

**KETCHUM CITY COUNCIL AND PLANNING & ZONING COMMISSION  
JOINT MEETING AGENDA MEMO**

Meeting Date: September 24, 2024 Staff Member/Dept: Abby Rivin, Senior Planner  
Planning & Building Department

Agenda Item: Discussion and direction on key policy choices for the Comprehensive Plan and Code Update.

**Recommended Motion:**

No motion required. Staff requests direction on proposed policies for the Comprehensive Plan and Code Update.

**Reasons for Recommendation:**

- Ketchum has limited land available to accommodate future growth. The land capacity analysis identified 152 acres of developable vacant land and 140 acres of underutilized parcels. Planning for growth requires a consideration of tradeoffs.
- During the first round of community outreach for the Comprehensive Plan Update, the community provided clear direction that they would like more opportunities for full-time residents to live in Ketchum, a resilient local economy, and the protection of Ketchum’s character. The second round of community outreach for the Comprehensive Plan Update was conducted in July and August of 2024 to solicit input on key policy choices related to housing, economy/tourism, and community character.
- The purpose of this joint meeting is for the City Council and Planning and Zoning Commission to provide feedback on key policy choices that have not received clear support from the community. Staff is seeking direction from the Council and Commission on whether the key policy choices flagged for discussion should be carried forward as policies or implementation strategies in the updated Comprehensive Plan or implemented through the Code Update.

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

**Introduction & Background**  
 In the summer of 2023, the City of Ketchum began work on a major effort to update the 2014 Comprehensive Plan and the land use regulations that implement the goals and policies of the Plan. The full project includes three phases of work. The project is currently in Phase 2, which includes the Comprehensive Plan Update and initial tasks for the Code Update. The second round of community outreach for the Comprehensive Plan Update was conducted in July and August of 2024 to solicit input on key policy choices related to housing, tourism/economy, and community character.

The purpose of this joint meeting is for the City Council (“Council”) and Planning and Zoning Commission (“Commission”) to provide feedback on key policy choices that have not received clear support from the community. Staff is seeking direction from the Council and Commission on whether the key policy choices flagged for discussion should be carried forward as policies or implementation strategies in the updated Comprehensive Plan or implemented through the Code Update.

**Community Feedback**  
 The first round of community outreach for the Comprehensive Plan Update took place in the spring of 2024 and provided participants with an opportunity to discuss the existing conditions and trends impacting Ketchum’s growth and development. During the first round of outreach, the community provided clear direction that they would like more opportunities for full-time residents to live in Ketchum, a resilient local economy, and the protection of Ketchum’s character as shaped its people and sense of place. Less clarity was provided on how the community would

like to see these priorities come to fruition and what tradeoffs may be acceptable. The Round 1 Community Outreach Summary is posted on the project website and may be viewed by clicking the link [here](#).

The second round of community outreach for the Comprehensive Plan Update was conducted in July and August of 2024 to solicit input on key policy choices related to housing, tourism/economy, and community character. Input opportunities included walking tours, community workshops, and advisory group meetings. Key themes that emerged from these discussions are provided in the Community Outreach Summary included as Attachment 2.

### **Policy Analysis**

The joint meeting presentation included as Attachment 1 provides an overview of the policies that have received strong support from the community. The community has provided support for the following policies:

#### Housing

- Allow for smaller lot sizes to support recommended density ranges and housing types.
- Expand allowances for accessory dwelling units (ADUs) with off-street parking.
- Maintain existing employee housing requirements for hotels.
- Facilitate the creation of employee-sponsored housing.
- Allow work/live units by-right in the light industrial area if the residential unit is rented to a local worker.

Generally, those who support these housing policies support the expansion of community housing options in a variety of locations throughout the city and have expressed frustration that housing is increasingly out of reach for the local workforce and families. Those who support these housing policies are generally not opposed to bigger buildings provided there are more deed-restricted community housing units within the development.

#### Character

- Strengthen design review criteria (in conjunction with design guidelines/standards).
- Expand historic preservation and encourage the rehabilitation/adaptive reuse of historic structures.
- Reduce height and floor area ratio (FAR) allowances in the Retail Core to limit the scale and intensity of new developments.
- Eliminate the height incentives for hotels.
- Strengthen hillside development regulations.

Generally, those who support these character-focused policies are concerned about losing the existing historic fabric of downtown's built environment and would like to see lower-scaled development throughout downtown. In addition, those who support these policies also encourage regulating the architectural design of new developments throughout the city.

#### Economy

- Maintain flexibility in the design and scale of new development in mixed-use areas.
- Establish commercial/industrial preservation program for local businesses.
- Enable the creation of Business Improvement District(s).
- Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed-restricted to prevent redevelopment into residential uses.
- Expand the boundary of the Retail Core.

Generally, those who support these economic policies would like to encourage uses that will increase year-round vibrancy throughout the city and ensure local businesses and start-ups will continue to have a home in Ketchum.

#### Analysis: Policy Recommendations

Staff requests Council and Commission direction on the following policy recommendations that have not received clear support from the community. During the presentation, staff will provide an overview of the benefits and tradeoffs

associated with each of these policy choices. Staff has provided a summary of the pros and cons associated with each of these policies in the analysis below.

#### *Single-Family Detached Housing Units & Housing Unit Size*

Staff recommends limiting the creation of new single-family detached homes in medium- and high-density residential areas. The community has given clear direction that they would like to see more opportunities for full-time residents and the local workforce to live in Ketchum. In addition, the community has expressed a desire to see Ketchum get “more bang for its buck” (i.e. more units per structure) out of the limited land the city has available for development. This policy will protect opportunities for the expansion of community housing options near jobs and services. Densification and diversification of residential neighborhoods may relieve some of the pressure to provide community housing in the downtown where community’s concerns about preserving the character of the built environment are greatest. Expansion of housing choices in residential neighborhoods provides more opportunities for incremental change versus relying solely on the construction of larger housing projects in mixed-use areas.

The tradeoff associated with this policy is that it will remove opportunities for property owners to build new single-family detached homes in medium- and high-density neighborhoods. Generally, those who oppose this proposed policy are concerned about impacts to private property rights and believe the expansion of community housing should be pursued outside of the city. In addition, the densification and diversification of housing in residential areas may change the character of residential neighborhoods, which may not be supported by some residents.

Staff has identified two policies for Council and Commission discussion related to housing unit sizes: (1) establish minimum and maximum residential unit sizes and (2) consider establishing a fee-in-lieu to the community housing fund for homes that exceed a certain size. Establishing maximum sizes for residential units will encourage the creation of smaller, more affordable homes. This policy will also provide opportunities to increase the number of dwelling units that may be accommodated within a building or development. In addition, this policy may help maintain the historic scale of residential neighborhoods in Ketchum.

The trade-offs associated with establishing a maximum residential unit size is that it will limit the ability of private property owners to “max out” development of their lots with a large single-family home. In addition, this policy recommendation will decrease the inventory of large, luxury homes. Establishing a community housing in-lieu fee for homes that exceed a certain size preserves the opportunity for property owners to develop large homes while also supporting the expansion of community housing.

#### *Light Industrial Area*

Staff recommends maintaining the ground-floor industrial/commercial use requirements but expanding the types of commercial uses that may be permitted on the ground floor of buildings in the light industrial area. In addition, staff recommends providing flexibility on both the definition of qualifying ground floor and the total amount of industrial use that is currently required to be provided in a building. These policies reinforce the primary role of the light industrial area while expanding future opportunities for small businesses to locate outside of downtown. In addition, these policies promote the adaptive reuse of existing buildings well suited for commercial or industrial uses. The tradeoff is that this policy reduces the amount of housing that may be provided within light industrial buildings.

Staff recommends the following policies to support the expand options for community housing in the light industrial area:

- Streamline the review/approval for community housing units.
- Allow for the sale of individual community housing units.
- Remove the requirement for ground-floor industrial/commercial use requirement for 100% community housing developments.

These policy recommendations reduce barriers to the construction of community housing and support the sentiment that the light industrial area should be a focus for expanding community housing. Removing the ground-floor industrial/commercial use requirement for 100% community housing projects increases the amount of community

housing that may be constructed in the light industrial area. The potential tradeoff is that more community housing units in the light industrial area may lead to conflicts with existing light industrial uses and businesses. In addition, removing Design Review and/or Conditional Use Permit requirements will limit opportunities for the community to provide input on 100% community housing projects in the light industrial area.

#### *Height & FAR Incentives*

Staff recommends reducing the height and FAR incentives for hotels downtown while maintaining or potentially recalibrating the height and FAR incentives for hotels in Mixed-Use Activity Centers (ski base areas). This policy recommendation will create a more consistent scale of buildings throughout downtown and responds to community sentiment that the city should not be incentivizing hotels. This policy recommendation maintains opportunities for larger hotels in the ski base areas and may encourage the establishment of more creative lodging opportunities. The tradeoff associated with this policy recommendation is that it may impact the feasibility of future hotel development downtown. In addition, this policy recommendation maintains opportunities for larger hotels in the ski base areas, which some members of the community may not support.

Downtown has attracted significant investment through private development of mixed-use projects over the past few years. Downtown will continue to experience redevelopment pressure in the future. Council and Commission direction regarding appropriate height and density is needed to determine preferred growth parameters downtown.

Staff recommends reducing the existing height and FAR incentives in the Retail Core but maintaining these incentives outside of the Retail Core. These policy recommendations respond to the community's concerns about retaining character downtown. Lowering the scale of development in the Retail Core will reduce the "canyoning" effect of buildings. Maintaining the existing height and FAR incentives in the Mixed-Use Subdistrict of the Community Core reinforces existing community housing goals and policies and offsets the proposed reduction of height and FAR incentives in the Retail Core. The tradeoffs associated with these policy recommendations include limiting the opportunities for community housing and in-lieu fees from new development in the Retail Core. In addition, these policy recommendations maintain existing height and FAR incentives outside of the Retail Core, which may not be supported by some community members who would like to see lower-scaled development throughout downtown.

#### *Residential Parking Exemptions*

Staff recommends maintaining the existing parking exemptions for community housing and dwelling units less than 750 square feet in size downtown. These residential parking exemptions reduce barriers to the construction of community housing near jobs and services and incentivize the development of smaller, more affordable market-rate housing units that could be occupied by full-time residents. In addition, these residential parking exemptions support the feasibility of building smaller developments on single Ketchum townsite lots downtown. This policy recommendation, however, is counter to the community sentiment that residential parking should be required for downtown developments.

#### *Retail Core Boundary*

Staff recommends maintaining the existing boundary of the Retail Core rather than expanding to align with recent changes that expanded the ground-floor commercial requirement for certain properties in the Mixed-Use Subdistrict of downtown. Ordinance 1249 changed the permitted uses of certain properties in the Mixed-Use Subdistrict to prohibit ground-floor residential use with street frontage. The expansion of downtown properties requiring commercial uses on the ground-floor with street frontage encompasses key pedestrian corridors along 4<sup>th</sup> Street and Sun Valley Road. The properties in the Mixed-Use Subdistrict subject to this requirement allow a broader range of commercial uses like offices on the ground floor with street frontage than the Retail Core. Offices on the ground-floor with street frontage require a conditional use permit in the Retail Core. During the August workshops, some members of the community expressed support for expanding the boundary of the Retail Core. Staff recommends maintaining the existing boundary to support a compact and vibrant Retail Core. This recommendation also maintains the potential for expanding commercial ground-floor uses like offices in the Mixed-Use Subdistrict. The tradeoff is that maintaining the existing Retail Core boundary limits the potential for more active, vibrant uses along key pedestrian corridors like the west end of 4<sup>th</sup> Street.

**Recommendation**

Staff recommends the Council and Commission provide feedback and direction on the proposed policy recommendations.

**Next Steps**

The public draft of the updated Comprehensive Plan will be available in late November. The Council and P Commission will have a joint meeting on December 10 to review and provide feedback on the draft updated Comprehensive Plan. The final round of community outreach for the updated Comprehensive Plan will be conducted mid-December through mid-January. The project team will incorporate community feedback and prepare the adoption draft of the updated Comprehensive Plan in February. Adoption hearings will begin in March.

**Sustainability Impact:**

Planning staff met with the Ketchum Sustainability Advisory Committee and received unanimous support for staff's recommendation of adopting Blaine County's Climate Action Plan by resolution and incorporating the goals and policies relevant to the City of Ketchum into the updated Comprehensive Plan. The City Council approved Resolution 24-017 adopting the Blaine County Climate Action Plan on September 16, 2024.

**Financial Impact:**

The City Council approved the budget for the Cohesive Ketchum: Comprehensive Plan & Code Update on November 6, 2023.

**Attachments:**

1. Joint Meeting Presentation Slide Deck
2. Round 2 Community Outreach Summary



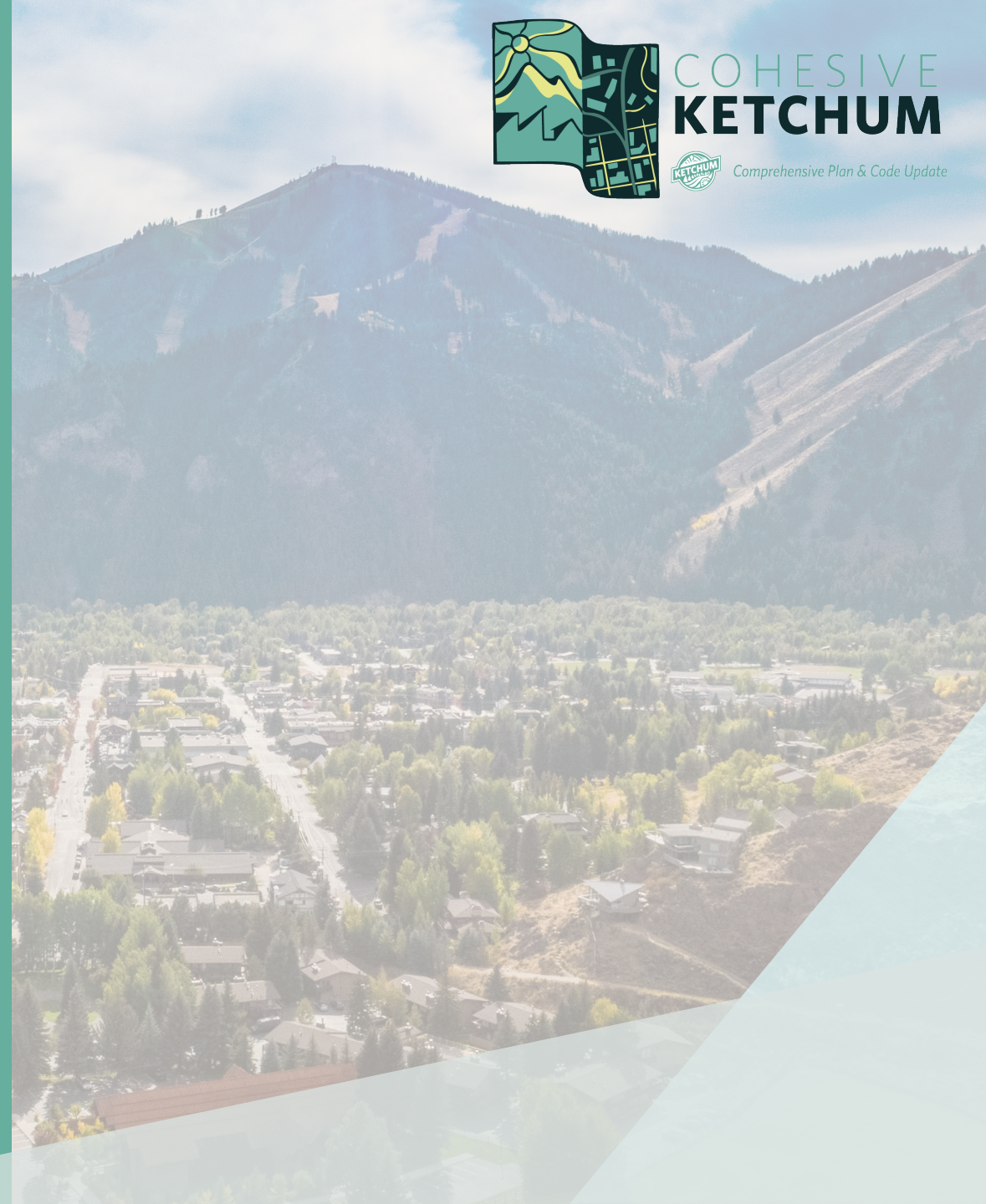
COHESIVE  
**KETCHUM**



Comprehensive Plan & Code Update

# **Joint Meeting: CITY COUNCIL/ PLANNING AND ZONING COMMISSION**

**September 2024**

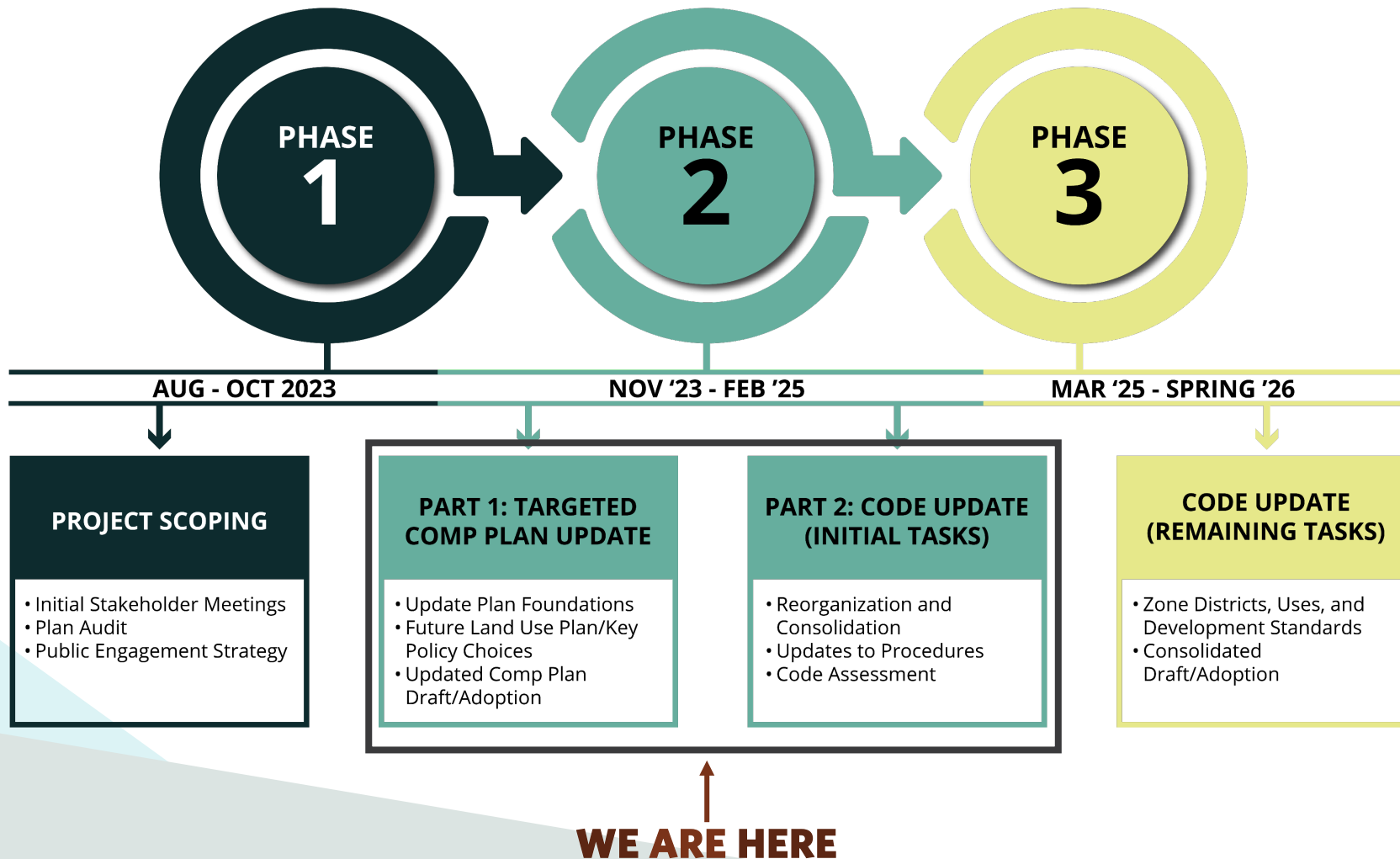


# AGENDA

- **Overview, Objective, and What We've Heard (10 min)**
- **Key Policy Choice Discussion (25 min each)**
  - Housing in Residential Areas
  - Light Industrial District
  - Height, FAR, and Parking
  - Size of the Retail Core
- **Next Steps (5 min)**



# THREE-STEP PROCESS





# OPPORTUNITIES FOR INPUT



908

Survey  
Responses

315

Total in-person  
attendees



## In-Person Meetings and Events

- March Open Houses (7)
- April Open Houses (2)
- August Community Workshops (2)
- Focus Groups (5)
- Walking Tours (6)
- Hemingway STEAM School Workshop

## Council/Commission and Advisory Group Meetings

- Citizens Advisory Committee
- Code Advisory Group
- Technical Advisory Group
- Joint City Council and Planning & Zoning Commission Work Sessions
- Planning & Zoning Commission
- Historic Preservation Commission



# KEY TAKEAWAYS: ROUND 1 OUTREACH

Clear direction on what respondents would like to see...

- More opportunities for full-time residents to live in Ketchum
- A more resilient local economy
- Protection of Ketchum's character (as shaped by its people and sense of place)

Less clarity on how respondents would like to see these priorities come to fruition, and what tradeoffs might be acceptable.



# FOCUS: ROUND 2 OUTREACH

## Walking Tours



## Draft Future Land Use Map and Categories

**PROPOSED LAND USE CATEGORIES**

LAND USE CATEGORY	DENSITY/HEIGHT	MIX OF USES	CHARACTERISTICS
<b>Residential Neighborhoods</b>	<p><b>Low Density Residential</b></p> <p><b>Medium Density Residential</b></p> <p><b>High Density Residential</b></p>	<p><b>Primary:</b> Single-family detached homes and detached, two-story duplexes.</p> <p><b>Secondary:</b> Attached single-family detached homes and duplexes, accessory dwelling units, home occupations, as well as other supporting and complementary uses.</p>	<p><b>Lot sizes:</b> Include a mix of lot sizes, ranging from 5,000 square feet to more than 1 acre. Flexibility in lot sizes is provided to encourage the efficient use of available land.</p> <p><b>Mix of housing types:</b> The diversification of housing options is encouraged through the integration of ADUs, the addition of single lots, or the division of large existing homes into multiple units.</p> <p><b>Public realm:</b> Generally include walkways and sidewalks and paths or sidewalks to accommodate on-street parking and on-street storage for traffic vehicles and bicycles, a mix of pedestrian, bicycle, and vehicular movement.</p> <p><b>Lot sizes:</b> Includes a mix of lot sizes, ranging from 6,000 to less than 2,500 for townhome units, or as part of planned development. Flexibility in lot sizes is provided to encourage the efficient use of available land and reduce the impact of topography.</p> <p><b>Mix of housing types:</b> The diversification of housing options is encouraged through the integration of ADUs, the addition of single lots, or the division of large existing homes into multiple units. While large single-family detached homes or large lots and duplexes are encouraged, maximum unit sizes will be required moving forward.</p> <p><b>Public realm:</b> Off-street parking on the double in common, but centralized off-street parking for this use will be required for higher-density development.</p> <p><b>Mix of housing types:</b> Although a mix of housing options is encouraged, townhomes and smaller multi-family residential buildings are encouraged to provide the efficient use of land and support community housing options.</p> <p><b>Public realm:</b> Take advantage of existing transportation infrastructure and provide as part of the development and City approval requirements that enhance pedestrian safety and access. Off-street parking is provided on shared lots.</p> <p><b>Public realm:</b> Should include on-site recreational amenities, such as common open space, indoor or outdoor recreational facilities, lot lots, or park courtyards.</p> <p><b>Neighborhood Activity Centers:</b> Where present, neighborhood-serving uses (e.g., retail, civic, multi-use commercial or office) that are concentrated in walkable activity centers can be along the primary street frontage where they can be most accessed and best utilized.</p>

## Key Policy Choices

**HOUSING FOCUS**

**WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?**

**WHERE WOULD THEY APPLY?** **REGULATIONS OR INCENTIVES** **NEW TOOLS/PROGRAMS**

- Allow for smaller lot sizes to support recommended density ranges.
- Continue to advance the priorities identified as part of the Housing Action Plan.
- Secure additional public and private sites for community housing developments.
- Expand funding for community housing including additional Local Action Tax (LAT) revenues.
- Maintain and periodically re-evaluate funding for Lease to Local and Ownership and Preservation programs.
- Re-evaluate the parameters of the FAR Density Bonus program.
- Expand funding for current ADU incentive program (offsets or waives fees).
- Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots.
- Develop preservation program to preserve and protect naturally occurring community housing (e.g., older condo complexes).
- Develop pre-approved plans and streamline approval process for new ADUs.

**CHARACTER FOCUS**

**WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?**

**WHERE WOULD THEY APPLY?** **REGULATIONS OR INCENTIVES** **NEW TOOLS/PROGRAMS**

- Strengthen design review criteria (in conjunction with design guidelines).
- Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings.
- Continue to require ground floor commercial space activation.
- Establish a commercial facade/building improvement grant program for designated Historic buildings.
- Establish a legacy business program to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register.
- Maintain current height and density allowances/incentives.
- Expand allowance for a range of housing options to reduce pressure for housing in other areas.
- Eliminate or minimize design review requirements.
- Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development.

**TOURISM/ECONOMY**

**WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?**

**WHERE WOULD THEY APPLY?** **REGULATIONS OR INCENTIVES** **NEW TOOLS/PROGRAMS**

# JOINT MEETING OBJECTIVES

- Confirm how key policy choices flagged for discussion should be carried forward
  - As policies or implementation strategies in the updated Comprehensive Plan; and/or
  - Implemented through the updated Code
- **Focus on broad concepts**, not the specifics of how individual policies/regulations will be carried out



# WHAT WE'VE HEARD: KEY POLICY CHOICES



# What We've Heard...

## HOUSING FOCUS

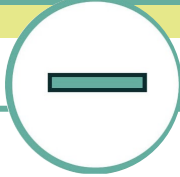


- Allow for smaller lot sizes to support recommended density ranges and housing types
- Expand allowances for ADUs (with off-street parking)
- Maintain existing employee housing requirements for hotels
- Facilitate the creation of employer-sponsored housing
- Allow work/live units by-right in LI if unit is rented to a local worker

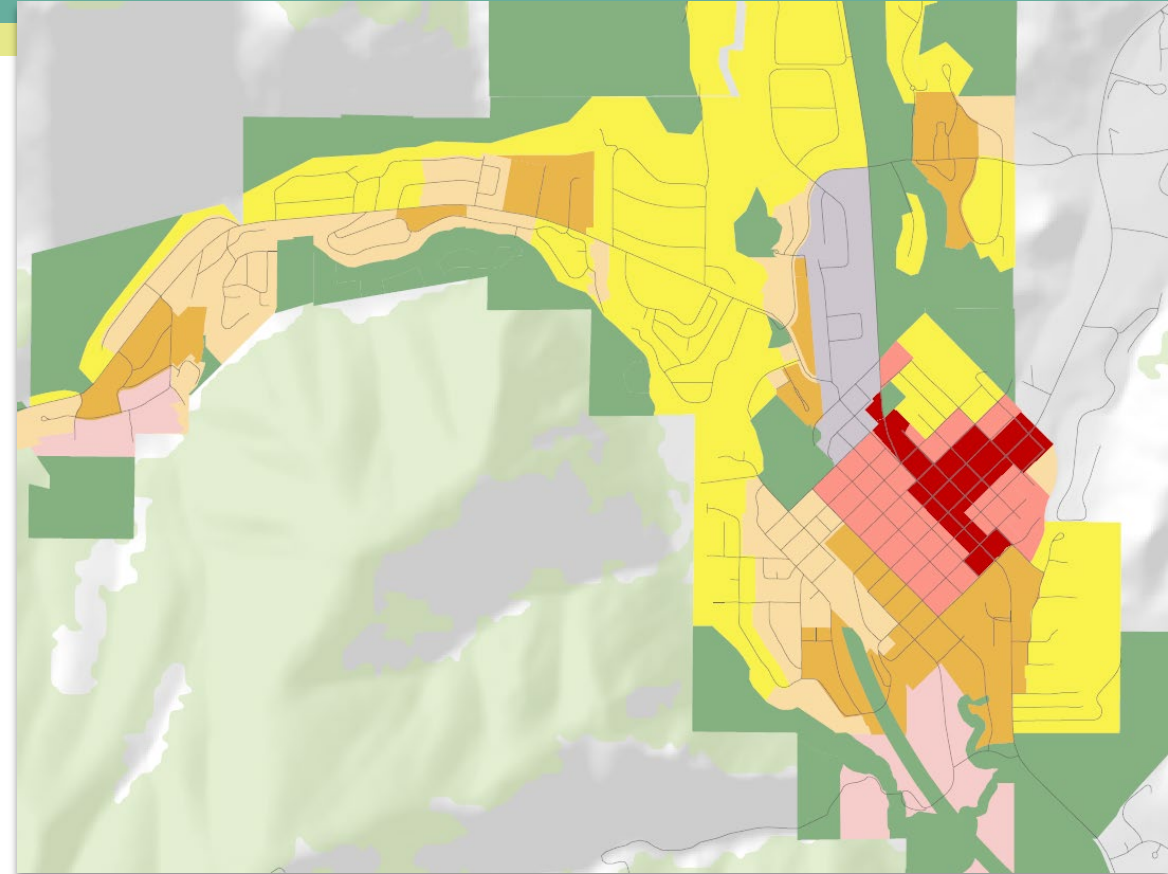


# What We've Heard...

## HOUSING FOCUS



- Establish minimum/maximum unit sizes (for all neighborhoods)
- Restrict creation of new single-family detached homes in MDR or HDR
- Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size



 Medium-Density Residential (MDR)

 High-Density Residential (HDR)



# What We've Heard...

# CHARACTER FOCUS



- Strengthen design review criteria (in conjunction with design guidelines/standards)
- Expand historic preservation focus and programs to encourage rehabilitation/adaptive reuse of historic structures
- Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments
- Eliminate height incentive for hotels
- Strengthen hillside development regulations

## CHARACTER DEFINING FEATURES

### DOWNTOWN KETCHUM TODAY



PLEASE SEND US  
YOUR PHOTOS BY  
EMAILING THEM TO:  
PLANNINGANDBUILDING  
@KETCHUMIDAHO.ORG



### CHARACTER-DEFINING FEATURES

As we complete the tour, keep an eye out for these and other character-defining features that stand out to you.



