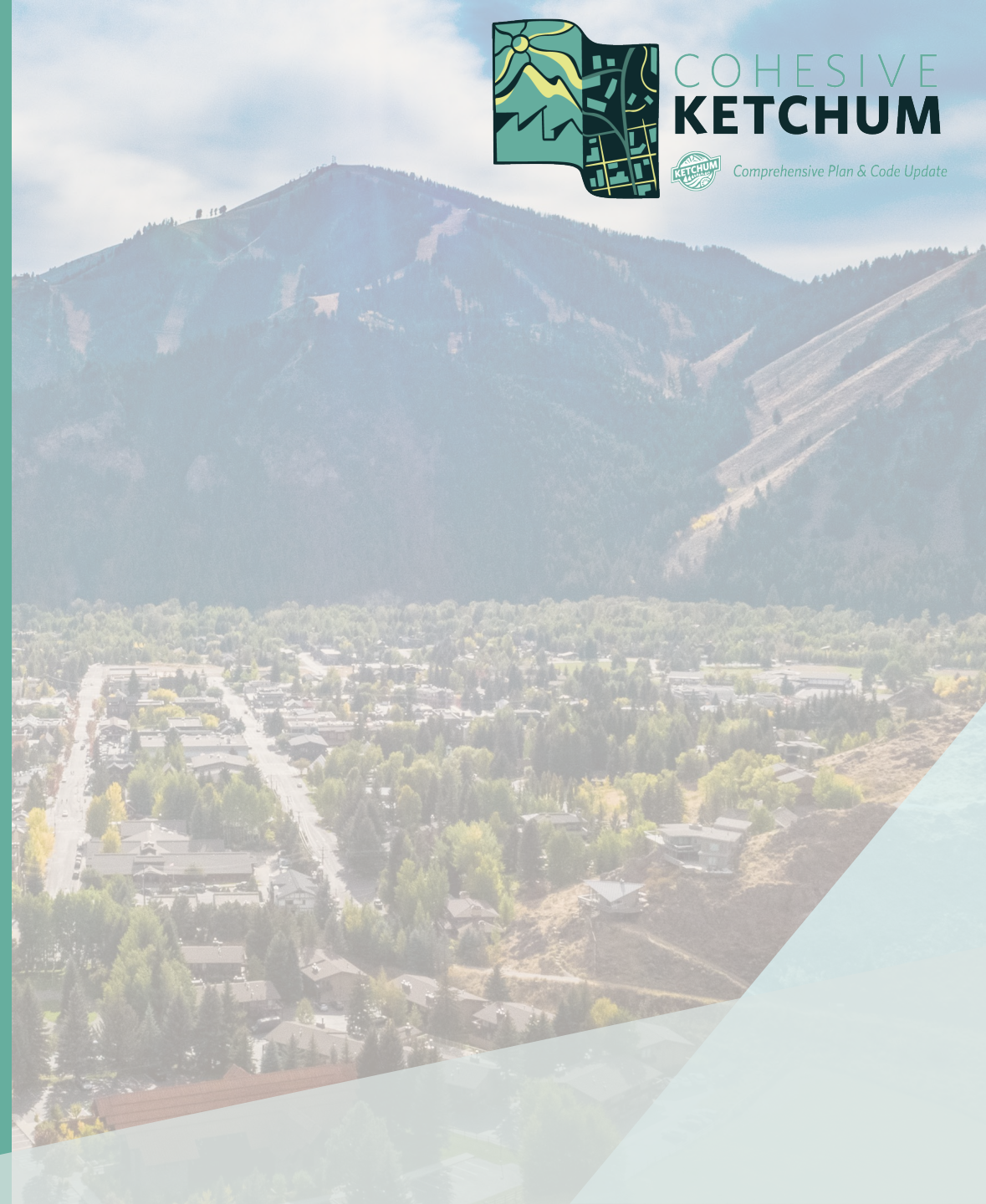




COHESIVE
KETCHUM



Comprehensive Plan & Code Update



JOINT MEETING: CITY COUNCIL & PLANNING AND ZONING COMMISSION

February 3, 2025

AGENDA

- Introduction and Project Overview
- What We've Heard
 - Discussion
- Land Use vs. Zoning
- Draft Land Use Map
 - Why
 - Neighborhood Specific Examples
 - Discussion
- Next Steps – Process Discussion



GOAL OF THE MEETING

- Bring public up to speed on process to date and how the plan was developed
- Review feedback received on the Draft Plan
- Get direction on policy decisions related to land use map and densities
- Get direction on process moving forward



