experienced a significant population increase from 2019 to 2020 of approximately 25%, when annual population growth is traditionally 1%. It is unclear if this increase is unique or a continuing trend.
- Ketchum lacks available office, retail, and restaurant space, limiting the ability for businesses to start or expand within Ketchum.
- Development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development

The ordinance does:

- Increase the supply of housing in Ketchum without increasing building heights or square footage of developments.
- Protect and preserve existing housing.
- Incentivize the construction of additional commercial space in the downtown.
- Provide temporary regulations while permanent regulations are developed.

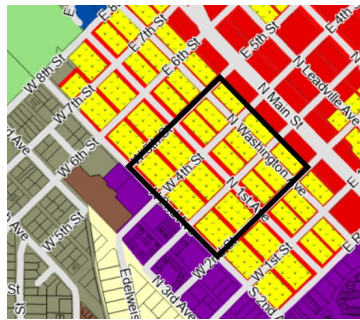
The ordinance does not:

- Place a moratorium on development or reduce the development potential of properties
- Change, reduce or increase, the permitted maximum building heights, or floor area ratios (FAR)
- Regulate the cost of renting or buying new or existing housing units. Please visit [www.projectketchum.org/housing-matters](http://www.projectketchum.org/housing-matters) for information on those initiatives.

The Draft Ordinance Proposes the Following:

1. Recommend five changes to the Ketchum zoning and subdivision regulations as follows:
  - a. Minimum residential densities required for projects with density bonuses in certain zone districts depending on project type
    - i. Community Core - Requires a minimum of 7 units per Ketchum townsite lot for 100% residential projects. For mixed-use projects the ordinance requires 4 units per townsite lot for projects with 30% or less commercial space, 3 units per townsite lot for projects with 31-60% commercial space, two units per townsite lot for projects with 61-80% commercial space, and no minimum for projects with 80% or more of commercial unless residential is provided. In this case, two units are required.
    - ii. Tourist - Requires a minimum of 7 units per 10,000 square feet of lot area for 100% residential projects. For mixed-use projects the ordinance requires 4 units per 10,000 square feet for projects with 30% or less commercial space, 3 units per 10,000 square feet for projects with 31-60% commercial space, two units per 10,000 square feet for projects with 61-80% of commercial space, and no minimum for projects with 80% or more of commercial unless residential is provided. In this case, two units are required.
    - iii. T-3000 – Requires 4 units per 10,000 square feet of lot area.
    - iv. T-4000 and GR-H – requires 8 units per 10,000 square feet of lot area.
    - v. No minimum densities are proposed for General Residential-Low Density (GR-L), Limited Residential (LR, LR-1, and LR-2), Short-Term Occupancy (STO-1, STO-4, and STO-H), Light Industrial (LI, LI-1, and LI-2), Recreation Use (RU), or Agricultural and Forestry (AF) zone districts.
    - vi. Minimum densities may be adjusted subject to Conditional Use Permit.
  - b. Consolidation of lots
    - i. Consolidation of lots permitted with additional standards in all zone districts except General Residential-Low Density (GR-L), Limited Residential (LR, LR-1, and LR-2), Short-Term Occupancy (STO-1, STO-4, and STO-H), where a waiver would be required.
    - ii. Consolidation of lots requires a preliminary plat and final plat application.

- iii. Additional review standards requiring conformance with land use approvals, zoning regulations, and comprehensive plan.
- c. Net loss of units
  - i. No project can result in the net loss of residential units through consolidation of units, or demolition and redevelopment of property
  - ii. Number of residential units may be reduced subject to Conditional Use Permit.
- d. Parking exemptions
  - i. Any individual retail unit less than 5,500 square feet is exempt from parking requirements in the Community Core and Tourist zone districts
  - ii. No parking is required for the first 5,500 square feet of office space within the Community Core and Tourist zone districts
- e. Type, Amount, and Location of Uses in Certain Areas
  - i. Properties on the south side of River Street adjacent to the downtown are subject to the use requirements of the CC-2 zone district. Single Family dwelling units are no longer permitted.
  - ii. Ground floor residential with street frontage is not permitted in developments on certain properties in the downtown shown on the image below.



- iii. For developments in the CC-1, CC-2 and portions of the Tourist zone district must meet the following:
  - 1. For mixed-use developments, 55% of the ground floor must be commercial
  - 2. Individual residential units cannot exceed 3,000 square feet
  - 3. Community housing units are not permitted within basements
  - 4. Number of parking spaces cannot exceed the minimum required unless for public parking
- iv. Exceptions to the requirements above can be made through a conditional use permit
- 2. The ordinance would apply to all applications for development not deemed complete by the effective date of the ordinance. Pre-application Design Review applications that do not have a Design Review Application deemed complete prior to the effective date of the ordinance are subject to the requirements above.



City of Ketchum

**ATTACHMENT D:**  
**Full Text – Draft Ordinance**  
**1234**

## **ORDINANCE 1234**

**AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.**

**WHEREAS**, Idaho Code Section 67-6524 authorizes local jurisdictions to enact interim ordinances, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance; and

**WHEREAS**, the State of Idaho and the Idaho Housing and Finance Association has stated that access to workforce housing has become a statewide challenge impacting urban, rural, and resort communities, resulting in a proposal for a state-led gap financing program for development of workforce housing; and

**WHEREAS**, the 2014 Ketchum Comprehensive Plan identifies ten core values vital to the City's ability to achieve its vision including 1) A Strong and Diverse Economy, 2) Vibrant Downtown, and 4) A Variety of Housing Options; and

**WHEREAS**, the City of Ketchum (the "City") is experiencing a significant population increase and a severe shortage of housing for the local workforce at all income levels which is threatening the livelihood and straining the resources of the City, its citizens, and its businesses; and

**WHEREAS**, businesses in Ketchum have been forced to reduce operating hours in the past two years due to lack of workforce; and

**WHEREAS**, the City's average annual population growth rate is approximately 1%, however, the population of the City increased 25% from 2019 to 2020; and

**WHEREAS**, the City collects housing specific data and is developing a Housing Action Plan to address the immediate need for more housing in the City; and

**WHEREAS**, the City lost 475 long-term rental and ownership housing units from 2000 to 2019; and

**WHEREAS**, in addition to the 475 housing units lost, the Housing Action Plan Summary and Findings identify the need to build, convert, or stabilize between 65 and 100 housing units annually in the City to ensure adequate housing for the City's workforce and support the dynamic demands of a resort community economy; and

**WHEREAS**, from 1990 to 2009, approximately 290 units were constructed for an average of 15 units per year. From 2010 to 2020, only 92 units were constructed for an average of 9 units per year, a significant decrease from previous years; and

**WHEREAS**, the City is experiencing an increase in the redevelopment of property as more than half of the City's housing stock was built before 1980 and there are a limited number of vacant properties within city limits; and

**WHEREAS**, development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development; and

**WHEREAS**, staff presented options for addressing housing issues to the Planning and Zoning Commission at a special meeting on February 15, 2022. At that meeting, the Planning and Zoning Commission directed staff to prepare a draft emergency ordinance reflecting proposed changes for review; and

**WHEREAS**, the Planning and Zoning Commission met on March 8, 2022, and March 29, 2022, to discuss the draft emergency ordinance and obtain public input related to the proposed changes and recommended on March 29, 2022, the emergency ordinance be adopted by City Council; and

**WHEREAS**, the City Council met on April 18, 2022, to review the draft emergency ordinance and recommendation from the Planning and Zoning Commission. At said meeting, the City Council declined to approve the emergency ordinance as presented and directed staff to conduct additional community engagement and prepare an interim ordinance reflecting additional feedback from the community; and

**WHEREAS**, the City conducted a community workshop to gather additional feedback on the proposed changes June 28, 2022, attended by members of the City Council, Planning and Zoning Commission, and the public. Said workshop was followed by a community survey requesting feedback on the same topic; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on *[insert date]* to review this interim ordinance, as prepared by staff, reflecting significant feedback from the community; and

**WHEREAS**, the Planning and Zoning Commission recommended approval of this interim ordinance at their regular meeting on *[insert date]*; and

**WHEREAS**, the City Council held a public hearing on *[insert date]* to review the interim ordinance, information from staff, and recommendations from the Planning and Zoning Commission; and

**WHEREAS,** The City Council held [*insert number of readings*] readings of the interim ordinance on [*insert dates of hearings*] resulting in approval of this interim ordinance; and

**WHEREAS,** the Planning and Zoning Commission hearings and City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

**WHEREAS,** the provisions of this ordinance are temporary in nature and shall expire three hundred and sixty five (365) days after the adoption of this interim ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM, IDAHO:**

**Section 1.** The following interim regulations and standards apply to any Building Permit, Pre-Application Design Review, Design Review, Subdivision, or Conditional Use Permit application deemed complete after the effective date of this Ordinance filed pursuant to Title 16 - Subdivision Regulations and Title 17 - Zoning Regulations. Pre-application Design Review applications deemed complete prior to the effective date of this ordinance, that do not have a subsequent Design Review application deemed complete, are subject to the provisions contain herein. Wherever any provision in Title 16 or Title 17 or any other ordinance, rule or regulation of any kind contain standards covering the same subject matter, the standards of this Ordinance shall apply.

**Section 2.** All zoning districts referenced in this ordinance are pursuant to Ketchum Municipal Code (the “KMC”) Chapter 17.18 – *Zoning Districts* and abbreviated as referenced. All terms in this ordinance are defined in Section 17.08.020 – *Terms Defined* and 16.04.020-*Definitions* of the KMC with the addition of the following:

- A. Consolidation – the action or process of combining more than one lot or unit into a single lot or unit.
- B. Residential Density – the number of dwelling units per square feet of lot area.

**Section 3.** There shall now be minimum residential densities for new development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC zone district and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts as follows:

Zone District	Minimum Residential Density Required (units/SF)			
CC Subdistricts 1 and 2	100% Residential Development 7 / 5,500			
	Mixed Use Development			
	≤ 30% Commercial  4 / 5,500	31-60% Commercial  3 / 5,500	61-80% Commercial  2 / 5,500	≥ 80% Commercial  No Minimum except when residential units are provided,

				there shall be a minimum of 2 units
T	100% Residential Development 7 / 10,000			
	≤ 30% Commercial  4 / 10,000	31-60% Commercial  3 / 10,000	61-80% Commercial  2 / 10,000	≥ 80% Commercial  No Minimum except when residential units are provided, there shall be a minimum of 2 units
T-3000	4 / 10,000			
T-4000	8 / 10,000			
GR-H	8 / 10,000			

- A. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – *District Use Matrix* under the categories of “Commercial” or “Public and Institutional”.
- B. Percent commercial shall be calculated by dividing the total commercial square footage by the Gross Floor Area for the project.
- C. Total commercial square footage shall be calculated using the total area of commercial uses on all floors in a building or portion of a building measured from the interior walls, excluding:
- a. Common areas
  - b. Mechanical and maintenance equipment rooms
  - c. Parking areas and/or garages
  - d. Public areas
- D. Minimum densities identified in Section 4 may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 4.** There shall now be standards for the consolidation of lots. Additionally, there shall be a specific application type, process, and additional standards for the review and approval of the consolidation of lots as follows:

- A. Consolidation of lots within the City shall be permitted in certain zone districts as follows:

Zone District	Consolidation of Lots
CC - Subdistricts 1 and 2	Permitted subject to additional standards
T	Permitted subject to additional standards
T-3000	Permitted subject to additional standards
T-4000	Permitted subject to additional standards



GR-H	Permitted subject to additional standards
GR-L	Permitted subject to waiver
LR, LR-1, and LR-2	Permitted subject to waiver
STO-1, STO-4, and STO-H	Permitted subject to waiver
LI, LI-2, and LI-3	Permitted subject to additional standards
RU and AF	Permitted subject to additional standards

*\*Additional Standards are outlined in Subsection F. The waiver process is as outlined in KMC Section 16.04.130.*

- B. The definition of “Readjustment of Lot Lines” in KMC Section 16.04.020 - *Definitions*, also known as Lot Line Shifts, shall no longer include the “removal of lot lines”.
- C. Consolidation of lots may only be considered pursuant to the requirements and standards of KMC Section 16.04.030 – *Procedure for Subdivision Approval*.
- D. All preliminary plat applications for consolidation of lots shall only be considered when submitted concurrently with a building permit application or land use development application as applicable.
- E. The final plat for consolidation of lots shall not be signed by the City Clerk and recorded until the proposed development has received one or both of the following as applicable:
  - 1. A certificate of occupancy issued by the City of Ketchum; and
  - 2. Completion of all design review elements as approved by the Planning and Zoning Administrator.
- F. In addition to KMC Section 16.04.040, all preliminary plat applications for consolidation of lots shall comply with the following criteria:
  - 1. The preliminary plat application is in conformance with all applicable building permit and land use development approvals.
  - 2. The preliminary plat application is in conformance with all applicable Zoning Regulations contained within Title 17 – Zoning Regulations.
  - 3. The preliminary plat application is found to be in conformance with the comprehensive plan in effect at the time the application was deemed complete.

**Section 5.** No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property as of the effective date of this ordinance. The following standards apply to all properties within the City:

- A. Development of property, in any zone district, may not result in the net loss of dwelling units.
- B. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in the KMC such as, but not limited to, “dwelling, one family”, “dwelling, multi-family”, “dwelling unit, accessory”, and “work/live unit”.
- C. No demolition permit shall be issued for any structure until a building permit application for a replacement project on the property and required fees have been accepted by the City and deemed complete.

- D. Reduction in number of residential units may be permitted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission prior to submittal of a demolition permit application.
- E. In the event of imminent and substantial danger to the health or safety of the public due to neglect or condemnation of the building as determined by the building official or his/her designee, a building may be demolished prior to redevelopment pursuant to the requirements of KMC Section 15.16.030. Prior to demolition of the structure(s), a development agreement shall be entered into between the owner of the property and the City of Ketchum stipulating the total number of units required at the time of development of the property. Said development agreement shall be recorded against the property with the office of the Blaine County, Idaho, Clerk and Recorder.

**Section 6.** There shall be no parking required for individual retail spaces of 5,500 square feet or less within the Community Core (CC) and Tourist (T) zoning districts.

**Section 7.** There shall be no parking required for the first 5,500 square feet of office space of a project within the Community Core and Tourist zone districts.

**Section 8.** New developments on properties within the Tourist zone district that include frontage along River Street from S Leadville Ave to S 2<sup>nd</sup> Ave, as shown in Exhibit A, shall be subject to the uses permitted and conditionally permitted and associated footnotes for the Community Core – Mixed Use subdistrict (CC-2) as outlined in KMC 17.12.020 – District Use Matrix.

**Section 9.** Properties within the Community Core – Mixed Use subdistrict (CC-2), as shown on Exhibit B, shall be subject to the following:

- A. Ground floor residential with street frontage is not permitted.

**Section 10.** Developments within the CC Subdistrict 1 and 2, T (Leadville to 2<sup>nd</sup> Ave fronting River Street) not exempt from Design Review are subject to the following standards:

- A. For mixed-use developments, a minimum of 55% of the gross square feet of the ground floor must be commercial use(s).
- B. Community housing units are not permitted within basements.
- C. Individual residential dwelling units cannot exceed a total square footage of 3,000 square feet. Total square footage shall be calculated as the total area of residential space within a single residential unit measured from the interior walls. For residential units with multiple floors, staircases and elevators shall be included in the calculation on the first level of the residential unit only.
- D. Developments shall not provide a total number of parking spaces above the minimum parking requirements per KMC 17.125.040 – *Off Street Parking and Loading Calculations*, unless the additional parking spaces are designated for public parking use only.

**Section 11.** Requirements outlined in Sections 9 and 10 of this ordinance may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

**Section 12.** All development, not exempt from Design Review pursuant to KMC Section 17.96.010, shall meet the following additional criteria:

A. The design and uses of the development conform with the goals, policies, and objectives of the comprehensive plan.

**Section 13.** This ordinance shall be in full force and effect from and after its passage and approval and shall remain in effect for a period not to exceed three hundred and sixty-five (365) days from its effective date, pursuant to Idaho Code Section 67-6524.