- **Setback**/relationship to the street.
- Primary **Materials**/Accent Materials.
- **Massing**. Overall building shape, size, and form.
- **Lot Coverage**. Percentage of the lot that is occupied by building(s).
- **Height**. Vertical distance from sidewalk to top of roof or parapet.



- **Stepbacks**. Upper stories pushed back from the sidewalk or adjacent buildings.
- **Balconies/terraces**. Upper-story open space used by building occupants.
- **Street-level Interest**. Storefront windows, building entrance, landscaping, etc.
- **Adaptive reuse**/integration of existing or historic building(s).



# What We've Heard...

# CHARACTER FOCUS



- Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types
- Eliminate or minimize design review requirements in LI
- Establish a legacy business program to showcase longtime Ketchum businesses
- Expand designation of historic buildings in residential areas



# What We've Heard...

## ECONOMY FOCUS

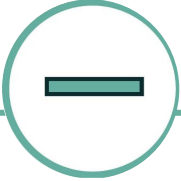


- Maintain flexibility in the design and scale of new development in mixed-use districts
- Establish a commercial/industrial preservation program for local businesses
- Enable the creation of Business Improvement District(s)
- Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses
- Expand the Retail Core



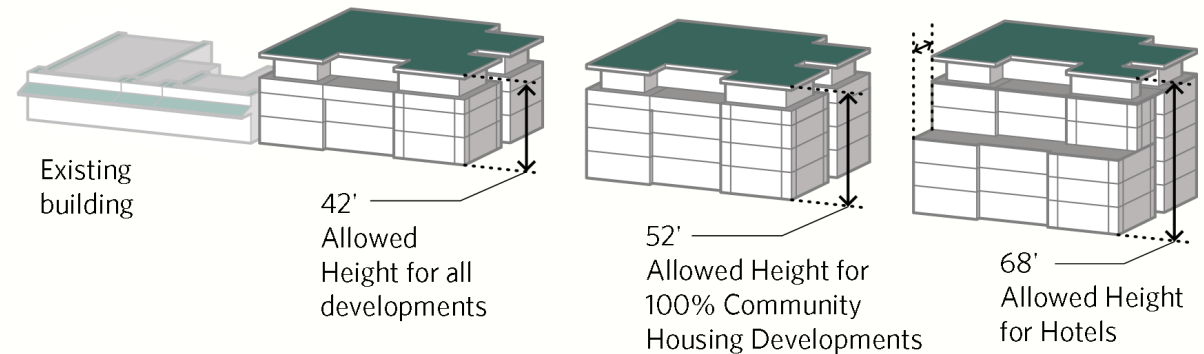
# What We've Heard...

## ECONOMY FOCUS



- Maintain existing height incentives for hotels (up to 68 ft) and community housing (up to 52 ft) in the Retail Core

### ALLOWABLE BUILDING HEIGHT VARIES BASED ON THE TYPE OF USE FOR EACH DEVELOPMENT



#### NOTES:

Required setback for 4<sup>th</sup> & 5<sup>th</sup> stories (exception for Community Housing)

#### DEFINITION:

100% community housing = all residential units are deed restricted

# RECOMMENDATIONS FOR DISCUSSION





**COHESIVE  
KETCHUM**

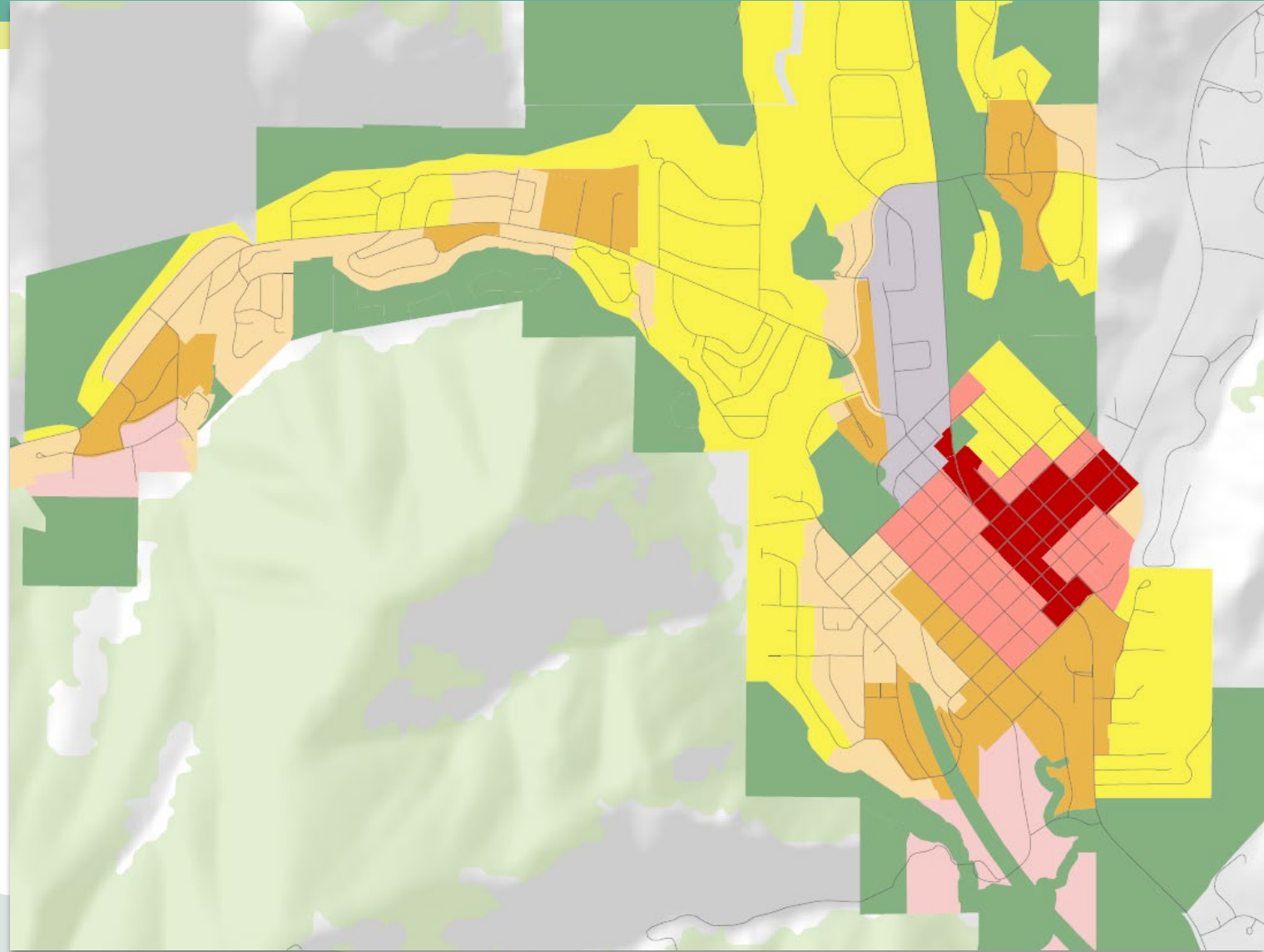
Comprehensive Plan & Code Update

# SINGLE-FAMILY DETACHED HOUSING (LOCATIONS)

## RECOMMENDATION:

Limit the creation of new single-family detached homes in Medium- and High-Density Residential areas

-  Medium-Density Residential
-  High-Density Residential



# SINGLE-FAMILY DETACHED HOUSING (LOCATIONS)

## BENEFITS

- Increases opportunities for the expansion of community housing near jobs and services while maintaining character
- Supports community sentiment that they would like to see Ketchum get “more bang for its buck” out of the limited land that is available
- Mirrors historic development trends from 80s and 90s

## TRADE-OFFS

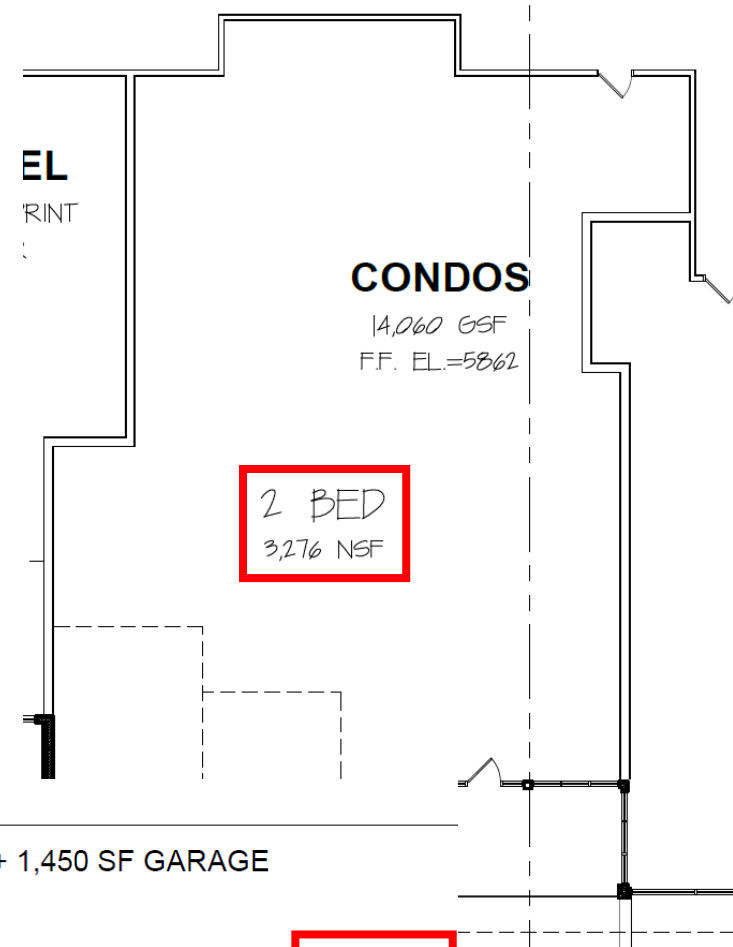
- Removes the opportunity for property owners to build new single-family detached homes close to Downtown and Mixed-Use Activity Centers
- Removes uses that provide character and interest in certain neighborhoods



# HOUSING UNIT SIZES

## RECOMMENDATIONS:

- Establish minimum/maximum unit sizes to encourage the creation of smaller homes
- Consider establishing fee-in-lieu contribution to the community housing fund for homes that exceed a certain size



### PROPOSED DEVELOPMENT:

FLOOR 1:	7,674 SF + 1,450 SF GARAGE
FLOOR 2:	1,512 SF
TOTAL SQUARE FOOTAGE:	9,186 SF + 1,450 SF GARAGE = <b>10,636 SF</b>



# HOUSING UNIT SIZES

## BENEFITS

- Supports expansion of Community Housing options (in a variety of locations) (*Min/Max Unit Size*)
- Increases number of units that can go in a building – i.e. get “more bang for its buck” (*Min/Max Unit Size*)
- Preserves opportunity for very large units while supporting expansion of Community Housing (*Fee-in-lieu option*)
- Mirrors historic development trends from 80s and 90s

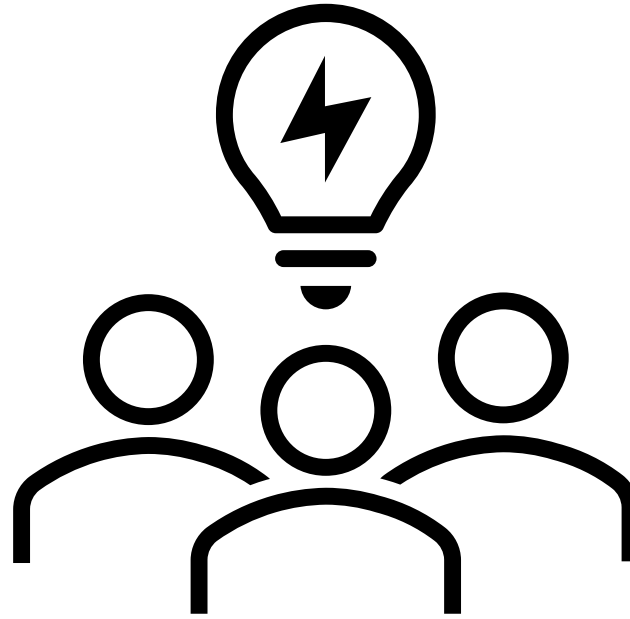
## TRADE-OFFS

- Ability of property owners to “max out” their lots will be limited
- Inventory of new luxury homes/rentals (for sale or short-term rental) will be more limited





# HOUSING IN RESIDENTIAL AREAS



DISCUSS

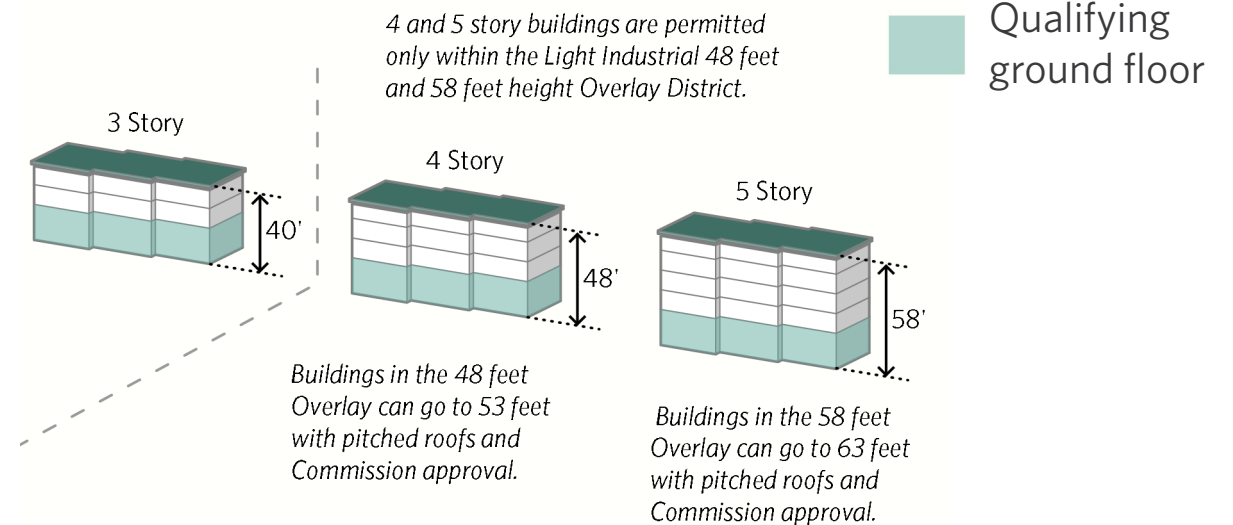


# LIGHT INDUSTRIAL AREA (QUALIFYING GROUND FLOOR)

## RECOMMENDATION:

- Maintain ground floor industrial/commercial use requirements
- Expand the types of commercial uses permitted on the ground floor
- Provide flexibility on definition of qualifying ground floor and total amount of industrial use

## QUALIFYING GROUND FLOOR



### Definition:

Qualifying ground floor. A ground floor of a building where the start of the second story is 18 feet or more above the level of the finished floor.



# LIGHT INDUSTRIAL AREA (QUALIFYING GROUND FLOOR)



## BENEFITS

- Maintains the primary role of the Light Industrial Area
- Expands opportunities for small businesses outside of Downtown
- Promotes adaptive reuse of existing buildings well suited for commercial/industrial uses



## TRADE-OFFS

- Reduces the amount of housing that can be provided



# LIGHT INDUSTRIAL AREA (COMMUNITY HOUSING)

## RECOMMENDATIONS:

- Streamline review/approval process for Community Housing units (*CUPs and Design Review*)
- Allow for the sale of individual Community Housing units
- Remove requirement for ground floor commercial/industrial for 100% community housing developments



# LIGHT INDUSTRIAL AREA (COMMUNITY HOUSING)

## BENEFITS

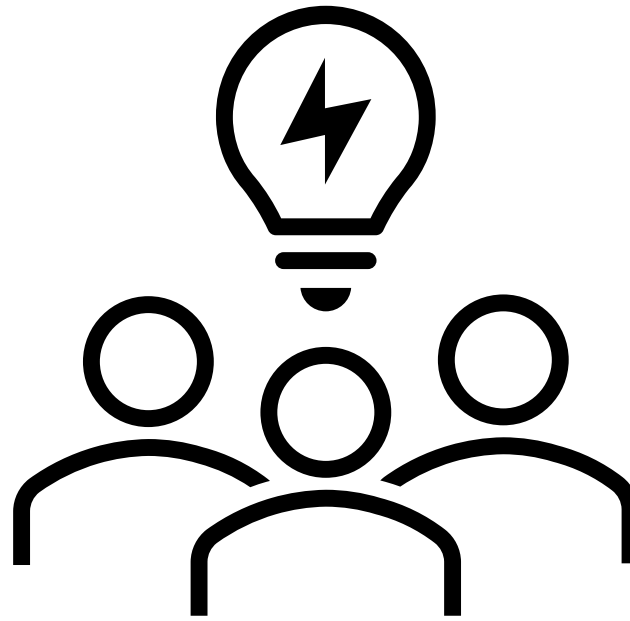
- Reduces barriers to the construction of Community Housing
- Increases the amount of Community Housing that can be constructed
- Provides opportunities for ownership in Community Housing

## TRADE-OFFS

- Community will have less opportunities to “weigh in” on the specifics of what gets built
- More community housing units may lead to more conflicts with existing businesses (e.g., noise, smells, parking)



# LIGHT INDUSTRIAL DISTRICT



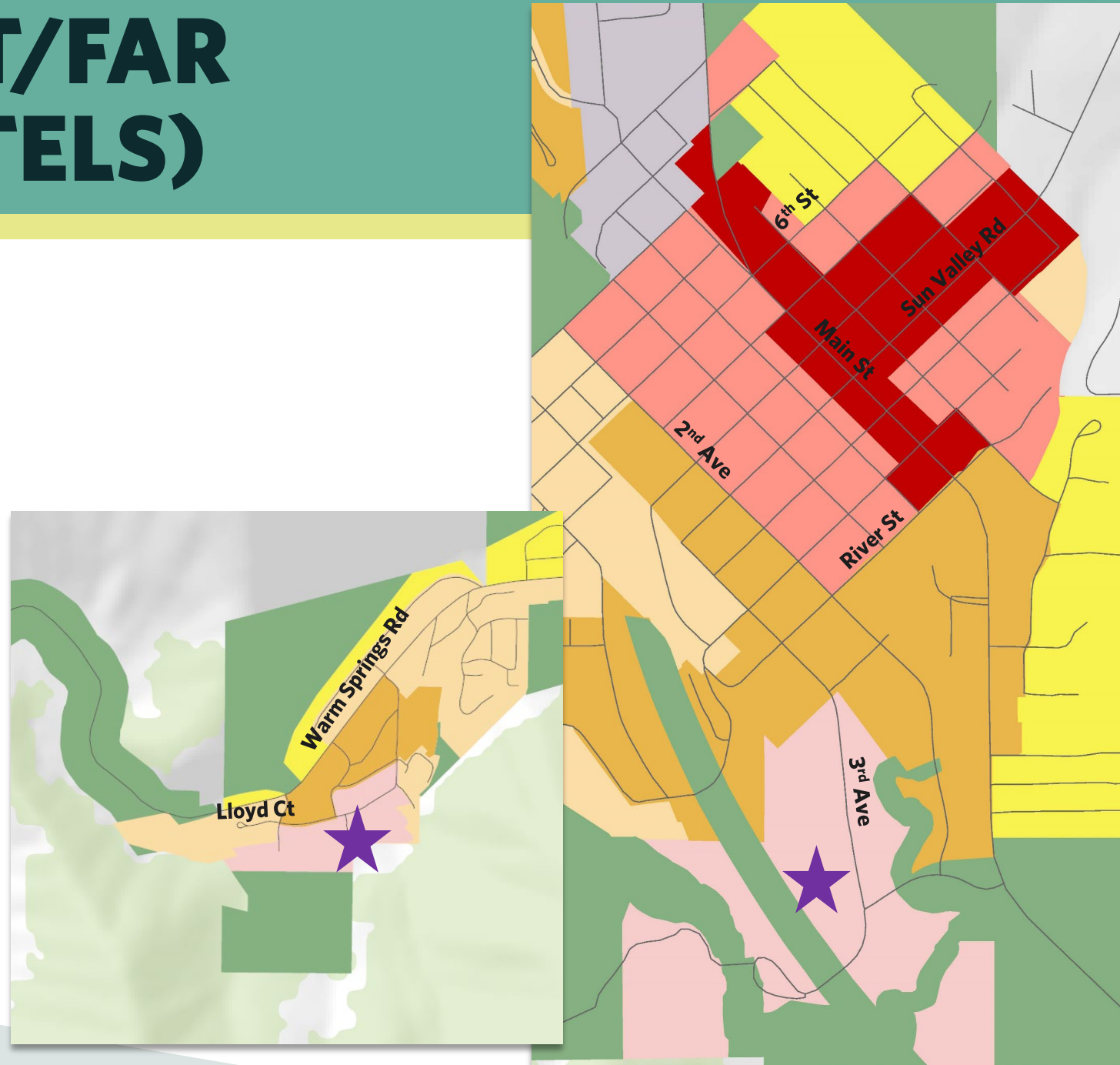
DISCUSS



# BUILDING HEIGHT/FAR INCENTIVES (HOTELS)

## RECOMMENDATIONS:

- Reduce height and FAR incentives for hotels in Downtown
- Maintain (and potentially recalibrate) height and FAR incentives for hotels in Mixed-Use Activity Centers



# BUILDING HEIGHT/FAR INCENTIVES (HOTELS)



## BENEFITS

- Creates a more consistent scale of buildings throughout downtown
- Responds to community sentiment that the City should not be incentivizing hotels
- Maintains opportunities for larger hotels in base areas
- May encourage more creative lodging opportunities



## TRADE-OFFS

- May impact economics of future hotel development in Downtown
- Allows for larger hotels in base areas which some community members do not support



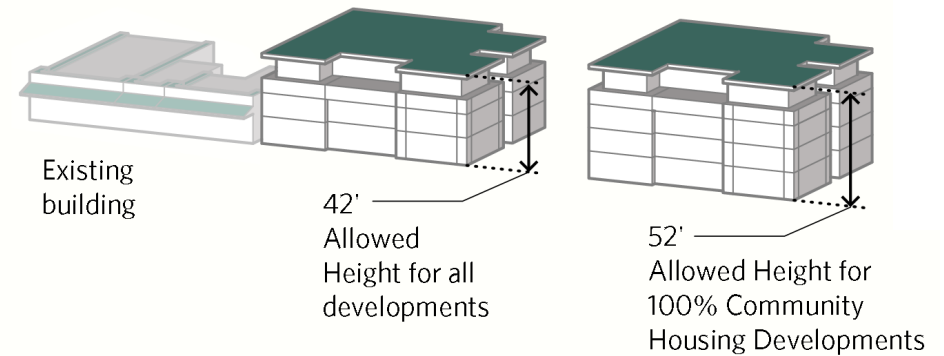


# BUILDING HEIGHT/FAR INCENTIVES (COMMUNITY HOUSING)

## RECOMMENDATION:

- Reduce height and FAR incentives in Retail Core (all developments)
- Maintain existing height and FAR incentives for 100% Community Housing outside of the Retail Core
- Maintain existing height and FAR incentives for exceedance developments but recalibrate community housing element of equation

## EXISTING HEIGHT INCENTIVE



## DEFINITION:

100% community housing = all residential units are deed restricted

## FAR NOTES:

- Partial Community housing (exceedance): 2.25 FAR
- 100% Community Housing: Varies based on height

# BUILDING HEIGHT/FAR INCENTIVES (COMMUNITY HOUSING)

## BENEFITS

- Addresses some community character concerns in downtown
- Reduces “canyoning” effect in Retail Core
- Reinforces existing community housing goals and policies outside of the Retail Core
- Offsets proposed reduction of height/FAR incentives in the Retail Core

## TRADE-OFFS

- Reduces opportunities for community housing and in-lieu fees from development in retail core
- Permits community housing developments to be taller than other developments in downtown

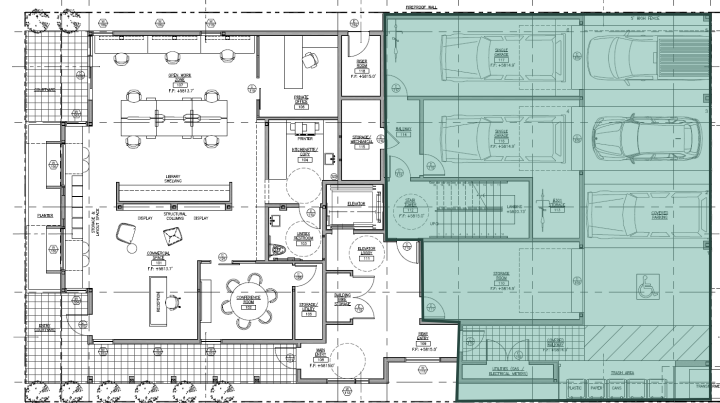
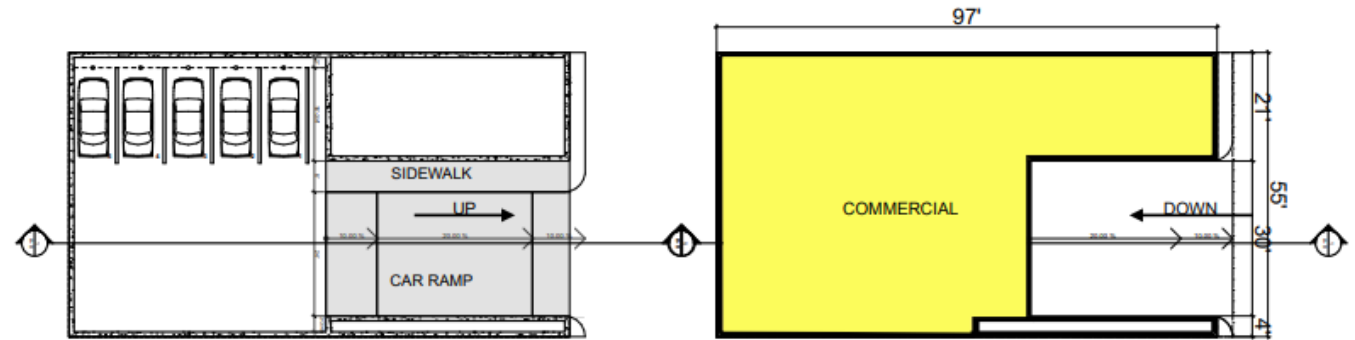


# RESIDENTIAL PARKING EXEMPTIONS

## RECOMMENDATIONS:

- Maintain parking exemption for Community Housing in the Downtown
- Maintain parking exemption for market rate units under 750 sf in the Downtown

## UNDERGROUND PARKING ON SINGLE LOTS RESULTS IN FEW PARKING STALLS AND LIMITS GROUND FLOOR USES



# RESIDENTIAL PARKING EXEMPTIONS

## BENEFITS

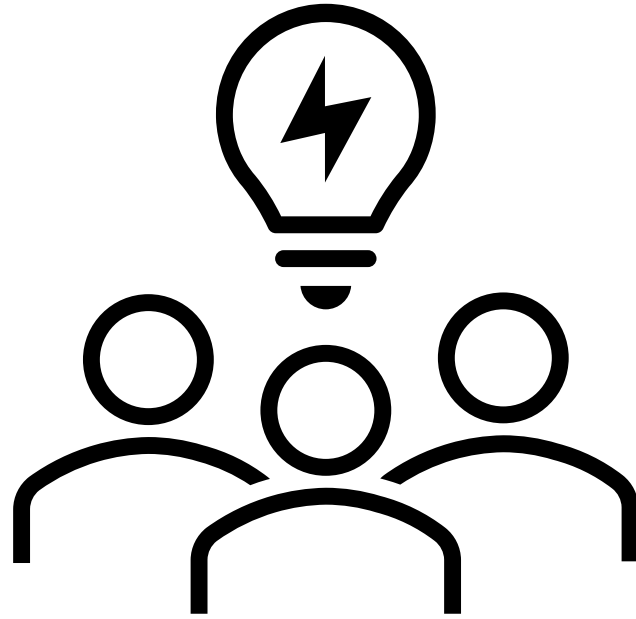
- Reduces barriers to the construction of Community Housing near jobs and services
- Supports the feasibility of building smaller developments on townsite lots (character)