PROCESS TO DATE

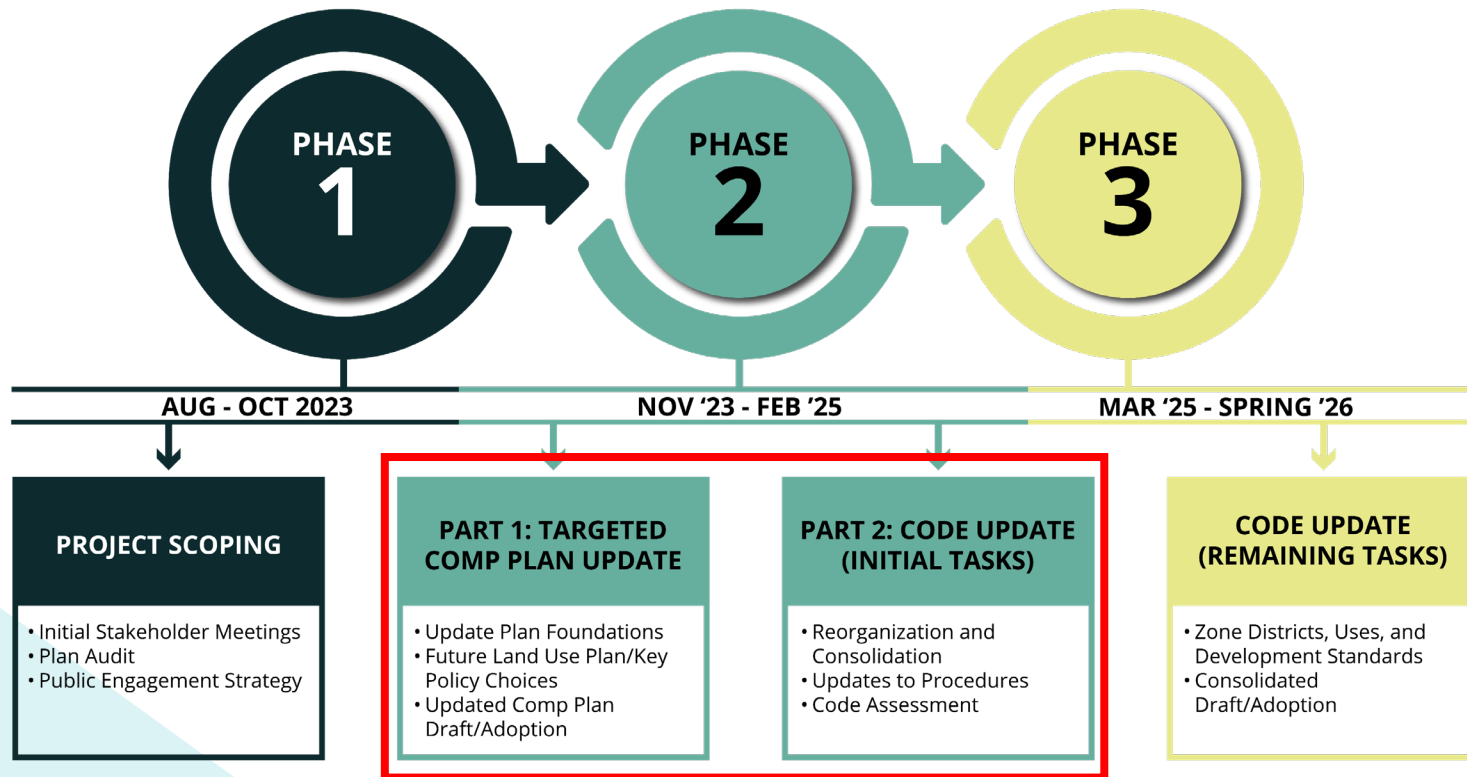
Community input at the core



**COHESIVE
KETCHUM**

Comprehensive Plan & Code Update

PROJECT



**WE ARE
HERE**

- +3 months:
- Additional Engagement
 - Staffing



ROLE OF THE PLAN

COMPREHENSIVE PLAN

Broad goals and policies
10-20 years



GUIDEBOOK

Strategies and objectives for policies
4 years



WORK PLAN

Tasks by dept.
Annual



GOALS OF THE UPDATE: WHY

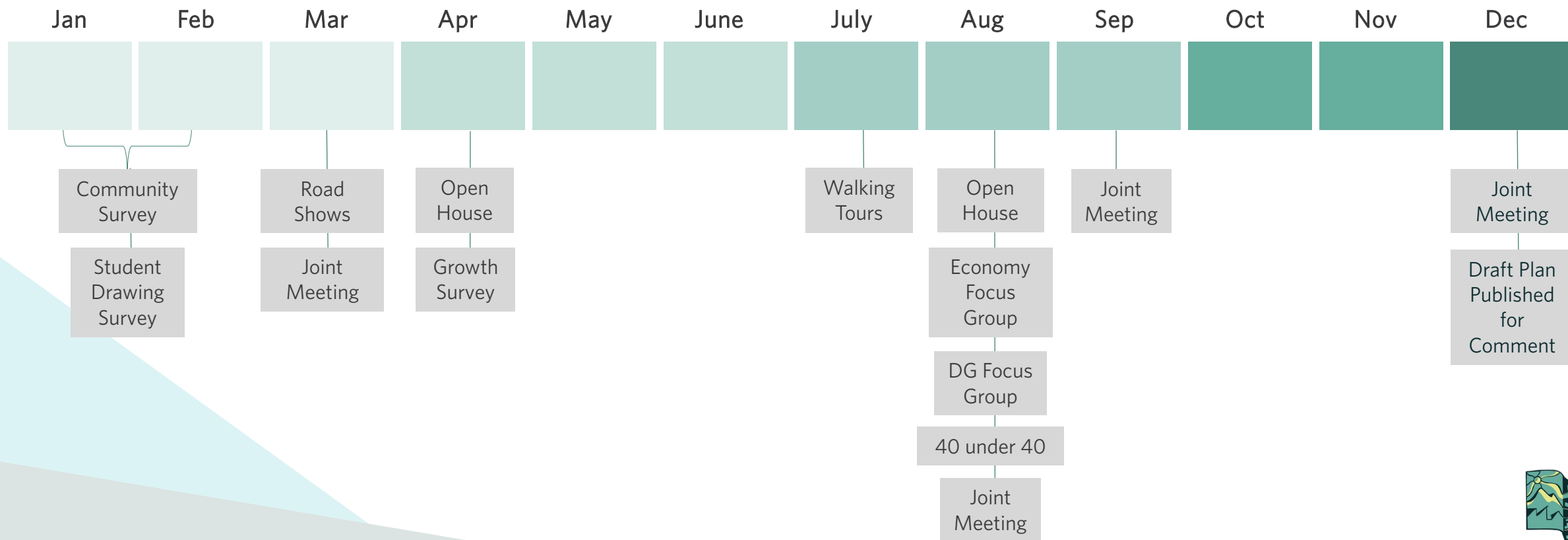
2014 Audit

- Align the comp plan with recently adopted plans/studies
 - i.e. Housing Action Plan, Transportation Plan
- Clarify the land use map and align with land use regulations
- Clarify sustainability and community resilience priorities
- Expand focus on historic preservation
- Strengthen regional partnerships and clarify roles/responsibilities

**Address key community issues identified through the engagement process



ENGAGEMENT 2024



NORTH STARS

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

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

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

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

"Responsible growth plan and housing for service workers"

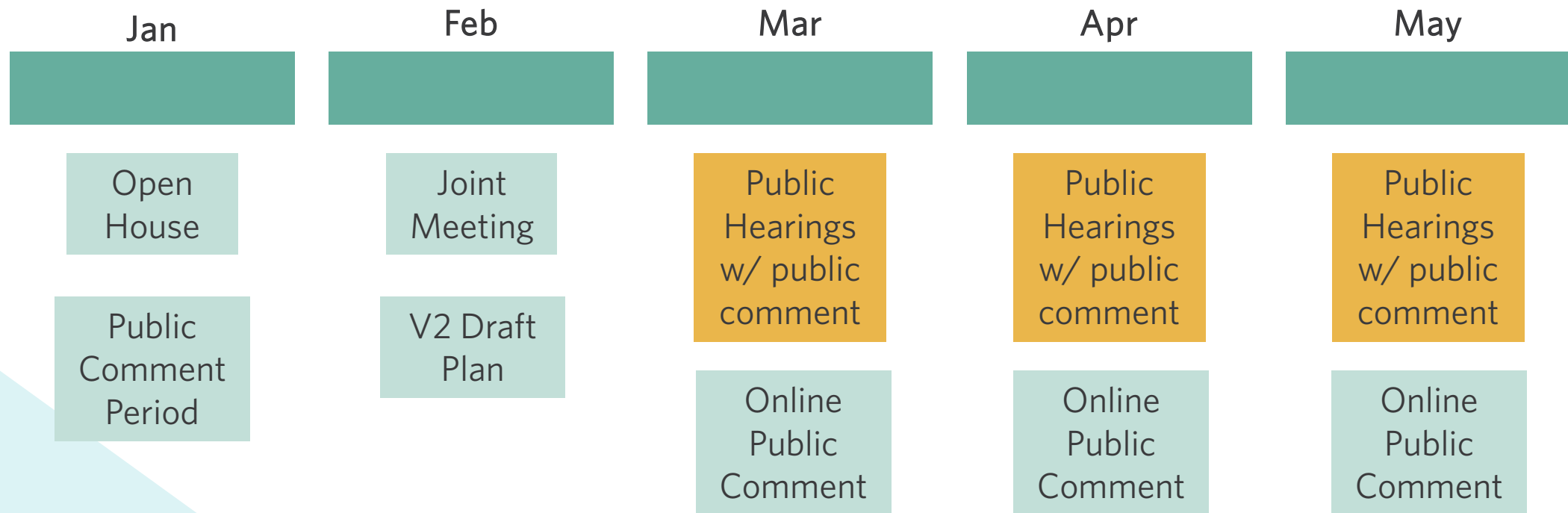
What are the two most important issues facing Ketchum in the next two years?

"Affordable housing and managing the growth in Ketchum"

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

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

POTENTIAL PROCESS 2025



*Pending PZ/CC Direction from meeting

WHAT WE'VE HEARD



COMMENTS RECEIVED

1,650
total comments

On Draft Comprehensive Plan and Future Land Use Map

- General Public
1,279 comments | 73 participants
- Project Committees
279 comments | 15 participants
- FLUM Web Portal
52 comments | 31 participants
- Open House (written comments)
40 comments | 23 participants