**Section 14. SAVINGS AND SEVERABILITY CLAUSE:** It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 15. REPEALER CLAUSE:** All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

**Section 16. PUBLICATION:** This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A" shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

**Section 17. EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED BY THE CITY COUNCIL and APPROVED by the MAYOR OF KETCHUM IDAHO, on this \_\_\_ day of \_\_\_ 2022.

APPROVED:

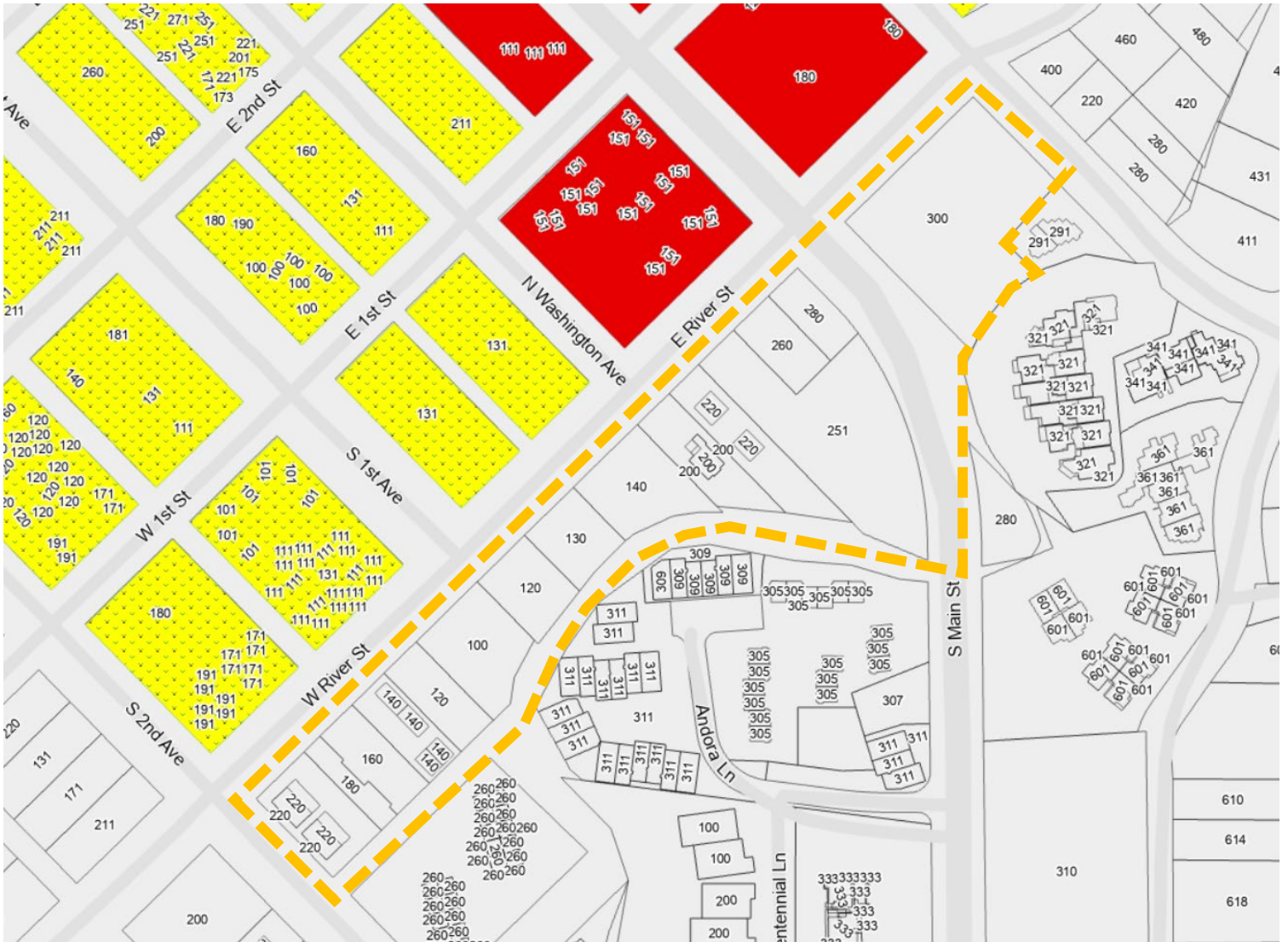
\_\_\_\_\_  
Neil Bradshaw, Mayor

ATTEST:

\_\_\_\_\_  
Lisa Enourato, Interim City Clerk

# Interim Ordinance 1234

## Exhibit A



### Community Core Subdistricts



1-Retail Core



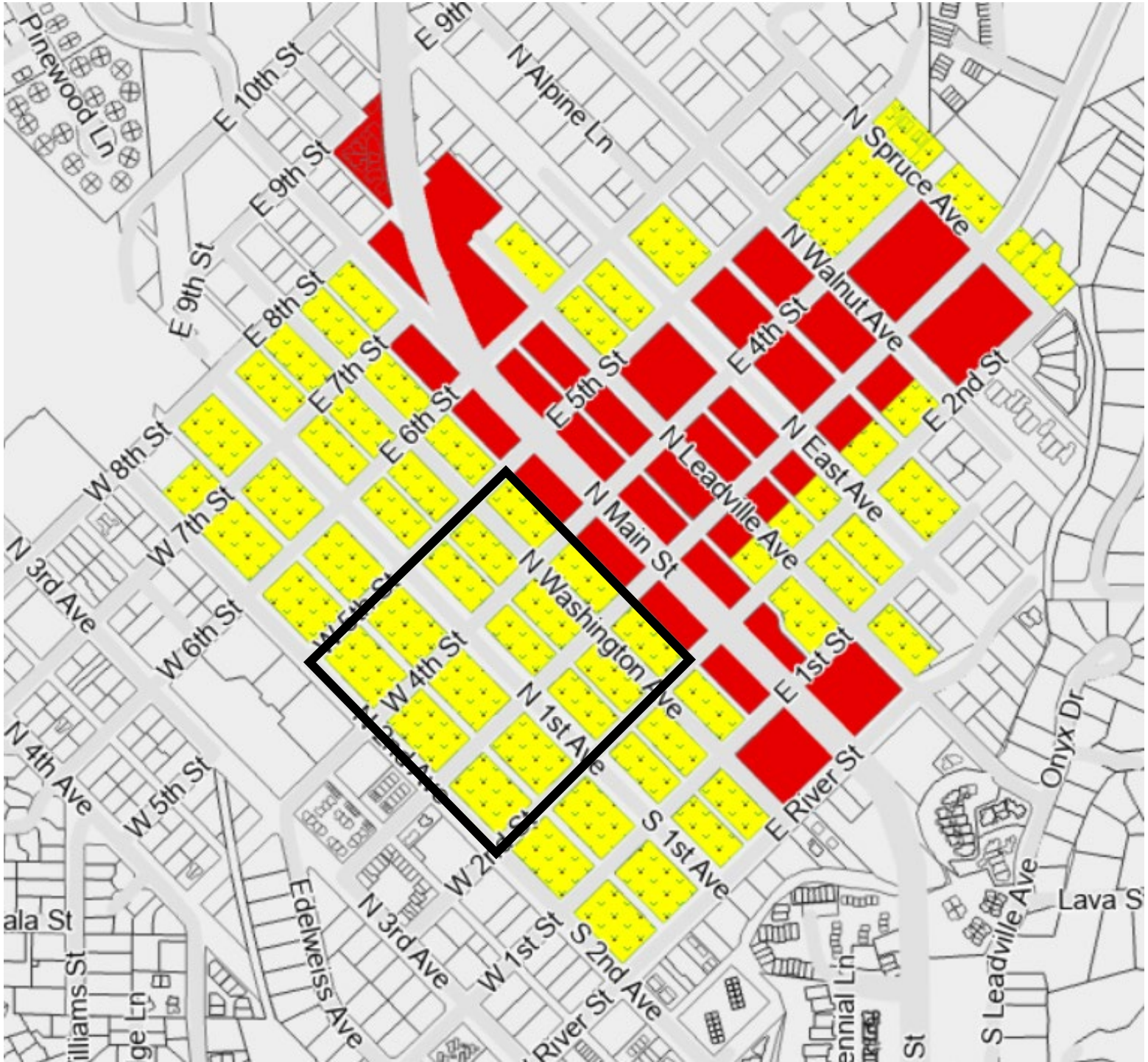
Permitted Uses to Match Mixed Use Subdistrict



2- Mixed Use

# Interim Ordinance 1234

## Exhibit B



### Community Core Subdistricts



1-Retail Core



Ground Floor Residential with Street Frontage not permitted



2- Mixed Use



City of Ketchum

## ATTACHMENT E:

Love Schack Development  
Study, Density Study by Zone  
District, Comprehensive Plan  
Comparison, Development  
Scenarios

# How Parking Influences Development & Density, in Ketchum, Idaho.

Love Schack Architecture, P.C.  
[www.loveschackarchitecture.com](http://www.loveschackarchitecture.com)

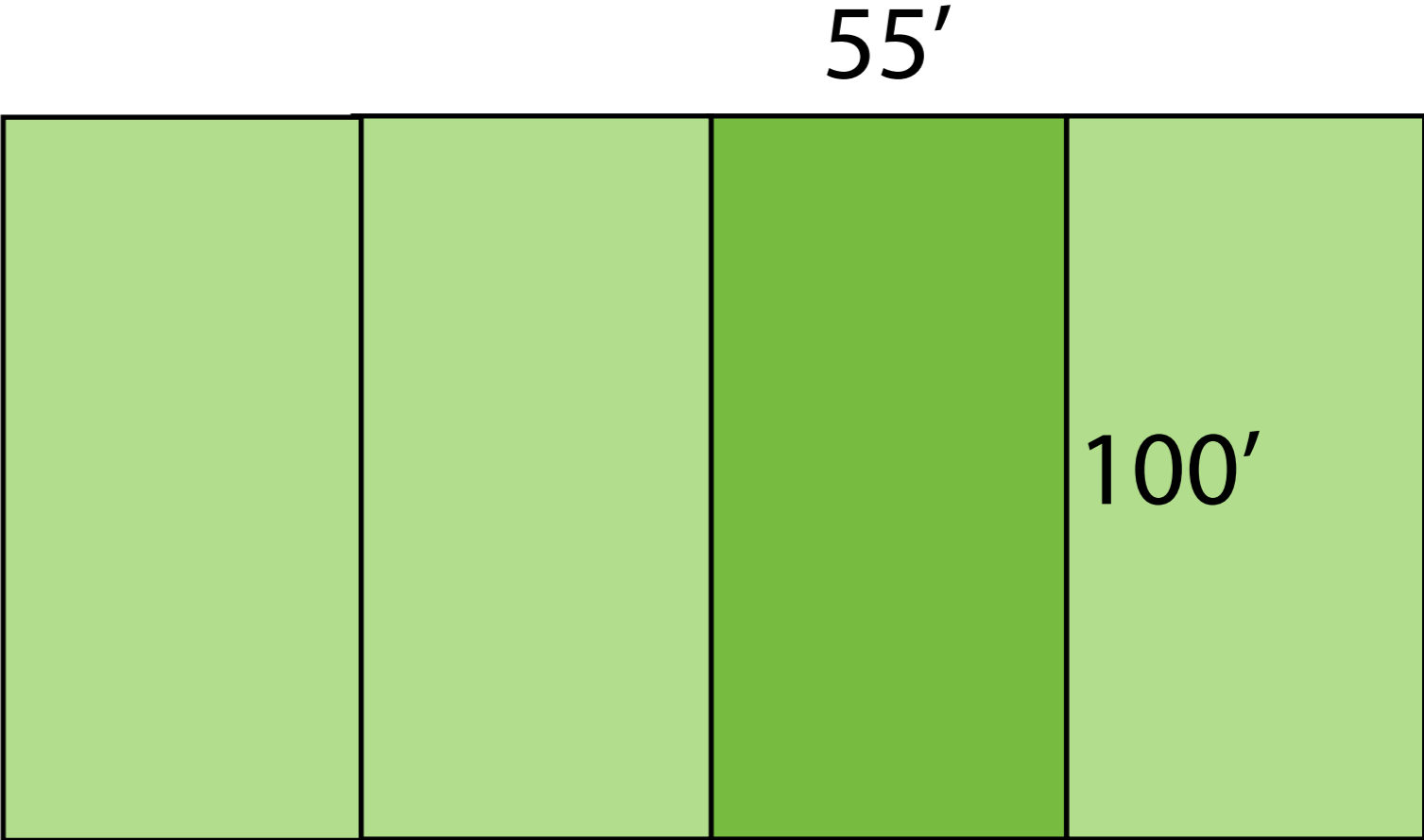


City of **Ketchum**



LOVE | SCHACK  
ARCHITECTURE

Typical Property within the  
Community Core is  
55' x 100', or 5500 sqft area.



City of **Ketchum**



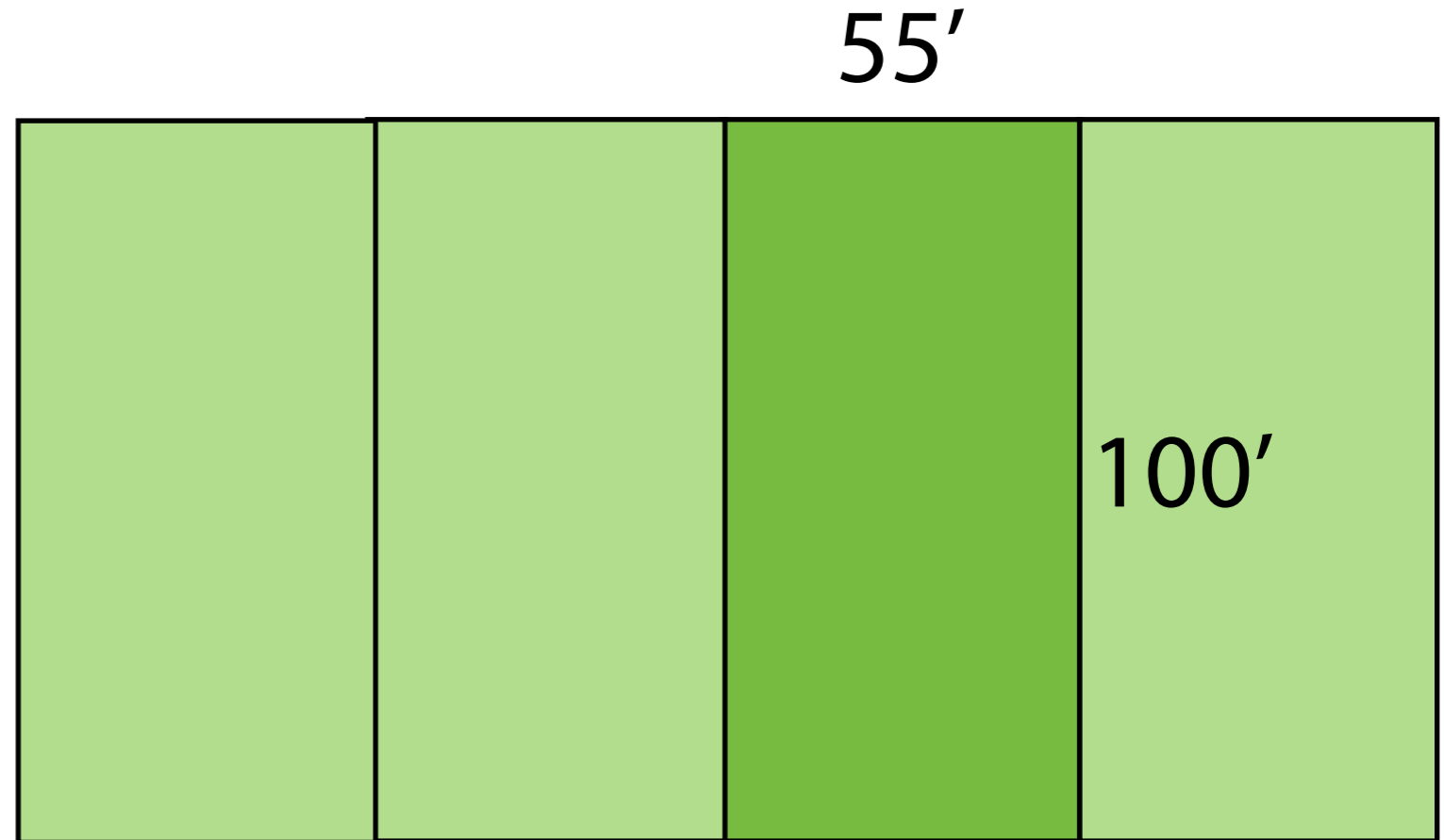
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ARCHITECTURE



**What is the development potential?**

In addition to local parking requirements, how do other components of Local Zoning and National Building Code impact the allowable density and viability of development?