## TRADE-OFFS

- Unless smaller unit sizes are required, may disincentivize the construction of smaller market rate units
- Counter to community sentiment that parking should be required for all development
- Increase requests for consolidation of lots in downtown



# HEIGHT/FAR/PARKING



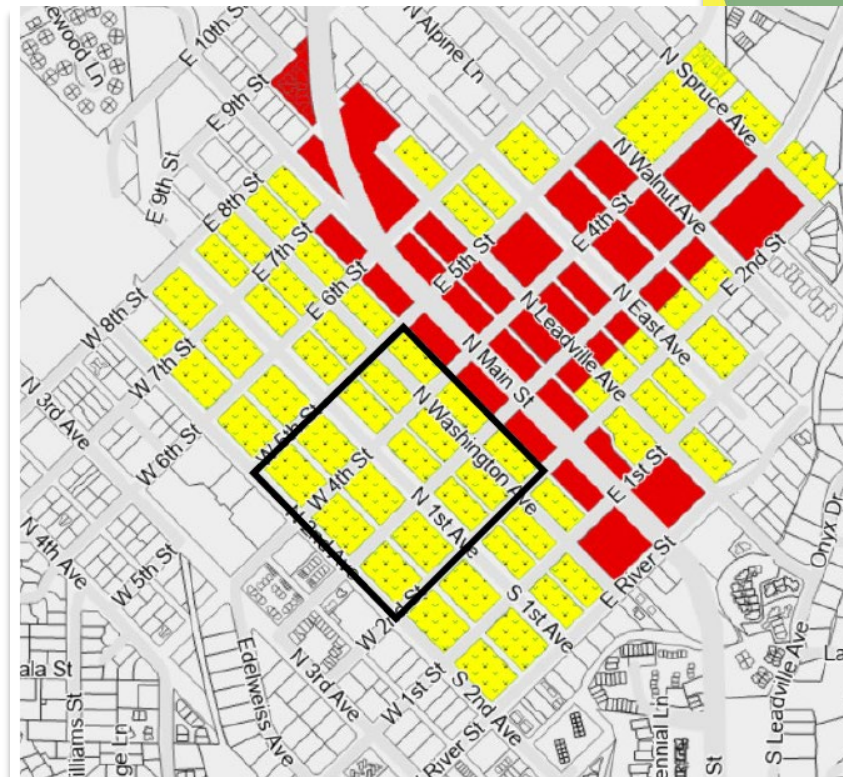
DISCUSS





# RETAIL CORE BOUNDARY

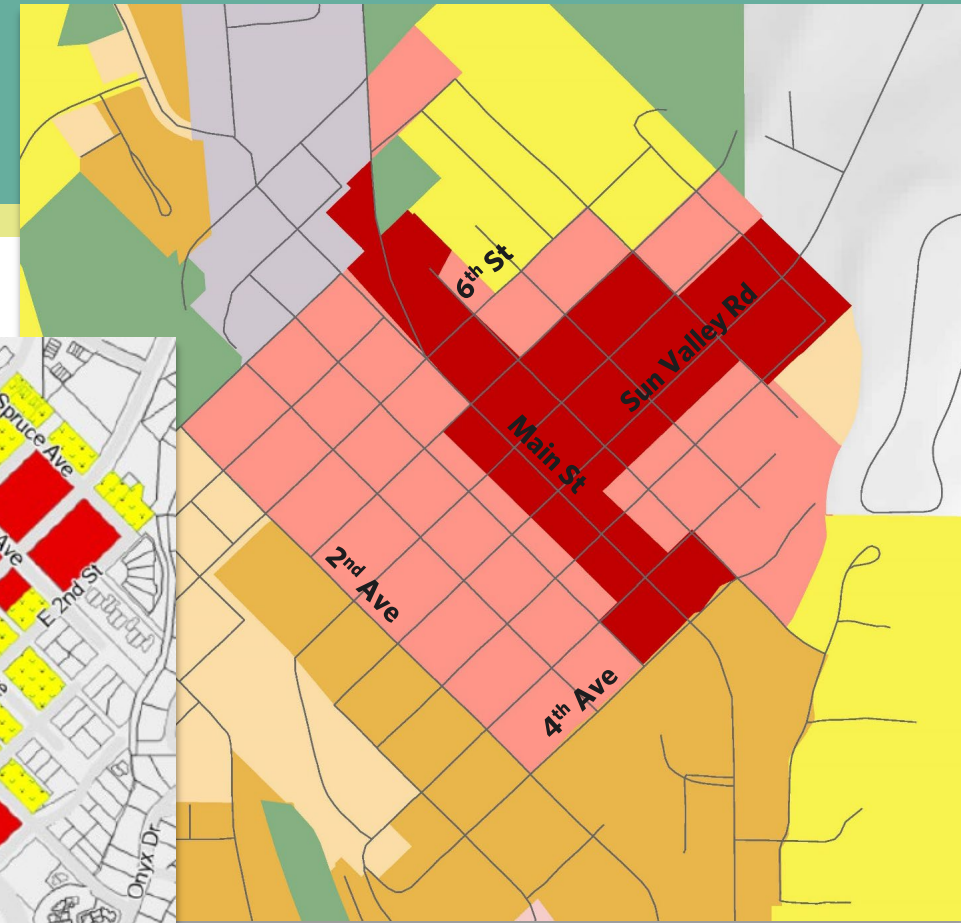
## RECOMMENDATION:

Maintain the boundary of the Retail Core (rather than expanding to align with the Permanent Ordinance)



Community Core Subdistricts

-  1-Retail Core
-  2- Mixed Use
-  Ground Floor Residential with Street Frontage not permitted



 Retail Core



# RETAIL CORE BOUNDARY

## BENEFITS

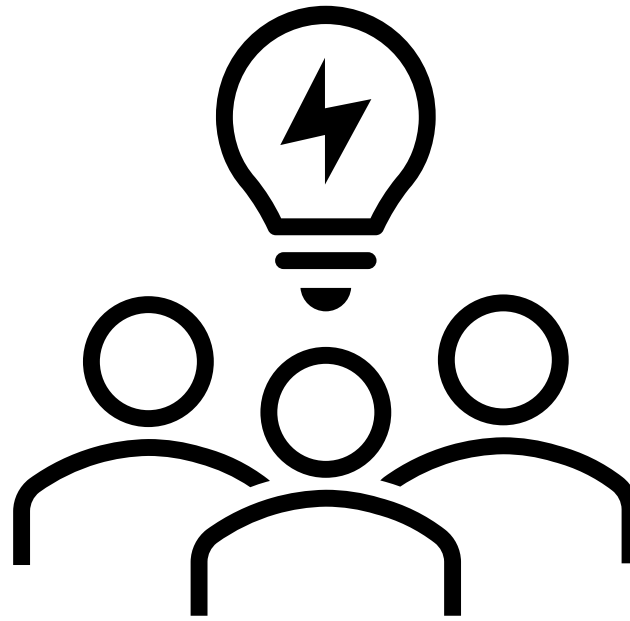
- Supports a compact, vibrant Retail Core
- Maintains potential for other ground floor commercial in other areas of Downtown

## TRADE-OFFS

- Community expressed interest in potentially expanding
- Limits active uses along other sections of key pedestrian corridors (i.e. west end of 4<sup>th</sup> St)
- Maintains limitations on amount of community housing that can be provided



# RETAIL CORE BOUNDARY



DISCUSS





# NEXT STEPS



# NEXT STEPS: COMPREHENSIVE PLAN

- **Late-November:** Public Draft Comprehensive Plan
- **December 10:** Joint Meeting: City Council/Planning and Zoning Commission
- **Mid-December through Mid-January:** Final Round of Outreach (Draft Plan)
- **February:** Adoption Draft Comprehensive Plan
- **March:** Adoption Hearings



# NEXT STEPS: CODE

- **December**
  - Public Draft: Code Reorganization and Procedures
  - Public Draft: Code Assessment Memo
- **December 10:** Joint Meeting: City Council/Planning and Zoning Commission
- **January:** Draft Scope – Phase 3
- **January-March:** Code Reorganization and Procedures Adoption





## Community Outreach Summary

### ROUND 2 | SUMMER 2024

### ROUND TWO OUTREACH OVERVIEW

The second round of community outreach for the Cohesive Ketchum Comprehensive Plan update was conducted in July and August of 2024 to solicit input on key policy choices related to housing, tourism/economy, and community character. Opportunities for input included:

- **Walking Tours.** In late July, Planning Services staff hosted six neighborhood walking tours to gather feedback on the character and scale of buildings across Ketchum. A total of 59 community members participated.
- **Community Workshops.** Two community workshops were held at the Limelight Hotel to discuss policy choices related to community character, the economy, and housing. The first meeting took place on August 20<sup>th</sup> and was designed to elicit feedback from Ketchum's younger residents and workers (individuals who are around 40 years old, or younger) whose feedback has been harder to gather throughout the Cohesive Ketchum project. The second meeting took place on the morning of August 21<sup>st</sup> and was open to the general public. A total of 109 community members participated.
- **Advisory Group Meetings.** Two Cohesive Ketchum project advisory groups, the Technical Advisory Group and the Citizens Advisory Committee, met on August 20<sup>th</sup> to discuss policy choices related to community character, the economy, and housing, as well as the benefits and trade-offs associated with the proposed policy choices. A total of 18 advisory group members participated.

Key themes that emerged from these discussions are summarized below.

## KEY TAKEAWAYS FROM ROUND TWO OUTREACH

Information gathered during this round of community outreach was born from meaningful, guided conversations with advisory group members, business and property owners, workers, and Ketchum residents at structured events. As a result, the following sections are designed to provide an overview of topics discussed and the themes that arose from those in-depth conversations.

Three focus areas were explored as part of this round of outreach: community character, housing, and tourism/economy. These focus areas were selected because they represent topics where the community has mixed opinions on the types of policies and implementation actions the City should take to meet the community's vision for the future.

### Community Character

The first round of public outreach conducted in the spring of 2024 revealed that participants in the Cohesive Ketchum project are passionate about preserving Ketchum's character, which is shaped by the people who live here as well as the buildings and natural environment that contribute to the community's sense of place. Questions asked during this round of outreach were intended to prompt participants to consider the tradeoffs that might accompany policy positions that prioritize regulation of Ketchum's built environment.

#### Key Takeaways

- Support for limiting the height of buildings in the Retail Core to 3-stories (at a minimum) and throughout Downtown (as an ideal).
- Concern for the loss of historic structures Downtown and the loss of smaller homes throughout Ketchum.
- Support for regulating building design, with some parameters
  - Fewer flat roofs
  - Less variation in building materials on a single structure/less black metal
  - Contextual design next to historic structures
  - Incorporation of courtyards and plazas along street frontages/at the corner of buildings
- Desire for stronger parking requirements.

#### Open-ended Comments

When reviewing feedback related to community character, comments could be grouped into 17 topic areas, the most common of which were design standards/guidelines and building scale/bulk/mass (see Figure 1).

- **Active street level.** Support for the creation of corner plazas and public gathering places.
- **Building materials.** Emphasis on the impact of building materials on Ketchum's visual appeal. Support for high-quality, durable exterior building materials.



Community offered **support** for the following policies:

- Strengthen design review criteria (in conjunction with design guidelines/standards)
- Expand historic preservation focus and programs to encourage rehabilitation/adaptive reuse of historic structures
- Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments
- Eliminate height incentive for hotels
- Strengthen hillside development regulations

- **Community character.** Open-ended comments related to community character equated character with vibrancy. They also noted that Main Street is part of Ketchum’s character.
- **Community housing.** Acknowledgement that workforce housing is needed in Ketchum, with support for providing community housing options outside of Downtown.
- **Contextual design.** Desire for developers to incorporate context-sensitive design features and transitions into their projects.
- **Design standards/guidelines.** Concern about the lack of variation among new developments (e.g., big boxes). Some participants support the creation of new/more design guidelines, but others are wary of their effectiveness.
- **Downtown.** Interest in highlighting the differences between retail core and the rest of Downtown.
- **Historic preservation/adaptive reuse.** Support for protecting legacy and historic buildings.
- **Incentives.** Mixed feedback was provided regarding existing height incentives for hotels and community housing.
- **Infrastructure.** Desire for better maintained public streets and pedestrian access.
- **Light Industrial Area.** Support for providing housing opportunities in the Light Industrial Area.
- **Mix of uses.** General support for allowing a mix of uses in retail core and mixed-use land use categories (though there is some disagreement around which uses should be encouraged).
- **Parking.** Concern about the amount of parking available in Ketchum.
- **Process.** Need for clarity around the roles and responsibilities of the Planning Commission.
- **Property rights.** Concern for impact of policy changes on property rights.
- **Scale/bulk/mass.** Several participants noted dissatisfaction with the current height and bulk of buildings, especially Downtown. Others noted they would be okay with larger buildings in other areas (e.g., Light Industrial Area, not on Main Street).

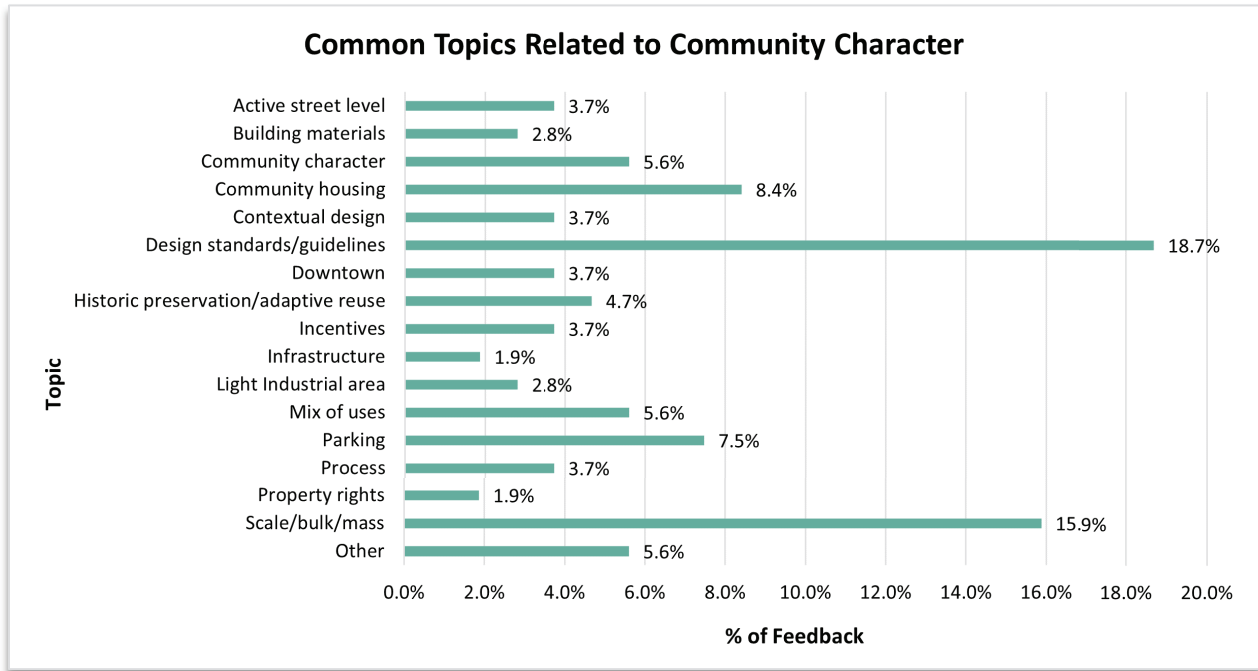


Figure 1: Common Topics Related to Community Character

## Housing

Throughout the Cohesive Ketchum project, participants have continually expressed a desire to create opportunities for full-time (or mostly full-time) residents to live in Ketchum. This sentiment is closely aligned with participants' feelings about Ketchum's character, which is informed by the people who contribute to the city's unique sense of place. The discussions held during this round of outreach were designed to encourage residents to think about the different types of housing that may be appropriate in Ketchum and the benefits and tradeoffs associated with housing development at different densities.

### Key Takeaways

- Frustration that housing is increasingly out of reach for members of the local workforce, resulting in longer commutes and increased traffic congestion.
- Support for the expansion of Community Housing options in a variety of locations.
- Desire to see Ketchum get “more bang for its buck” (i.e., more units per structure) out of the limited land the City has available for development.
- Interest in the City pursuing housing solutions down valley/outside of Ketchum and/or in the Light Industrial Area.
- Concern around the impacts that changes to housing policy may have on private property rights.
- Unfavorable view of the City subsidizing Community Housing.



Community offered **support** for the following policies:

- Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing
- Expand allowances for ADUs with off-street parking
- Maintain existing employee housing requirements for hotels
- Facilitate the creation of employer-sponsored housing
- Allow work/live unit by-right in LI if unit is rented to a local worker

### Open-ended Comments

Open-ended comments related to housing could be grouped into 18 topic areas, the most common of which were housing types/options and community housing (see Figure 2). A summary of feedback provided by topic area is provided below.

- **ADUs.** Support for loosening restrictions around the construction of accessory dwelling units, with regulations designed to limit their use as short-term rentals (if City funding is involved).
- **Amenities.** Support for new residential developments to include sidewalks, pedestrian amenities, and bike parking.
- **Community housing.** Feedback related to community housing was mixed, though participants were generally supportive of funding and constructing community housing if units are going to be occupied by local workers.
- **Density.** Participants who commented on density during the housing discussion acknowledged the need to construct taller/larger buildings to meet Ketchum's housing demand, but also expressed a desire for those buildings to fit in with Ketchum's character.
- **Hillside protection.** Support for strengthening Ketchum's hillside development standards.
- **Historic preservation.** Support for applying historic preservation standards in residential neighborhoods.

- **Housing programs.** Mixed support for the creation of employer-sponsored housing.
- **Housing types/options.** Most participants who commented on housing types were in favor of expanding the options available within Ketchum (e.g., single-family homes, ADUs, duplexes, missing middle housing, variation in unit sizes, etc.).
- **Incentives.** Disapproval of current FAR incentives.
- **Light Industrial Area.** Support for loosening restrictions around housing in LI.
- **Lot size/configuration.** General concern about property owners’ ability to consolidate multiple lots.
- **Maximum unit size.** Mixed feedback was provided regarding whether or not the City should establish maximum unit sizes for new residential development.
- **More housing units.** Desire to see more units incorporated into new multi-family buildings and to preserve existing, single-family detached units.
- **Neighborhood character.** Feedback that changes to structures in residential neighborhoods should be in line with the surrounding context.
- **Parking.** General consensus that housing developments should include parking for residents.
- **Regional focus.** Participants emphasized the need to work as a region to solve housing issues, and expressed a desire for new residential development to occur down valley.
- **Retail core.** Feedback in support of providing housing options outside of Ketchum’s retail core.
- **Second homeowners.** One participant commented on the need to consider seasonal homeowners when considering neighborhood policy changes.
- **Short-term rentals.** Concern for popularity of short-term rentals and their impact on housing needs.

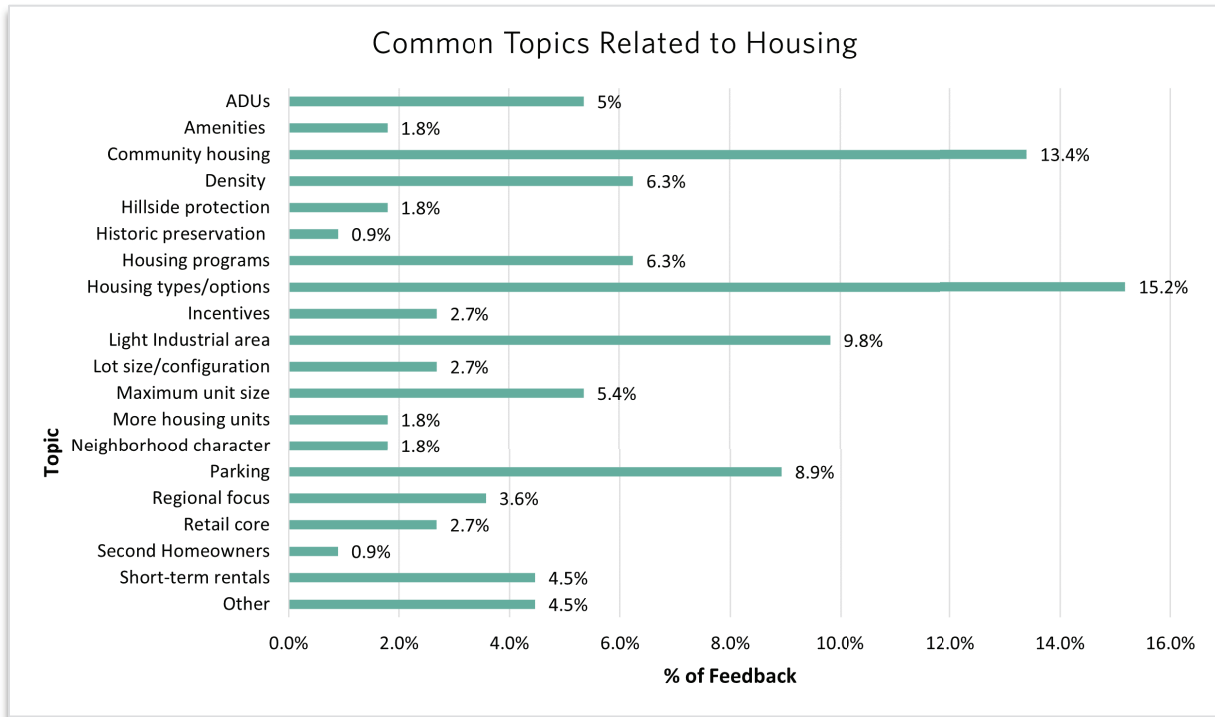


Figure 2: Common Topics Related to Housing.



## Tourism/Economy

Finally, outreach conducted as part of this project has revealed that participants are interested in creating a more resilient local economy. This may mean continuing to support tourism operations while advancing policies that support the diversification of Ketchum's businesses and employment opportunities. Questions asked during this round of outreach were designed to prompt participants to consider the role of certain land use policies and programs in attracting new businesses and retaining existing businesses.

### Key Takeaways

- Support for increasing flexibility in the types of uses allowed in the Light Industrial Area (e.g., restaurants, retail, Community Housing) with limitations.
- Desire to maintain Ketchum's reputation as a "home" for local businesses and start-ups.
- Interest in encouraging uses that will increase the year-round vibrancy of the Warm Springs Base Area (and throughout Ketchum).
- Concern for current incentives related to parking, building height, and Floor Area Ratio.
- Wary of parking impacts associated with higher density development.

### Open-ended Comments

Open-ended feedback related to tourism/economy could be grouped into 14 topic areas, the most common of which were incentives and the Light Industrial Area (see Figure 3). A summary of feedback provided by topic area is provided below.

- **Business impacts.** Concern for how changes to city policy may impact existing businesses.
- **Business mix.** Support for attracting and maintaining a variety of businesses in Ketchum, including retailers, restaurants, small-scale hotels, mixed-use buildings, and office space.
- **Community character.** Open-ended comments related to community character equated character with Ketchum's small-town feel and smaller buildings.
- **Economic development tools.** Lack of clarity around the potential impacts of different economic development tools (e.g., deed-restricted commercial, Business Improvement District).
- **Economic diversification.** Support for diversifying the local economy in a way that builds on non-tourism industries.
- **Housing.** Support for exploring employee housing opportunities.
- **Incentives.** Mixed feedback was provided regarding existing height incentives for hotels and community housing.



Community offered **support** for the following policies:

- Maintain flexibility in the design and scale of new development in mixed-use districts
- Establish a commercial/industrial preservation program for local businesses
- Enable the creation of Business Improvement District(s)
- Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses
- Expand the Retail Core

- **Infrastructure/public amenities.** Support for improving connectivity of public infrastructure (e.g., bike lanes and public gathering spaces).
- **Light Industrial Area.** Support for loosening use restrictions in LI to allow for the creation of restaurants, retail businesses, and housing.
- **Parking.** Concern about the amount of parking available in Ketchum.
- **Retail core.** Mostly supportive of expanding the boundaries of the retail core.
- **Warm Springs Base.** Interest in making the Warm Springs Base area a vibrant, year-round community center.

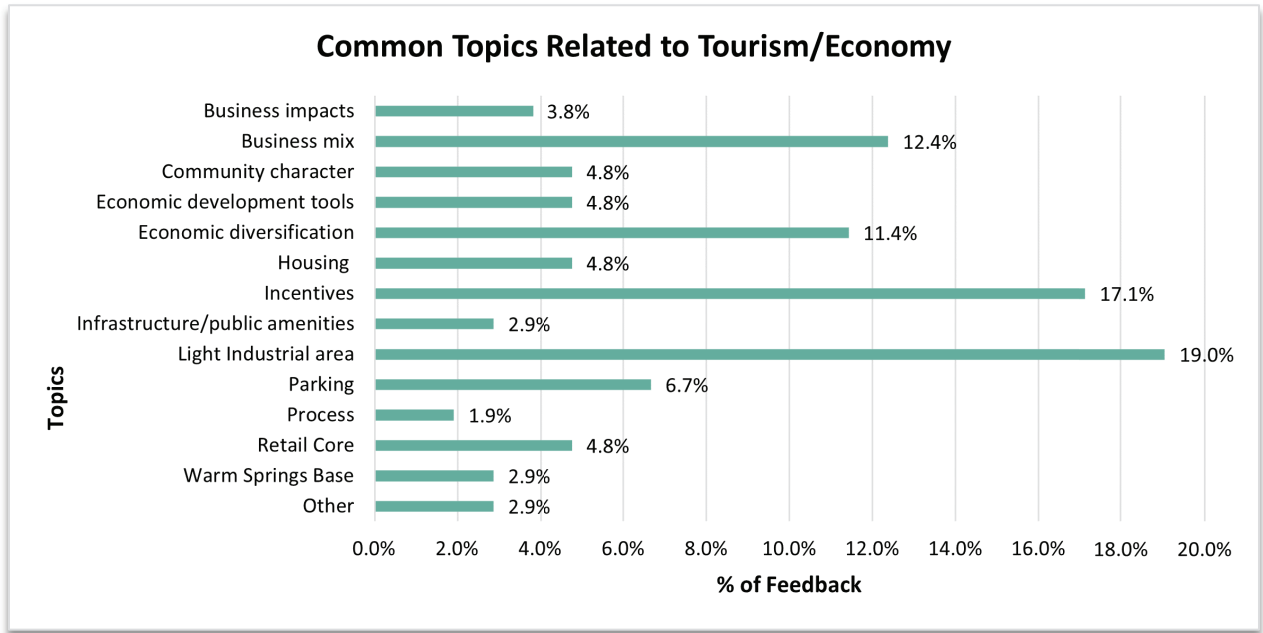


Figure 3: Common Topics Related to Tourism/Housing






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# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

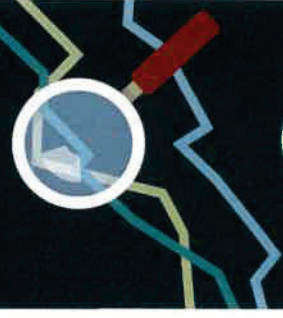
*Do not encourage housing in retail area — it interferes with access for locals & tourists to the retail businesses*

*APPLICABLE*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





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**KETCHUM**

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# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS | I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION | I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

*parking should be required for new construction both residential and retail/office. Parking!*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?





COHESIVE  
KETCHUM

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# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>Yes</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>Yes</p>		



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

- I think using light innovation for housing is appropriate. So much flexibility to access - parks/univers/ymca/ & close to walk to town.

- move housing to outskirts of town near residential areas.

- Parking



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





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**KETCHUM**

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# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>Keep lower hotels offer opportunities for smaller hotels. design new functions. More in human scale</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>More industrial park housing</p>		



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?





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KETCHUM

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# CHARACTER FOCUS

INCENTIVES FOR ACCESS IN INDUSTRIAL OWNERS *Incentivize*

I SUPPORT THESE RECOMMENDATIONS

Reduce height  
Eliminate height incentives for hotels  
Expand allow's in mixed use ind.



TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

*DO NOT SUPPORT THESE RECOMMENDATIONS IN LOW DENSITY*  
*MAINTAIN LARGER LOT SIZES TO INCENTIVIZE ADU'S!!!*  
*NEED THESE NEW TOOLS*



TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?