MOST COMMON TOPICS

General process

- Community engagement
- Distrust in local government

Parking

Short-term rentals

Tourism

Sustainability

Development standards

- Building massing/height
- Building design
- Residential density



GENERAL SUPPORT / KUDOS

Process

- The process included a lot of different outreach types to include many different people

Plan Document

- Very well-written document; big step forward
- Good to see things we've discussed in the document (CAC)
- Sustainability goals are more clearly identified (KSAC)
- Historic Preservation priority is more clear

"This will be great to see. Appreciate all the History-related content."
- Comment on Historic resources map

"Highly supportive of this policy. Friends don't let friends become Park City."
- Comment on Hillside policy

"Great policy and one that should be high priority"
- Comment on ADU policy



TO DO

- Perform **overall scrub** of document to address formatting issues (e.g., extra spaces), photo selection, hyperlinks to external documents
- Expand discussion of **trends** in plan introduction to provide context
- Expand discussion of **property rights** and role of the plan in introduction
- Expand discussion of **short-term rentals** (Idaho limitations and City's current practices) and consider adding action re: lobbying for policy changes at state level
- Implementation clarification (**roles and responsibilities**)



TO DO

Numerous suggestions/clarifications regarding:

- Core values narratives
- 'Where we are today' narratives
- Goals and policies that support each core value

"Worth mentioning that the quality of streets affects the safety of bikers, peds, and drivers in town? thinking of the dips in main street that made biking across the 4th street intersection pretty dangerous"

- Comment on Where We Are Today section of CV 1: Connected Transportation Network.