**What are the opportunities?**



**City of Ketchum**



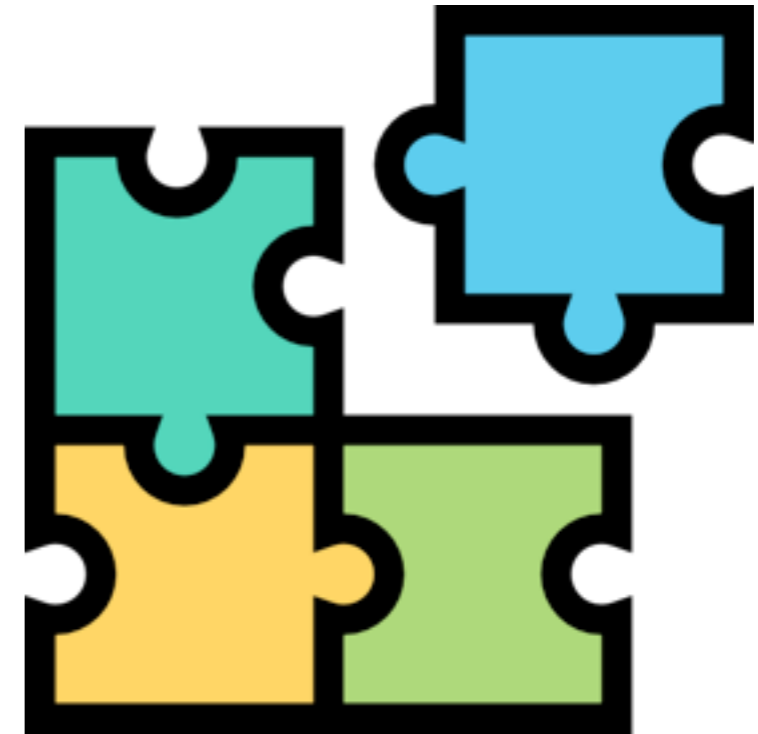
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ARCHITECTURE

## Approach :

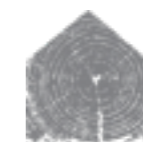
Code Review and Zoning Analysis with guidelines provided by the Ketchum Planning Department to objectively determine the maximum development potential. Five prototypes were developed.

## Zoning Considerations :

- **Minimum Parking Requirements**
- **Density Bonuses for Community Housing**
- Lot Sizes
- Allowed Uses
- Setbacks
- Maximum Height



City of **Ketchum**



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ARCHITECTURE

## Building Code, IBC 2012

### Underground Parking Car Ramp Requirements Egress & Life Safety

Construction Type

Building Use & Occupancy

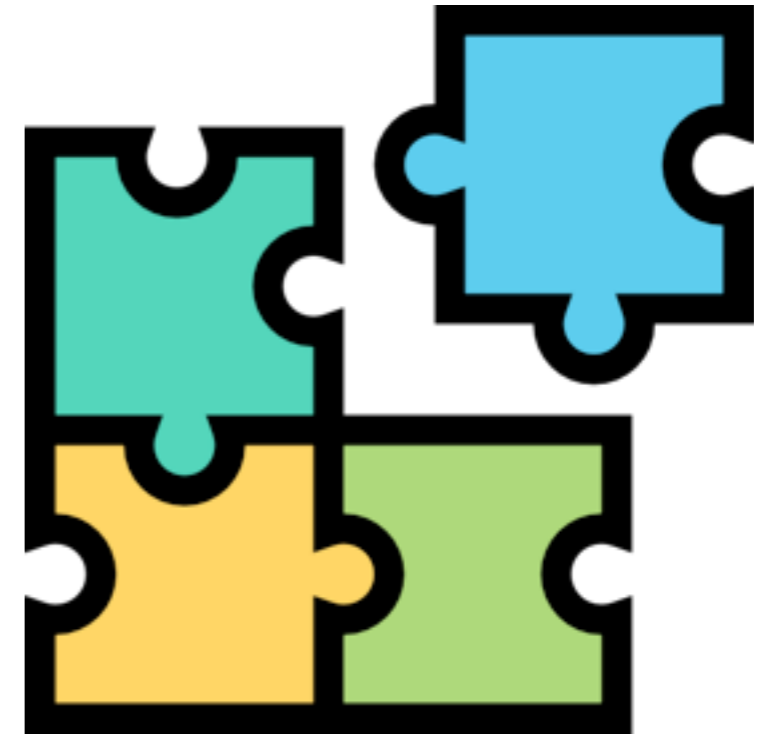
Allowed Footprint/Maximum Stories

Fire Sprinkler Requirements

Fire Rating for Exterior Walls & Allowed Adjacencies

Requirement of ADA Units

Requirement of ADA Parking Spaces



City of **Ketchum**



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ARCHITECTURE

# Existing

based on *cumulative sq.ft.* of each use

**residential** = 1 car/1500 sq.ft.

**commercial** = varies:

- 1 car/100 sq.ft. of assembly in restaurants
- 1 car/500 sq.ft. of retail



\* 4 on-street parking places are credited for commercial use, after 4 spaces provided on-site

0 parking req'd for CH



# Proposed

**residential** = based on ranges of sq.ft., parking spaces are required per unit

**commercial** = varies:

- 1 car/1000 sq.ft. generally
- all restaurants exempt
- first 5,500 sq.ft. of retail exempt

\*note: on-street parking credit remains available for developments providing on-site parking

0 parking req'd for ground level retail, up to 5,500 sq.ft., and restaurant

0 parking req'd for CH

0 parking req'd for small residential units

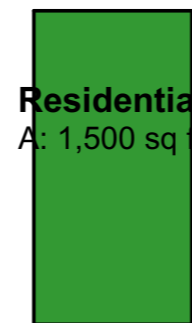
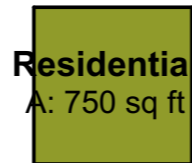
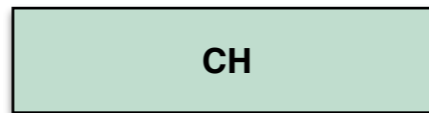
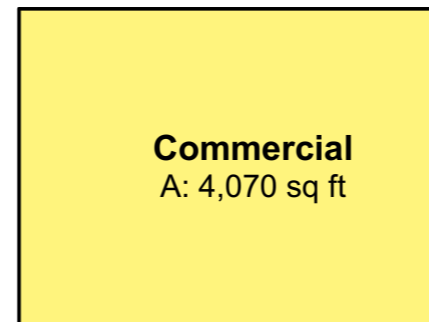
<750 sqft



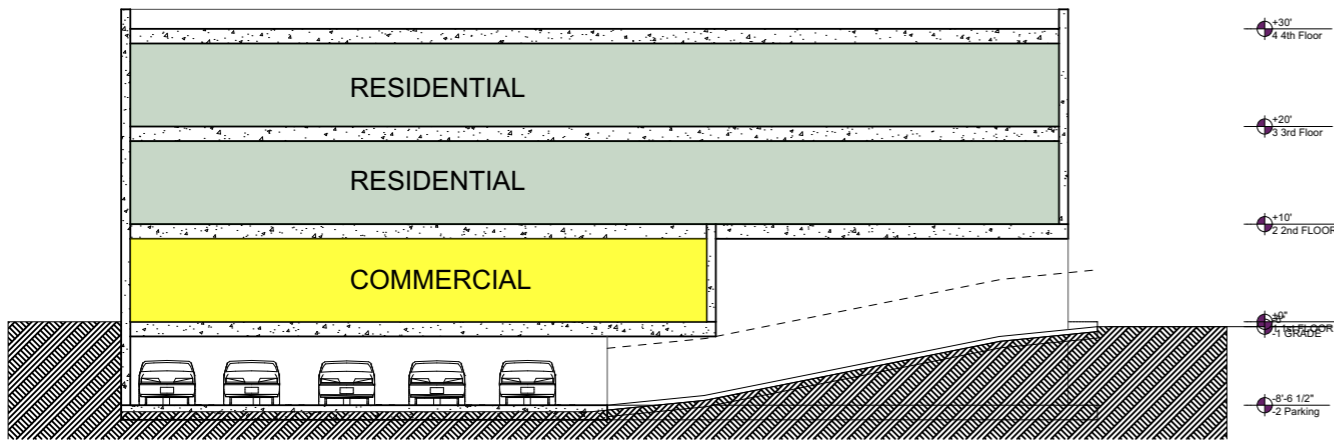
750-1500 sqft



1500+ sqft



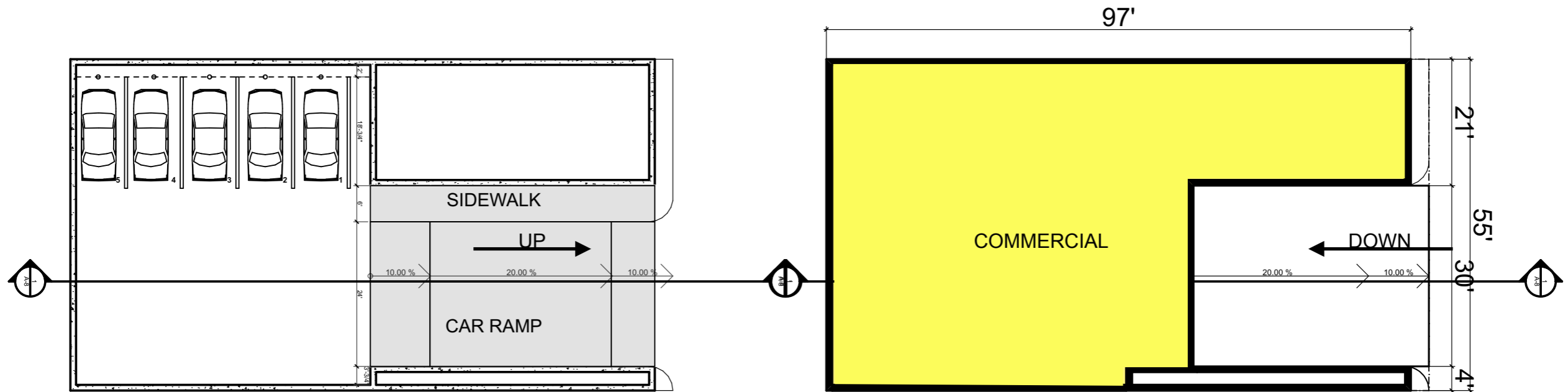
# Underground parking $\neq$ a solution for 1 lot



1 Building Section  
SCALE: 1/16" = 1'-0"

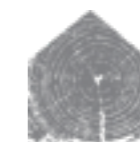


*\*based on minimum head heights allowed by code, trucks and vans do not fit!*



7 A significant amount of ground level developable area is lost

City of **Ketchum**



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ARCHITECTURE

**FAR ( Floor Area Ratio ) =**  
developable square footage  
(floor area) compared to square  
footage of lot

When Community Housing (CH) is included in development, or when CH is met by payment-in-lieu of construction, a significant density bonus is added to the FAR.

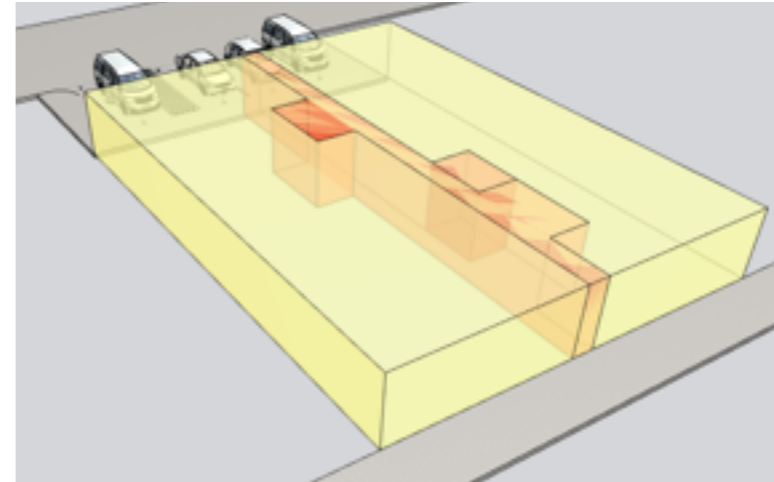
**Example:**

If a lot is 100' x 55' = 5500 sqft, including CH allows up to 12,375 sqft w/ an FAR of 2.25 to be developed

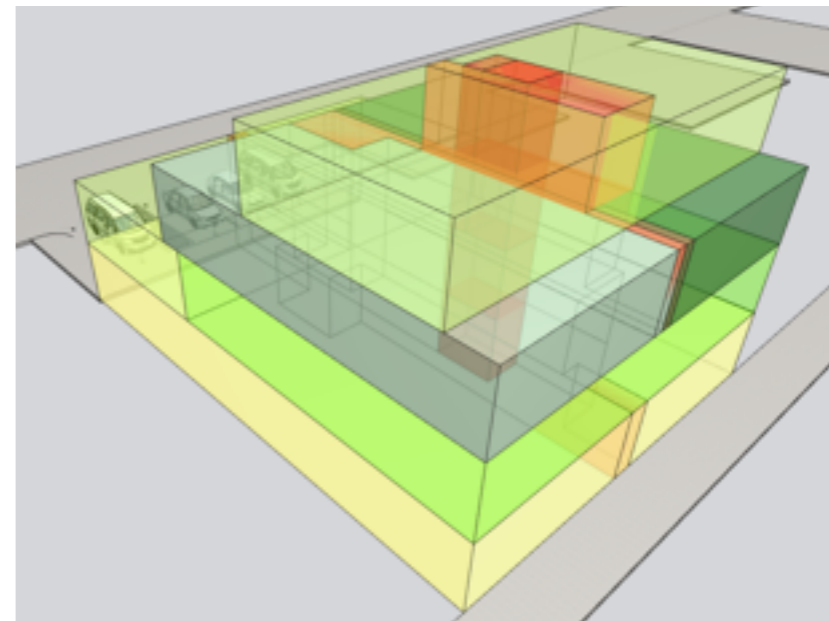
With an FAR of 2.25, 1375 sqft of CH is required, or a fee-in-lieu for 1,375 sq ft can be paid.

For the following development prototypes CH is included on site.