Legacy business  
Historic preservation

*EXPAND DESIGNATED (") OF HISTORIC BLDGS WHY ADOPT THIS MEDIUM DENSITY ADU'S?*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

*MORE ADU INCENTIVES IN MEDIUM-LOW DENSITY RESIDENTIAL*  
*MORE INCENTIVES FOR LIGHT INDUSTRIAL BUILDING OWNERS TO MOVE TO ARE-PART INDUSTRIAL AREA OR? SOUTH*





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# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS | I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION | I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>we support them but we don't want to have a community that is too restrictive. No more of this kind of way.</i></p>	<p><i>we support them but we don't want to have a community that is too restrictive. No more of this kind of way.</i></p>	<p><i>we support them but we don't want to have a community that is too restrictive. No more of this kind of way.</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			

**GENERAL FEEDBACK:** DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

*The city is unable to maintain its right of ways in residential neighborhoods! The gravel goes to Knappa and grass (fisher's)*

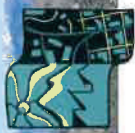


## QUESTIONS FOR DISCUSSION:

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- Are there recommendations that you do not support? **Why?**







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# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>— STRENGTHEN DESIGN REVIEW CRITERIA — REDUCE HEIGHT OF NEW DOWEL — ELIMINATE HEIGHT INCREASES FOR HOTELS</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>EXPAND LEAKY BONE &amp; HISTORIC PRESERVATION EXPAND HOUSING IN INDUSTRIAL AREA</p>		



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?





COHESIVE  
**KETCHUM**

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# CHARACTER FOCUS

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TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?	<i>yes</i>		
TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?	<i>yes</i>		



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

*Enhance bike speed access*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?








**COHESIVE  
KETCHUM**


Comprehensive Plan & Code Update

# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS | I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION | I DO NOT SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?	I SUPPORT THESE RECOMMENDATIONS	I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION	I DO NOT SUPPORT THESE RECOMMENDATIONS
TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?	<p></p> <p>Keep Historic Buildings &amp; encourage renovation</p> <p>Bullet 3 Limit expand historic preservation</p>	<p></p>	<p></p> <p>ELIMINATE FAR allowances</p> <p>Keep Hotel height restrictions &amp; phase away to allow Do not eliminate design review</p>

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



No more big box buildings

Do not allow in-tiew increases in height etc → Should stick w/ the Code restrictions & not allow developers to pay their way out of complying w/ height etc.



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



Page



COHESIVE  
KETCHUM

Comprehensive Plan & Code Update

# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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Parking in business core  
 B&B's through out town.  
 less use of The color Black!

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?





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KETCHUM

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>not eliminate Madison strategies Slopedown lots OK for height incentive of water - context of adjacent bids for height</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p><i>- Small scale blinds - design</i></p>		



## QUESTIONS FOR DISCUSSION:

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**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?





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**KETCHUM**

Comprehensive Plan & Code Update

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## QUESTIONS FOR DISCUSSION:

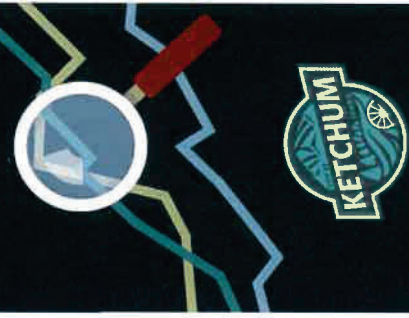
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**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

\* Eliminate Big housing projects in downtown - Specifically First + Washington, which is too Big and takes away our biggest parking complex (which downtown businesses need). #. Fill bluebird First!!

\* Do not take away More parking <sup>If Parking goes, then business will wane & maybe move.</sup>

\* No worker housing in Retail core - just add to an already dense area. Residential/worker housing should move to areas outside Retail core!





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Comprehensive Plan & Code Update

# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

- don't support design specific criteria that results in 'too many' blogs



regardless of what they look like. we've already tried + rejected form based code

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

financial feasibility considered with over regulation, meaning no things, including



desirable housing, gets built.

I DO NOT SUPPORT THESE RECOMMENDATIONS

ensure recommendations are fair to property owners  
voluntary incentives



much preferred to mandated policy



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

- And have owners and their rights are part of our character, and <sup>our</sup> economic support base

- ~~keep~~ understand the needs ~~of~~ all ~~not just~~ the targeted











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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			

*No subsidies recommended*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



## QUESTIONS FOR DISCUSSION:

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**GENERAL FEEDBACK:**  
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*Don't support the high priority for housing. Please address parking.*





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# CHARACTER FOCUS

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			<p>NONE FOR HOTELS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

UNDERGROUND PARKING REQUIRED TOO BUILD  
REQUIRED SET BACKS FOR 2ND & 3RD STORY  
EVERY NEW UNIT NEEDS 1.25 PARKING SPACES  
SMALLER LOT SIZE SMALLER BLDGS, DON'T  
LET THEM BE COMBINED



## QUESTIONS FOR DISCUSSION:

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			

*retain needs to consider existing owners and their property rights.*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



## QUESTIONS FOR DISCUSSION:

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**KETCHUM**

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			<p><i>No incentives to developers</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			<p><i>Do not support</i></p>

*Limit height to three stories measured from street level*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



## QUESTIONS FOR DISCUSSION:

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# CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>Expand core to 2nd Ave</p>	<p>Preserve core. Add affordable housing nearby</p>	
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>I support with generous guidelines.</p>		



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?









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KETCHUM

Comprehensive Plan & Code Updates

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



*What about requiring solar panels & green roofs to make flat roofs useful? The character is decreased w/ large grass lawns.*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



## QUESTIONS FOR DISCUSSION:

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**KETCHUM**

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>Incentivize adaptive reuse Keep central core of Ketchum in fact as much as possible Strengthen building regulations</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>X</p>		



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



*Why no discussion re. parking?  
Keep downtown core as is as much as possible --  
maintain character with existing buildings*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?












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**KETCHUM**

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p></p>	<p></p>	<p></p>



*Need to address education, healthcare, whether we use FTA funds for community housing, parking, transportation, building in flood plains (which should be disallowed)*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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**KETCHUM**

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# CHARACTER FOCUS



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

**TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?**

Take residential land and create a few high density areas.  
Refine the Retail Core to be for S/U property to the Post Office

higher density in both Retail and housing will limited to manageable areas.

Architectural Review Committee do NOT work.



**TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?**

Look for programs that work in other communities  
Define the difference between "Affordable" and "Work space"  
Get rid of Montrose Morning for hotels

Smaller lot sizes  
Think long term about the growth of the community, we can never build enough "affordable units" if we continue to grow.

Revisiting the wheel Architectural Review Comm

**GENERAL FEEDBACK: DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?**

Citizens who advocate for design/architectural/landscaped reviews are going against well documented studies that "design reviews" does not work, 100 books have been written showing that you get worse results than communities with NO architectural reviews.



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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

Some on my panel believe that government is the only solution to all problems and that private property rights and market processes are irrelevant. The question is not about specifics but about the rules within which market processes can operate



TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

The ~~discussions~~ recommendations should make clear distinction b/w mandatory v. permissive regulations. Otherwise the discussion goes in circles.



## QUESTIONS FOR DISCUSSION:

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**KETCHUM**

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**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

*Why is more better? Let's use zoning to limit population growth.*



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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>I recommend stricter guidelines for developers.</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p><i>Location w/ regard to height should be a factor higher in periphery more acceptable.</i></p>		



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



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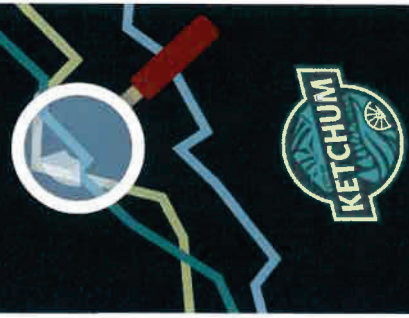
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**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

*can we encourage architects to stop building buildings that look like box's should have some sort of mountain feel*





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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			

*187a lot design*

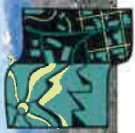
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**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

→ mountains & sun - view corridors -  
→ hotels or here but not in the other parts of town.  
→ wedding cake - crosswalk  
→ proportionally to street



## QUESTIONS FOR DISCUSSION:

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**KETCHUM**

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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

	X		
		X	

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

*make it enjoyable for the residents and townsmen will take care of it self.*

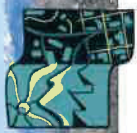


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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><input checked="" type="radio"/></p>	<p><input type="radio"/></p>	<p><input type="radio"/></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p><input checked="" type="radio"/></p>	<p><input type="radio"/></p>	<p><input type="radio"/></p>

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

*Payday!!! Need a lot more. LI - low income housing*



## QUESTIONS FOR DISCUSSION:

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KETCHUM**

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# CHARACTER FOCUS

- Reduce hotel heights
- Increase res. diversity, decrease size

I SUPPORT THESE RECOMMENDATIONS

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?

I support many of the regs & incentives but not those related to increasing DR criteria



Increasing DR reqs

TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?

• Help legacy businesses support most  
• Get neighborhood specific



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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**GENERAL FEEDBACK:**  
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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>expand downtown reduce FAR revise policy revise height</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



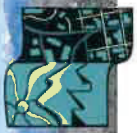
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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>Reducing FAR AND REQUIRING PARKING Reserve River Area</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

Expand design requirements  
Revisit codes & set back requirements  
Create a non-resident advisory committee



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



# CHARACTER FOCUS


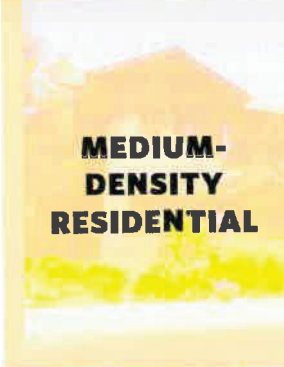
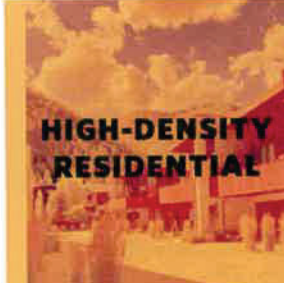


## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

*Keep lower Hotels*

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments <i>yes</i></li> <li>Eliminate height incentive for hotels <i>and work force housing</i></li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<p><i>Parking Parking Parking</i></p> <ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	<p><i>yes</i></p>
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p><i>allow more housing not just work/live</i></p>

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>Establish city right-of-way standards in alignment with neighborhood character</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<ul style="list-style-type: none"> <li>Expand designation of historic buildings in residential areas</li> </ul>




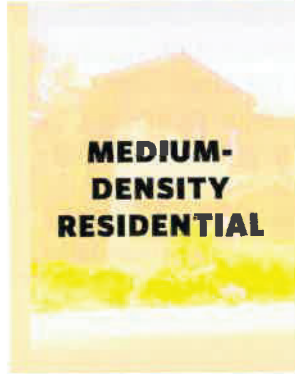
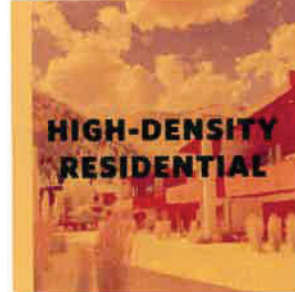
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels <i>Keep to 3 Floors Max !!</i></li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
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<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>• Establish city right-of-way standards in alignment with neighborhood character</li> <li>• Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>• Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>• Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>• Establish maximum unit sizes</li> </ul>	
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>		

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt <u>location-specific design guidelines</u> that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, <u>roof forms</u>, and public gathering spaces, particularly for new or redevelopment <u>next to historic buildings</u></li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a <u>legacy business program</u> to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the <u>rehabilitation/adaptive reuse</u> of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li><del>Eliminate or minimize design review requirements</del></li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p>INCREASE LOT USE</p>

HEIGHT CONTEXT

NO FLAT

HEIGHT + MATERIALS


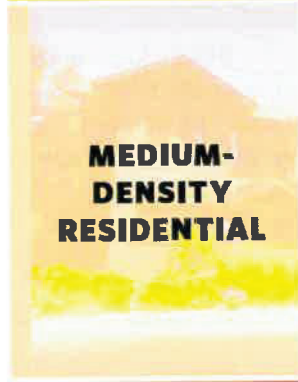
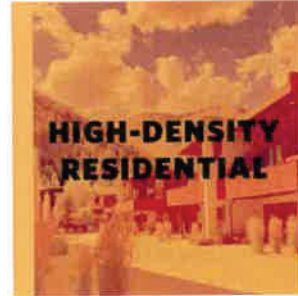
KEEP CHARACTER / ARCHITECTURE

HEIGHT IN CONTEXT AND OFFICE SPACE

HEIGHT CONTEXT

✓

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types ✓</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character ?</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations ?</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<ul style="list-style-type: none"> <li><del>Expand designation of historic buildings in residential areas</del></li> </ul>

*Handwritten notes:*  
 ? PARKING CONCERN ✓  
 MAINTAIN MIN SETBACK - NOT CLOSE TO OR ON STREET

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: <del>building orientation</del>, building massing and form, building articulation, <del>building materials</del>, <del>roof forms</del>, and public gathering spaces, particularly for new or redevelopment <del>next to historic buildings</del></li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li><del>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</del></li> <li><del>Reduce height and FAR allowances to limit the scale and intensity of new developments</del></li> <li><del>Eliminate height incentive for hotels</del></li> <li>Continue to require ground floor commercial space/activation ?</li> </ul>	<ul style="list-style-type: none"> <li><del>Establish a commercial facade/building improvement grant program for designated Historic buildings</del></li> <li>Establish a legacy business program to showcase longtime Ketchum businesses ?</li> </ul>
<b>COMMUNITY MIXED-USE</b>	<ul style="list-style-type: none"> <li><del>Retain height and FAR allowances to offset proposed reductions in the Retail Core</del></li> <li><del>Eliminate height incentive for hotels</del></li> </ul>	<ul style="list-style-type: none"> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li><del>Maintain current height and density allowances/incentives</del></li> </ul>	
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

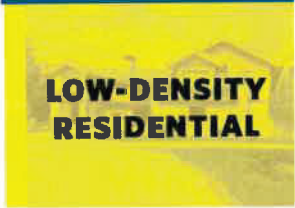
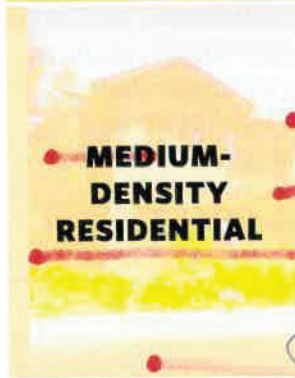
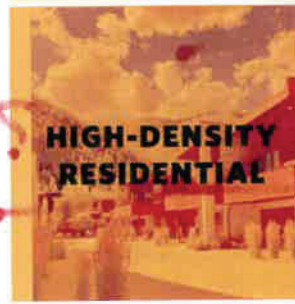
*If it will be followed step violating UAC?*

*only if owners compensated*

*If we want to successfully address housing and parking needs we will need to partner with*

*developers experienced in/w/with, develop ments that address our needs!*

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>Establish city right-of-way standards in alignment with neighborhood character</li> </ul>	<p><i>? Possibly, there maybe opportunities to develop additional density/housing opportunities.</i></p>
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<p><i>? Define further.</i></p> <ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<p><i>do you mean density?</i></p> <p><i>ability to create ADUs on smaller lots?</i></p>

*It is hard to know what is successful and what is not. We will need to be patient with the process. Developers experienced in multi-family development should be encouraged.*

*It is hard to know what is successful and what is not. We will need to be patient with the process. Developers experienced in multi-family development should be encouraged.*

→ No mentions:  
 - Transportation  
 - parking



# CHARACTER FOCUS

## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?



tried form based code. it didn't work.

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines) <i>- rejects in design type favored by policymakers</i></li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
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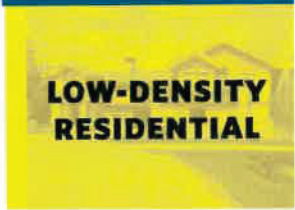
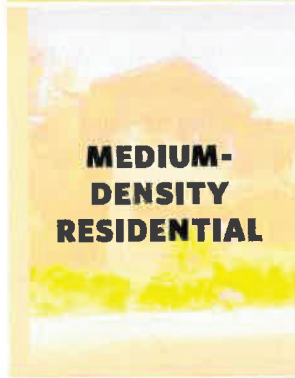
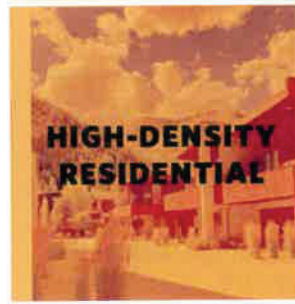
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <i>- STIPLES CREATIVITY - OR IF VOLUNTARY</i></li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments <i>NO</i></li> <li>Eliminate height incentive for hotels <i>NO!</i></li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated historic buildings <i>NO</i></li> <li>Establish a legacy business program to showcase longtime Ketchum businesses <i>OK IF</i></li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register <i>THIS DOES NOT PREVENT DEMOLITION. OK IF</i></li> </ul>
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<b>COMMUNITY MIXED-USE</b>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels <i>NO!</i></li> </ul>	<p><i>IF THEY ARE TRULY HISTORIC. I.E. NOT SOMEONE WE THINK IS IMPORTANT ONCE LIVED HERE...</i></p>
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<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
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<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas ✓</li> <li>Eliminate or minimize design review requirements ✓</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development <i>CHANGE NOT MAINTAIN</i></li> </ul>	
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# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>Establish city right-of-way standards in alignment with neighborhood character</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
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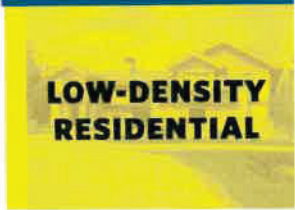
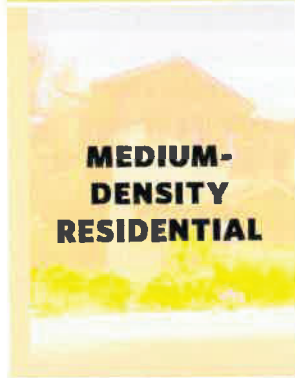
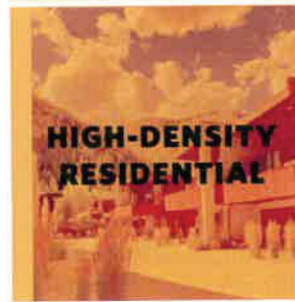
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul> <p><i>consider how standards were in 90's</i></p>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> </ul> <p><i>when design resulted in better scale to humans</i></p>
<b>COMMUNITY MIXED-USE</b>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	<ul style="list-style-type: none"> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p><i>bad idea</i></p> <p><i>don't make it into what people don't like about new development in the core</i></p>

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>• Establish city right-of-way standards in alignment with neighborhood character</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>• Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>• Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>• Establish maximum unit sizes</li> </ul>	

81% of people comments into KETCHUM

\* 9% of people live & work in Ketchum  
o Sensitivity Report?



# CHARACTER FOCUS




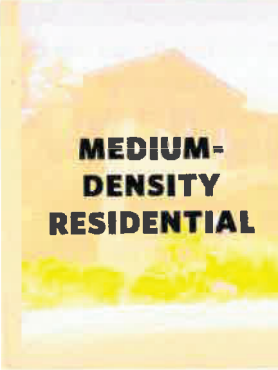
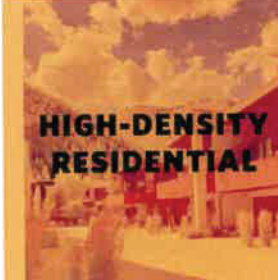
## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
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Ban homes over 3k sqft

increase set backs!  
increase space between buildings  
reduce lot coverage!

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<ul style="list-style-type: none"> <li>Incentivize ADU's</li> <li>Incentivize duplexes, triplexes</li> </ul>


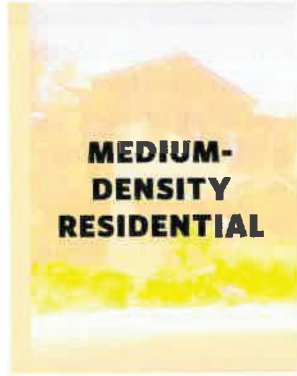
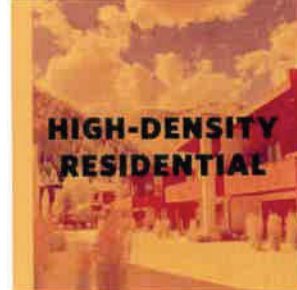
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## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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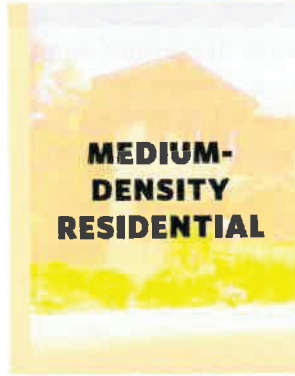
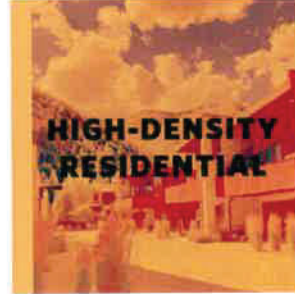
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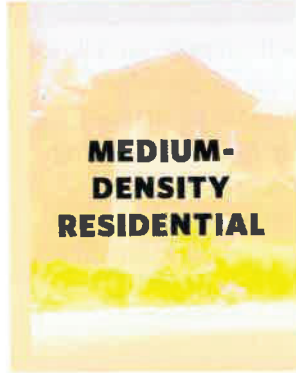
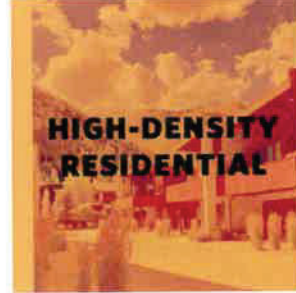
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<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	<p><i>3 STORY MAXIMUM</i></p>
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

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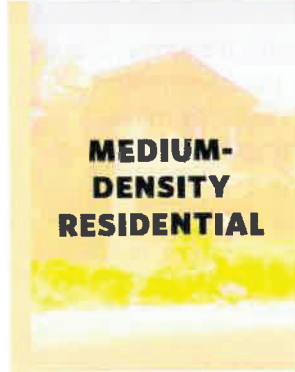
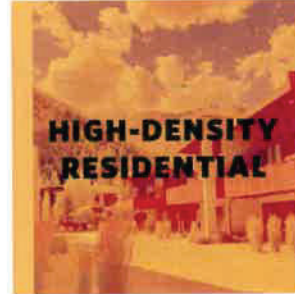
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<b>RETAIL CORE</b>	<p>750 SF - NO Parking</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li><input type="checkbox"/> Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li><input type="checkbox"/> <u>Eliminate height incentive for hotels</u></li> <li><input type="checkbox"/> Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
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Harry



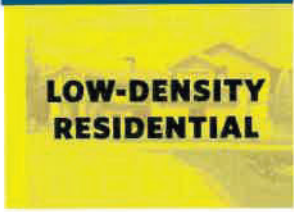
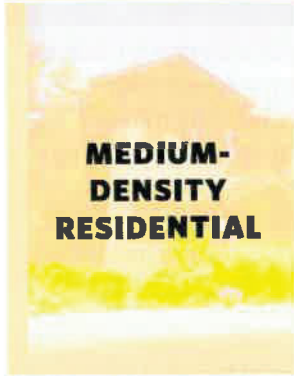
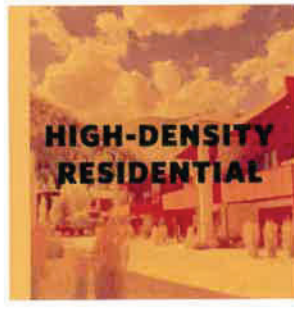
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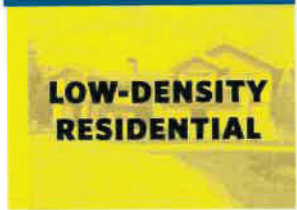
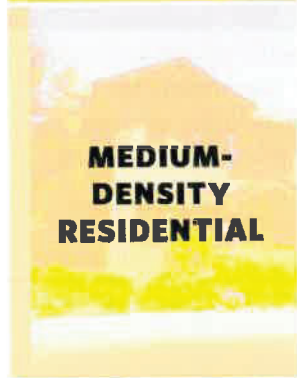
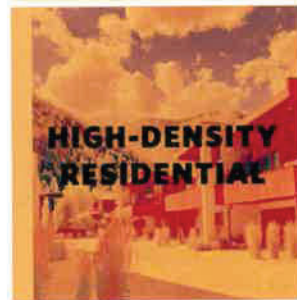
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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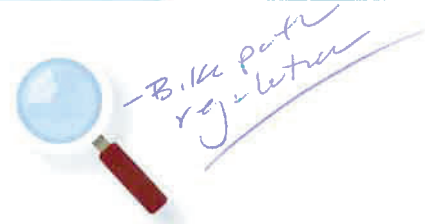
\* Remove incentives for anything higher than 3 stories  
 \* Eliminate FAR incentives for anything higher than 3 stories  
 \* Eliminate FAR incentives for anything higher than 3 stories

Make the "pink" (Community Mixed Use) on map  
 "burgundy" (Retail Core) to avoid the destruction of  
 more single story charming buildings/homes  
 along streets like Second St. East of main



# CHARACTER FOCUS

- Height  
 - connection to  
 nature  
 - access (view)



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?  
 - no incentive for other  
 or at min cost of afford housing  
 not less

incentive for love?  
 why?

showcase -  
 but not  
 preserve?

why? vs  
 incentives  
 parking

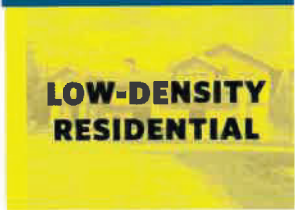
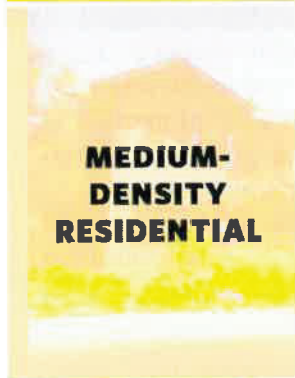
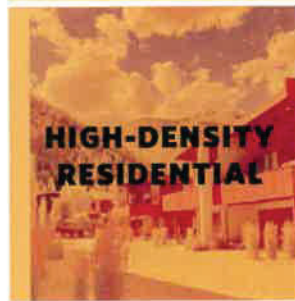
agree

3 stories may  
 be getting  
 higher  
 what are they  
 seem to be getting  
 and blocker.

- create it  
 as a event  
 design grant

no incentives to  
 allow higher buildings  
 for hotels, affordable  
 housing.

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*To empower higher buildings, affordable housing, ~~on~~ update the height + density limits of places away from city core (red and pink areas) For example, around St. Lukes / Cold Springs area.*

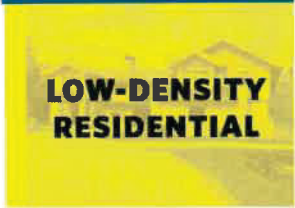
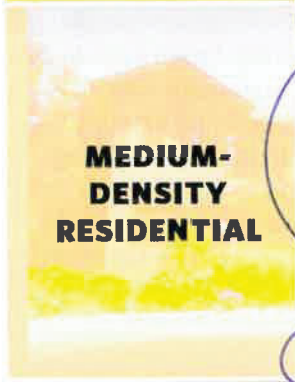
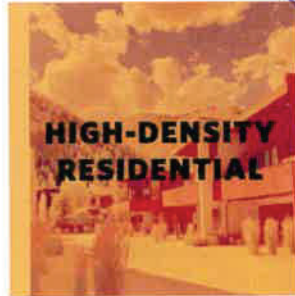
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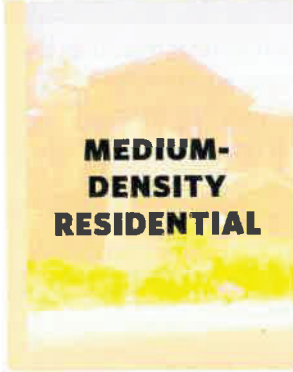
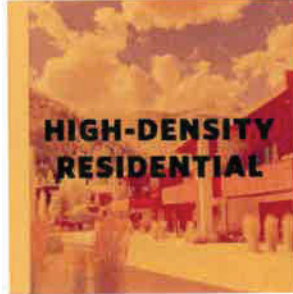
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# CHARACTER FOCUS

*Policy*  
*Rezone L.I.*  
*Transportation*  
*FHA vs FHA*  
*TDR*  
*Floodplain*  
*Healthcare*  
*En-lieu*  
*Education*  
*Role of PEZ*  
*Region*  
*Amateur*



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*PROTECT NEW CORR.*


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<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>✓ Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>✗ Eliminate or minimize design review requirements <i>admin DR OK</i></li> <li>• Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development <i>↑ density in ind. core</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>retail</i></li> </ul>

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Establish city right-of-way standards in alignment with neighborhood character</li> <li>• Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>• Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>• Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>• Establish maximum unit sizes</li> </ul>	


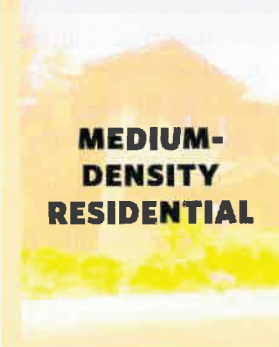
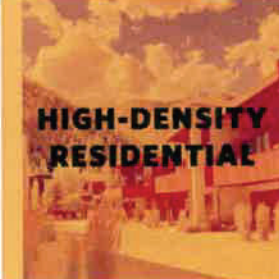
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	

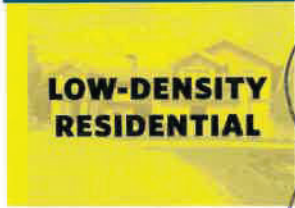
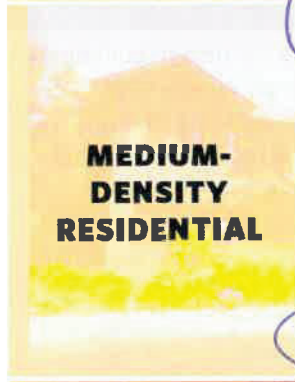
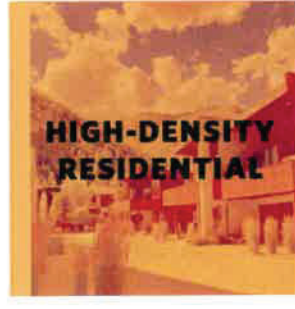
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<p><i>Stop height incentives for hotels + housing</i></p> <ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	<p><i>HPC is a joke =&gt; look at log cabin</i></p>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	<p><i>Reduce heights</i></p>
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>Establish city right-of-way standards in alignment with neighborhood character</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish <del>maximum</del> unit sizes</li> </ul>	

No more lot-line-to-lot-line 4 story boxes.  
 If we do 4th story, require MIN 10' setback.  
 we want to see our horizon line.  
 we want wedding cake tiering of buildings.