TO DO

Review action words throughout and update where needed to reinforce intent (e.g., support, promote, vs. incentivize)

The Future Land Use Plan encourages sustainable and resilient growth that is grounded in the principles outlined below.

Comment: "Let's not. Let's not encourage growth. Let's manage it."

*Chapter 4: Looking ahead, the City is **interested** in developing and implementing a plan to make Ketchum a Fire Adapted Community.*

Comment: "Interested"? How about taking action on this before it is too late?"



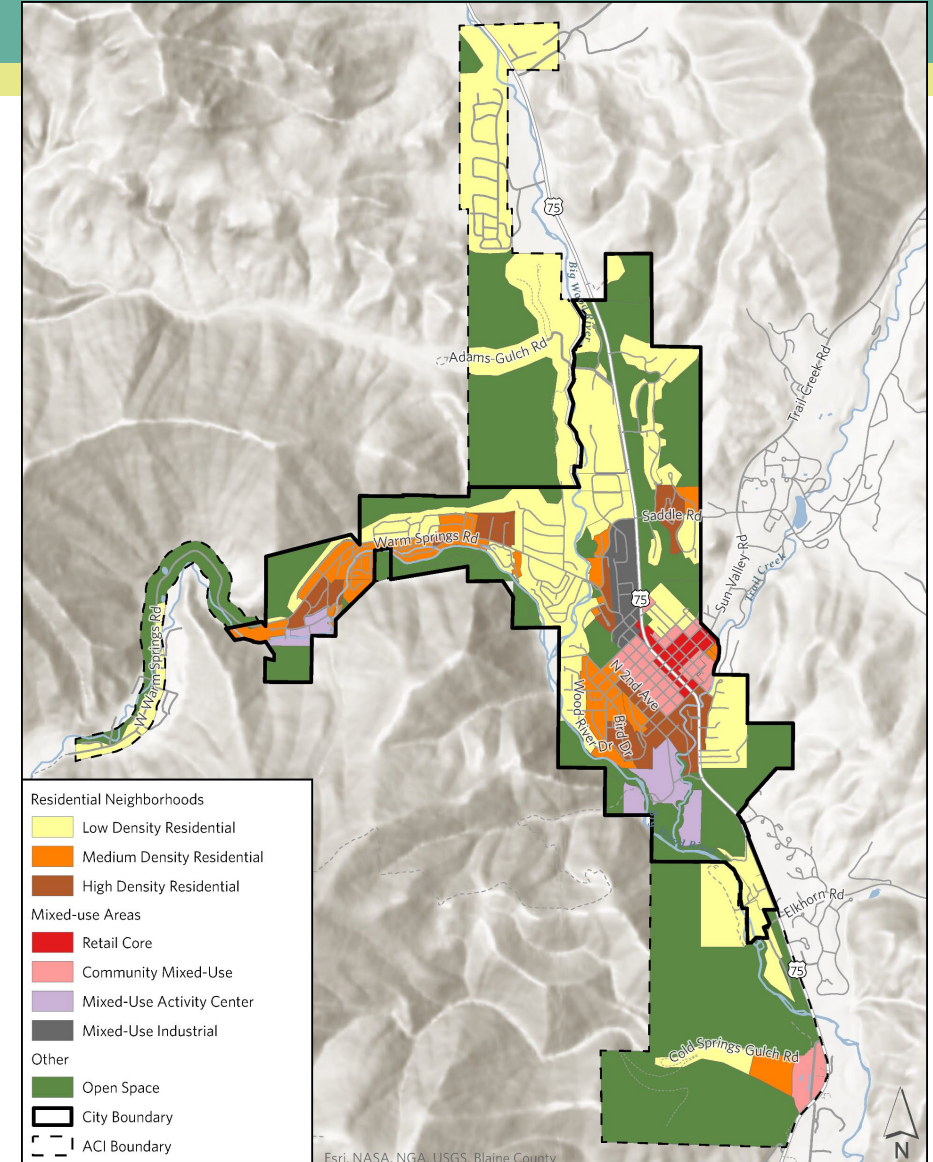
WILL NOT IMPLEMENT

- Reorder core values to convey order of importance
- Reframe sustainability and resilience as the overarching focus for the plan
- Move appendix data to the front of the plan and/or update data to include more current numbers
- Add metrics to track progress over time
- Requested more detailed level of specificity than appropriate for a plan rather than zoning
- Design Guidelines policy
- Retail Core policy regarding reduction in height and intensity of development



FUTURE LAND USE MAP: GENERAL

- Confusion between FLUM and zoning
- Concern about expansion of housing types allowed in residential categories
 - Support for limiting size of units
 - Support for keeping SF in smaller formats
- Concern about perceived height increases



FLUM: TO DO

- Clarify intent regarding density ranges for land use categories
 - (e.g., not automatic, intended to serve as an incentive for community housing)
- Expand discussion regarding relationship between FLUM and zoning
- Add general discussion about how FLUM relates to what's on the ground today
- Add discussion of how each land use category relates to 2014 Plan (what's changed and why)
- Small tweaks to retail core boundary on the eastern fringe of town



FURTHER GUIDANCE NEEDED:

WARM SPRINGS

- Concerns about expansion of areas designated for MDR and HDR and the potential increases in density in these areas
- Particular concern about Schernthanner Acres parcel

WEST KETCHUM

- Desire for LDR/MDR designation in West Ketchum rather than MDR/HDR
- Desire to shift border of MDR to the east (to retain LDR character)



OTHER FAQs

Does the comprehensive plan, if adopted...