**FAR 1.0**



**FAR 2.25**



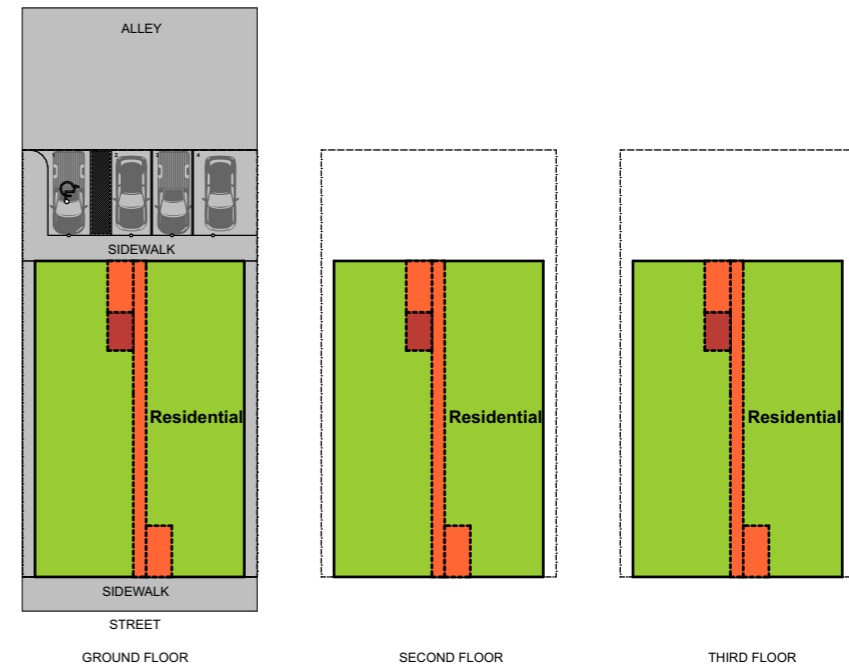
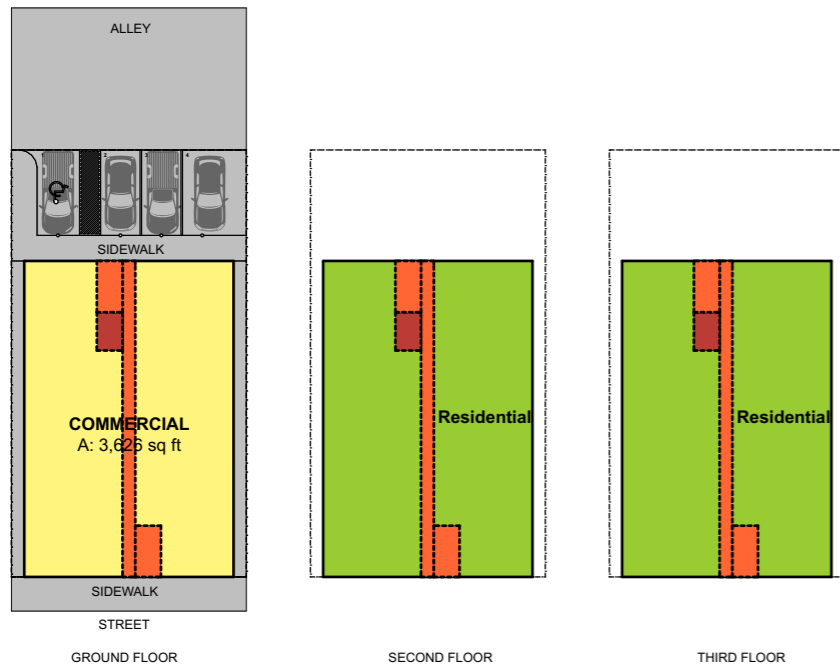
City of **Ketchum**


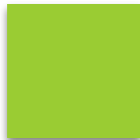


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ARCHITECTURE

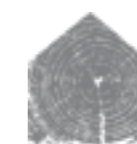
**Mixed Use** defined by ground floor being 100% commercial and upper floors residential.

**Residential Only** = all units residential.



 = COMMERCIAL USE  
 = RESIDENTIAL USE

City of **Ketchum**

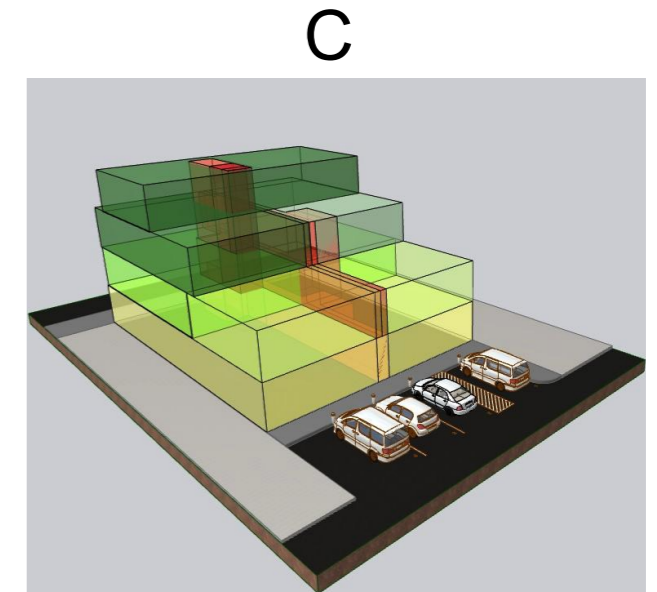
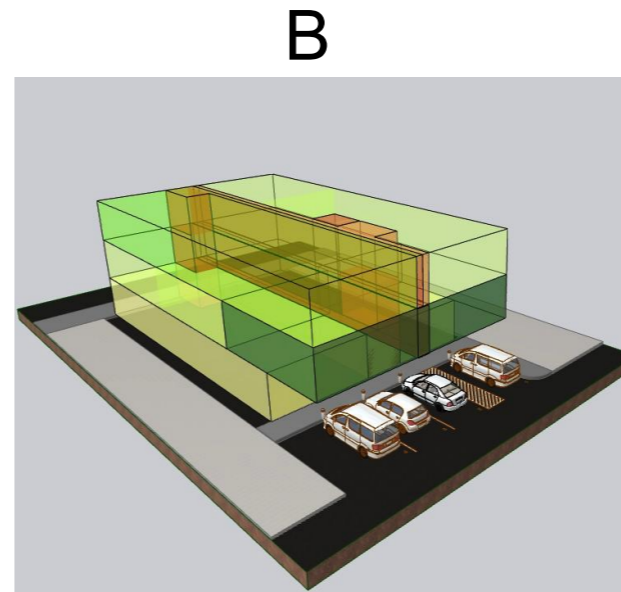
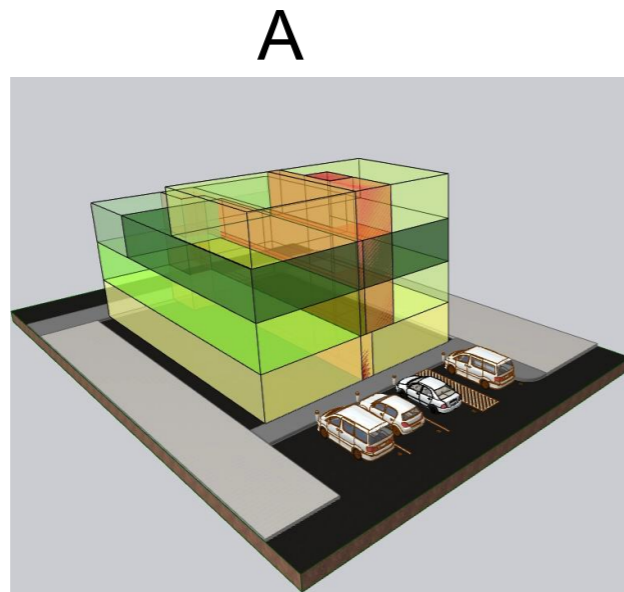


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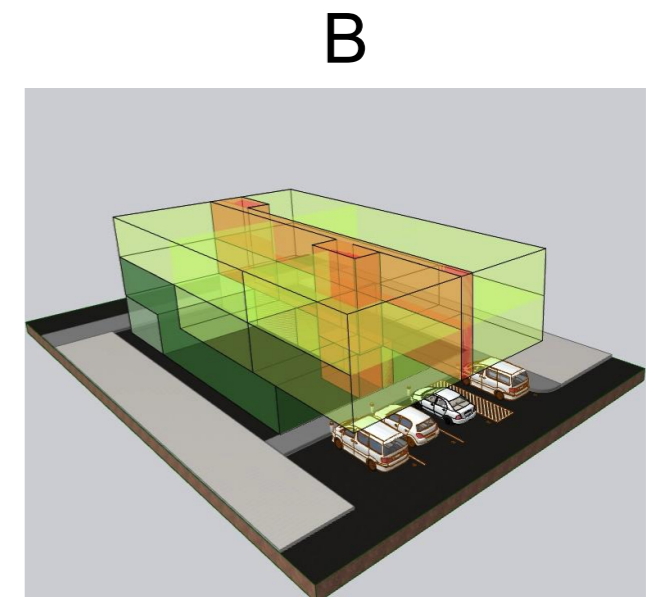
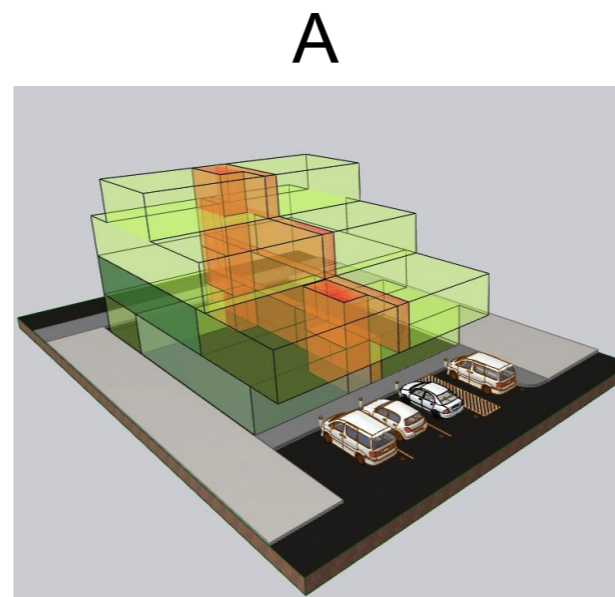
# Floor Area Ratio (FAR) Scenarios

All Scenarios are 2.25 FAR  
All Scenarios included the required 1,375 sq ft of CH on site.

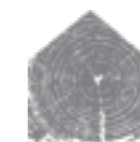
## MIXED USE OPTIONS



## RESIDENTIAL ONLY OPTIONS



*\*we did not consider all of the potential options, but considered options with different priorities, i.e. maximizing commercial sqft on the ground level or avoiding side setbacks, or maintaining a simple rectangular building vs. keeping the height low, all the while, maintaining the full build-out of 12,375 sqft to achieve the maximum FAR of 2.25*





# Mixed Use - Option A ( 12,375 sqft ) 2.25 FAR

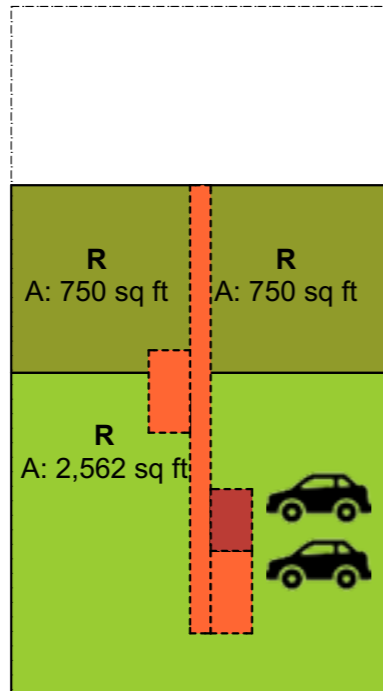
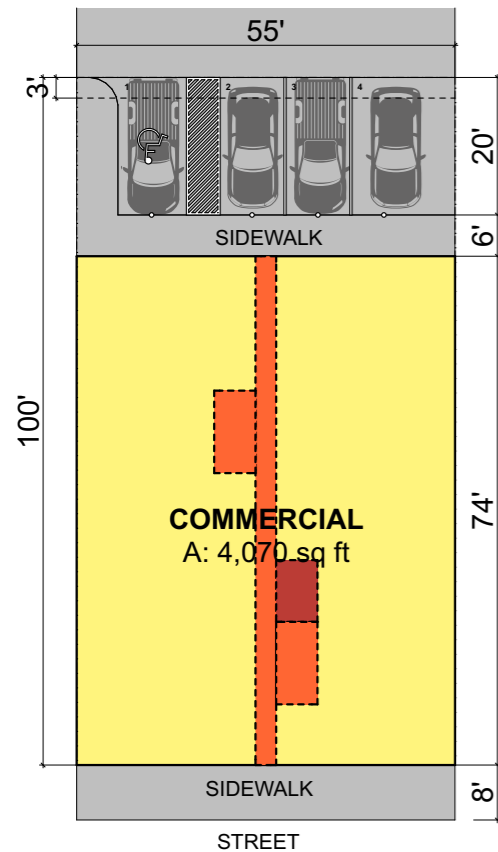
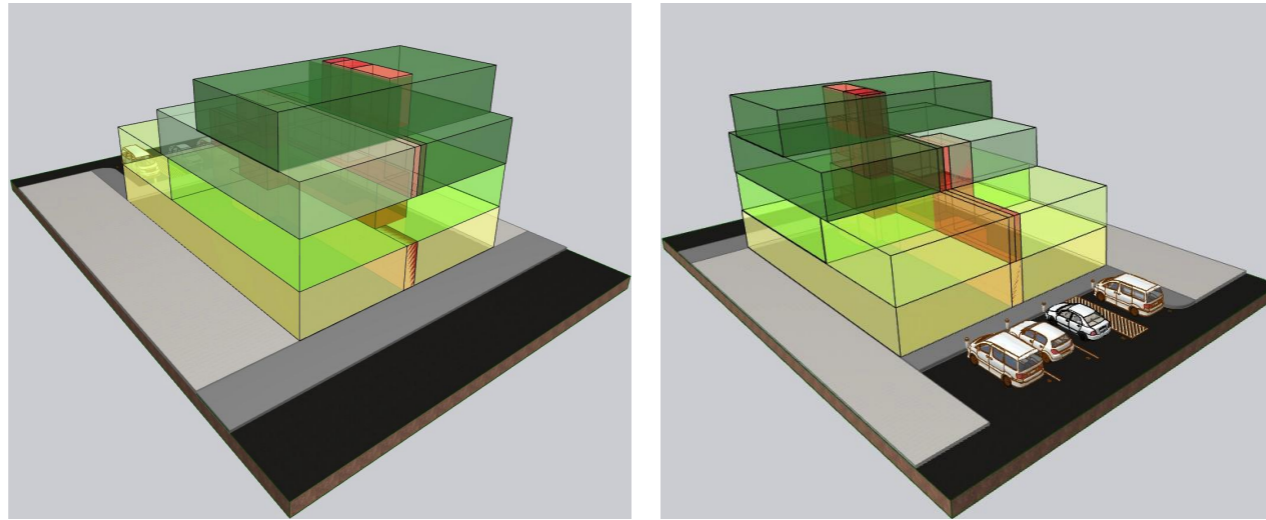
Community Core - Subdistrict A

Development Priority: Maximize commercial = no side setbacks

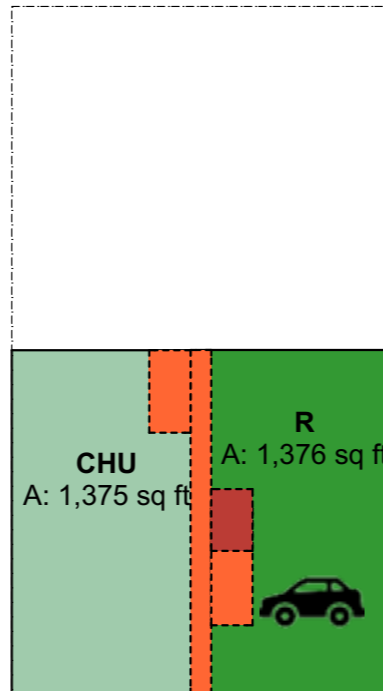
*\*all Mixed Use options require an elevator to reach ADA unit above ground floor*