*- the some of our table believe that govt is the solution to all problems and the private property rights and market process are irrelevant. You must rely to some extent on these institutions*

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	<p><i>Ambiguous incentives to go up or not go up</i></p>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p><i>how can I answer this if I don't know the status quo?</i></p> <p><i>Mandatory v permissive?</i></p>

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	

QUALITY OF LIFE FOR RESIDENTS

PARKING  
PARKING  
PARKING

*Denise Hamilton  
of  
Builder*



# CHARACTER FOCUS


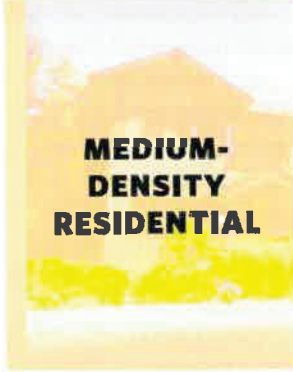
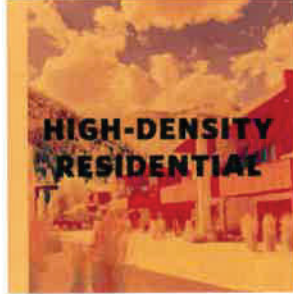


## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels <i>- use/change</i></li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings <i>- use green/carbon reducer - use! keep/bulldon established "assets"</i></li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register <i>- use - look at Skythsoanian</i></li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

*"Trees" keep value incentive number all urban trees/heritagetrees/Urban canopy*

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	

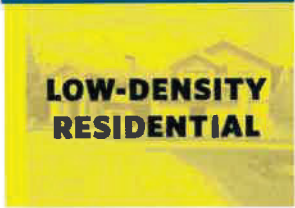
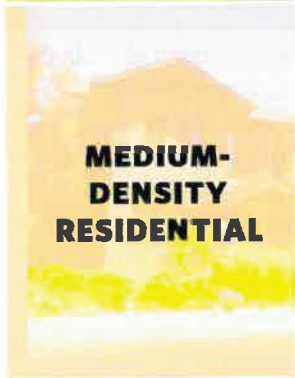
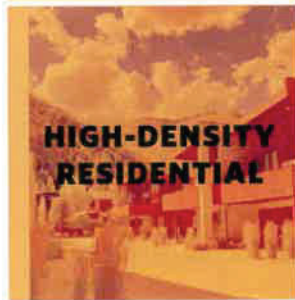
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register) ✓</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments ✓</li> <li>Eliminate height incentive for hotels <i>depends on location</i></li> <li>Continue to require ground floor commercial space/activation ✓</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<b>COMMUNITY MIXED-USE</b>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas ✓</li> <li>Eliminate or minimize design review requirements ✗</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

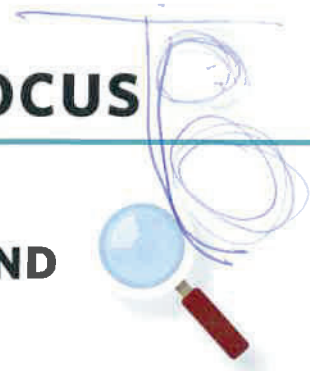
# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>• Establish city right-of-way standards in alignment with neighborhood character</li> <li>• Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>• Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>• Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>• Establish maximum unit sizes</li> </ul>	
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>		

Gregg Carr



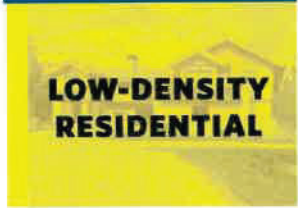
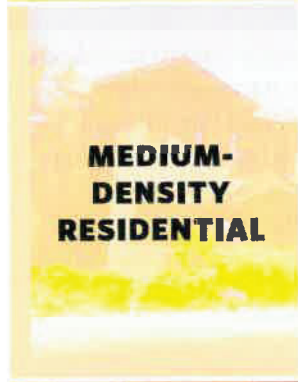
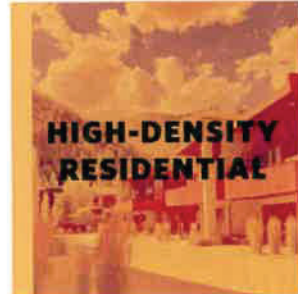
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<b>COMMUNITY MIXED-USE</b>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	<p>2nd / 6th</p>
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p>Jerry Sullivan</p>

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>▪ Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>▪ Establish city right-of-way standards in alignment with neighborhood character</li> <li>▪ Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>▪ Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>▪ Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>▪ Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>▪ Establish maximum unit sizes</li> </ul>	




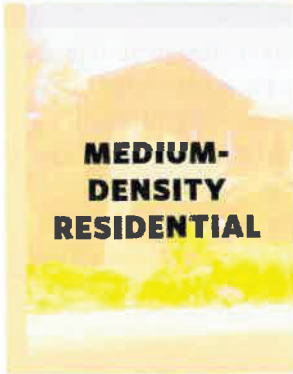
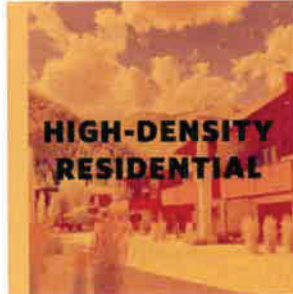
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<ul style="list-style-type: none"> <li>Expand designation of historic buildings in residential areas</li> </ul>


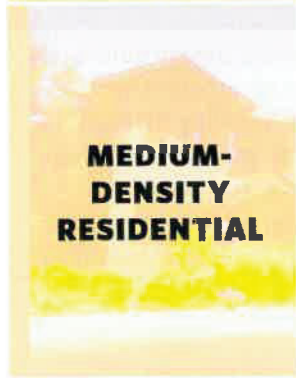
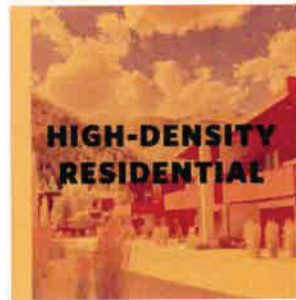
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
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<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>Establish city right-of-way standards in alignment with neighborhood character</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	

# CHARACTER FOCUS


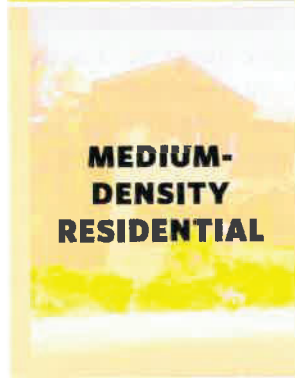
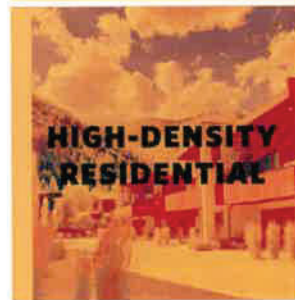


## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
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<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

*OK where they are in the middle*

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Establish city right-of-way standards in alignment with neighborhood character</li> <li>• Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>• Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>• Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>• Establish maximum unit sizes</li> </ul>	


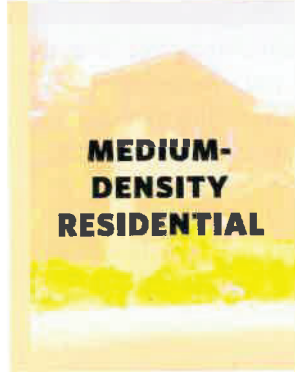
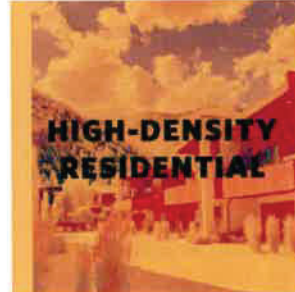
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	




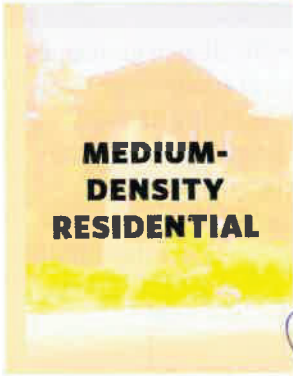
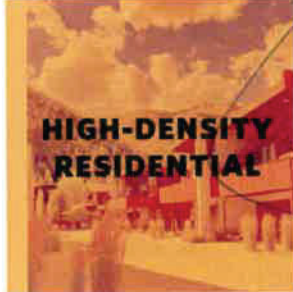
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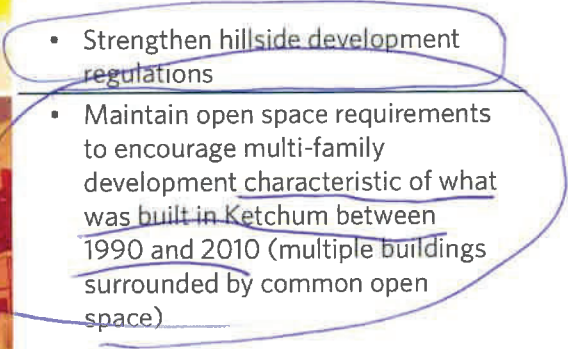


## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <i>1.0 ratio</i></li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li><i>25% fee - funding? -</i></li> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<p><i>Design Height incentive Hillside devel.</i></p>



*Design  
Height incentive  
Hillside devel.*

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul> <p><i>Keep architectural creativity free</i></p>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<p><i>For penthouse + hotel style buildings only. Increase height for housing / commercial</i></p> <ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p><i>← Fix parking requirements</i></p>

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Establish city right-of-way standards in alignment with neighborhood character</li> <li>• Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>• Strengthen hillside development regulations</li> </ul>	<p><i>Find ways to ↑ density</i></p> <ul style="list-style-type: none"> <li>• Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>• Expand designation of historic buildings in residential areas</li> </ul> <p><i>→ housing development</i></p>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>• Establish maximum unit sizes</li> </ul> <p><i>← yes</i></p>	

# CHARACTER FOCUS


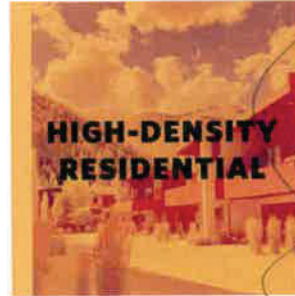


## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
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<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

Where did the in-lieu parking fees go?

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	

Silver Creek Outfitters style

Change Parking exemptions

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul> <p><i>100% review w/ tools</i></p>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li><del>Eliminate height incentive for hotels</del></li> <li>Continue to require ground floor commercial space/activation</li> </ul> <p><i>multiside</i> <i>parking</i></p>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	<p><i>parking - or with some requirement</i></p>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	<p><i>more ADUs</i></p>
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p><i>define commercial housing by restricted in lieu fees</i> <i>re-evaluate FAR - lower 1.772.5</i> <i>35' + 174</i> <i>Incentivize 5/6 to build at River Run.</i> <i>back to 1.7 (the champion)</i></p>

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>▪ Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>▪ Establish city right-of-way standards in alignment with neighborhood character</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>▪ Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>▪ Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>▪ Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>▪ Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>▪ Establish maximum unit sizes</li> </ul>	



# CHARACTER FOCUS


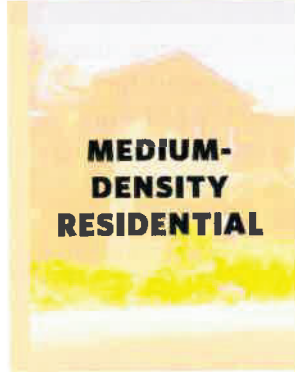
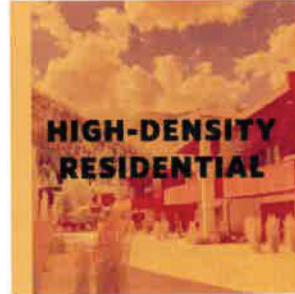


## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<b>COMMUNITY MIXED-USE</b>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
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*should be addressed through design guidelines*

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Establish city right-of-way standards in alignment with neighborhood character</li> <li>• Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>• Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>• Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>• Establish maximum unit sizes</li> </ul>	

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
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# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
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<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
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# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	<p><i>open to requiring ADU</i></p>
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
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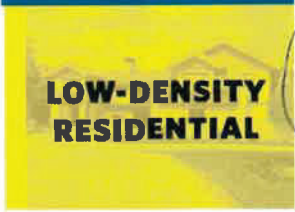
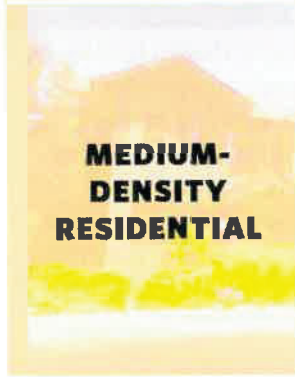
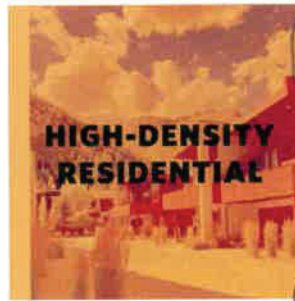
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	<p><i>Consistent to existing neighborhood</i></p>
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	

*Parking is integral to community planning*



Morgan - planning & bldg. dept.

2014  
Compreh.  
Plan

40% emply. us.  
now 9%



# CHARACTER FOCUS



PARKING

## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<p><i>* eliminating low-income emphasis in retail core</i></p> <ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<b>COMMUNITY MIXED-USE</b>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
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<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p><i>community character design height</i></p>

Clarim's EPS

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> </ul>	
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Strengthen hillside development regulations</li> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>


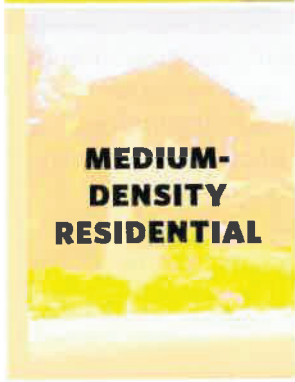
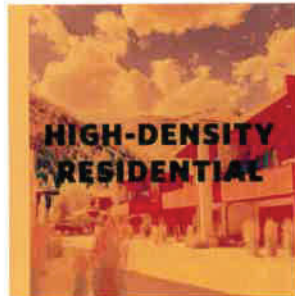
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines) +</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
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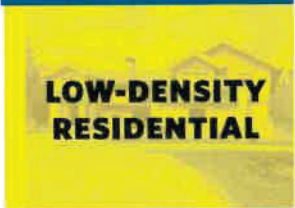
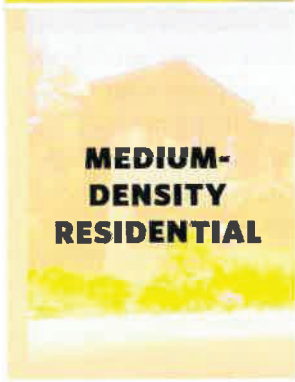
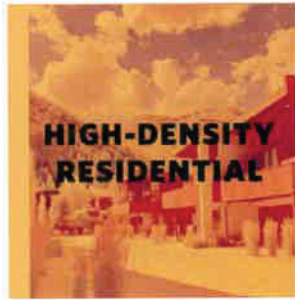
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## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels <i>already too high</i></li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	<p><i>Parking is a must</i></p>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> <li>• Establish city right-of-way standards in alignment with neighborhood character</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>✗ Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>• Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>• Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>• Establish maximum unit sizes</li> </ul>	

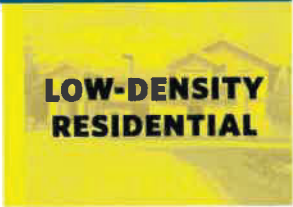
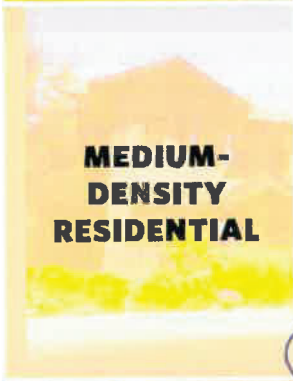
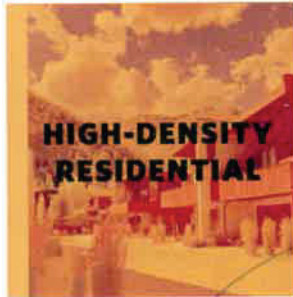
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
<b>COMMUNITY MIXED-USE</b>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	<ul style="list-style-type: none"> <li>- and stick to it</li> </ul>
<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	<p>need more</p>
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p>parking !!!</p>

# CHARACTER FOCUS





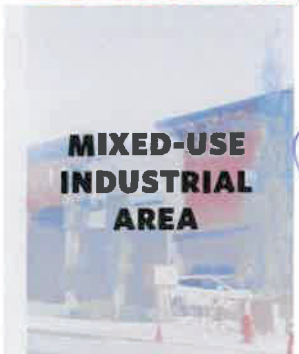
WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<ul style="list-style-type: none"> <li>Expand designation of historic buildings in residential areas <i>and stick to it</i></li> </ul>




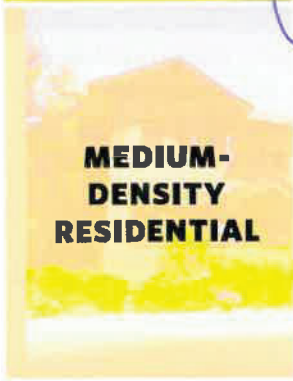
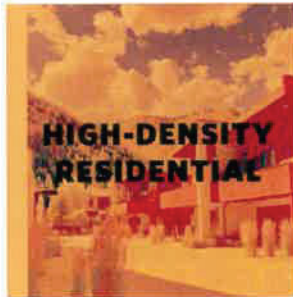
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines) <i>Requirements</i></li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
 <p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
 <p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
 <p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements <i>NO!</i></li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	<p><i>Design Review needed</i></p>
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<p><i>parking!!</i></p>

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
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<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	<p>Keep lower building</p>
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p>increase design review.</p> <p>—keep</p>

Stronger Design

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<p>1) <i>have worked in the past been more employees vs 9%</i></p> <p>2) <i>what % in 2014?</i></p>

- Land CAPACITY MAP -

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?


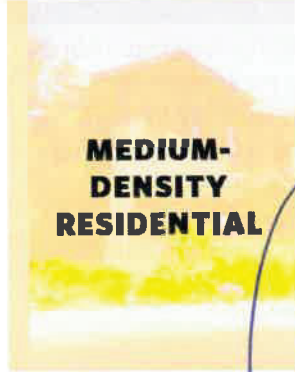
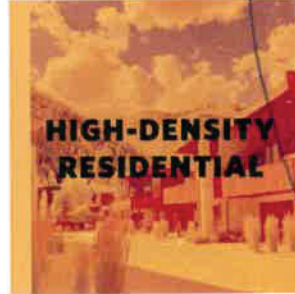
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*Handwritten notes:*

look at new develop- mt options 30' in industrial zone area

\* what does Ketchum do about new residential buildings w/ not enough parking for residents - townsm - bus owners -

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Strengthen hillside development regulations</li> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<ul style="list-style-type: none"> <li>Expand designation of historic buildings in residential areas</li> </ul>

*Encourage ADU building in accordance w/ neighborhoods*

*take care of all right of ways by city standards + regs*

*too much*

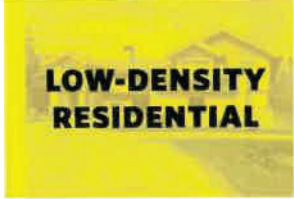
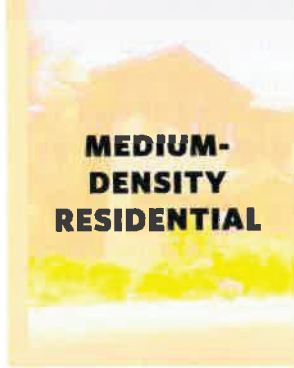
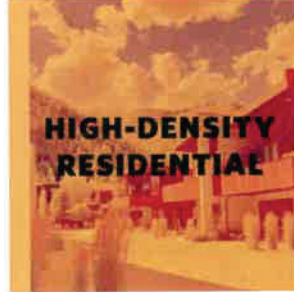
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
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 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	



# CHARACTER FOCUS



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<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li><del>Eliminate or minimize design review requirements</del></li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p>Undeveloped area for housing, parking incentives for biz open up for use</p>

More residential downtown but parking concern  
parking opportunities

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Establish city right-of-way standards in alignment with neighborhood character</li> <li>• Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>• Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>• Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>• Establish maximum unit sizes</li> </ul>	<p><i>Encourage ADU</i></p>

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Strengthen design review criteria (in conjunction with design guidelines)</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li>Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li>Eliminate height incentive for hotels</li> <li><del>Continue to require ground floor commercial space/activation</del></li> </ul>	<ul style="list-style-type: none"> <li><b>PARKING</b></li> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a legacy business program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul> <p><i>- FACADES ARE FINE</i></p>
<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels</li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	<p><i>NO MORE TALL BUILDINGS</i></p>
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas</li> <li>Eliminate or minimize design review requirements</li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development</li> </ul>	<p><i>- WE MUST. IT IS VITAL REMAINING REAL ESTATE</i></p>

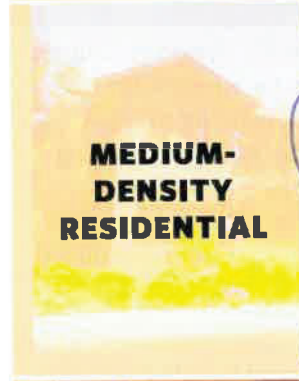
# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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- Maintain larger lot sizes and lower densities to reinforce established patterns of lower density housing types

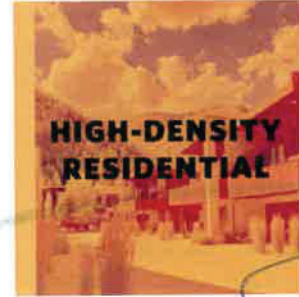
- NEED MORE DENSITY



- Establish city right-of-way standards in alignment with neighborhood character
- Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity
- Strengthen hillside development regulations

NEEDS ENFORCED

- Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
- Expand designation of historic buildings in residential areas



- Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)
- Establish maximum unit sizes

AND SIZE HOUSES ON HILLSIDE LOTS

NEED MORE DENSITY. WE

ARE SURROUNDED BY OPEN SPACE OF PUBLIC LAND

# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	


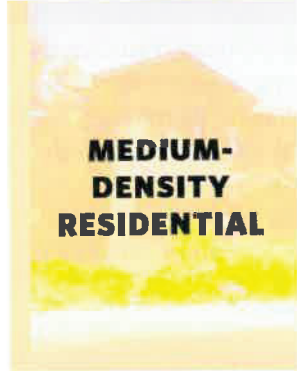
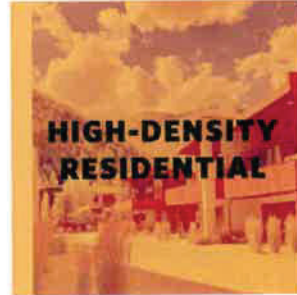
# CHARACTER FOCUS



## WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Incentivize the adaptive reuse of existing buildings (not just those on the historic register)</li> <li><i>yes</i> Reduce height and FAR allowances to limit the scale and intensity of new developments</li> <li><i>yes</i> Eliminate height incentive for hotels</li> <li>Continue to require ground floor commercial space/activation <i>+ RESTAURANTS</i></li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial facade/building improvement grant program for designated Historic buildings</li> <li>Establish a <u>legacy business</u> program to showcase longtime Ketchum businesses</li> <li>Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</li> </ul>
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<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas <i>yes mixed residential INCENTIVES FOR CURRENT WAREHOUSE</i></li> <li>Eliminate or minimize design review requirements <i>NOT FOR HEIGHT RESTRICTIONS</i></li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development <i>yes</i></li> </ul>	

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	<p><i>INCENTIVE FOR ADU'S</i></p>
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<p><i>YES - (IT'S A little LATE)</i></p> <ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul> <p><i>NO</i></p>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<p><i>! yes</i></p>




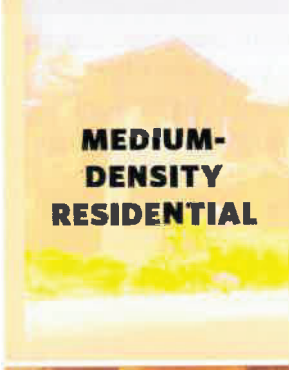
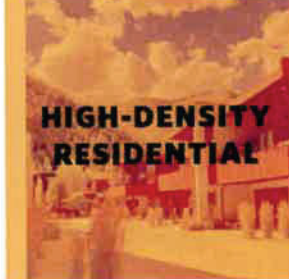
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<p><b>COMMUNITY MIXED-USE</b></p>	<ul style="list-style-type: none"> <li>Retain height and FAR allowances to offset proposed reductions in the Retail Core</li> <li>Eliminate height incentive for hotels <i>yes</i></li> </ul>	
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Maintain current height and density allowances/incentives</li> </ul>	<p><i>Reduce height incentives</i></p>
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Expand allowance for a range of housing options to reduce pressure for housing in other areas <i>yes!</i></li> <li>Eliminate or minimize design review requirements <i>no</i></li> <li>Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development <i>yes - increase housing incent over Retail/Service on ground floor!</i></li> </ul>	<p><i>Encourage development on Saddle Road/75 corner. <del>for</del> Com. House</i></p>

# CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types</li> </ul>	<p><i>NO Encourage ADU!</i></p>
 <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish city right-of-way standards in alignment with neighborhood character</li> <li>Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity</li> <li>Strengthen hillside development regulations</li> </ul>	<p><i>NO! The city doesn't maintain Right of ways and create weed/firedans</i></p> <p><i>NO</i></p> <ul style="list-style-type: none"> <li>Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods</li> <li>Expand designation of historic buildings in residential areas</li> </ul> <p><i>NO</i></p>
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space)</li> <li>Establish maximum unit sizes</li> </ul>	<p><i>ok</i></p> <p><i>yes</i></p>

ABBY

Last  
2011

2016 Plan



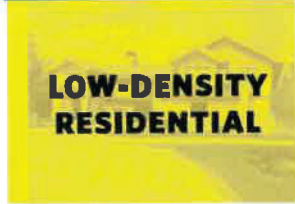
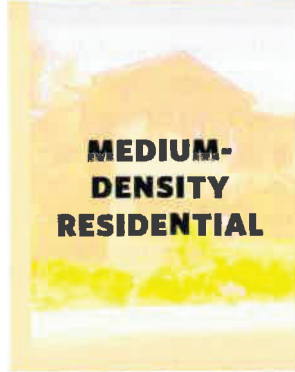
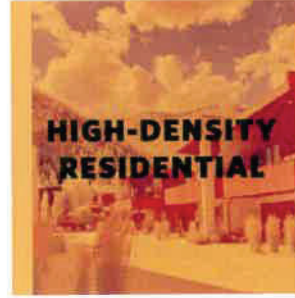
# CHARACTER FOCUS



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# CHARACTER FOCUS

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*Design Review*



COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION**

**I SUPPORT THESE RECOMMENDATIONS**

**I DO NOT SUPPORT THESE RECOMMENDATIONS**

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><b>thumbs up icon</b></p>	<p><b>minus icon</b></p>	<p><b>thumbs down icon</b></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>Support creation of employer sponsored housing (not tax-payer)</p>		<p>ONLY have support tax payer housing affordable housing all essential workers          Not for people wanting to live in the same place</p>

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

Why are we as tax payers subsidizing people who want to live in Ketchum due to the skiing etc. and only work part time? - ~~It~~ or not at all.  
 We need criteria for people who receive subsidized housing - ~~we~~ need ~~of~~ subsidized housing only for essential workers









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**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p></p>	<p></p>	<p></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



*work with all cities and county to develop work for all housing no parking exemption*

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS | I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION | I DO NOT SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES OR INCENTIVES RECOMMENDED?			
TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?			



