



**Draft Comprehensive Plan Version 2
Ketchum Planning and Zoning Commission
Recommendation**

RECORD OF PROCEEDINGS

In accordance with the Idaho State Code Section 67-6509, the Planning and Zoning Commission (the “Commission”) held public hearings on March 25, April 8, April 22, May 7, and May 13, 2025, to consider the draft 2025 comprehensive plan. A public hearing notice was published in the Idaho Mountain Express on March 5, 2025. A public hearing notice was posted at City Hall, Town Square, and the post office on March 5, 2025. After considering version 2 of the draft Comprehensive Plan, staff analysis, and public comment, the Commission recommended approval of the Cohesive Ketchum Comprehensive Plan to the City Council subject to certain changes on May 13, 2025.

COMMISSION RECOMMENDATION

The Commission recommends the City Council approve the Draft Cohesive Ketchum Comprehensive Plan (v2) subject to the following changes:

1. General Updates
 - a. Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.
2. Update the Historical and Cultural Resources Map (page #33) to include:
 - a. Correct Bald Mountain, Rudd Mountain, and Dollar Mountain chairlift locations.
 - b. Add following note: As of June 2025, the Community Core is the only area that has designated historic resources. Additional historic resources may be designated as part of future surveying and historic preservation efforts.
3. Revise the fifth bullet in the Plan Assessment description (page #3) to read:
 - a. “Expanding the Plan’s focus on historic preservation, with an emphasis on how history shapes Ketchum’s character;”
4. Delete Policy BNE-3.5: Adaptive Reuse (page #32) and replace it with:
 - a. “BNE-3.5: Preservation: Discourage demolition of historically designated structures except in instances of concerns over public health and safety.”
5. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
 - a. “Policy BNE-1.6 Adaptive Reuse: Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space.”
6. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:

- a. “BNE-1.7 Transition Areas: Where neighborhoods have density or use transitions, such as low density to medium density or commercial to residential uses, design of new developments should include transition zones achieved through robust landscape areas or reduced bulk and mass of buildings on the periphery.”
7. Revise Policy BNE-1.3 Context-Sensitive Development (page #30) to include:
 - a. “Implementing wildlife-friendly development, including conservation subdivision design and clustering, to maintain big game habitat and migration areas in the Mid Warm Springs/Heidelberg neighborhoods.”
8. Revise the description of “Historic and Cultural Resources” (page #95) to read:
 - a. “Historic and Cultural Resources. Many of our residential neighborhoods contain historic and cultural resources that are not protected from demolition. Historic resources that represent and celebrate Ketchum’s history will be identified and may be preserved through historic preservation programs.”
9. Revise the Medium Density Residential Land Use Category use descriptions (page #98) to read:
 - a. “Primary Uses: small single-family homes, duplexes, townhomes, and smaller multi-family residential”
 - b. “Secondary Uses: Accessory dwelling units, home occupations, as well as other supporting and complementary uses.”
10. Revise the Retail Core Land Use Category height description (page #103) to read:
 - a. “Up to two stories, however, three stories may be allowed pursuant to design standards/guidelines.”
11. Revise the Mixed-Use Activity Center height description (page #107) to read:
 - a. “Up to five stories pursuant to design standards/guidelines.”
12. Revise the Mixed-Use Industrial intent statement (page #109) to read:
 - a. “Neighborhood-serving uses should be introduced purposefully, with limits on size, to support employees and residents.”
13. Revise the Mixed-Use Industrial secondary use description (page #109) to read:
 - a. “Secondary Uses: Neighborhood-serving commercial, multi-family residential, work/live units, and other supporting uses, such as outdoor seating areas, parks, plazas, and other public uses.”
14. Revise the Mixed-Use Industrial height description (page #110) to read:
 - a. “Height: Up to three stories; however, up to four and five stories north of 10th Street and south of Saddle Road between Lewis Street and Hwy 75 pursuant to design standards/guidelines”
15. Revise the Future Land Use Map to reflect the following:
 - a. Change the area outlined below to Low Density Residential

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