*\*\*max of 4 units/floor by fire code*

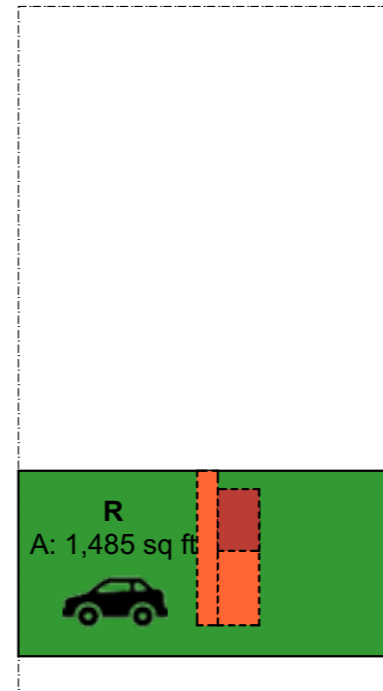
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

**Current On-Site Parking**  
Regs Require :  
13 total spaces, 9 after credit

**New On-Site Parking**  
Regs Require :  
4 spaces

# Mixed Use - Option B ( 12,375 sqft ) 2.25 FAR

Community Core - Subdistrict A

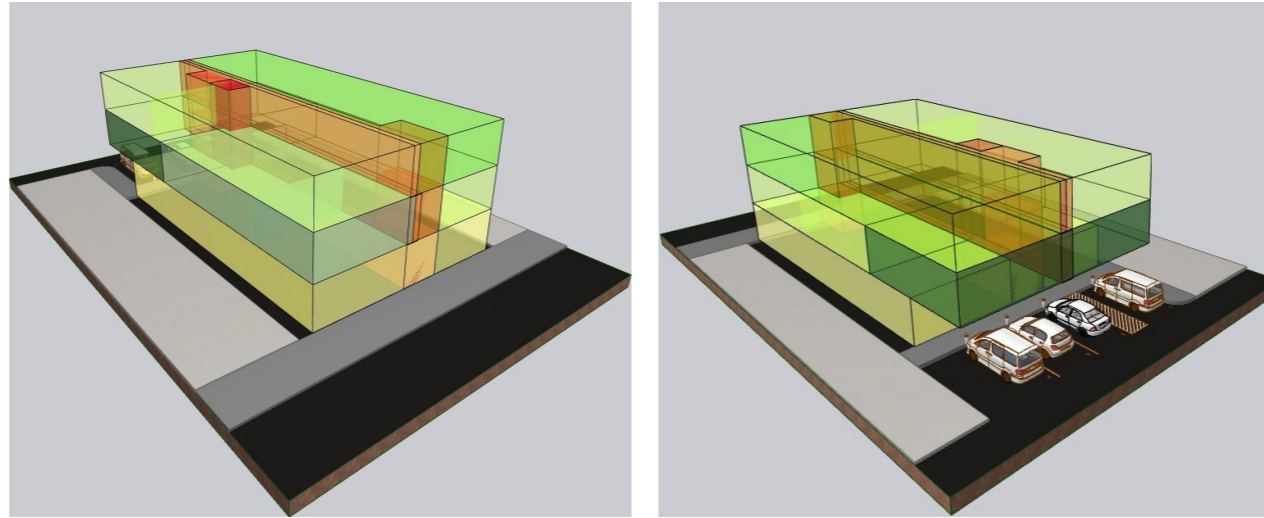
Development Priority = Maximize Residential, 3 stories only

*\*all Mixed Use options require an elevator to reach ADA unit above ground floor*

*\*\*requires 3' side setbacks per fire code*

*\*\*\*no limit on # of units/story*

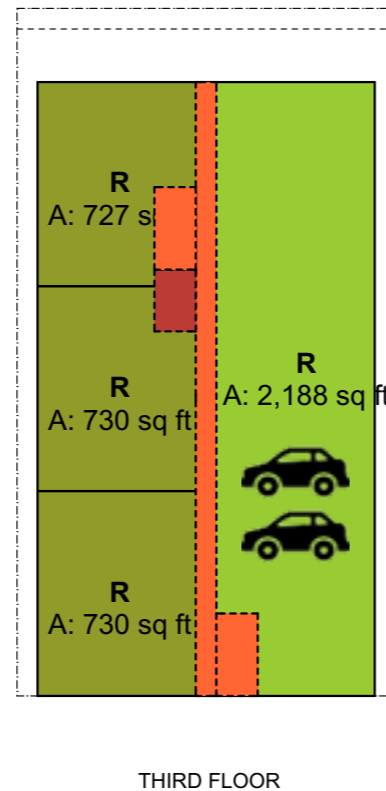
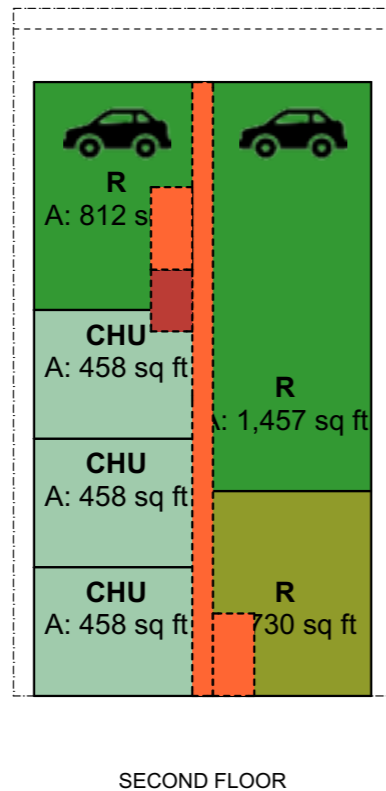
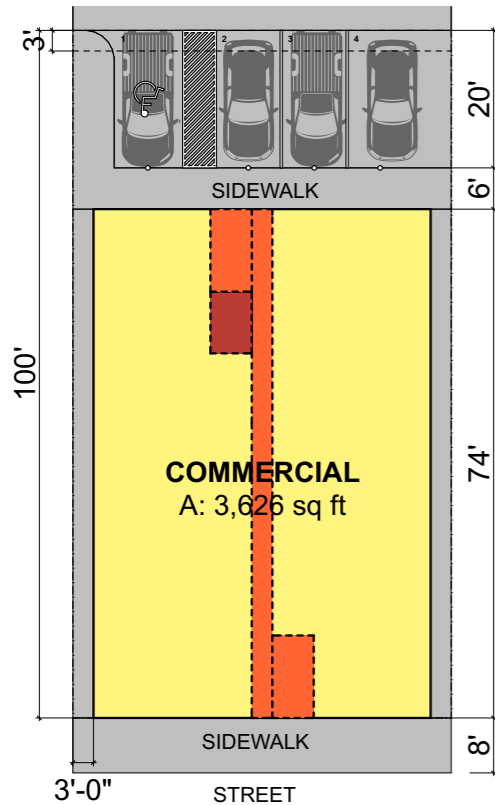
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



Current On-Site Parking  
Regs Require :  
12 spaces  
After Credit : 8



New On-Site Parking  
Regs Require :  
4 spaces



# Mixed Use - Option C ( 12,375 sqft ) 2.25 FAR

Community Core - Subdistrict A

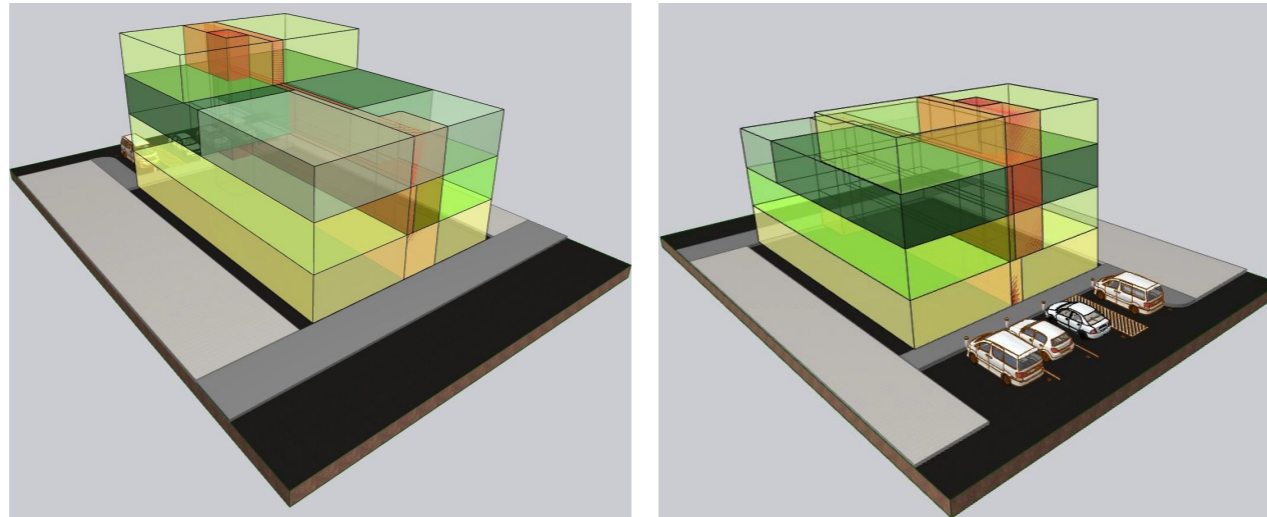
Development Priority = Maximize Residential, maintain simple rectangle (no overhang over parking)

*\*all Mixed Use options require an elevator to reach ADA unit above ground floor*

*\*\*requires 3' side setbacks per fire code*

*\*\*\*no limit on # of units/story*

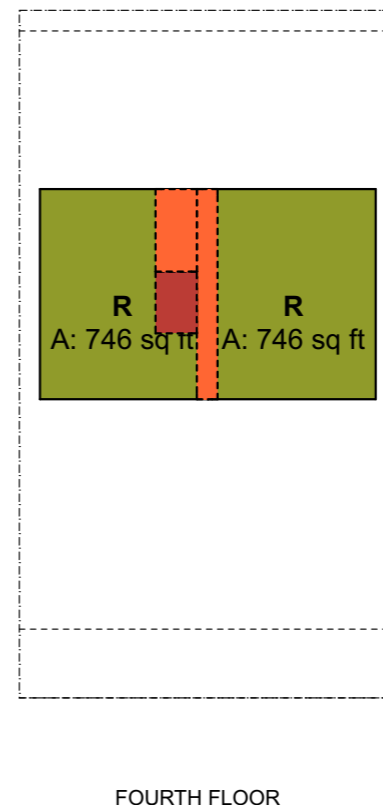
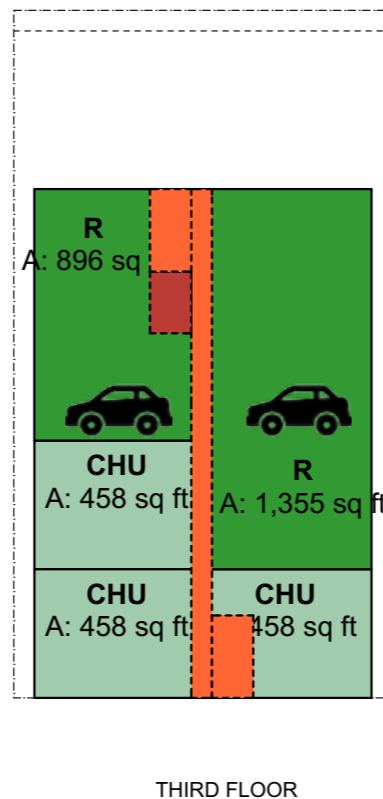
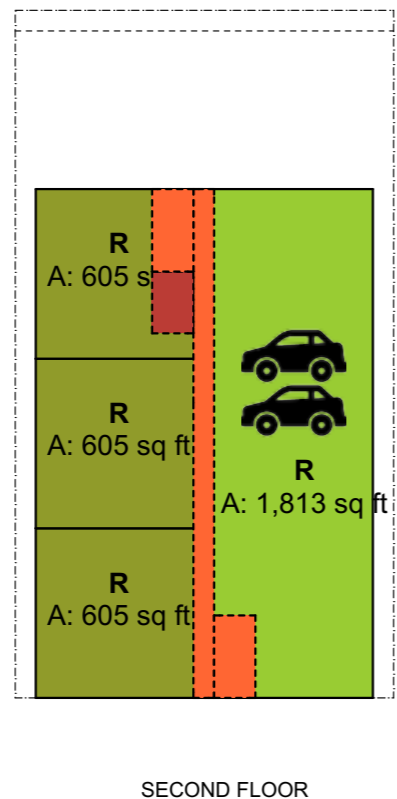
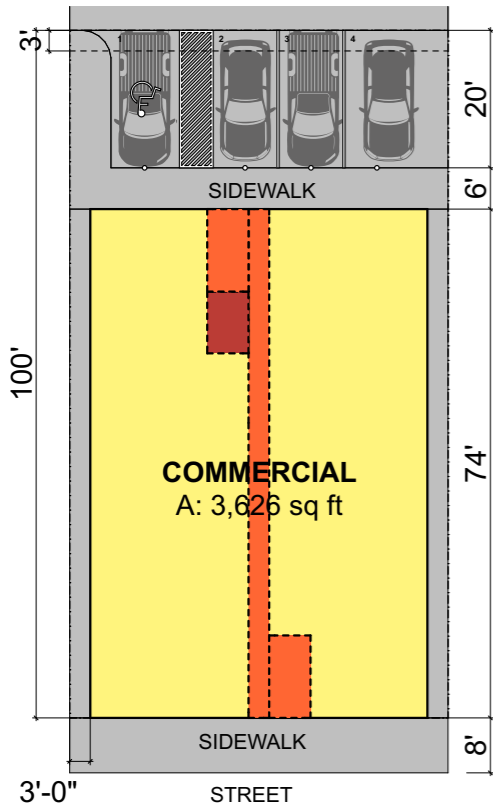
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



Current on-Site Parking  
Regs Require : 12 spaces  
After Credit : 8



New On-Site Parking  
Regs Require : 4 spaces



# Residential Only- Option A ( 12,375 sqft ) 2.25 FAR

Community Core - Subdistrict C

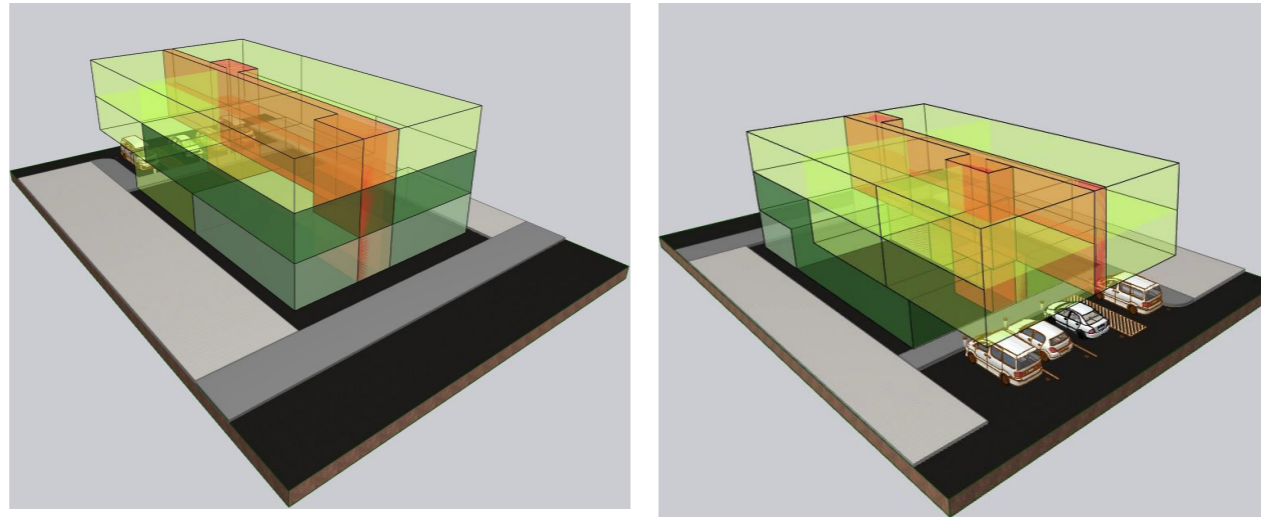
Development Priority = Maximize Residential