\* Fill Bluebird Village First before building 15th Wash!

\* Housing MUST provide 2 <sup>Parking</sup> spots per unit as most units have couples or 2 adults who drive.

\* DO NOT Take away parking

\* You CAN NOT apply growth rates from the last 5 years to the next 10 years. The last 5 years growth was fueled by COVID.

\* No small lot sizes - ~~1000~~ No housing exemption

\* I don't feel heard on the 1st 4 Wash project.



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS | SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION | I DO NOT SUPPORT THESE RECOMMENDATIONS

**TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?**

*- support lot 1, 2, 3, 4, 5  
add 1/2 density ok  
in low density areas areas  
more a voluntary  
incentive basis*

**DO NOT REGULATE UNIT SIZES!**

**TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?**

*As in downtown, ensure neighborhood changes respect the context of existing property types*

**GENERAL FEEDBACK:**

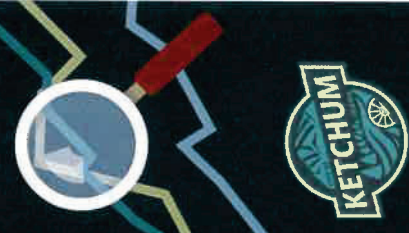
*reduce pkg req't in LF so in-place higher density residential can actually be built, as it cannot now with 1 pkg stall / bedroom requirements*

*- Recognize contribution + needs of seasonal homeowners when considering neighborhood policy changes*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**







COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I SUPPORT THESE RECOMMENDATIONS

I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>SMALLER LOTS ALLOW WORK-LIVE IN INDUSTRIAL AREA</p>	<p>FAR-STOP IT "IN-LIEU" FEES GET MORE SITES - BEYOND CURRENT CITY LIMITS</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>+ EMPLOYER SPONSORED HOUSING + PRESERVATION OF OLDER HOUSING COMPLEXES</p>	<p>—</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?







COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

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## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

1. Working to ease for Ketchum  
 2. Consider South Valley for housing











COHESIVE  
KETCHUM

Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Reduce density for work force housing.*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**











COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p></p>	<p></p>	<p></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p></p>	<p></p>	<p></p>

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

ALLOW MID-RISE BLOBS OUT IN THE COUNTY & ALLOW KETCHUM TO STAY VERY LOW DENSITY



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p> <p style="text-align: center;">✓</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p> <p style="text-align: center;">✓</p>			



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Loosen restrictions in industrial zone, loose ADU restrictions. This is only works w \$1100000 for land owners.*





COHESIVE  
**KETCHUM**


Comprehensive Plan & Code Update

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Industrial area used for affordable with height restriction  
 No vacation home ~~new~~ owners only for people who have basins*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**










COHESIVE  
**KETCHUM**

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# HOUSING FOCUS

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>I support ADUs, Duplexes etc in yellow zones</p> 	<p>Clear guidelines on who is eligible &amp; required</p> 	
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			<p>No to Employer Sponsor housing JUST pay Employee more</p>



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





COHESIVE  
KETCHUM

Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS | I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION | I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>No parking minimums no building in flood plains</p>	<p></p>	<p></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p></p>	<p></p>	<p></p>



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

We need indoor bike parking for those who do not want the stress of driving & cost of driving.  
Increase ~~density~~ density in U.I.







COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>X</i></p>	<p><i>(Empty)</i></p>	<p><i>(Empty)</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p><i>X</i></p>	<p><i>(Empty)</i></p>	<p><i>(Empty)</i></p>



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

*More ADU's permitted throughout LI district —  
reduce parking requirements*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?





COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>



*stop buildig in flood plains  
Put Community Housing in KI*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

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I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*STOP STOP STOP*  
*Prioritize essential workers*





COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>mixed-use.</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*more live-work. (Garden City near Boise)  
if area to be developed exceeds "X" requirement for mixed use & style.*





COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Air BnB - alliance →  
mixed density of in developments*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

- Smaller lots + smaller units
- ADU incentives



I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION



I DO NOT SUPPORT THESE RECOMMENDATIONS

- Spending a premium to inject housing into downtown Ketchum



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



### GENERAL FEEDBACK:

DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?





COHESIVE  
**KETCHUM**




Comprehensive Plan & Code Update

# HOUSING FOCUS

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I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p><i>allocate density to Attraction # shared Slight of family subsidized-rental Bzavotti program</i></p>		

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Li & V Co.*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>RE ZONE INDUSTRIAL AREA</p>	<p></p>	<p></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p></p>	<p></p>	<p></p>



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?










COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Open the industrial area to high density housing.*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

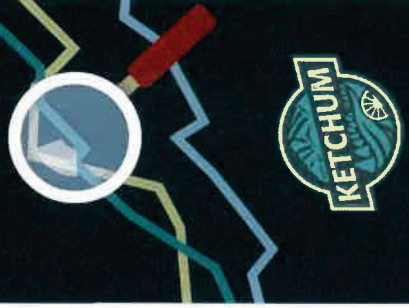
I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



*PARKING*

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



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Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

What if : LOT tax be put on all condos which are not owner occupied full time. Exemptions could be for long term rental to Blaine County employee





COHESIVE  
**KETCHUM**







Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*You built Barronian village in the core - you will regret it - actually we will regret it.*





COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Parking!!*



## QUESTIONS FOR DISCUSSION:

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- Are there recommendations that you do not support? **Why?**





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**KETCHUM**

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# HOUSING FOCUS

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I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

- 1) build group to fight short-term regulations w/ the state of Idaho. Less STR.
- 2) remove in lieu fee - require developers to build housing
- 3) provide land for duplexes
- 4) where will snow go.
- 5) Parking





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**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

*If you're building something big, make sure it can be affordable and make sure it will be filled fully.*



I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

[Empty brown box for feedback]



I DO NOT SUPPORT THESE RECOMMENDATIONS

[Empty grey box for feedback]



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



[Large empty white box for general feedback]

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?





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**KETCHUM**

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# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

Establish min & max unit sizes  
Reduce spacing  
Appropriate mixed-use industry



TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

APU's 1408  
Streamline ASU  
Employer-sponsored housing



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?







COHESIVE  
**KETCHUM**

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# HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>Yes! But a handful of recommendations</i></p>	<p><i>[Empty]</i></p>	<p><i>[Empty]</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p><i>Yes! Add incentives for parking</i></p>	<p><i>[Empty]</i></p>	<p><i>[Empty]</i></p>

*add parking concerns to Planning & land acquisitions or leasing!*

*Use Ketchum Housing \$ per Housing developments down valley!*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





COHESIVE  
KETCHUM

Comprehensive Plan & Code Update

# HOUSING FOCUS

*Yes smaller lot sizes for more single family residences*

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>		<p><i>parking</i> <i>NO exemptions for housing.</i></p>	

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Put a parking garage at Washington 1st with housing on top. Housing should be affordable*  
*Make the investment now for the parking garage for the future.*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





COHESIVE  
**KETCHUM**

Comprehensive Plan & Code Update

# HOUSING FOCUS

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TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?		X	
TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?		X	



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

No High density housing in the core  
move it to the county - work with all cities, Sun Valley, Hazel, Bellevue + Carey to work together

Keep the parking lot No Housing on the Parking Lot!



# HOUSING FOCUS

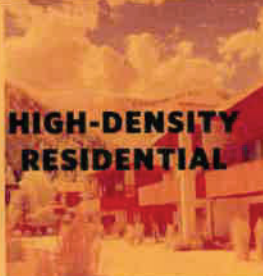



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p> <p><i>city core</i> →</p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:               <ul style="list-style-type: none"> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul> </li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>
<p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>		

# PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Restrict the creation of new single-family detached homes and duplexes</li> <li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li> <li>Allow for limited supporting services (retail, personal services, office)</li> <li>Maintain existing employee housing requirements for hotels</li> </ul>	<ul style="list-style-type: none"> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> </ul> <p><i>NO community housing in the core</i></p>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"> <li>Maintain height/intensity incentives for community housing</li> <li>Adjust FAR formula to increase yield of community housing <i>NO</i></li> </ul>	<ul style="list-style-type: none"> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Remove special approval requirements for developments with all or mostly community housing units</li> <li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li> <li>Simplify residential unit calculations</li> <li>Allow for the individual sale of community housing units <i>NO</i></li> <li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li> </ul>	

284-546

cofennick

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>• Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>• Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>• Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>• Establish minimum/maximum unit sizes</li> <li>• Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>• Secure additional public and private sites for community housing developments</li> <li>• Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>• Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>• Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>• Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>• Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>• Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>• Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

Continued on next page

## PRIORITY 3

# HOUSING FOCUS

### WHERE WOULD THEY APPLY?

### REGULATIONS OR INCENTIVES

### NEW TOOLS/PROGRAMS

#### HIGH-DENSITY RESIDENTIAL

- Restrict the creation of new single-family detached homes and duplexes
- Re-evaluate the FAR Density Bonus program to increase community housing in new developments
- Allow for limited supporting services (retail, personal services, office)

- Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)

#### MIXED-USE AREAS (GENERALLY)

- Maintain existing employee housing requirements for hotels
- Maintain height/intensity incentives for community housing
- Adjust FAR formula to increase yield of community housing

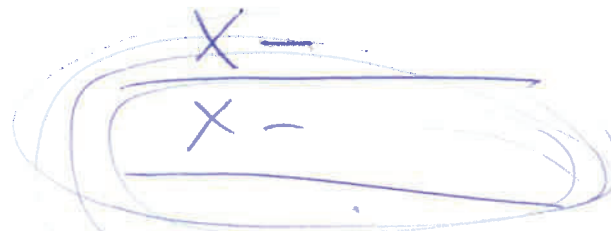
- Facilitate the creation of employer-sponsored housing

#### MIXED-USE INDUSTRIAL AREA

- Remove special approval requirements for developments with all or mostly community housing units
- Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business
- Simplify residential unit calculations
- Allow for the individual sale of community housing units
- Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial

Use these areas for Affordable housing  
OR South of Gas Plant

aka RIVAST in Haley -  
Find a Ketchikan location for housing



# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p>		<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> </ul>
<p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li><del>Restrict creation of new single-family detached homes in MDR</del></li> </ul>	<ul style="list-style-type: none"> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

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## PRIORITY 3

# HOUSING FOCUS

### WHERE WOULD THEY APPLY?

### REGULATIONS OR INCENTIVES

### NEW TOOLS/PROGRAMS



#### HIGH-DENSITY RESIDENTIAL

- Restrict the creation of new single-family detached homes and duplexes
- Re-evaluate the FAR Density Bonus program to increase community housing in new developments
- Allow for limited supporting services (retail, personal services, office)

- Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)

#### MIXED-USE AREAS (GENERALLY)

- Maintain existing employee housing requirements for hotels
- Maintain height/intensity incentives for community housing
- Adjust FAR formula to increase yield of community housing

- Facilitate the creation of employer-sponsored housing



#### MIXED-USE INDUSTRIAL AREA

- Remove special approval requirements for developments with all or mostly community housing units
- Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business
- Simplify residential unit calculations
- Allow for the individual sale of community housing units
- Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial

*PARKING*

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>• Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>• Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>• Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>• Establish minimum/maximum unit sizes</li> <li>• Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to advance the priorities identified as part of the Housing Action Plan:               <ul style="list-style-type: none"> <li>▪ Secure additional public and private sites for community housing developments</li> <li>▪ Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>▪ Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> </ul> </li> <li>• Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>• Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>• Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>• Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>• Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>
<p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>		

*Continued on next page*

## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Restrict the creation of new single-family detached homes and duplexes</li> <li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li> <li>Allow for limited supporting services (retail, personal services, office)</li> </ul>	<ul style="list-style-type: none"> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> </ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"> <li>Maintain existing employee housing requirements for hotels</li> <li>Maintain height/intensity incentives for community housing</li> <li>Adjust FAR formula to increase yield of community housing</li> </ul> <p><i>NO!</i> <i>NO!</i></p>	<ul style="list-style-type: none"> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Remove special approval requirements for developments with all or mostly community housing units</li> <li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li> <li>Simplify residential unit calculations</li> <li>Allow for the individual sale of community housing units</li> <li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li> </ul>	

# HOUSING FOCUS




## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li><del>Expand</del> allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with <u>off-street parking</u>!</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>Establish minimum/maximum unit sizes</li> <li><del>Increase</del> building coverage for community housing</li> </ul> <p><i>Handwritten notes:</i>            - "DON'T OVERBUILD ON ONE LOT" (circled)            - "NO" (circled)</p>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:               <ul style="list-style-type: none"> <li><del>Secure</del> additional public and private sites for community housing developments</li> <li><del>Expand</del> funding for community housing including additional Local Action Tax (LOT) revenues</li> <li><u>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</u></li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul> </li> </ul> <p><i>Handwritten notes:</i>            - "NOT 'IN' DOWNTOWN. OTHER VALUE REAL ESTATE EXPAND BUS!" (circled)</p>
<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li><del>Establish</del> a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li><del>Restrict</del> creation of new single-family detached homes in MDR</li> </ul> <p><i>Handwritten notes:</i>            - "CONTROL WITH LOT COVERAGE" (circled)</p>	<ul style="list-style-type: none"> <li><del>Expand</del> funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>Collaborate with neighborhood organizations and HOAs to <u>remove restrictions</u> on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul> <p><i>Handwritten notes:</i>            - Checkmark next to "streamline approval process for new ADUs"</p>

# PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Restrict the creation of new single-family detached homes and duplexes</li> <li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments ✓</li> <li>Allow for limited supporting services (retail, personal services, office) ✓</li> </ul>	<ul style="list-style-type: none"> <li>Develop preservation program to preserve and protect naturally occurring <u>community housing</u> (ex: older <u>condo complexes</u>)</li> </ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"> <li>Maintain existing employee housing requirements for hotels ✓</li> <li>Maintain height/intensity incentives for community housing <i>→ MAKE CASE W/ CONTEXT</i></li> <li>Adjust FAR formula to increase yield of community housing</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate the creation of employer-sponsored housing ?</li> </ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Remove special approval requirements for developments with all or mostly community housing units</li> <li>Allow work/live units by right if unit is rented to a local <u>worker</u>, not just the owner or employee of a business</li> <li>Simplify residential unit calculations ✓</li> <li>Allow for the individual sale of community housing units <i>→ MAINTAIN WORK/ASSET REQUIREMENTS. REQUIRE LIVE-IN; NOT RE-RENT</i></li> <li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial ? <i>DONT RUN BUSINESSES OUT OF KETCHUM</i></li> </ul>	<p><i>→ MUST WORK, NOT RETIREES.</i></p>

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing <i>Do you mean subdividing existing lots?</i></li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking <i>Maybe.</i></li> <li>Establish <del>minimum</del>/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:               <ul style="list-style-type: none"> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues <i>IF there are clear transparent + ENFORCEABLE Rules for revenue collected</i></li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>Re-evaluate the parameters of the FAR Density Bonus program <i>SHOULD BE EXPANDED/INCREASED</i></li> </ul> </li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> </ul>
<p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li><del>Restrict creation of new single-family detached homes in MDR</del></li> </ul>	<ul style="list-style-type: none"> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"><li>• Restrict the creation of new single-family detached homes and duplexes</li><li>• Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>• Allow for limited supporting services (retail, personal services, office)</li><li>• Maintain existing employee housing requirements for hotels</li></ul>	<ul style="list-style-type: none"><li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li></ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>• Maintain height/intensity incentives for community housing</li><li>• Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>• Facilitate the creation of employer-sponsored housing</li></ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"><li>• Remove special approval requirements for developments with all or mostly community housing units</li><li>• Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li><li>• Simplify residential unit calculations</li><li>• Allow for the individual sale of community housing units</li><li>• Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li></ul>	

*- Don't understand this*

*density?*

*- More productive/better use if rented.*

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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**RESIDENTIAL NEIGHBORHOODS (ALL)**

*No!!*

- ✓ Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing
- ✓ Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking
- Allow existing homes to be subdivided into two or more units with off-street parking
- ✗ Establish minimum/maximum unit sizes
- ✗ Increase building coverage for community housing

- Continue to advance the priorities identified as part of the Housing Action Plan:
  - Secure additional public and private sites for community housing developments
  - Expand funding for community housing including additional Local Action Tax (LOT) revenues *- depends on use of funds*
  - Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs
  - Re-evaluate the parameters of the FAR Density Bonus program *- only if*

*economic feasibility is a parameter*

**LOW-DENSITY RESIDENTIAL**

**MEDIUM-DENSITY RESIDENTIAL**

*do not discriminate against personal housing desires*

- ✗ Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size
- ✗ Restrict creation of new single-family detached homes in MDR

*We are a 2nd home economy. Owners*

- Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees) ✓
- Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots ✓
- ✗ Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) *- inefficient - energy - density*
- Develop pre-approved plans and streamline approval process for new ADUs ✓

Continued on next page

*contribute hugely to community fabric (Argyros, Stuber, et.)*



## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"><li>▪ Restrict the creation of new single-family detached homes and duplexes</li><li>▪ Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>▪ Allow for limited supporting services (retail, personal services, office)</li></ul>	<ul style="list-style-type: none"><li>▪ Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li></ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>▪ Maintain existing employee housing requirements for hotels</li><li>▪ Maintain height/intensity incentives for community housing</li><li>▪ Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>▪ Facilitate the creation of employer-sponsored housing</li></ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"><li>▪ Remove special approval requirements for developments with all or mostly community housing units</li><li>▪ Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li><li>▪ Simplify residential unit calculations</li><li>▪ Allow for the individual sale of community housing units</li><li>▪ Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li></ul>	

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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**RESIDENTIAL NEIGHBORHOODS (ALL)**

*Support culture of*

- Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing
- Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking
- Allow existing homes to be subdivided into two or more units with off-street parking
- Establish minimum/maximum unit sizes
- Increase building coverage for community housing

*more support for long-term housing*

*or lot sizes*

- Continue to advance the priorities identified as part of the Housing Action Plan:
- Secure additional public and private sites for community housing developments
- Expand funding for community housing including additional Local Action Tax (LOT) revenues
- Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs
- Re-evaluate the parameters of the FAR Density Bonus program

**LOW-DENSITY RESIDENTIAL**

**MEDIUM-DENSITY RESIDENTIAL**

- Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size
- Restrict creation of new single-family detached homes in MDR

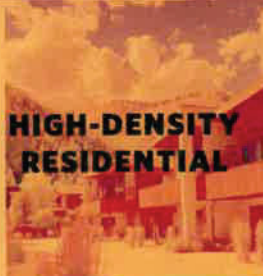

*support lower density to support the families who were able to make Ketchum their home consider impacts of short-term rental on inability of joined density to zones for current families making it work.*

- Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
- Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots
- Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
- Develop pre-approved plans and streamline approval process for new ADUs

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# PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Restrict the creation of new single-family detached homes and duplexes</li> <li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li> <li>Allow for limited supporting services (retail, personal services, office)</li> </ul>	<ul style="list-style-type: none"> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) ✓</li> </ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"> <li>Maintain existing employee housing requirements for hotels</li> <li>Maintain height/intensity incentives for community housing</li> <li>Adjust FAR formula to increase yield of community housing</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate the creation of employer-sponsored housing ✓</li> </ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Remove special approval requirements for developments with all or mostly community housing units</li> <li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li> <li>Simplify residential unit calculations</li> <li>Allow for the individual sale of community housing units</li> <li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li> </ul>	<p><i>work w/ state to allow restriction of short-term housing</i></p> <p><i>smaller lot size by cup if limited to long-term housing - PUD'S</i></p>

✱

*tap into potential occupants of community housing*

*to ensure proposals would fit needs of that demographic*

# HOUSING FOCUS



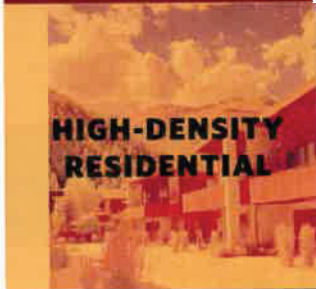

## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>⦿ Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>⦿ Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>✗ Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>⦿ Establish minimum/maximum unit sizes</li> <li>✗ Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>✗ Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>⦿ Secure additional public and private sites for community housing developments</li> <li>✗ Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>⦿ Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>⦿ Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
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# PRIORITY 3

# HOUSING FOCUS

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 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>✗ Remove special approval requirements for developments with all or mostly community housing units</li> <li>⊙ Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business <i>How?</i></li> <li>✗ Simplify residential unit calculations               <ul style="list-style-type: none"> <li>▪ Allow for the individual sale of community housing units</li> <li>▪ Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li> </ul> </li> </ul>	

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*NO MORE EXCEPTIONS FOR HEIGHT, SINGLE FAMILY, USAGE.*



## PRIORITY 3

# HOUSING FOCUS

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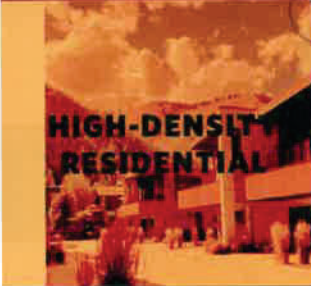
## PRIORITY 3

# HOUSING FOCUS

### WHERE WOULD THEY APPLY?

### REGULATIONS OR INCENTIVES

### NEW TOOLS/PROGRAMS



### MIXED-USE AREAS (GENERALLY)



- Restrict the creation of new single-family detached homes and duplexes
- Re-evaluate the FAR Density Bonus program to increase community housing in new developments

- Allow for limited supporting services (retail, personal services, office)

- Maintain existing employee housing requirements for hotels

- Maintain height/intensity incentives for community housing

- ~~Adjust FAR formula to increase yield of community housing~~

- Remove special approval requirements for developments with all or mostly community housing units

- Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business

- Simplify residential unit calculations

- Allow for the individual sale of community housing units

- Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial

- ~~Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)~~

- Facilitate the creation of employer-sponsored housing



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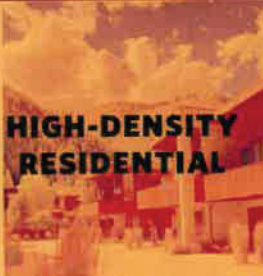



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking. <i>Consider a minimum lot size + units per lot</i></li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> </ul> </li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>
<p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>		

# PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Restrict the creation of new single-family detached homes and duplexes</li> <li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li> <li>Allow for limited supporting services (retail, personal services, office)</li> <li>Maintain existing employee housing requirements for hotels</li> </ul>	<ul style="list-style-type: none"> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex. older condo complexes)</li> </ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"> <li>Maintain height/intensity incentives for community housing</li> <li>Adjust FAR formula to increase yield of community housing</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Remove special approval requirements for developments with all or mostly community housing units</li> <li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li> <li>Simplify residential unit calculations</li> <li>Allow for the individual sale of community housing units</li> <li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li> </ul>	<p>eliminate FAR waiver.          - eliminate FAR allowance.          If <del>the</del> elimination of the FAR waiver is not realistic, ensure the "in lieu of fee" is at a minimum. The cost/sq. foot (including property + building) to build affordable housing</p>

*Handwritten notes:*  
 limit to 3 stories in core / community mixed use  
 can be higher outside core / community mixed use  
 eliminate FAR waiver.  
 - eliminate FAR allowance.

*Handwritten note:* Rethink incentives & requirements to attract ~~the~~ the type of demographic City desires.

*Handwritten note:* To attract families...  
 - lot sizes  
 -

*Handwritten note:* or To attract non-resident, vacation home owners

*Handwritten note:* Develop this as a design/creative industry "quarter". Create opportunities for locally-employed workforce (full-time) --- not for super-rich vacation property owners

# HOUSING FOCUS



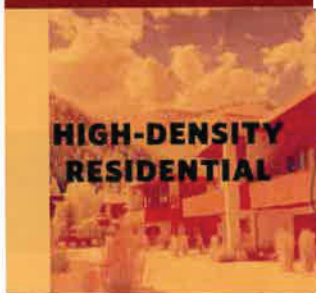

## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
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Continued on next page

## PRIORITY 3

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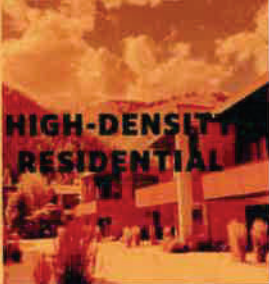
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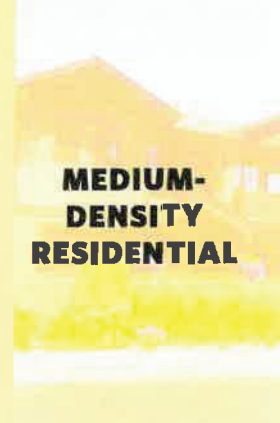
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<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>



## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"><li>Restrict the creation of new single-family detached homes and duplexes</li><li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>Allow for limited supporting services (retail, personal services, office)</li></ul>	<ul style="list-style-type: none"><li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li></ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>Maintain existing employee housing requirements for hotels</li><li>Maintain height/intensity incentives for community housing</li><li>Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>Facilitate the creation of employer-sponsored housing</li></ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"><li>Remove special approval requirements for developments with all or mostly community housing units</li><li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li><li>Simplify residential unit calculations</li><li>Allow for the individual sale of community housing units</li><li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li></ul>	

RAISE to 100%

Keep them

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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*Yes but also these need to be well planned to big good neighbors*

**RESIDENTIAL NEIGHBORHOODS (ALL)**

*Need a Urban Canopy Plan*

*but possibly maybe under 5000*

- Allow for smaller lot sizes to support recommended density ranges and incentivize community housing
- Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking
- Allow existing homes to be subdivided into two or more units with off-street parking
- Establish minimum/maximum unit sizes *like a mix/average*
- Increase building coverage for community housing *yes*

- Continue to advance the priorities identified as part of the Housing Action Plan:
- Secure additional public and private sites for community housing developments *combine w/parkcity*
- Expand funding for community housing including additional Local Action Tax (LOT) revenues
- Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs
- Re-evaluate the parameters of the FAR Density Bonus program *?*

**LOW-DENSITY RESIDENTIAL**

**MEDIUM-DENSITY RESIDENTIAL**

- Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
- Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots
- Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
- Develop pre-approved plans and streamline approval process for new ADUs *NO*

*lot coverage - Building for families*

## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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*light industrial area -*

# HOUSING FOCUS

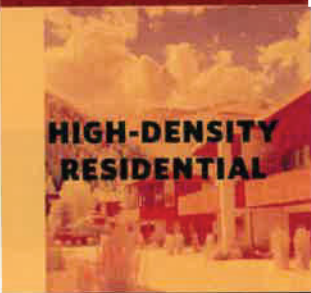



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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<p><b>LOW-DENSITY RESIDENTIAL</b></p>  <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size ✓</li> <li>• Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>• Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>• Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>• Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

## PRIORITY 3

# HOUSING FOCUS

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# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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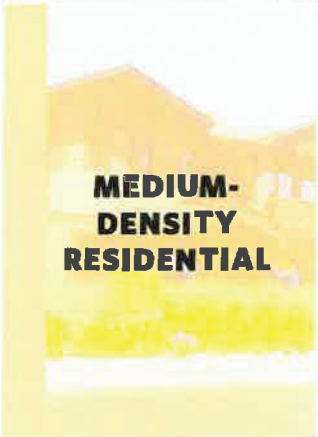
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# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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## PRIORITY 3

# HOUSING FOCUS

### WHERE WOULD THEY APPLY?

### REGULATIONS OR INCENTIVES

### NEW TOOLS/PROGRAMS



#### HIGH-DENSITY RESIDENTIAL

- Restrict the creation of new single-family detached homes and duplexes
- Re-evaluate the FAR Density Bonus program to increase community housing in new developments
- Allow for limited supporting services (retail, personal services, office)

- Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)

#### MIXED-USE AREAS (GENERALLY)

- Maintain existing employee housing requirements for hotels
- Maintain height/intensity incentives for community housing
- Adjust FAR formula to increase yield of community housing

- Facilitate the creation of employer-sponsored housing



#### MIXED-USE INDUSTRIAL AREA

- Remove special approval requirements for developments with all or mostly community housing units
- Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business
- Simplify residential unit calculations
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# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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## PRIORITY 3