- **Raise my property taxes?**

- Taxes are based on assessed value which is based on sales data

NO

- **Change my zoning?**

- The comp plan is a guide, zoning changes single-family go through a public process and be approved by PZ and Council

NO

- **Force me to move out of my single-family home?**

- Neither the comprehensive plan, nor zoning, can force you to move

NO

- **Change things immediately?**

- Change only occurs if the zoning changes AND property owners choose to do something

NO



QUESTIONS?

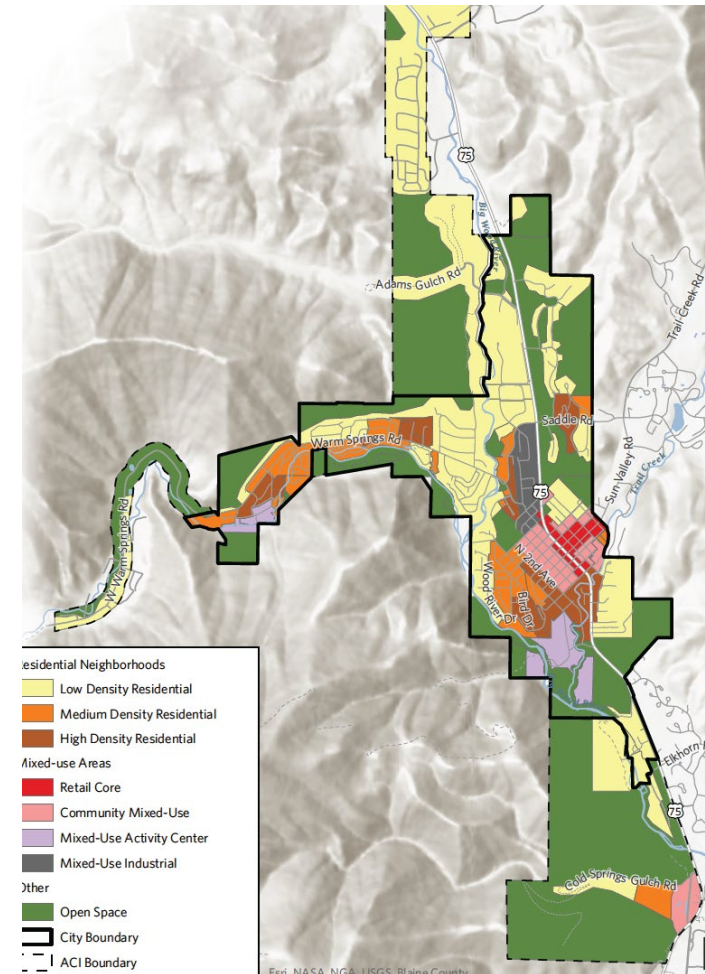


LAND USE VS. ZONING



WHAT IS LAND USE?

- Not Zoning - not regulatory
- BROAD - Shows how to implement the goals and policies of the plan in the built environment
- Guides the type and amount of uses throughout the city and ACI (map with categories)
- Provides transparency to how the city may grow in the future
- Guides future code changes - it is not zoning



WHAT IS ZONING?

- Regulatory (it's the law)
- NARROW - Implementation Tool of the Comp Plan for Land Use Issues
- Regulates:
 - **What** - types of businesses, housing, buildings, signage, "development"
 - **Where** - Use Map and Use Table
 - **How** - size, height, location on the property, etc.
- Use by Right, Conditional Use, Prohibited Use
- Subdivision of land



LAND USE VS. ZONING

LAND USE

Policy H-3.2 Accessory Dwelling Units

Continue to support the construction of accessory dwelling units within residential areas as a means to provide affordable housing.

Implementation: Revise the city's zoning regulations to allow ADUs as an accessory use to duplexes and detached townhome developments.