*\*Residential Only allows ADA unit on ground floor, no elevator required*

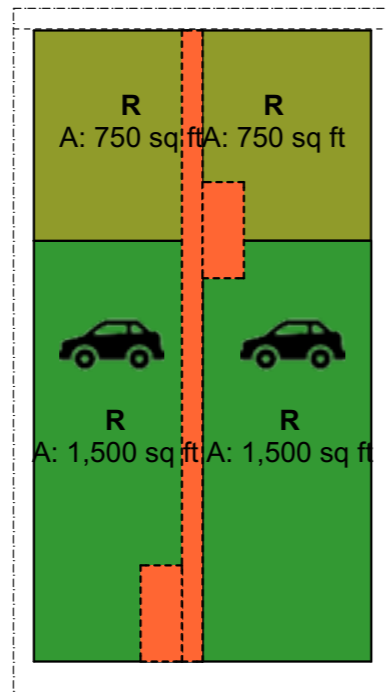
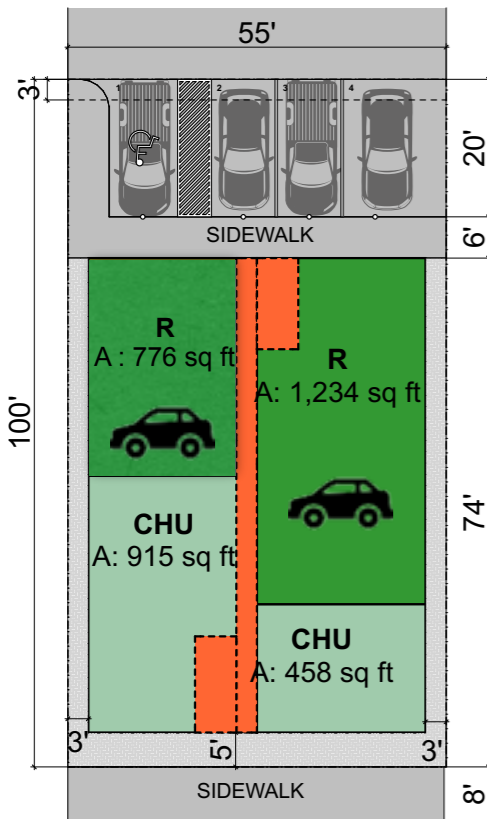
*\*\*requires 3' side setbacks per fire code*

*\*\*\*no limit on # of units/story*

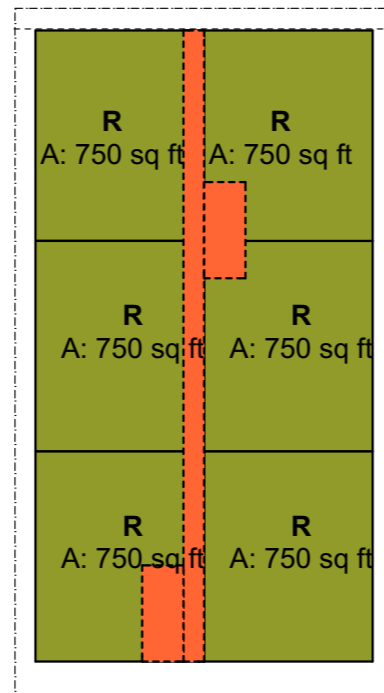
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



**Current On-Site Parking**  
Regs Require :  
7 spaces



SECOND FLOOR



THIRD FLOOR

**New On-Site Parking**  
Regs Require :  
4 spaces

# Residential only - Option B ( 12,375 sqft ) 2.25 FAR

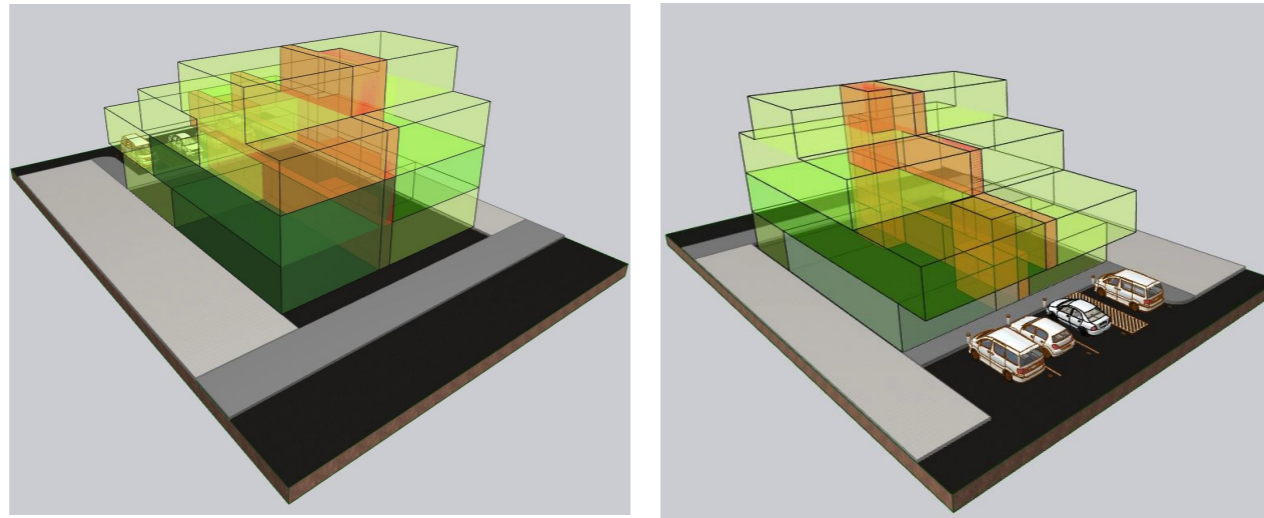
Community Core - Subdistrict C

Maximize Residential, with no side setbacks

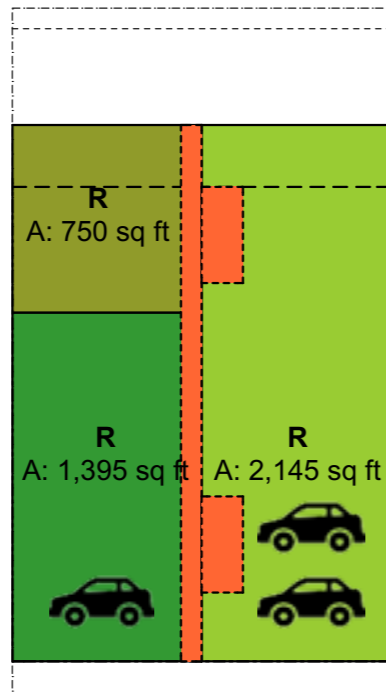
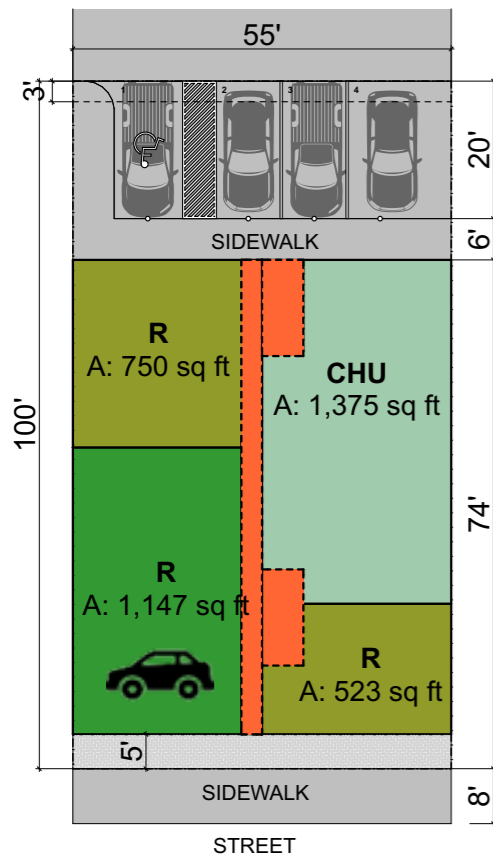
*\*Residential Only allows ADA unit on ground floor, no elevator required*

*\*\*max of 4 units/floor by fire code*

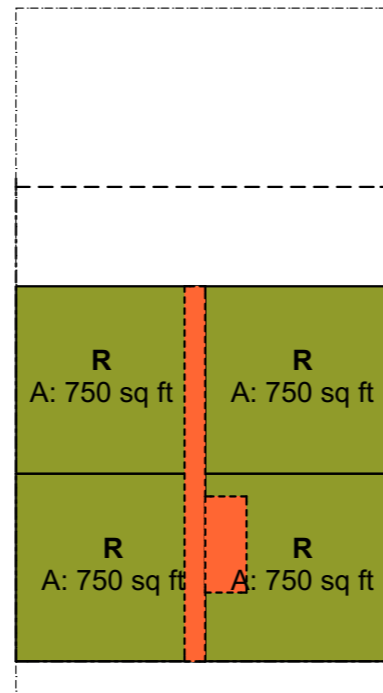
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



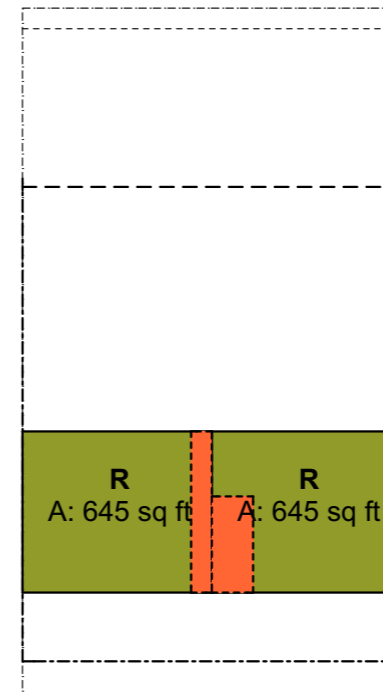
*Current On-Site  
Parking  
Regs Require :  
7 spaces*



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

*New On-Site  
Parking  
Regs Require :  
4 spaces*

# Summary

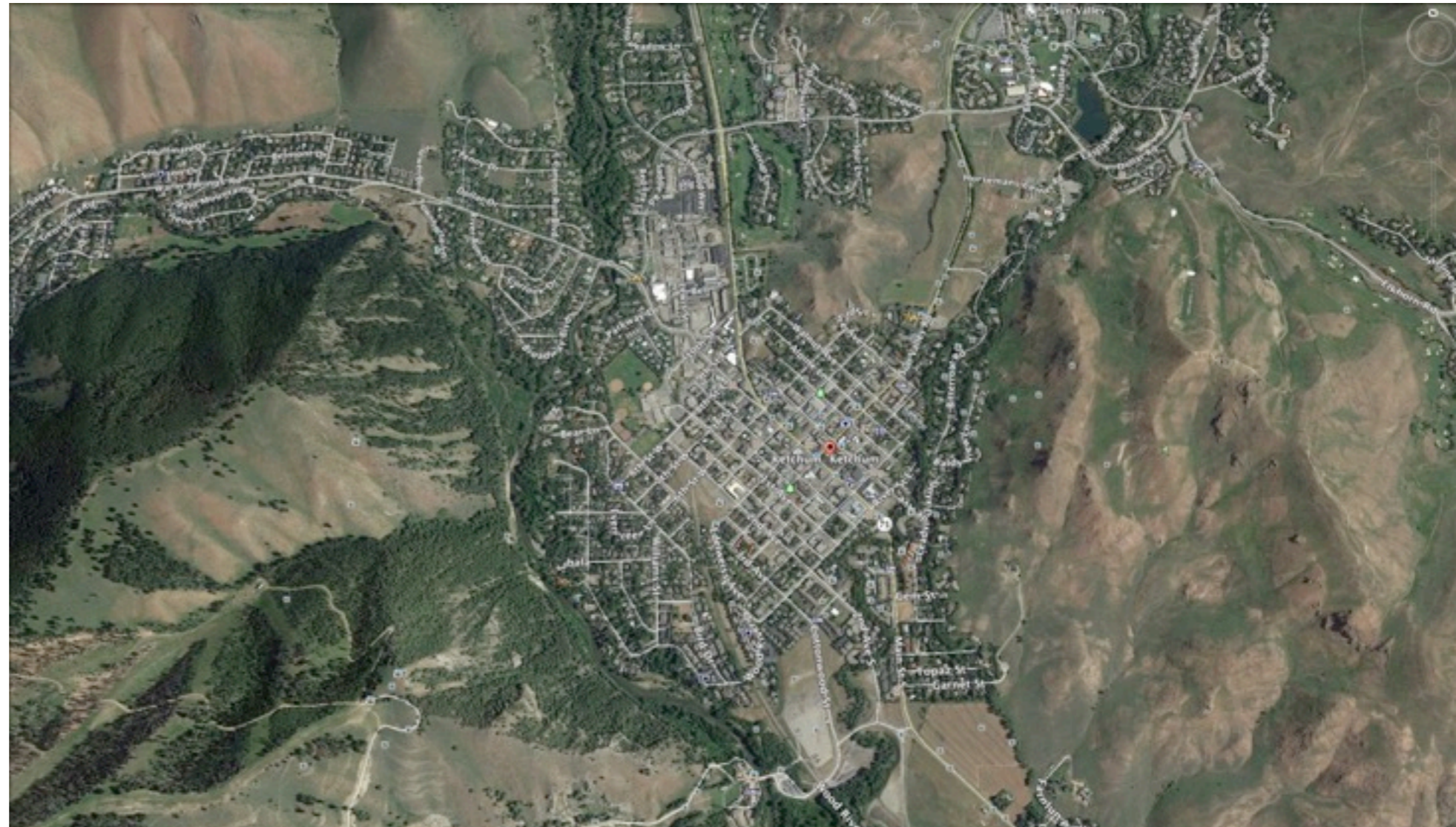
- Parking regulations do impact the density of development.
- The new parking regulations proposed by the City of Ketchum are less restrictive than the current parking regulations and enable full build-out of city lots.
- 5500 square foot lots are more developable under the proposed code.