# HOUSING FOCUS

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# HOUSING FOCUS



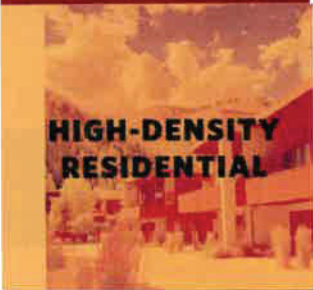
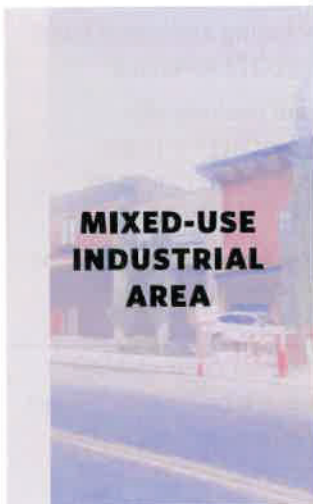
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# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p> <p><i>Conflicts w/ parking + open space.</i> →</p>	<ul style="list-style-type: none"> <li>• Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>• Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>• Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>• Establish minimum/maximum unit sizes</li> <li>• Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>• Secure additional public and private sites for community housing developments <i>(look outside Ketchum!)</i></li> <li>• Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>• Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>• Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
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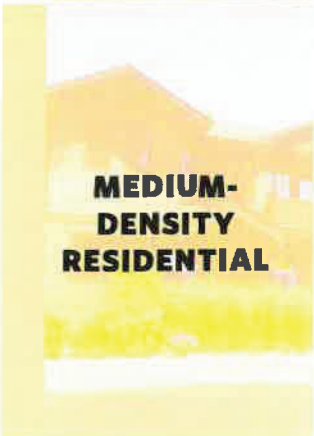
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WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Restrict the creation of new single-family detached homes and duplexes</li> <li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li> <li>Allow for limited supporting services (retail, personal services, office)</li> </ul>	<ul style="list-style-type: none"> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> </ul> <p><i>← No, keep residential</i></p>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"> <li>Maintain existing employee housing requirements for hotels</li> <li>Maintain height/intensity incentives for community housing</li> <li>Adjust FAR formula to increase yield of community housing</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate the creation of employer-sponsored housing</li> </ul> <p><i>raise the roof for housing</i></p>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Remove special approval requirements for developments with all or mostly community housing units</li> <li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li> <li>Simplify residential unit calculations</li> <li>Allow for the individual sale of community housing units</li> <li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li> </ul>	

# HOUSING FOCUS



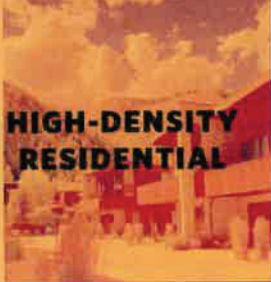

## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>• Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>• Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>• Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>• Establish minimum/maximum unit sizes</li> <li>• Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>• Secure additional public and private sites for community housing developments</li> <li>• Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>• Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>• Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p>  <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<p><i>No Exceeding</i></p> <ul style="list-style-type: none"> <li>• Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>• Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>• Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>• Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>• Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>



## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"><li>Restrict the creation of new single-family detached homes and duplexes</li><li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>Allow for limited supporting services (retail, personal services, office)</li></ul>	<ul style="list-style-type: none"><li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li></ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>Maintain existing employee housing requirements for hotels</li><li>Maintain height/intensity incentives for community housing</li><li>Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>Facilitate the creation of employer-sponsored housing</li></ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"><li>Remove special approval requirements for developments with all or mostly community housing units</li><li>Allow work/live units by right, if unit is rented to a local worker, not just the owner or employee of a business</li><li>Simplify residential unit calculations</li><li>Allow for the individual sale of community housing units</li><li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li></ul>	

Non occupancy tax

*y vertical*  
 224 - 586  
 436 at rpk  
 335 lost prj



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><i>Cost to 4K reviews in neighborhoods Harley again Cullers</i></p> <p><i>10 Cat work</i></p> <p><i>Multitimize design guidelines</i></p> <p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p> <p><i>off street park</i></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking <i>current 8K sq'</i></li> <li>Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p>		<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> </ul>
<p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Restrict the creation of new single-family detached homes and duplexes</li> <li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li> <li>Allow for limited supporting services (retail, personal services, office)</li> </ul>	<ul style="list-style-type: none"> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> </ul>
<p><i>Review</i></p> <p><b>MIXED-USE AREAS (GENERALLY)</b></p> <p><i>11</i></p>	<ul style="list-style-type: none"> <li>Maintain existing employee housing requirements for hotels</li> <li>Maintain height/intensity incentives for community housing</li> <li>Adjust FAR formula to increase yield of community housing</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Remove special approval requirements for developments with all or mostly community housing units</li> <li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li> <li>Simplify residential unit calculations</li> <li>Allow for the individual sale of community housing units</li> <li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li> </ul>	

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing <i>Again - looking @ design considerations</i></li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking <i>with stringent design review guidelines</i></li> <li><del>Allow existing homes to be subdivided into two or more units with off-street parking <i>location specific</i></del></li> <li><del>Establish minimum/maximum unit sizes</del></li> <li>Increase building coverage for community housing <i>location specific</i></li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:               <ul style="list-style-type: none"> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> </ul> </li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li><del>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</del></li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li><del>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</del></li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"><li>• Restrict the creation of new single-family detached homes and duplexes</li><li>• Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>• Allow for limited supporting services (retail, personal services, office)</li></ul>	<ul style="list-style-type: none"><li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li></ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>• Maintain existing employee housing requirements for hotels</li><li>• Maintain height/intensity incentives for community housing</li><li>• Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>• Facilitate the creation of employer-sponsored housing</li></ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"><li>• Remove special approval requirements for developments with all or mostly community housing units</li><li>• Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li><li>• Simplify residential unit calculations</li><li>• Allow for the individual sale of community housing units</li><li>• Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li></ul>	



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>• Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>• Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking <i>Design Review</i></li> <li>• <del>Allow existing homes to be subdivided into two or more units with off-street parking</del></li> <li>• <del>Establish minimum/maximum unit sizes</del></li> <li>• Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>• Secure additional public and private sites for community housing developments</li> <li>• Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>• Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>• Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• <del>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</del></li> <li>• Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>• Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>• Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>• Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

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## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"><li>▪ Restrict the creation of new single-family detached homes and duplexes</li><li>▪ Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>▪ Allow for limited supporting services (retail, personal services, office)</li></ul>	<ul style="list-style-type: none"><li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li></ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>• Maintain existing employee housing requirements for hotels</li><li>• Maintain height/intensity incentives for community housing</li><li>• Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>• Facilitate the creation of employer-sponsored housing</li></ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"><li>▪ Remove special approval requirements for developments with all or mostly community housing units</li><li>▪ Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li><li>▪ Simplify residential unit calculations</li><li>▪ Allow for the individual sale of community housing units</li><li>▪ Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li></ul>	

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees) <i>yes occupied units</i></li> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs <i>no</i></li> </ul>

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## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"><li>• Restrict the creation of new single-family detached homes and duplexes</li><li>• Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>• Allow for limited supporting services (retail, personal services, office)</li></ul>	<ul style="list-style-type: none"><li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li></ul>
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# HOUSING FOCUS



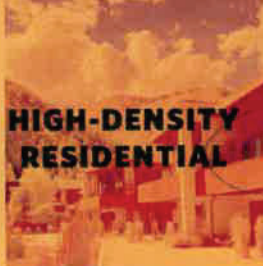
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WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p>		<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> </ul>
<p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

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## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"><li>Restrict the creation of new single-family detached homes and duplexes</li><li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>Allow for limited supporting services (retail, personal services, office)</li></ul>	<ul style="list-style-type: none"><li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li></ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>Maintain existing employee housing requirements for hotels</li><li>Maintain height/intensity incentives for community housing</li><li>Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>Facilitate the creation of employer-sponsored housing</li></ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"><li>Remove special approval requirements for developments with all or mostly community housing units</li><li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li><li>Simplify residential unit calculations</li><li>Allow for the individual sale of community housing units</li><li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li></ul>	

*PARKING*




## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li><del>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</del></li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Restrict the creation of new single-family detached homes and duplexes</li> <li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li> <li>Allow for limited supporting services (retail, personal services, office)</li> </ul>	<ul style="list-style-type: none"> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> </ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"> <li>Maintain existing employee housing requirements for hotels</li> <li>Maintain height/intensity incentives for community housing</li> <li>Adjust FAR formula to increase yield of community housing</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Remove special approval requirements for developments with all or mostly community housing units</li> <li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li> <li>Simplify residential unit calculations</li> <li>Allow for the individual sale of community housing units</li> <li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li> </ul>	

*eliminate fee for forgoing providing employee housing*

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>• Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>• Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>• Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>• Establish minimum/maximum unit sizes</li> <li>• Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>• Secure additional public and private sites for community housing developments</li> <li>• Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>• Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>• Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>• Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>• Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>• Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>• Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>• Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

Continued on next page

## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p> <p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>▪ Restrict the creation of new single-family detached homes and duplexes</li><li>▪ Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>▪ Allow for limited supporting services (retail, personal services, office)</li><li>▪ Maintain existing employee housing requirements for hotels</li><li>▪ Maintain height/intensity incentives for community housing</li><li>▪ Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li><li>• Facilitate the creation of employer-sponsored housing</li></ul>
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# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing <i>possibly</i></li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking <i>possibly</i></li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for <sup>n</sup> community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:               <ul style="list-style-type: none"> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> </ul> </li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul>
<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

Continued on next page



## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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## PRIORITY 3

# HOUSING FOCUS

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Parking!

# HOUSING FOCUS

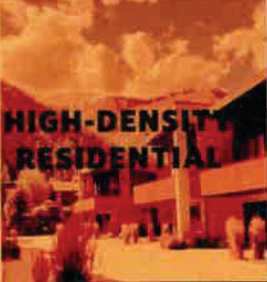



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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## PRIORITY 3

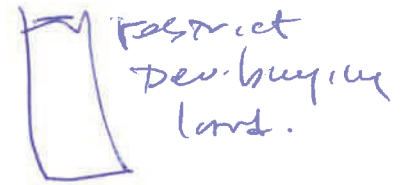
# HOUSING FOCUS

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436 - Risk - why?

- 8k - lot size

335 - LTR lost -



# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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Single homes could add ADU - but parking would need to be inc.

### RESIDENTIAL NEIGHBORHOODS (ALL)

- Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing
- Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking *nope*
- Allow existing homes to be subdivided into two or more units with off-street parking
- Establish minimum/maximum unit sizes
- Increase building coverage for community housing

- Continue to advance the priorities identified as part of the Housing Action Plan:
- Secure additional public and private sites for community housing developments
- Expand funding for community housing including additional Local Action Tax (LOT) revenues
- Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs
- Re-evaluate the parameters of the FAR Density Bonus program

### LOW-DENSITY RESIDENTIAL

No in lieu fee

### MEDIUM-DENSITY RESIDENTIAL

- Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size
- Restrict creation of new single-family detached homes in MDR

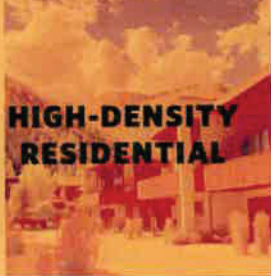

- Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
- Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots
- Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
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Continued on next page

They want build housing - the fee doesn't help in the long-run w/ housing

## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>Maintain existing employee housing requirements for hotels <i>- IS IT ENOUGH</i></li><li>Maintain height/intensity incentives for community housing</li><li>Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>Facilitate the creation of employer-sponsored housing <i>- what are tax ramifications for employers/employees?</i></li></ul>
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— Monitorium on STRs - only allow so many.

— Increase fee to developer - or remove option to choose SF cost versus adding employee housing

— Allow for more duplexes.

# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><i>ALSO NEEDS DEED RESTRICTION - ALSO, DEPTH W/ GROUND RESTRICTION</i></p> <p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking</li> <li>Allow existing homes to be subdivided into two or more units with off-street parking</li> <li>Establish minimum/maximum unit sizes</li> <li>Increase building coverage for community housing</li> </ul>	<ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan:</li> <li>Secure additional public and private sites for community housing developments</li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues</li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</li> <li>Re-evaluate the parameters of the FAR Density Bonus program</li> </ul> <p><i>YES PLEASE!!</i></p> <p><i>NEED HOME OWNERSHIP BY LOCAL WORK-FORCE</i></p>
<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<p><i>WE WOULD LOVE TO HAVE AN ADU.</i></p> <ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>



## PRIORITY 3

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*HEIGHT RESTRICTIONS + UNDERGROUND PARKING*

# PRIORITY 3

# HOUSING FOCUS

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*depends on industry  
 what you would want to drive above*

# HOUSING FOCUS



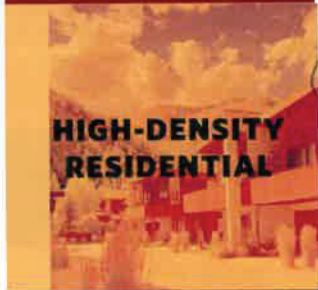
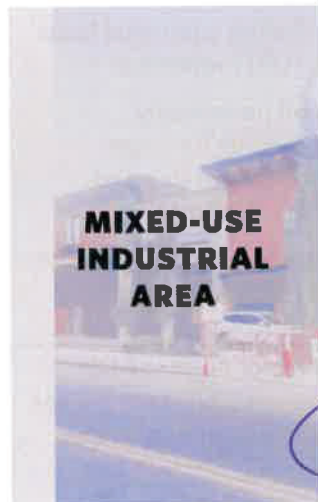
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<p><b>LOW-DENSITY RESIDENTIAL</b></p> <p><b>MEDIUM-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"> <li>Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size</li> <li>Restrict creation of new single-family detached homes in MDR</li> </ul>	<ul style="list-style-type: none"> <li>Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)</li> <li>Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots</li> <li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li> <li>Develop pre-approved plans and streamline approval process for new ADUs</li> </ul>

Continued on next page

## PRIORITY 3

# HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p><b>HIGH-DENSITY RESIDENTIAL</b></p>	<ul style="list-style-type: none"><li>Restrict the creation of new single-family detached homes and duplexes</li><li>Re-evaluate the FAR Density Bonus program to increase community housing in new developments</li><li>Allow for limited supporting services (retail, personal services, office)</li></ul>	<ul style="list-style-type: none"><li>Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)</li></ul>
<p><b>MIXED-USE AREAS (GENERALLY)</b></p>	<ul style="list-style-type: none"><li>Maintain existing employee housing requirements for hotels</li><li>Maintain height/intensity incentives for community housing</li><li>Adjust FAR formula to increase yield of community housing</li></ul>	<ul style="list-style-type: none"><li>Facilitate the creation of employer-sponsored housing</li></ul>
 <p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"><li>Remove special approval requirements for developments with all or mostly community housing units</li><li>Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business</li><li>Simplify residential unit calculations</li><li>Allow for the individual sale of community housing units</li><li>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial</li></ul>	

Use Ketchum Housing \$  
in Bellevue County  
to Build  
Mid Range income  
housing

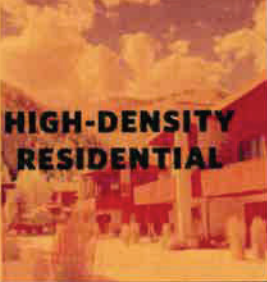


## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>RESIDENTIAL NEIGHBORHOODS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing</li> <li>Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking <i>yes</i></li> <li>Allow existing homes to be subdivided into two or more units with off-street parking <i>yes!</i></li> <li>Establish <u>minimum</u> <u>maximum unit</u> sizes <i>no</i></li> <li>Increase building coverage for community housing <i>yes</i></li> </ul>	<p><i>add PARKING!</i></p> <ul style="list-style-type: none"> <li>Continue to advance the priorities identified as part of the Housing Action Plan: <i>yes</i></li> <li>Secure additional public and private sites for community housing developments <i>yes</i></li> <li>Expand funding for community housing including additional Local Action Tax (LOT) revenues <i>yes</i></li> <li>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs <i>yo</i></li> <li>Re-evaluate the parameters of the FAR Density Bonus program <i>yo</i></li> </ul>
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# PRIORITY 3

# HOUSING FOCUS

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# HOUSING FOCUS



## WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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## PRIORITY 3

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# TOURISM/ECONOMY FOCUS

I SUPPORT THESE RECOMMENDATIONS

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

*work/live  
analog I  
support as  
well as bike  
Frustration  
in area*



*Maintain or  
reduce height  
of hotels & convert  
housing - depend on  
location in  
retail core*



*(Empty box)*



TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

*(Empty box)*

*(Empty box)*

*(Empty box)*

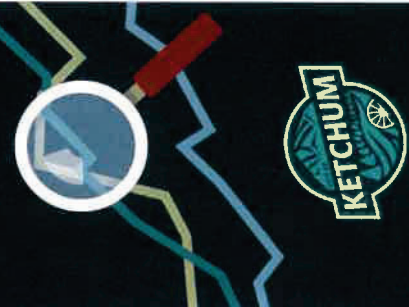
**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?

*why try to increase the population  
& tourism? ~~not~~  
This is a lovely, small community*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



Anne Kalik



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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



more small hotels / scale down, throughout town.  
 more trees  
 west pocket parks / Heat abatement  
 Vibrant plaza  
 view corridors  
 Rules about blocking (trees)  
 more residential above commercial -  
 stronger design Rules - story, meaning, Mountain Beauty - (science of what makes humans feel good in a space)  
 Appalled by Vintage!

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?



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*Community housing should not exceed 3 floors max!*

**GENERAL FEEDBACK:**  
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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>



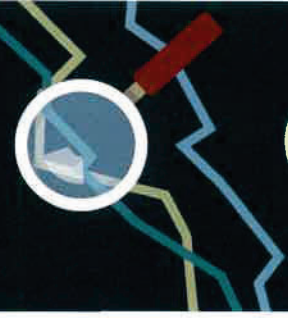
*more restaurants.*

**GENERAL FEEDBACK:**  
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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p> <p><i>publicly, financially supported comm'l reservation = OK No alienation of private ownership or development potential</i></p>			



## QUESTIONS FOR DISCUSSION:

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- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
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*→ Reduce residential parking reqs w/ zones. Reduce side of lot - Understand the economic reality of actions. i.e. Some people might want shorter hotels, but if they are not financially feasible (obviously not now considering recent hotel development challenges) they don't get built. WE ARE A TOURIST SECOND HOME Economy that has fewer hotel rooms now than it did 20 years ago.*





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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

ACQUIRE GROUND FLOOR  
RETAIL  
SIMPLIFY INDUSTRIAL  
AREA RESTRICTION



TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

FACILITATE CREATION  
OF EMPLOYER SPONSORED  
NASING



MAINTAINING HOTEL HEIGHT  
INCENTIVES = ~~NO~~



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



**GENERAL FEEDBACK:**  
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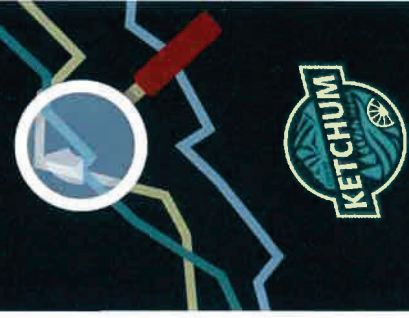


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Targeted for economically viable but not if a project does not stand on its merits, it should not be supported

**GENERAL FEEDBACK:**  
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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p></p>	<p><i>HOW DO WE KEEP FROM BECOMING PALMA BEACH - ALL HIGH END RETAIL FOR RICH TOURISTS?</i></p>	

**GENERAL FEEDBACK:**  
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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



*I do not support incentives*

*Limit hotels & heights*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



*We actually don't need hotels s.v. has not needed to build another hotel - because they are not full*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?





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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>Maintain height restrictions in place now. For core + mixed</i></p>	
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*I would love smaller litter canner stores.*

**GENERAL FEEDBACK:**  
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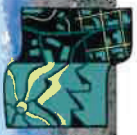
*Move grocery uses to LI district?  
Protect industrial, commercial + historic structures as much as possible*



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p></p>	<p></p>	<p></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



*No more waivers for jobs or housing for new commercial development*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**





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# TOURISM/ECONOMY FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>



*TOURISM IS A SHIT ECONOMY THAT DEPRESSES WAGES*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?



## QUESTIONS FOR DISCUSSION:

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><b>thumbs up icon</b></p>	<p><b>minus icon</b></p>	<p><b>thumbs down icon</b></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p><b>thumbs up icon</b></p>	<p><b>minus icon</b></p>	<p><b>thumbs down icon</b></p>



*water-cooler - attract small businesses  
 development subsidized  
 yes, more multifamily housing in  
 industrial area.*

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?



## QUESTIONS FOR DISCUSSION:

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



*- affordable groceries -*  
*- support for additional grocery stores*  
*- "bit of everything" - keep the blend.*

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?



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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>LI housing</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?





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I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



you can't buy this life style -  
 The Billionaires try but they are part of  
 the problem.  
 We can't see 'Greed' but we can  
 regulate it.

**GENERAL FEEDBACK:**  
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?





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I DO NOT SUPPORT THESE RECOMMENDATIONS

<p><b>I SUPPORT THESE RECOMMENDATIONS</b></p> <p><i>Drydock LI Expand Retail core Include water garden City</i></p> <p></p>	<p><i>expand commercial in 2nd choice = winter &amp; loser support biz share space</i></p> <p></p>	<p><b>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</b></p>
<p><b>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</b></p>	<p><b>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</b></p>	<p><b>I DO NOT SUPPORT THESE RECOMMENDATIONS</b></p>



*give bonus to Albertsons signlet & something  
might happen.  
entirely non-resident advisory committee  
like Nantucket  
see usung*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?





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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?

REZONE LI  
Handles a big part of the housing problem & add a new vibrant neighborhood with commercial/retail/ restaurants





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# TOURISM/ECONOMY FOCUS

I SUPPORT THESE RECOMMENDATIONS

I SUPPORT SOME, BUT NOT ALL, OF THESE  
RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS


TO WHAT  
EXTENT DO YOU  
SUPPORT THE  
**REGULATIONS  
OR INCENTIVES**  
RECOMMENDED?

TO WHAT  
EXTENT DO YOU  
SUPPORT THE  
**NEW TOOLS/  
PROGRAMS**  
RECOMMENDED?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



*parking, parking, parking*

**GENERAL FEEDBACK:**  
DO YOU HAVE  
OTHER THOUGHTS/  
SUGGESTIONS THAT  
YOU WOULD LIKE TO  
SEE CONSIDERED TO  
SUPPORT KETCHUM'S  
ECONOMIC VITALITY  
AND RESILIENCY?











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# TOURISM/ECONOMY FOCUS

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>			



*Strongly Support*

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?



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# TOURISM/ECONOMY FOCUS





## QUESTIONS FOR DISCUSSION:

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<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>
	



- utilize mixed use to allow for restaurants / retail.
- Figure out how to create housing in areas that don't draw tourists around their homes.
- parking
- incentive for bus. nesses to move to industrial as it makes sense.

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?



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# TOURISM/ECONOMY FOCUS



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



I SUPPORT THESE RECOMMENDATIONS | I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION | I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p>MIXED USE - INCENTIVES FOR DEEP <del>RESERVATIONS</del> RESERVATIONS ALLOWING OF HOUSING FOR SHORT-TERM STAYS FACILITIES FOR</p>	<p>EMPLOYERS SPONSORS BUILDING</p>	<p></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p>MORE PARKS GREEN SPACE CREATE A PARKING GARAGE SUBSTITUTE NEAR RIVER RUN</p>	<p></p>	<p></p>



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?

NEED INCENTIVIZE SUMMER FAMILY EVENTS ON THE MOUNTAIN OR AT OUR PARKS  
FAMILY EVENING RES  
NEED INCENTIVE FOR ~~EVENTS~~ KIDS ~~EVENTS~~ ESTABLISHMENTS (DANCE HALLS, ARCADE, TRASSAN RUDE ON) MOUNTAIN



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# TOURISM/ECONOMY FOCUS

I SUPPORT THESE RECOMMENDATIONS

I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION

I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>	<p><i>all except incentives for commercial/retail.</i></p>	<p><i>PROFIT IS the incentive NOT taxpayers!</i></p>	<p><i>[Blank]</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>	<p><i>yes except <del>more</del> the</i></p>	<p><i>no more five building! story building!</i></p>	<p><i>[Blank]</i></p>



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?









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# TOURISM/ECONOMY FOCUS

I SUPPORT THESE RECOMMENDATIONS      I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION      I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>REGULATIONS OR INCENTIVES</b> RECOMMENDED?</p>		<p>X</p>	
<p>TO WHAT EXTENT DO YOU SUPPORT THE <b>NEW TOOLS/ PROGRAMS</b> RECOMMENDED?</p>		<p>X</p>	



*Parking is needed and especially in the winter*  
**PARKING**

**GENERAL FEEDBACK:**  
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?



## QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**



# TOURISM/ECONOMY FOCUS

## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing ?</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>Continue to require ground floor commercial space/activation</li> <li>Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program</li> </ul>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	<p><i>Please do not exceed 35'</i></p>
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>Expand allowances for small-scale retail and commercial services/food trucks</li> <li>Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>Remove self-storage facilities as a permitted use</li> </ul>	<ul style="list-style-type: none"> <li>Implement more proactive enforcement of personal storage violations that do not comply with allowed uses</li> </ul>

The 'City' needs to understand that our bread & butter is our local economy.

Tourist's (defined as weekenders) may or may not be a bonus.

The Second home owners are growing on top.

But Second home owners are as flighty as humming birds. - Not consistent.

# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

*SEE CHARACTER NOTES*

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>Continue to require ground floor commercial space/activation</li> <li>Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program</li> </ul>
<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>Expand allowances for small-scale retail and commercial services/food trucks</li> <li>Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>Remove self-storage facilities as a permitted use</li> </ul>	<ul style="list-style-type: none"> <li>Implement more proactive enforcement of personal storage violations that do not comply with allowed uses</li> </ul>

*X*

*NO STORAGE UNITS*

*LIVE/WORK*

*LIVE/WORK*

*IN CONTEXT w/ SURROUNDING BUILDINGS*

*NOW OFFICE*

*WHAT INCENTIVES?*

*STBUT DON'T CHASE OUT BUSINESSES*

*Remove self-storage facilities as a permitted use*

# TOURISM/ECONOMY FOCUS

## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
<b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>Increase</i></li> <li>Continue to require ground floor commercial space/activation</li> <li>Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program <i>Possibly.</i></li> </ul>
<b>MIXED-USE ACTIVITY CENTERS</b>	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
<b>MIXED-USE INDUSTRIAL AREA</b>	<ul style="list-style-type: none"> <li>Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>Expand allowances for small-scale retail and commercial services/food trucks</li> <li>Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>Remove self-storage facilities as a permitted use</li> </ul>	<ul style="list-style-type: none"> <li>Implement more proactive enforcement of personal storage violations that do not comply with allowed uses ?</li> </ul>



# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
-------------------------	---------------------------	--------------------

*which funded only!*

**MIXED-USE AREAS (ALL)**

- Maintain flexibility in the design and scale of new development in mixed-use districts ✓
- Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses ✓
- Continue allowances for small scale commercial uses to support areas of primarily residential areas ✓

- Enable the creation of Business Improvement District(s) ✓
- Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space *voluntary or public funding*
- Facilitate the creation of employer-sponsored housing ✓

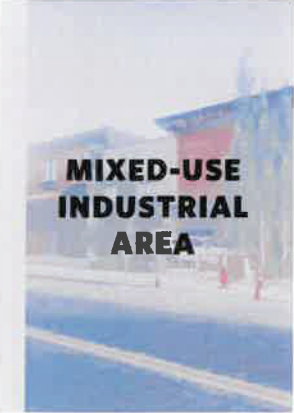


- Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) ✓
- Continue to require ground floor commercial space/activation *- in reduced zone*
- Expand the boundary of the Retail Core *- OK, but change CC to some type of bus zoning.*

- Develop an adaptive re-use incentive program *voluntary*



- Re-work height and density allowances to better balance preferred commercial uses and community housing ✓
- Simplify restrictions on commercial uses to allow more flexibility in new developments ✓



- Simplify restrictions on work/live and multi-family developments to support creation of community housing ✓
- Expand allowances for small-scale retail and commercial services/food trucks ✓
- Remove minimum height on ground floor of multi-story buildings if used for light industrial space ✓
- Remove self-storage facilities as a permitted use ✓

- Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<b>MIXED-USE AREAS (ALL)</b>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>Continue to require ground floor commercial space/activation ✓</li> <li>Expand the boundary of the Retail Core</li> </ul>	<p><i>only if design renew standards are changed to create better human scale aesthetic</i></p> <ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program</li> </ul>
	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
	<ul style="list-style-type: none"> <li>Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>Expand allowances for small-scale retail and commercial services/food trucks</li> <li>Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>Remove self-storage facilities as a permitted use</li> </ul>	<ul style="list-style-type: none"> <li>Implement more proactive enforcement of personal storage violations that do not comply with allowed uses</li> </ul>

*Now that economy & tourism is @ such a high level, Allow the scale to tip back away from encouraging more visitors & instead focus on improving quality of life & sustainability which will keep people coming & supporting economy*

# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
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# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



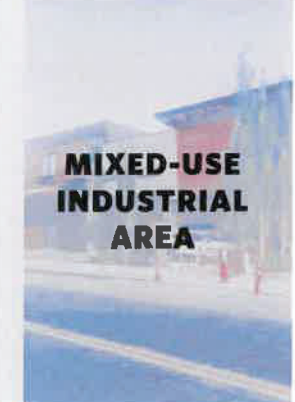
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First step should be determining the demographics/type of community we want to create. Vacation/holiday homes or families/community.



**COHESIVE KETCHUM**

Comprehensive Plan & Code Update

The incentives/waivers should be designed to support this ~~strategic~~ community **TOURISM/ECONOMY FOCUS**

development objective. Talking about height restrictions, FAR, in lieu of, etc without this is like rearranging deck chairs on the Titanic. Currently, it seems "regulations" are written to incentivize + appease developer economic needs.

**WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?**

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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**MIXED-USE AREAS (ALL)**

- Maintain flexibility in the design and scale of new development in mixed-use districts
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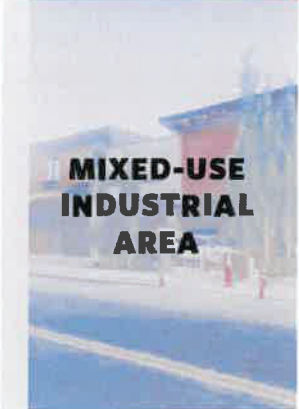
**RETAIL CORE**

- Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) *No. 3 stories max*
- Continue to require ground floor commercial space/activation *No.*
- Expand the boundary of the Retail Core *Yes - expand to include "Community Mixed Use"*
- Develop an adaptive re-use incentive program *- Do not allow vacation homes in core + "pink community mixed use"*



**MIXED-USE ACTIVITY CENTERS**

- Re-work height and density allowances to better balance preferred commercial uses and community housing *Yes - expand to include "Community Mixed Use"*
- Simplify restrictions on commercial uses to allow more flexibility in new developments *Create/eliminate incentives to support development friendly community where locals can live.*
- Simplify restrictions on work/live and multi-family developments to support creation of community housing



**MIXED-USE INDUSTRIAL AREA**



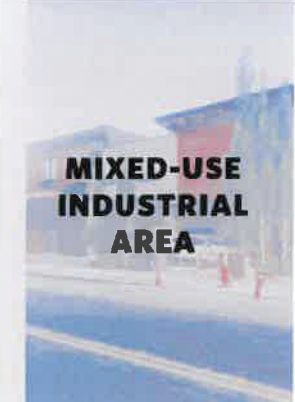
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<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>• Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>• Continue to require ground floor commercial space/activation</li> <li>• Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>• Develop an adaptive re-use incentive program</li> </ul>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>• Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>• Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>• Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>• Expand allowances for small-scale retail and commercial services/food trucks</li> <li>• Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>• Remove self-storage facilities as a permitted use</li> </ul>	<ul style="list-style-type: none"> <li>• Implement more proactive enforcement of personal storage violations that do not comply with allowed uses</li> <li>✓</li> </ul>

Kristen



# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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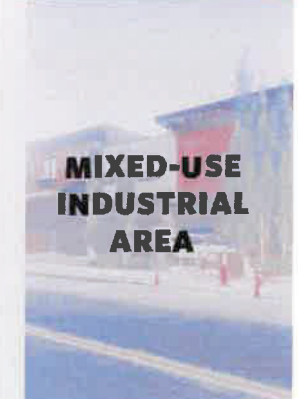
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"Employed" "local employee"



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<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>9</i></li> <li>Continue to require ground floor commercial space/activation</li> <li>Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program <i>Commercial tourist zone 15 stories no commercial frame</i></li> <li><i>retail core keep current stories</i></li> </ul>
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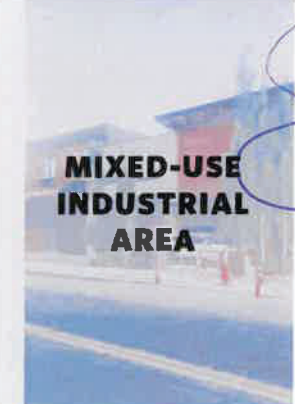
*Warm Springs & LI*

*corner stores grocers to LI need how to exit Atkinson*





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 <b>RETAIL CORE</b>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>Needs to be lower</i></li> <li>Continue to require ground floor commercial space/activation</li> <li>Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program</li> </ul>
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# TOURISM/ECONOMY FOCUS



PARKING

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<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>⦿ Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>⦿ Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>⦿ Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>• Enable the creation of Business Improvement District(s)</li> <li>⦿ Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>• Facilitate the creation of employer-sponsored housing</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>⦿ Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>⦿ Continue to require ground floor commercial space/activation</li> <li>⦿ Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>⦿ Develop an adaptive re-use incentive program</li> </ul>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>• Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>• Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>⦿ Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>⦿ Expand allowances for small-scale retail and commercial services/food trucks</li> <li>✗ Remove minimum height on ground floor of multi-story buildings if used for light industrial space <i>Keep</i></li> <li>• Remove self-storage facilities as a permitted use <i>Keep</i></li> </ul>	<ul style="list-style-type: none"> <li>• Implement more proactive enforcement of personal storage violations that do not comply with allowed uses ?</li> </ul>



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>Continue to require ground floor commercial space/activation</li> <li>Expand the boundary of the Retail Core</li> </ul>	<p><i>Parking, Parking, Parking!!</i></p> <ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program</li> </ul>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>Expand allowances for small-scale retail and commercial services/food trucks</li> <li>Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>Remove self-storage facilities as a permitted use</li> </ul>	<ul style="list-style-type: none"> <li>Implement more proactive enforcement of personal storage violations that do not comply with allowed uses</li> </ul>

# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>• Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>• Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>• Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>• Enable the creation of Business Improvement District(s)</li> <li>• Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>• Facilitate the creation of employer-sponsored housing w/ parking</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>• Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>• Continue to require ground floor commercial space/activation</li> <li>• Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>• Develop an adaptive re-use incentive program</li> </ul> <p><i>Parking!</i></p>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>• Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>• Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>• Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>• Expand allowances for small-scale retail and commercial services/food trucks</li> <li>• Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>• Remove self-storage facilities as a permitted use</li> </ul> <p><i>NO</i></p>	<ul style="list-style-type: none"> <li>• Implement more proactive enforcement of personal storage violations that do not comply with allowed uses</li> </ul> <p><i>DO NOT WANT TO LOSE INDUSTRIAL USES</i></p>

# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><i>Keep it low</i> →</p> <p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s) ??</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing <i>- what are tax ramifications/issue?</i></li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) → <i>lower height</i></li> <li>Continue to require ground floor commercial space/activation</li> <li>Expand the <del>boundary</del> of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program</li> </ul>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	<p><i>Keep it low! Don't draw retail out of core</i></p>
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>Expand allowances for small-scale retail and commercial services/food trucks</li> <li>Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>Remove self-storage facilities as a permitted use ??</li> </ul>	<ul style="list-style-type: none"> <li>Implement more proactive enforcement of personal storage violations that do not comply with allowed uses</li> </ul>



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Comprehensive Plan & Code Update

# TOURISM/ECONOMY FOCUS

*Diff Discussion  
GAM*



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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### MIXED-USE AREAS (ALL)

- Maintain flexibility in the design and scale of new development in mixed-use districts
- Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses
- Continue allowances for small scale commercial uses to support areas of primarily residential areas
- Enable the creation of Business Improvement District(s)
- Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space
- Facilitate the creation of employer-sponsored housing

### RETAIL CORE

- Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)
- Continue to require ground floor commercial space/activation
- Develop an adaptive re-use incentive program

*NO LOWER THEM*

*NEED TO DEFINE*

### MIXED-USE ACTIVITY CENTERS

- Expand the boundary of the Retail Core
- Re-work height and density allowances to better balance preferred commercial uses and community housing
- Simplify restrictions on commercial uses to allow more flexibility in new developments

### MIXED-USE INDUSTRIAL AREA

- Simplify restrictions on work/live and multi-family developments to support creation of community housing
- Expand allowances for small-scale retail and commercial services/food trucks
- Remove minimum height on ground floor of multi-story buildings if used for light industrial space
- Remove self-storage facilities as a permitted use

- Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

*A&D BLDGS ON TOP FOR DEED-RESTRICTIONS OR AFFORDABLE HOUSING*

# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>Continue to require ground floor commercial space/activation</li> <li>Expand the boundary of the Retail Core</li> </ul>	<p>- AT MOST</p> <ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program</li> </ul>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>Expand allowances for small-scale retail and commercial services/food trucks</li> <li>Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>Remove self-storage facilities as a permitted use</li> </ul>	<ul style="list-style-type: none"> <li>Implement more proactive enforcement of personal storage violations that do not comply with allowed uses</li> </ul>



# TOURISM/ECONOMY FOCUS

*Handwritten: ?*  
*Handwritten: Why employees*



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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### MIXED-USE AREAS (ALL)

- Maintain flexibility in the design and scale of new development in mixed-use districts
- Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses
- Continue allowances for small scale commercial uses to support areas of primarily residential areas

- Enable the creation of Business Improvement District(s)
- Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space
- Facilitate the creation of employer-sponsored housing

### RETAIL CORE

- Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)
- Continue to require ground floor commercial space/activation
- Expand the boundary of the Retail Core
- Re-work height and density allowances to better balance preferred commercial uses and community housing

- Develop an adaptive re-use incentive program

### MIXED-USE ACTIVITY CENTERS

- Simplify restrictions on commercial uses to allow more flexibility in new developments

*Handwritten: height restriction*  
*Handwritten: no commercial space*  
*Handwritten: 3-4 stories*  
*Handwritten: 1-2 stories*  
*Handwritten: core*

### MIXED-USE INDUSTRIAL AREA

- Simplify restrictions on work/live and multi-family developments to support creation of community housing
- Expand allowances for small-scale retail and commercial services/food trucks
- Remove minimum height on ground floor of multi-story buildings if used for light industrial space
- Remove self-storage facilities as a permitted use

- Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

*Handwritten: Parking area near low rise & light industrial*  
*Handwritten: Light Industrial*  
*Handwritten: 2-3 stories*

*Handwritten: Non low-use?*  
*Handwritten: NO minimum height type*

# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
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<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Expand the boundary of the Retail Core</li> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Simplify restrictions on work/live and multi-family developments to support creation of community housing</li> <li>Expand allowances for small-scale retail and commercial services/food trucks</li> <li>Remove minimum height on ground floor of multi-story buildings if used for light industrial space</li> <li>Remove self-storage facilities as a permitted use</li> </ul>	<ul style="list-style-type: none"> <li>Implement more proactive enforcement of personal storage violations that do not comply with allowed uses</li> </ul>

*Should be out of city limit areas*



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>Continue to require ground floor commercial space/activation <i>PARKING</i></li> <li>Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program</li> </ul>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
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# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts <i>yes</i></li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses <i>yes</i></li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s) <i>?</i></li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space <i>yes</i></li> <li>Facilitate the creation of employer-sponsored housing <i>yes</i></li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>no</i></li> <li>Continue to require ground floor commercial space/activation <i>no!</i></li> <li>Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program <i>yes</i></li> </ul>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing <i>yes</i></li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments <i>yes</i></li> </ul>	
<p><b>MIXED-USE INDUSTRIAL AREA</b></p>	<ul style="list-style-type: none"> <li>Simplify restrictions on work/live and multi-family developments to support creation of community housing <i>yes</i></li> <li>Expand allowances for small-scale retail and commercial services/food trucks <i>yes</i></li> <li>Remove minimum height on ground floor of multi-story buildings if used for light industrial space <i>yes</i></li> <li>Remove self-storage facilities as a permitted use <i>yes</i></li> </ul>	<ul style="list-style-type: none"> <li>Implement more proactive enforcement of personal storage violations that do not comply with allowed uses <i>yes</i></li> </ul>



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
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# TOURISM/ECONOMY FOCUS



## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>• Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>• Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>• Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>• Enable the creation of Business Improvement District(s)</li> <li>• Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>• Facilitate the creation of employer-sponsored housing</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>• Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories)</li> <li>• Continue to require ground floor commercial space/activation</li> <li>• Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>• Develop an adaptive re-use incentive program</li> </ul>
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## WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><b>MIXED-USE AREAS (ALL)</b></p>	<ul style="list-style-type: none"> <li>Maintain flexibility in the design and scale of new development in mixed-use districts</li> <li>Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses</li> <li>Continue allowances for small scale commercial uses to support areas of primarily residential areas</li> </ul>	<ul style="list-style-type: none"> <li>Enable the creation of Business Improvement District(s)</li> <li>Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space</li> <li>Facilitate the creation of employer-sponsored housing</li> </ul>
<p><b>RETAIL CORE</b></p>	<ul style="list-style-type: none"> <li>Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>NO!</i></li> <li>Continue to require ground floor commercial space/activation <i>3 floors max</i></li> <li>Expand the boundary of the Retail Core</li> </ul>	<ul style="list-style-type: none"> <li>Develop an adaptive re-use incentive program</li> </ul>
<p><b>MIXED-USE ACTIVITY CENTERS</b></p>	<ul style="list-style-type: none"> <li>Re-work height and density allowances to better balance preferred commercial uses and community housing</li> <li>Simplify restrictions on commercial uses to allow more flexibility in new developments</li> </ul>	
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Comprehensive Plan & Code Update

# COMPREHENSIVE PLAN UPDATE LIGHT INDUSTRIAL WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around downtown, please jot down your thoughts or comments.

Currently, the design review criteria for the light industrial is the same for downtown and residential areas. Should the city be more flexible on design in the light industrial area?

Yes - need diff. criteria; must be / can be more dense.  
some store front - look some  
some space w/ sidewalks  
which that one area w/ sidewalks?  
parking in glass lot areas  
OK - maybe drop to 12' req. from 18' big barrier?  
113 that a?

Do certain areas of the light industrial feel different? What areas of the light industrial zone are best suited for housing?

what to live in spaces in this area? <10%?  
is the an area (near bakery?)  
business  
overs - cut back  
needs  
Yes add the dense ~~the~~ building for work  
#21 people can work + live here, for sure  
1 building, 5 story, small, cheap rent  
aprice so ppl don't commute!  
Rear Shoshone!





COHESIVE  
KETCHUM

Comprehensive Plan & Code Update

# COMPREHENSIVE PLAN UPDATE LIGHT INDUSTRIAL WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around downtown, please jot down your thoughts and feedback.

Should the city consider allowing housing in the light industrial without requiring commercial in the development? If housing is expanded in the light industrial, what other issues need to be considered?

yes - underground parking  
- redevelop  
- side walks  
- pedestrian area

Should the city allow a wider range of commercial uses in the light industrial area?

yes  
- restaurants + food truck ok + brewery + far better here than gym + indoor tennis!  
- want springs & ketchum too big lift

The community supports the light industrial area as a place for start-up and local businesses and services. What can we do in the light industrial area to support these businesses?

yes - need housing for those folks  
- office bldg  
- high density  
- CR101 warehouse bed

Please Share Your Feedback

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# COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence the experience as you walk down the street?**

High density in fill Not unattractive, but potential to be noisy  
Lacking sidewalks

**Should the city consider more specific design guidelines to influence architectural style?**

No

**Should this area still permit new single-family homes?**

Yes



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Comprehensive Plan & Code Update

# WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

**What would need to be true to support 3 and 4 units on a lot in the same building or in separate buildings in this area?**

GET BACK  
SIDE WALKS  
Noise Reduction Standards

**What would need to be true to support smaller lot sizes in this area?**

NEED OR DEMAND FOR HOMES

**Please Share Your Photos**

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Comprehensive Plan & Code Update

## COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence the experience as you walk down the street?**

Bird Dr. - Dense, unaffordable houses; Lots of Dumpsters - Rec. making  
It so new builds should build dumpster storage areas Do like  
that there's different styles of homes (not cookie cutter)  
Bordeaux - Enjoyed serene space + natural landscaping

**Should the city consider more specific design  
guidelines to influence architectural style?**

Encourage landscaping that  
encompasses the natural  
beauty of the area (keeping native  
trees, flowers, etc) in larger  
developments

**Should this area still permit new single-family  
homes?**

YES



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Comprehensive Plan & Code Update

# COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

We are for higher density in our urban areas. <sup>diversify neighborhood</sup> can support higher density if cars are not the <sup>priority</sup> priority. Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

We need to be able to comfortably walk & bike back & forth from town.


(I stopped adding notes once we turned onto Wood River Drive)

## What physical items influence the experience as you walk down the street?

Large buildings to my west - used to see the mountains here. <sup>(At Silver Birch)</sup> ~~large street-side parking lot on west (next thing I see) housing is set back. Parking is prominent. Very wide street encouraging faster vehicular travel. Just trees are cooling, as is shaded area of street buildings closer to street now. Views elsewhere. Rambler boxes are not ugly. Landscaping helps soften, invite nature. Single family shack existing across st. is unattractive door from Rambler Boxes trash cans. 140 buildings - artfully done landscaping - P.O.W. is 50' here. Road's narrowed as roads improved. Cars rule, but shouldn't.~~

I'm not a big fan of this idea for specific design

## Should the city consider more specific design guidelines to influence architectural style?

I'm on Bordeaux St. I like the character of our street, but I would support higher density on our street. I think some leeway on set backs might help & people want some flexibility in adding a small garage or Bordeaux should be split in the middle - no passage thru.  gate for five tracks

## Should this area still permit new single-family homes?

No. ~~The town has been (5-10-2020) going in areas with 4-5 million & wood frame houses & may be an example of that. We need to take some rather big steps to try and help young families live in Ketchum. We've lost several young couples w/ kids forced out when properties change hands. Bidding wars leading to rich people have part time.~~

## WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Regarding first question on other side. I had impressions all along the walk, but did not continue to add those. Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

**What would need to be true to support 3 and 4 units on a lot in the same building or in separate buildings in this area?**

I support this - 3-4 units on lots in this region (neighborhood). I'm afraid people are not comfortable w/ change, so maybe a difficult sell. What can we get in exchange. Bikes & ped in charge of neighborhood streets. Change thru roads to roads that do not pass thru housing

**What would need to be true to support smaller lot sizes in this area?**

I'm in support. We are small house on 1/4 acre. We could be more units. ~~lot~~ 30' foot & pedel power! Attractive tight clusters of housing

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Comprehensive Plan 6 Code Update

# COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

## What physical items influence the experience as you walk down the street?

how close the houses are to the roads, how big the buildings are, how tall the buildings are, how much green space there is, whether you see people out of their cars.

## Should the city consider more specific design guidelines to influence architectural style?

no - ~~sub~~ <sup>sub</sup> yes, incentivize ~~for~~ developers to ~~erect~~ <sup>erect</sup> w/ giant boxes

## Should this area still permit new single-family homes?

yes



# COMPREHENSIVE PLAN UPDATE WARM SPRINGS RESIDENTIAL NEIGHBORHOOD WALKING TOUR FEEDBACK

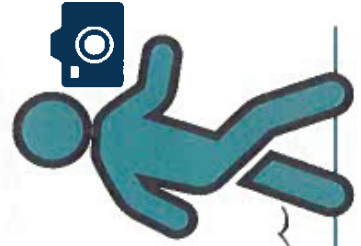
Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

## Should the city consider more specific design guidelines to influence architectural style?

Yes  
- can't have a wood pile as a fence  
- have to trim trees out of center of road  
- architecture has to be "neighborhoody" - that means  
- one doesn't fit in with the hood architecturally  
- have to have some guidelines and restrictions - I  
- cannot be the wild wild west because THAT hasn't worked

## Please Share Your Photos

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OK Later

## Please Share Your Feedback

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KETCHUM

Comprehensive Plan & Code Update

## WARM SPRINGS RESIDENTIAL NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

### What physical items influence your experience of this neighborhood as you walk down the street?

no side walks - that's OK  
 fire wood pile - yuck, no  
 big houses - not good. For community residents don't add because  
 weeds along street - keep trim for a part of the community if they go  
 away lot, some - wow 40% part timers, vacant  
 power lines, underground could be done. Pd-by taxes  
 more "neighborhood" parks for kids and seniors, all the like  
 there are none - just big lots, wasted space and  
 no  
 friendly

### What would need to be true to support duplexes/triplexes and additional ADUs in this neighborhood?

- openness to change what we've done bc same/no change doesn't work  
 - one lot big enough to build a triplex - doesn't make sense  
 For these duplex/triplex dwellings to be one their own  
 as "one-offs", better to be on one block together with  
 a courtyard like some photos. That's a appealing  
 and creates neighborhoods



# COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

## What physical items influence the experience as you walk down the street?

loss of green space, New density (attractive) inconsistent sidewalk (like lack of sidewalk) (attractive) setback prevents view of mountain. I like combination of single and multi family.  
Profound streets feels like Kohlin

## Should the city consider more specific design guidelines to influence architectural style?

Who gets to final decision this. The person's junk is on others act. This would be a nightmare to exercise and lead to litigation.

## Should this area still permit new single-family homes?

Higher density housing multi family needs to go in industrial and increase height for homes

Why is multi-family building more  
Not on the map - 2010



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Comprehensive Plan & Code Update

# COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

## What physical items influence the experience as you walk down the street?

variety of dense-contemporary, old across the street, lots of flexes (3-8-10 condos). Why so big and at \$5M?  
mature trees - need to open it up bc so shady in winter (cars, speed bumps exist.  
too much shade & mess out of the year, sorry. I'd cut some of the trees to allow for sunlight, melts snow on roads v. icy

## Should the city consider more specific design guidelines to influence architectural style?

yes, no black boxy must fit the character of the neighborhood  
115 cabin? out  
found about - Best - no stop  
new and a west in the area

## Should this area still permit new single-family homes?

yes, not big, limit size  
Zoning will be OK on lot  
don't agree to any variances, have to follow rates



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Comprehensive Plan & Code Update

# WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

**What would need to be true to support 3 and 4 units on a lot in the same building or in separate buildings in this area?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**What would need to be true to support smaller lot sizes in this area?**

Y add sm. neighborhood  
park in neighborhood  
where there are smaller  
lot size like  
Little Park downtown needs  
restroom for kids

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Comprehensive Plan & Code Update

# COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence the experience as you walk down the street?**

- TREES
- MOUNTAIN VIEW - LOST?
- HIGH DENSITY HOUSING
- SIDEWALKS NOT EVERYWHERE?
- SET BACK TO ROAD

**Should the city consider more specific design guidelines to influence architectural style?**

NO

**Should this area still permit new single-family homes?**

YES



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KETCHUM

ADAPTY  
Comprehensive Plan & Code Update  
HEATHER ADAM

# COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

① Affordability

② Return's

Aspen Mountain Community of Small Town Feel

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

## What physical items influence the experience as you walk down the street?

Yards, Trees, Views

CANNOT see the mountains in high density

LOTS of concrete, NO setbacks Feel crowded and don't feel natural

## Should the city consider more specific design guidelines to influence architectural style?

① YES PEAKED ROOFS feel more 'mountainy'

and less dense and allow for views.

Flat roofs feel boxy and block views

MORE

② Set back from street also aesthetically better.

## Should this area still permit new single-family homes?

Yes, but with parameters so that we don't have 10,000 sq ft + behemoths that are occupied 3 weeks a year.

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

**What would need to be true to support 3 and 4 units on a lot in the same building or in separate buildings in this area?**

Setbacks, peaked roofs, limited heights to provide views for all.

**What would need to be true to support smaller lot sizes in this area?**

Setbacks, peaked roofs, limited height to provide views for all

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# COMPREHENSIVE PLAN UPDATE WARM SPRINGS RESIDENTIAL NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence your experience of this neighborhood as you walk down the street?**

Trees PPP  
Power lines ☹️ ☹️ ☹️

**What would need to be true to support duplexes/triplexes and additional ADUs in this neighborhood?**



Spaigo Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence your experience of this neighborhood as you walk down the street?**

Setbacks, large homes, power lines (varied housing sizes distinguish neighborhood)  
Prefer grass instead of gravel in ROW, however no street parking w/ grass - limit road width  
↳ maintain parking strip - trash in road when people park on street  
(can utilities in between accommodate increased housing? Yes - better sewer verified)  
If priority is to underground lines, why not tax & create revenue base? Comp plan sets project priorities for city focus  
Favorable of duplexes that look like SF

**What would need to be true to support duplexes/triplexes and additional ADUs in this neighborhood?**

Feels more like a neighborhood, busier - more consistent house sizes (XP)



**COMPREHENSIVE PLAN UPDATE  
WARM SPRINGS BASE AREA  
WALKING TOUR  
OBSERVATIONS & FEEDBACK**

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence the experience as you walk down the street?**

"Dark" TOO MANY EMPTY CONDOS & HOMES (Single family)  
NO TOURIST ACTIVITIES - EXCEPT Bike Riders  
GOING <sup>How</sup> OUT warm springs

**Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?**

Yes - of course



COHESIVE  
KETCHUM

Comprehensive Plan 6 Code Update

# COMPREHENSIVE PLAN UPDATE WARM SPRINGS BASE AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

**Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?**

LOCAL - ONLY!

**Should this area still permit new single-family homes?**

NO

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Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence the experience as you walk down the street?**

Surface of the sidewalk  
traffic  
lighting  
dog poop  
cars with horns

**Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?**

yes, with limitations on size

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

**Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?**

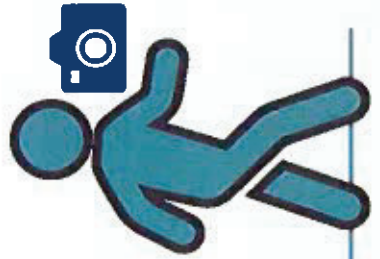
*Both*

**Should this area still permit new single-family homes?**

*Yes*

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**KETCHUM**

Comprehensive Plan & Code Update

**COMPREHENSIVE PLAN UPDATE  
WARM SPRINGS BASE AREA  
WALKING TOUR  
OBSERVATIONS & FEEDBACK**

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence the experience as you walk down the street?**

CHIPPED CURBS, SIDEWALKS

**Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?**

YES



# COMPREHENSIVE PLAN UPDATE WARM SPRINGS BASE AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

**Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?**

TOURIST

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**Should this area still permit new single-family homes?**

PEOPLE HAVE PROPERTY RIGHTS!

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**KETCHUM**

Comprehensive Plan & Code Update

**COMPREHENSIVE PLAN UPDATE  
WARM SPRINGS BASE AREA  
WALKING TOUR  
OBSERVATIONS & FEEDBACK**

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence the experience as you walk down the street?**

Too many empty homes

NO HUMAN ACTIVITY except for construction workers

**Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?**

YES





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Comprehensive Plan 5. Code Update

# COMPREHENSIVE PLAN UPDATE WARM SPRINGS BASE AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?

Local ONLY

Should this area still permit new single-family homes?

NO NO

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Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence the experience as you walk down the street?**

Need Ahead lights working at night

**Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?**

yes  
Please be generous in support of Barsotti hotel/strawing/parking proposal



# COMPREHENSIVE PLAN UPDATE WARM SPRINGS BASE AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

## What physical items influence the experience as you walk down the street?

✓ Lighting  
✓ Streets "Potholes" - damage  
✓ Landscaping (empty lights)

## Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

✓ for sure!



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KETCHUM

Comprehensive Plan 5 Code Update

# COMPREHENSIVE PLAN UPDATE WARM SPRINGS BASE AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?

✓ Both but predominantly locals

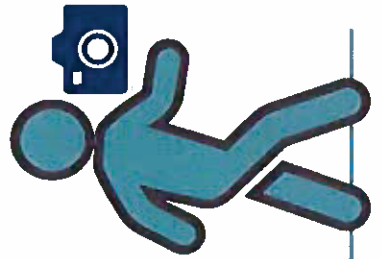
We need to keep our community vibrant & full of life! ~~at~~ Hailey should be a part of it.

Should this area still permit new single-family homes?

NO -  
✓ If we do - Restrict size  
Build in community housing

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Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

dead area - no one lives here? old condos @ 44th/lea  
mixed housing  
need more flexes NOT 34000 sq ft. luxury. now  
about smaller living spaces that are  
affordable. bc can't live here otherwise

Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

Nothing the bar hotel + commercial that attracts tourist + pt residents,  
what attracts someone to live here full time?  
- access and signage for hiking trails  
- narrow loop  
- park where people can meet, Congregate, swirls set  
for kids (who don't live here)  
- how to balance to comm. zone of life, living, full time

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

**Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?**

Tough one.  
This area has never, will  
never be for locals because  
too expensive

**Should this area still permit new single-family homes?**

- restrict size  
- don't take the bait, the  
\$2.5M.  
- REQUIRE smaller  
more townhomes  
we what these building  
is NOT affordable

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COHESIVE  
KETCHUM

Comprehensive Plan & Code Update

# COMPREHENSIVE PLAN UPDATE SECOND AVENUE TRANSITION AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

**Should new commercial uses continue to be permitted in this area?**

yes! don't change that  
OK for dry cleaner or  
seamstress, lower cost  
for sm. biz

**Should new single-family homes continue to be permitted in this area?**

No, better suited for  
multi-family units

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COHESIVE  
KETCHUM

Comprehensive Plan & Code Update

# COMPREHENSIVE PLAN UPDATE SECOND AVENUE TRANSITION AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

- needs mowing in many places along roadside. @weeds!!
- sidewalks need replanting, improving
- need a roundabout
- Creek crossing is nice
- Sit rental fee should be significant and LOT ↓  
is it actual?

Should the city consider more specific design guidelines to influence architectural style?

yes

don't change regulations -

allow transitional w/ resi + commercial is ok  
allow's downtown to have some "relaxed" lower  
cost, more available, in this area for d... dry cleaner





COHESIVE  
KETCHUM

Comprehensive Plan & Code Update

# COMPREHENSIVE PLAN UPDATE SECOND AVENUE TRANSITION AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

**What physical items influence the experience as you walk down the street?**

I don't want massive over built buildings.  
We are going to lose all our green space.  
Building are being built on the entire lot there want  
to any space soon. I moved here in the 60's  
because I didn't want to live in a big crowded city.  
We don't need more hotels!

**Should the city consider more specific design guidelines to influence architectural style?**

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