Council

ZONING

Size: Minimum of 300, Maximum of 1200 SF

Location: Setbacks from property line

Amount of Lot: up to 40%

Storage: Required

Parking: Not required

Process: administrative

Only permitted with single family residence



LAND USE AND DENSITY



NORTH STARS

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

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

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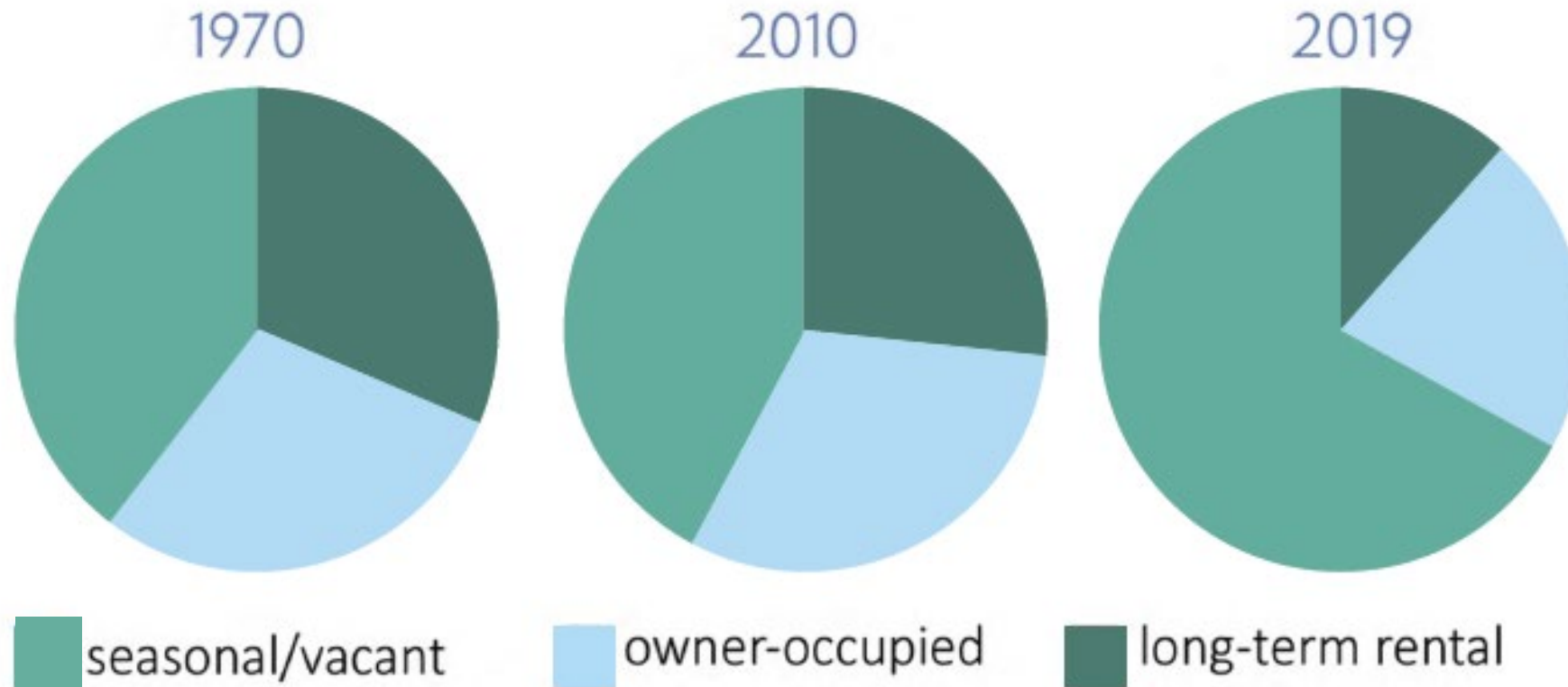
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"Affordable housing, doing the best you can to keep our town from turning into a town filled only with second homes."

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

BALANCE THE PIE



- Helps achieve goals for:
- Housing
 - Community Character
 - Economy



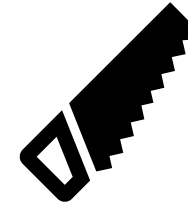
BALANCE THE PIE



CONVERT

Values, Goals, and Policies

- Reinforce importance of Housing Action Plan
- Highlight high level initiatives
- Support for programs



CONSTRUCT

Future Land Use Map and Categories

- Make moderate changes, not big moves
- Be transparent about what is allowed currently
- Better align plan with zoning (both directions)
- Analyzed existing zoning and predominant existing development patterns
- Only promote new construction for community housing



SPECIFIC NEIGHBORHOODS

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

KEY TERM - Multi-family

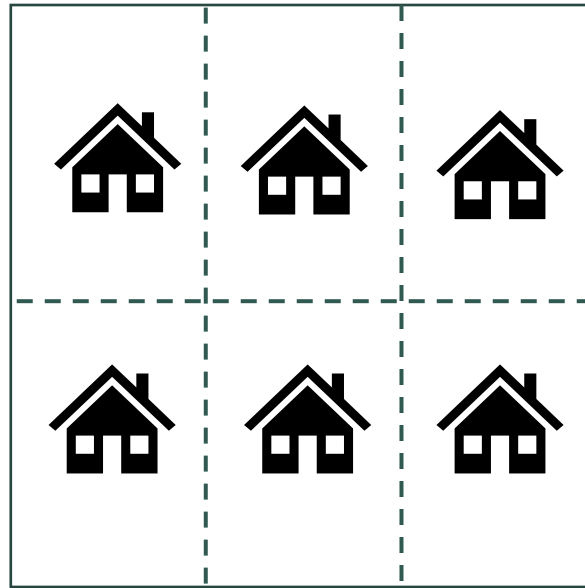
- Detached Townhomes
- Townhomes
- Condominiums
- Apartments