City of **Ketchum**



LOVE | SCHACK  
ARCHITECTURE



## Contact

Lindsey Love & Lindsay Schack  
**Love Schack Architecture**  
offices in Bozeman, MT and Driggs, ID  
<http://loveschackarchitecture.com/>  
phone : 406.282.4277  
email : [info@loveschack.com](mailto:info@loveschack.com)

Thank you  
**City of Ketchum**



**LOVE | SCHACK**  
ARCHITECTURE

**DENSITY COMPARISON BY ZONE DISTRICT - CITY OF KETCHUM DEVELOPMENT**

			Density	
Community Core	# of projects	Total # of units	Per Townsite Lot	
100% Residential Projects	5	55	Average	11
	<i>*37 units came from 2 projects</i>		Median	7

			Density	
Mixed Use Projects	# of projects	Total # of units	Per Townsite Lot	
	6	42	Average	4
			Median	4

			Density	
Tourist	# of projects	Total # of units	Per 10k	
	17	420	average	5
			median	5

			Density	
T-3000	# of projects	Total # of units	Per 10k	
	16	140	average	4
			median	4

			Density	
GR-H	# of projects	Total # of units	Per 10 K	
	11	172	average	4
	<i>*85 units came from 1 project</i>		median	4



**Community Core - 100% Residential Projects**

				Density
Project #	Year Approved	Lot Area	# of Units	Per Townsite Lot
Project 1	2018	5500	20	20
Project 2	2019	5500	17	17
Project 3	2019	5500	7	7
Project 4	2019	4125	4	5
Project 5	2021	5500	7	7
<b>Totals and Averages</b>			<b>55</b>	<b>11</b>
			<i>median</i>	<b>7</b>

Community Core - Mixed Use Projects

				Density
Project #	Year Approved	Lot Area	# of Units	Per Townsite Lot
Project 1	2018	5500	4	4
Project 2	2019	8250	4	3
Project 3	2020	5482	4	4
Project 4	2020	16,500	4	1
Project 5	2020	18,163	23	7
Project 6	2021	5,500	3	3
<b>Totals and Averages</b>			<b>42</b>	<b>4</b>
			<i>median</i>	<b>4</b>

**General Residential - High Density**

<b>General Residential - High Density</b>				<b>Density</b>
				<i>Per 10k</i>
<b>Project #</b>	<b>Year Built</b>	<b>Lot Area</b>	<b># of Units</b>	
Project 1	1971	17614	11	6
Project 2	1975	206310	85	4
Project 3	1979	24464	14	6
Project 4	1994	19000	9	5
Project 5	1997	16604	8	5
Project 6	2001	18640	8	4
Project 7	2008	32936	11	3
Project 8	2019	9078	2	2
Project 9	2021	18,130	4	2
Project 10	2008	60540	10	2
Project 11	2020	47,338	10	2
<b>Totals and Averages</b>			<b>172</b>	<b>4</b>
			<i>median</i>	<b>4</b>

**Tourist - 3000**

				Density
Project #	Year Approved	Lot Area	# of Units	Per 10k
Project 1		90740	30	3
Project 2		9979	3	3
Project 3		14795	10	7
Project 4		9979	4	4
Project 5		14026	10	7
Project 6		21124	7	3
Project 7		14647	7	5
Project 8		29923	14	5
Project 9		42906	20	5
Project 10		25421	11	4
Project 11		7839	3	4
Project 12		9979	4	4
Project 13		9979	3	3
Project 14		9905	3	3
Project 15		20000	6	3
Project 16		10005	5	5
<b>Totals and Averages</b>			<b>140</b>	<b>4</b>
			median	4

**Tourist - 4000**

				Density
Project #	Year Approved	Lot Area	# of Units	Per 10k
Project 1		14204	1	1
Project 2		13952	1	1
Project 3		13120	1	1
Project 4		12880	1	1
Project 5		12513	1	1
Project 6		21882	1	2
Project 7		11807	1	1
Project 8		10778	1	1
Project 9		14137	1	1
Project 10		12828	1	1
Project 11		13958	1	1
Project 12		19315	1	2
Project 13		44833	5	1
Project 14		6422	1	1
Project 15		8439	1	1
<b>Totals and Averages</b>			<b>19</b>	<b>1</b>
			<b>median</b>	<b>1</b>

**Tourist**

				Density
				<i>Per 10K</i>
Project #	Year Built	Lot Area	# of Units	
Project 1	1977	64782	32	5
Project 2	1981	20720	9	4
Project 3	1987	45708	9	2
Project 4	2003	54340	9	2
Project 5	1973	41491	27	7
Project 6	1970	40192	49	12
Project 7	1972	34880	28	8
Project 8	1972	123438	64	5
Project 9	1971	33000	20	6
Project 10	1978	16518	8	5
Project 11	1980	27639	12	4
Project 12	1980	75177	36	5
Project 13	2000	54014	27	5
Project 14	2007	286214	69	2
Project 15	2015	21885	9	4
Project 16	2018	15015	8	5
Project 17	2021	54,551	4	1
<b>Totals and Averages</b>			<b>420</b>	<b>5</b>
			<i>median</i>	<b>5</b>

## CITY OF KETCHUM ZONE DISTRICT - FUTURE LAND USE COMPARISON

ZONE DISTRICT	GENERAL AREA/NEIGHBORHOOD	COMP PLAN DESIGNATION
CC-1	Sun Valley Rd/Main Street/4th Street	Retail Core
CC-2	Downtown	Mixed Use Commercial
T	South of Downtown	Commercial/Employment
	Warm Springs - Skiway Dr/Picabo	Commercial/Employment
	Saddle Rd	High Density Residential
T-3000	Warm Springs - Jane/Ritchie/Picabo	Medium Density Residential
T-4000	Warm Springs - Lloyd Ct and west	High Density Residential
GR-H	Pinewood	High Density Residential
	West Ketchum - Bird Dr	High Density Residential
GR-L	Warm Springs - Sage Rd	Low Density Residential
	Warm Springs - Irene and Bald Mtn	Low Density Residential
	Warm Springs - Wanderers	Low Density Residential
	Warm Springs - Flower	Medium Density Residential
	West Ketchum	Medium Density Residential
	Red Fox Ln	Medium Density Residential
	Warm Springs - Four Seasons	High Density Residential
LR	Warm Springs - N of Warm Springs Rd	Low Density Residential
	Warm Springs - S of Warm Springs Rd/River Run	Low Density Residential
	Gem Streets	Low Density Residential
	Spur Lane	Low Density Residential
	Mortgage Row	Medium Density Residential
LR-1	Mortgage Row	Medium Density Residential
LR-2	Beaver Springs and North	Residential Transition
STO-1	Bigwood	Low Density Residential
STO-4	Bigwood	Low Density Residential
STO-H	Bigwood	Low Density Residential
LI	Lewis Street	Mixed Use Industrial
LI-2	Northwood Way S of Saddle Rd	Mixed Use Industrial
LI-3	9th and 10th Stree N of CC district	Mixed Use Industrial

**MIXED USE DEVELOPMENT SCENARIOS**

Zone District	CC
Lot Size	5,500
FAR 2.25	12,375
1st Floor	1,430
	3,795
2nd Floor	4,290
3rd Floor	4,290
<b>Dev SF</b>	<b>12,375</b>

*parking*  
*\*Assume 5 ft front setback, 3 ft rear setback*

Zone District	CC
Lot Size	11,000
FAR 2.25	24,750
1st Floor	1,360
	8,862
2nd Floor	7,944
3rd Floor	7,944
<b>Dev SF</b>	<b>24,750</b>

*parking ramp*  
*\*Assume parking ramp, 3 ft rear setback and 5ft front setback*

	30%	60%	80%	
<b>Commercial</b>	3,713	7,425	9,900	
Net	3,156	6,311	8,415	<i>*15% reduction for common area</i>
<b>CH</b>	1,169	1,169	1,169	
<b>Residential</b>	7,494	3,781	1,306	
Net	6,370	3,214	1,110	<i>*15% reduction for common area</i>
# of units	5	3	1	<i>*Average of 1200 SF</i>

	30%	60%	80%	
<b>Commercial</b>	7,425	14,850	19,800	
Net	6,311	12,623	16,830	<i>*15% reduction for common area</i>
<b>CH</b>	2,338	1,169	1,169	
<b>Residential</b>	14,988	8,731	3,781	
Net	12,739	7,422	3,214	<i>*15% reduction for common area</i>
# of units	11	6	3	<i>*Average of 1200 SF</i>





City of Ketchum

**ATTACHMENT F:**  
**Policy Statement for**  
**Community Core, Tourist, and**  
**GR-H Projects**



City of Ketchum  
Planning & Building

**PLANNING AND ZONING COMMISSION POLICY STATEMENT**

**Goals for Successful Development in the Community Core, Tourist, and High-Density Zone Districts**

**Adopted: April 12, 2022**

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The Planning and Zoning Commission seeks to ensure that all projects taking advantage of the density bonus program, outlined in Ketchum Municipal Code Section 17.124.040 – *Floor area ratios and community housing*, contribute not only to community housing, but to the vibrancy of the community and the economic stability of Ketchum. The 2014 Ketchum Comprehensive Plan outlines future land uses for each zone district in Ketchum which were codified in 2015 when the zoning regulations were updated to include stated purposes for each zone district. To provide additional clarity to the development community, the following information outlines the purpose of each zone district and outlines the expectations and type of projects encouraged by the Planning and Zoning Commission. This policy statement is intended to provide guidance for a period of six months from the time of adoption, at which time the statement will be reviewed by Planning and Zoning Commission.

**Community Core (CC-1 and CC-2)**

*Zoning Ordinance Purpose*

The purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities and landscaping, to retain the unique small-town scale and character and to encourage buildings which respect Ketchum's historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC District which is consistent with the City's comprehensive plan and the downtown master plan.

*Successful projects in the Community Core - Retail Core subdistrict:*

- Maximized ground floor restaurant and retail uses with outdoor public amenities such as outdoor seating and dining.
- Retain as much square footage of any existing retail and restaurant uses as possible.
- Have upper floors of primarily office use and minimal residential.
- Include on-site community housing.
- Include parking allocations that do not exceed minimum parking requirements, except for public parking.
- Have underground or tuck under parking for projects on more than one Ketchum Townsite Lot.
- Limit below grade uses to primarily storage, mechanical, and parking.

*Successful projects in the Community Core - Mixed Use subdistrict:*

- Maximized ground floor restaurant and retail uses with outdoor public amenities such as outdoor seating and dining.
- Primarily active commercial on the ground floor such as retail, restaurants, recreation, health/wellness services, and government.
- Have upper floors of primarily commercial or residential uses.
- Retain as much square footage of any existing retail and restaurant uses as possible.
- Place passive commercial uses, such as office, on the upper floors. If office uses are on the ground floor, it is limited and should not front the street.
- Limit below grade uses to primarily storage, mechanical, and parking.
- Include parking allocations that do not exceed minimum parking requirements, except for public parking.
- Have underground parking for projects on more than one Ketchum Townsite Lot.
- Have on-site community housing.
- Have strong connection to the street when the project is 100% residential, such as individual entrances to each ground floor residential unit and outdoor areas.

### **Tourist (T)**

#### *Zoning Ordinance Purpose*

The purpose of the T Tourist District is to provide the opportunity for high density residential and tourist use, land ownership and development including certain restricted business and personal service establishments in conjunction with such use, which can be justified on the basis of the primary use within the district. Tourist district classifications are intended to be carefully placed in the neighborhood structure to assure the closest possible compatibility with the surrounding uses and development. Dimensional requirements in this zone are designed to complement and enhance the neighborhoods in this zone, and to encourage articulation and quality design in new buildings. The tourist zone contains several distinct areas, including the Entrance Corridor, Second Avenue, River Run, Warm Springs Base Area and Saddle Road.

#### *Successful projects in the Tourist zone district have:*

- High density residential projects with a variety of housing unit types and sizes.
- On-site community housing.
- Active and passive commercial uses and hotels focused on serving visitors and second homeowners.
- Underground parking where feasible to maximize public gathering areas

### **T-3000, T-4000, and General Residential-High Density (GR-H)**

#### *Zoning Ordinance Purpose*

GR-H: The purpose of the GR-H General Residential - High Density District is to accommodate the need for higher density residential land use alternatives within a district generally limited to residential uses while still preserving neighborhood amenities and favorable aesthetic surroundings.

Tourist-3000 and Tourist-4000: The purpose of the T-3000 District is to provide the opportunity for short term tourist accommodations with limited tourist support services subordinate to and in conjunction

with tourist housing. Dimensional requirements in this zone are designed to complement and enhance the neighborhoods in this zone and to encourage articulation and quality design in new buildings.

*Successful multi-family residential developments have:*

- High-density residential projects with a variety of housing unit types and sizes within the entirety of a project
- On-site community housing



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Neil Morrow, Chair

City of Ketchum

Planning and Zoning Commission



City of Ketchum

# ATTACHMENT G:

## Permitted Use Comparison for CC-2 and T Zone Districts

**17.12.020 District use matrix.**

A. *District use matrix.*

1. *Use matrix.* The district use matrix lists all use types and all zoning districts where the use type is permitted (P), permitted with approval of a conditional use permit (C) or permitted as an accessory use (A) to a principal use.
2. *Prohibited uses.* All uses not specifically listed in the district use matrix are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. *Overlay districts.* Regardless of whether the district use matrix lists a use type as permitted, permitted with approval of a conditional use permit or permitted as an accessory use to a principal use, the use type shall be further regulated and prohibited if listed as a prohibited use in any applicable overlay district.
4. *Additional requirements.* In addition to requirements listed in applicable overlay districts, additional requirements for specific uses are listed in chapter 17.124, "Development standards", of this title.
5. *Floor area ratios (FAR) and community housing.* Refer to sections 17.124.040, 17.124.050, "Hotels", 17.100.030 and 17.101.030 of this title for FAR and community/inclusionary housing requirements.
6. *Accessory use.* An accessory use, unless otherwise permitted for in this title, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site, unless otherwise specified in chapter 17.116, "Conditional uses", of this title.

**DISTRICT USE MATRIX**

P = Permitted						C = Conditional						A = Accessory						
District Uses	LR	LR-1	LR-2	GR-L	GR-H	STO-.4	STO-1	STO-H	T	T-3000	T-4000	CC SD 1	CC SD 2	LI-1	LI-2	LI-3	RU	AF
Residential:																		
Dwelling, multi-family				p <sup>1</sup>	P			P	P	P	P	p <sup>26</sup>	P	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>	C <sup>19</sup>	
Dwelling, one-family	P	P	P	P <sup>2</sup>	P	P	P	P	P	P	P	See note 28	See note 28				C <sup>19</sup>	P
Residential care facility	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	p <sup>26</sup>	P					

Short-term rental	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	p <sup>33</sup>	P	P				p <sup>33</sup>	p <sup>33</sup>	
Work/live unit														C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>			
Commercial:																			
Adult only business															C				
Agriculture, commercial																		P	
Business support service												P	P	P	P				
Commercial off-site snow storage												P/C <sup>32</sup>	P/C <sup>32</sup>	P/C <sup>32</sup>	P/C <sup>32</sup>	P/C <sup>32</sup>			
Construction material laydown yard														P	P	P			
Convenience store												P	P	p <sup>12</sup>	p <sup>16</sup>				
Craft/cottage industry														P	P	P			
Daycare center				C <sup>4</sup>	C <sup>4</sup>							P <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	P	P	C <sup>17</sup>	C <sup>17</sup>	
Daycare facility				C <sup>4</sup>	p <sup>4</sup>				C <sup>4</sup>	P <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	P	P	C <sup>17</sup>		C <sup>17</sup>	P <sup>4</sup>	
Drive-through facility													p <sup>9</sup>	p <sup>9</sup>					
Equestrian facility																		C	C
Food service												P	p <sup>6</sup>	p <sup>6</sup>	P	P	P/C <sup>15</sup>	P/C <sup>15</sup>	C <sup>29</sup>
Golf course	P	P	P	P	P	P	P	P	P	P	P							C	
Grocery store												P	P						
Health and fitness facility - wellness focus												P	P	p <sup>37</sup>	p <sup>37</sup>	p <sup>37</sup>			
Hotel												p <sup>25</sup>	p <sup>25</sup>	p <sup>25</sup>	p <sup>25</sup>	p <sup>25</sup>			
Hybrid production facility												P	P	P	P				

Industrial design														P	P	P		
Instructional service												P	P	C <sup>37</sup>	C <sup>37</sup>			
Kennel, boarding														P	P			
Laundry, industrial														P	P			
Lodging establishment									P	P	P	P	P					
Maintenance service facility														P	P			C
Manufacturing														P	P			
Mortuary												C	C					
Motor vehicle fueling station														C <sup>31</sup>	C <sup>31</sup>			
Motor vehicle sales														C	C			
Motor vehicle service														P	P			
Neighborhood off-site snow storage	P/C <sup>32</sup>	P/C <sup>32</sup>	P/C <sup>32</sup>	P/C <sup>32</sup>	P/C <sup>32</sup>	P/C <sup>32</sup>	P/C <sup>32</sup>	P/C <sup>32</sup>		P/C <sup>32</sup>	P/C <sup>32</sup>							
Office, business									C			p <sup>10</sup>	P					P
Office, contractor-related business									C			p <sup>10</sup>	P	P	P	P		
Outdoor entertainment									P	P	P	P	P					
Personal service									P	p <sup>6</sup>	p <sup>6</sup>	P	P	p <sup>13</sup>				
Professional research service														P	P	P		
Recreation facility, commercial									C	C	C	p <sup>20</sup>	p <sup>20</sup>					C
Recreation facility, high intensity														P	P			



Repair shop									P	p <sup>6</sup>	p <sup>6</sup>	P	P	P	P			
Retail trade									p <sup>5</sup>			p <sup>34</sup>	p <sup>34</sup>	p <sup>12</sup>	p <sup>16</sup>			C <sup>29</sup>
Self-service storage facility														P	P			
Ski facility									C	C	C							C C
Storage yard														P	P	P		
Studio, commercial												P	P	p <sup>35</sup>	p <sup>35</sup>	p <sup>35</sup>		
TV and radio broadcasting station														P	P	P		
Tourist house									P	P	P	p <sup>11</sup>	p <sup>11</sup>					
Tourist housing accommodation						P	P	P	P	P	P							
Truck terminal														P	P			
Veterinary service establishment														P	P			C <sup>21</sup>
Warehouse														P	P	P		
Wholesale														P	P			
Wireless communication facility	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>
Public and institutional:																		
Assembly, place of				C <sup>3</sup>	C <sup>3</sup>									C	C			
Cemetery																		C C
Cultural facility														P	P			C
Geothermal utility											C <sup>7</sup>							
Hospital														C	C			
Medical care facility					C				P					P	P			
Nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P P
Parking facility, off-site									C	C	C	C	C	C	P	P	P	

Parking, shared									C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>		
Performing arts production												P	P				C	
Public use	C	C	C	C	C	C	C	C	P	C	C	P	P	P	P	P	P	C
Public utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation facility, public	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P
Recycling center															C			
School residential campus																P <sup>30</sup>		
Semi-public use					C				C	C	C	P	P				C	C
Accessory:																		
Agriculture, urban	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>	A <sup>22</sup>
Avalanche protective, deflective, or preventive structure/earthwork	C	C	C	C	C	C	C	C	C	C	C						C	C
Daycare home	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>			C <sup>4</sup>				A <sup>4</sup>
Daycare, onsite employees														A	A	A		
Dwelling unit, accessory	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>	A <sup>18</sup>					A <sup>18</sup>
Electric vehicle charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Energy system, solar	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Energy system, wind	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Equestrian facility, residential	A	A	A	A	A	A	A	A	A	A	A							A

Fallout shelter	A	A	A	A	A	A	A	A	A	A	A							A
Guesthouse	A	A	A	A	A	A	A	A	A	A	A							
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Recreation facility, residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A <sup>36</sup>	A <sup>36</sup>	A <sup>36</sup>		
Sawmill, temporary																		C

**Notes:**

1. A multi-family development containing up to two dwelling units is permitted.
2. Two one-family dwellings are permitted.
3. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in chapter 17.08 of this title are permitted.
4. Use is not permitted in the avalanche zone. Reference Zoning Map.
5. Retail trade is permitted but must not exceed 2,500 square feet.
6. Uses must be subordinate to and operated within tourist housing and not to exceed ten percent of the gross floor area of the tourist housing facility.
7. Utility for offsite use.
8. See section 17.125.080 of this title for shared parking standards.
9. Drive-throughs are not allowed in association with food service establishments.
10. This is a permitted use, however offices and professional services on the ground floor with street frontage require a conditional use permit.
11. Tourist houses shall only be located in existing one-family dwellings. Additions to the home shall not exceed 20 percent of the existing square footage.
12. The following forms of retail trade are permitted: a) equipment rental, including sporting equipment and entertainment equipment, b) building, construction and landscaping materials; small engines with associated sales, c) retail in conjunction with manufacturing, warehousing or wholesaling not to exceed 30 percent gross floor area or 800 square feet, whichever is less; no advertising is displayed from windows or building facades; and no access onto a major arterial is allowed if an alternative access is available.
13. Personal service is not allowed except for laundromats and dry cleaning establishments.
14. See section 17.124.090 of this title for Industrial Districts residential development standards.
15. Catering and food preparation is permitted. Restaurants require a conditional use permit and shall not exceed 1,000 square feet and serve no later than 9:00 p.m. unless expressly permitted through approval of the conditional use permit.
16. The following forms of retail trade are permitted: a) equipment rental, including sporting equipment and entertainment equipment; b) building, construction and landscaping materials; small engines with associated sales; c) furniture and appliances in conjunction with warehousing not to exceed 18 percent gross floor area or 900 square feet, whichever is less; d) other

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retail in conjunction with manufacturing, warehousing or wholesaling; it is limited to ten percent gross floor area or 500 square feet, whichever is less. Retail uses c) and d) of this note shall have no advertising displayed from windows or building facades; and no access will be permitted onto a major arterial if an alternative access is available.

17. See subsection 17.124.120.C of this title for Industrial Districts daycare development standards.
18. See section 17.124.070 of this title for accessory dwelling unit development standards.
19. A maximum of five dwelling units are allowed through a conditional use permit and shall be a minimum of 400 square feet and not exceed 1,200 square feet in size.
20. Indoor only.
21. Only allowed in conjunction with an equestrian facility.
22. See section 17.124.080 of this title for urban agriculture development standards.
23. See chapter 17.140 of this title for wireless communications facility provisions.
24. Allowed on the ground floor only.
25. See section 17.124.050 of this title for hotel development standards.
26. Ground floor street frontage uses are limited to retail and/or office uses. In Subdistrict 1 office uses require a conditional use permit.
27. Ground floor only.
28. Through the provision of a conditional use permit, the Planning and Zoning Commission may approve a 20 percent increase to the total existing square footage of an existing nonconforming one-family dwelling.
29. Use is allowed as an accessory use through the provision of a conditional use permit.
30. Development agreement and compliance with subsection 17.124.090.C of this title required.
31. Vehicular access from Highway 75 to motor vehicle fueling stations is prohibited.
32. All commercial and neighborhood off-site snow storage uses are subject to the standards set forth in section 17.124.160 of this title. Conditional use permits are required of all off-site snow storage operations when the project: a) affects greater than ½ acre; or, b) has, at the discretion of the Administrator, the potential to negatively impact neighboring uses within 300 feet of the proposed neighborhood or commercial off-site snow storage operation.
33. Short term rental in the Avalanche Overlay Zone is permitted subject to the regulations found in chapter 17.92, "Avalanche Zone District (A)", of this title.
34. Gross floor area for individual retail trade is limited to 36,000 gross square feet and net leasable floor area for grouped retail trade is limited to 55,000 net leasable square feet.
35. Commercial studios in the Light Industrial Districts are subject to the standards of section 17.124.150 of this title.
36. Residential recreation facilities in the Light Industrial Districts are not allowed except for residents and guests of a particular residential development.
37. Permitted on the second floor and above only. For single-story buildings in existence on July 1, 2019 the use is permitted on the ground floor.

(Ord. 1135, 2015; Ord. 1150, 2016; Ord. 1174, 2017; Ord. 1181, 2018; Ord. 1187, 2018; Ord. 1189, 2018; Ord. 1192, 2019)



City of Ketchum

# ATTACHMENT H:

## Residential Unit Mix and Sizes for Downtown Developments

**City of Ketchum Downtown Development Examples  
Residential Unit Mix and Sizes**

<b>Project</b>	<b>Floor Area Ratio (FAR)</b>	<b>Total Number of Residential Units</b>	<b>Unit Mix and Size of Units</b>
Project 1 – Franz Building 100 7 <sup>th</sup> Street	FAR – 2.15	4 units (1 CH Unit)	3 – between 1,000-2,000 SF 1 – approx. 3,600 SF
Project 2 - Maude's 311 N 1 <sup>st</sup> Ave	FAR – 1.74	4 units (1 CH Unit)	2 – less than 750 SF 2 – greater than 2,000 SF
Project 3 - Mtn Land Design 111 N Washington	FAR – 2.08	3 units (1 CH Unit)	1 – less than 1,000 SF 1 – approx. 3,000 SF 1 – approx. 3,700 SF
Project 4 - Lofts at 760 760 N Washington	FAR – 2.06	3 units	2 – approx. 1900 SF 1 – 3700 SF
Project 5 – Mindbender 180 N 2 <sup>nd</sup> Ave	FAR – 1.94	4 units (1 CH Unit)	2 – less than 750 SF 1 – Approx 2,400 SF 1 – Approx 2,900 SF
Project 6 – Bohica 131 N Washington	FAR – 1.7	3 units (1 CH Unit)	1 – less than 750 SF 1 – approx. 1,800 SF 1 – approx. 3,505 SF
Project 7 – 5 <sup>th</sup> and Main 460 N Main St	FAR – 2.2	8 units (4 CH Units)	4 – less than 750 SF 2 – approx. 2,700 SF 2 – approx. 3,300 SF



City of Ketchum

**CITY COUNCIL  
ATTACHMENT D:  
Public Comment**



200 E. RIVER STREET #1 P. O. BOX 6919 KETCHUM, IDAHO 83340 208-726-3336

August 16, 2022

Ketchum Planning & Zoning Commissioners

Dear Commissioners:

RE: Comments on Interim Ordinance 1234

Thank you for the opportunity to comment on the above proposed interim ordinance and for the workshop you held earlier this summer, which I attended. I wanted to submit my perspective as both a property owner and a real estate appraiser in the Wood River Valley for the last 30 years. I believe there may be some ramifications to what has been proposed that may be unintended and am hopeful they may be addressed before this is adopted.

One aspect of appraising a property for a conventional mortgage is addressing whether the property is conforming for its zoning district. A lender's concern is that if a property is non-conforming, it may not be able to be re-built if it were to be damaged/destroyed. This requires the appraiser to have an understanding of the zoning codes and how they may apply to individual properties.

In the Executive Summary – Ordinance 1234 on Page 3 of 3, Item 1(e)(i), it states that *"Properties on the south side of River Street adjacent to the downtown are subject to the use requirements of the CC-2 zoning district. Single Family dwelling units are no longer permitted."* This appears to apply to properties from S. 2<sup>nd</sup> Avenue to S. Leadville. In those four blocks are the two proposed hotels, three office buildings, six houses and four residential condominiums. It brings up the following questions:

- This has the impact of being a re-zone from Tourist to CC-2 without actually changing the zoning.
- It is unclear why it is necessary and what the goal(s) may be in creating this overlay, especially



since this part of River Street is fully developed except for the hotels and it is predominantly single unit residential.

- The result, depending upon how “new development” is defined would be to remove residential housing and expand the business/commercial district and would specifically penalize owners of older, lower-end properties since the more substantial properties are unlikely to be re-developed, i.e., the house next to my office building sold for almost \$9.0 million, so it is improbable it would be removed and redeveloped, while another property on River Street sold this year for \$2.1 million and it was a 1940s house that is likely ready for updating.
- This part of River Street is not a natural location for retail, as clearly illustrated by the fact that it is almost fully developed as a residential part of Ketchum and has natural amenities conducive to residential rather than non-residential, such as backing up to Trail Creek, and across the creek is entirely residential development.
- When the goals stated throughout the ordinance is to prohibit the reduction of dwelling units and support affordable housing, it seems contradictory to put a zoning overlay in this area of town that would force owners of single unit residences out.
- A direct impact of the ordinance would be a financial hardship on the owners of single unit residences since they would no longer be eligible for conventional loans, either for refinancing, purchase loans for buyers, or other types of conventional financing. FannieMae/Freddie Mac will not do conventional loans if a use is non-conforming to the zoning district. I confirmed this with one of our local lenders who gave a recent example of someone that was trying to get financing for a non-conforming, single unit house in the CC district. They went to three different lenders, none could do their loan, and finally ended up with a local lender who will be doing an “in-house” loan but at disadvantageous terms. When I spoke to Jeff Smith at D.L. Evans, he said an in-house loan would be at a higher interest rate (three-quarters of a point higher today) and they could only lock in the interest rate for five years, and after five years the interest rate could go up as much as five percentage points. This means that it may be much more difficult to sell a property on the south side of River Street since fewer people would have access to in-house loans and it would certainly be less marketable since, even if you could get the loan, it would cost more. Additionally, it may stop financing altogether for the next year for owners since there are few lenders that would take a risk of securing a 15 or 30 year mortgage when an interim ordinance is in effect since they have no way of knowing what will happen after the interim ordinance expires.

Please give careful consideration to what extending the CC uses to the Tourist district will do in balance to the harm those owners will experience. It is unclear what benefit at all will occur by extending the CC district over to these properties.

And, as an owner of two non-residential condominiums in the River Run Building, I've and the other property owners have tried to decipher what it may mean for future remodeling or uses in this building. As far as I'm aware, it is the only building in the city that has an upper level at street grade and the lower two levels go down a hillside. None are basements, they are single level condominiums with the lowest level opening up to ground level near Trail Creek. We are all real estate professionals and we spent two hours trying to interpret how the ordinance may apply to the building but it was unclear what may be changing in terms of future usage and what the city intended by making the change. I sent a note to the city on July 28, when this was announced, asking for clarification and received a reply back on August 10 from one of the city planners but have been unable to reach that person despite trying diligently.

The uncertainty of how this may apply to our building at 200 E. River Street, the River Run Building, makes it next to impossible to frame a coherent response for what has been proposed and that is very frustrating given it is a significant asset to all the property owners, and, frankly, if it is not advantageous, we have no way to challenge what is proposed in the time frame allowed. And if it is advantageous, we would want to support it but we have to understand it in order to do so.

Rather than doing an interim ordinance, please consider taking the time to work through this with the property owners directly impacted, many of whom are long-time locals that want to do what is best for the development of our community and town, while still retaining their property rights.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Lentz Felton', written in a cursive style.

Patricia Lentz Felton, SRA, CRA  
Lentz Appraisal & Consulting, LLC

**From:** [Matt Gelso](#)  
**To:** [Morgan Landers](#)  
**Cc:** [Suzanne Frick](#); [Neil Bradshaw](#); [Matt Bogue](#); [Paul Kenny](#); [Abby Rivin](#); [bob@sunvalleyrealtors.org](mailto:bob@sunvalleyrealtors.org); [Courtney Hamilton](#)  
**Subject:** Ordinance 1234 Comments  
**Date:** Wednesday, August 17, 2022 1:17:38 PM  
**Attachments:** [Interim-Ordinance-1234 7.28.22 V1.pdf](#)

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City of Ketchum Team,

I have two comments/questions for you on the Interim Ordinance attached.

1. Two Parts: Why did you choose to have Office use in the CC exempt from parking for the first 5,500sf? I agree with this change and it will certainly help with placing businesses downtown. My real question is, can you also include Personal Service in a parking exemption for the first 5,500sf? Most Office users will be onsite for a full day whereas Personal Services will likely only be onsite for portions of a day, and maybe very short portions. Additionally, the Personal Services will provide the “vitality” that Mayor Bradshaw has indicated is a top priority. How can we get Personal Service in the CC the same parking exemptions as Restaurant, Retail, and now Office use?
2. What is the reasoning behind no community housing units in basements? The City’s stated goal with the interim ordinance is to “increase the creation of new housing units” and “increase available commercial space in downtown”, this restriction appears antithetical to the former and the latter. There are numerous high quality basement apartment units in the CC and as long as new basement units are built to all applicable safety codes, why are they problematic? Allowing basement apartments only helps a new project by allowing flexibility on building design and in turn helping finances line up for the project to ‘pencil’.

My lack of comment on any other portions of this interim ordinance does not indicate my positions for or against, but the above are two items I wanted to point out.

Please feel free to call if you’d like to discuss. I spoke briefly with Abby regarding Item 1 when she was assisting me with some other information.

Thank you for your efforts with the CC and Our Valley’s housing problem. I appreciate your time and consideration on my comments above.

Best,

Matt Gelso  
Associate Broker  
PAUL KENNY & MATT BOGUE REAL ESTATE  
333 S Main St, Suite 210 | PO Box 5102 | Ketchum, ID 83340  
Office (208) 726-1918 | Mobile (530) 448-9470  
[mgelso@kenny-bogue.com](mailto:mgelso@kenny-bogue.com) | [www.kenny-bogue.com](http://www.kenny-bogue.com)