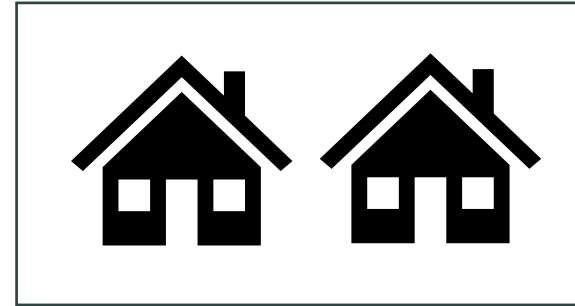
DENSITY



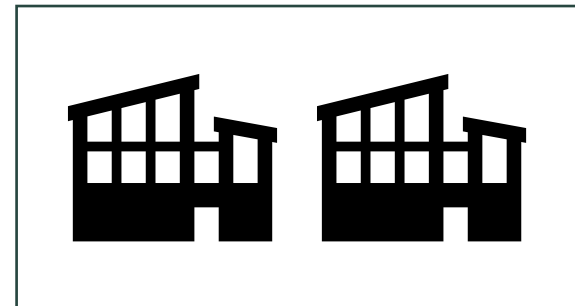
1 acre with 1 house
=
1 du/acre



1 acre with 6 houses
=
6 du/acre



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



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



WEST KETCHUM

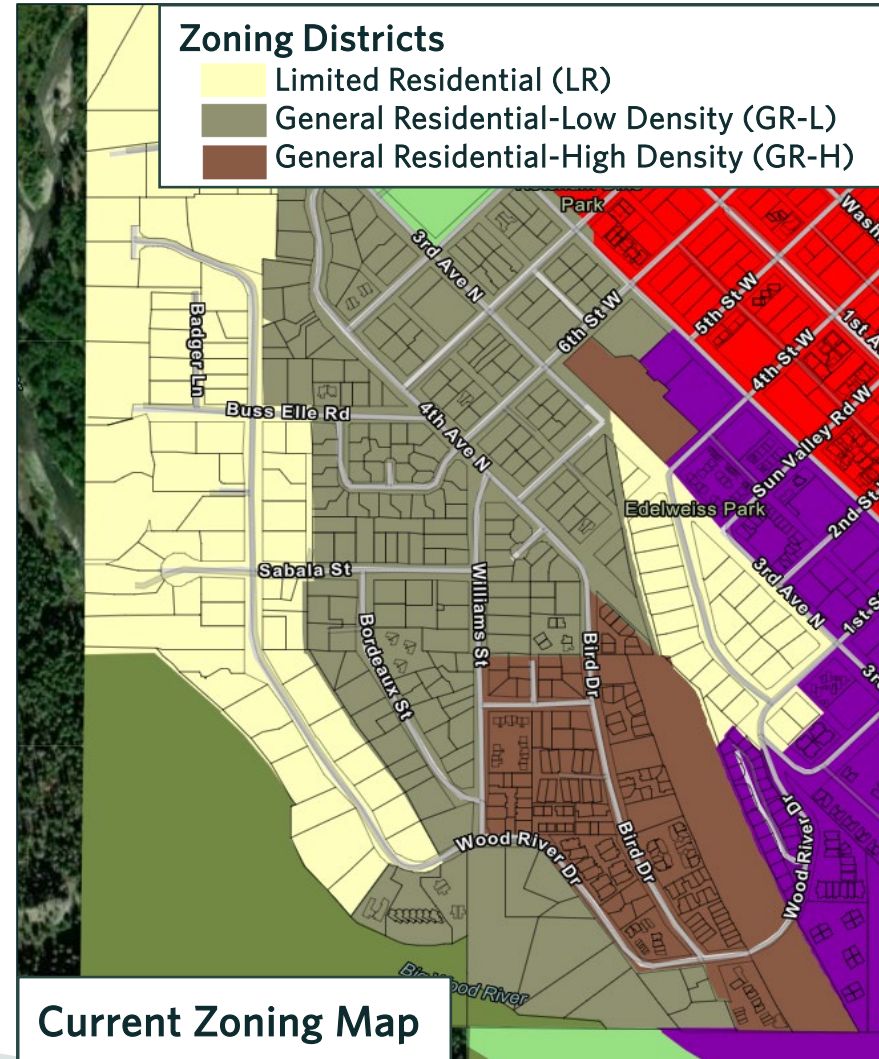
CURRENT ZONING

GR-L

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

GR-H

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



WEST KETCHUM

GR-L Developments



Multi-family

20 DU/acre



Multi-family

10 DU/acre



Multi-family

9 DU/acre



Duplex

9 DU/acre



Duplex

8 DU/acre



Multi-family

7 DU/acre



Single-family

5 DU/acre



Single-family

4 DU/acre



WEST KETCHUM

GR-H Developments



Multi-family

27 DU/acre



Multi-family

25 DU/acre



Multi-family

21 DU/acre



Multi-family

21 DU/acre



Multi-family

19 DU/acre



Multi-family

15 DU/acre



Multi-family

10 DU/acre



Multi-family

9 DU/acre



WEST KETCHUM

Future Land Use Category Descriptions

2014

Medium Density Residential*

- Single-family
- Duplex

High Density Residential*

- Single-family
- Duplex
- Multi-family

*no density described

Density Range Per Current Zoning

GR-L Density: 5 to 11 DU/acre

GR-H Density: 4 to 26 DU/acre

2025

Medium Density Residential:

- Multi-family
- 6 to 18 DU/acre

High Density Residential:

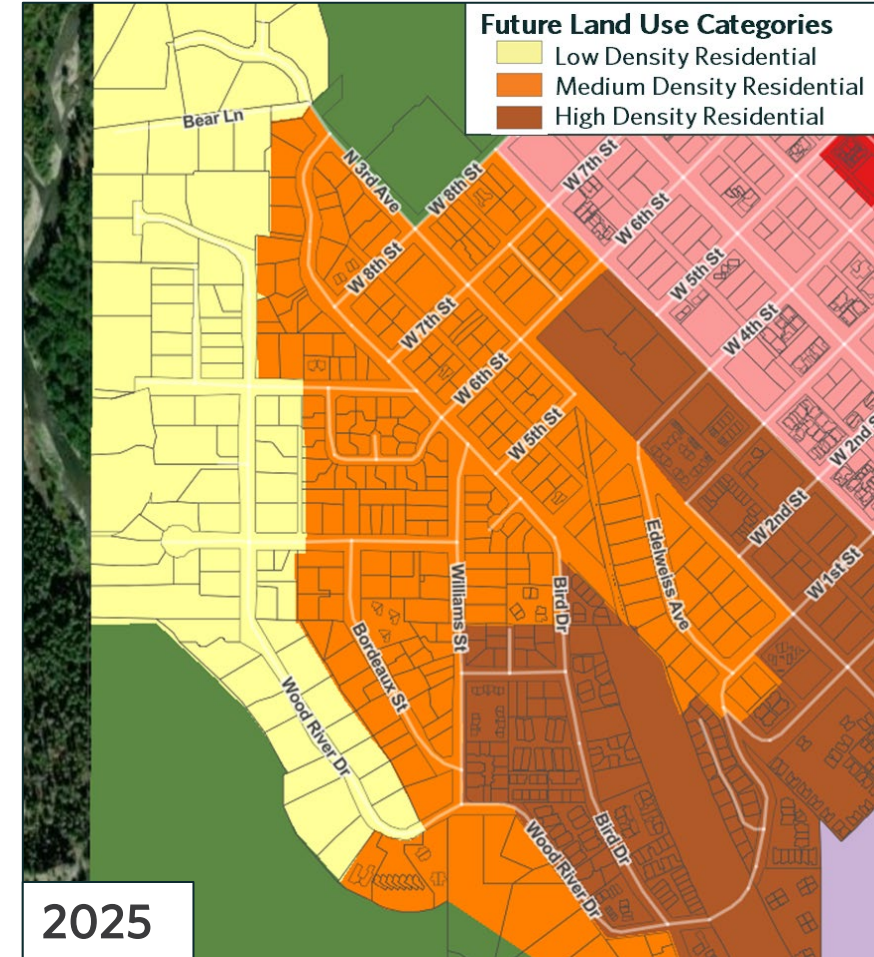
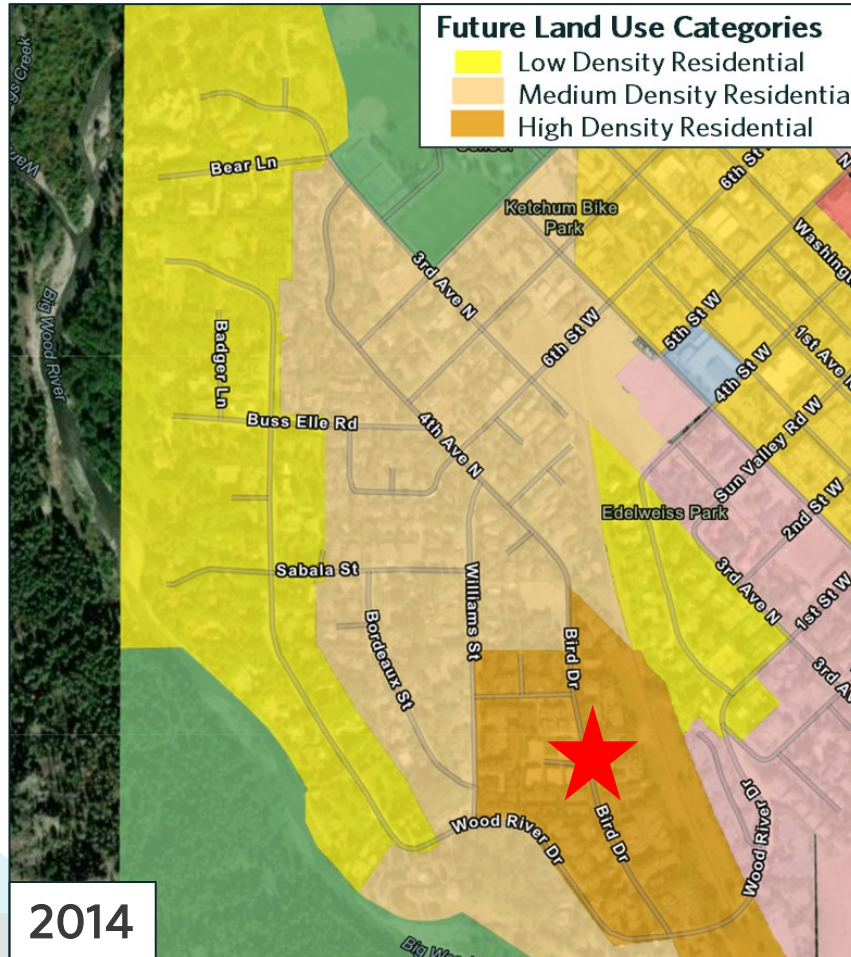
- Multi-family
- 18 to 30 DU/acre



WEST KETCHUM

Future Land Use Map

★ error in slider map - HDR in 2014 was shown as MDR



WEST KETCHUM

CHANGES:

- Support single family as a use in MDR
- Maintain density ranges in the plan for both MDR and HDR

QUESTIONS FOR PZ/ CC:

- Do you agree we should allow single family in MDR?
- Do you agree with the density ranges for the categories?
- Do you agree with the boundaries of the categories as outlined?



DISCUSSION



WARM SPRINGS BASE

CURRENT ZONING

GR-L

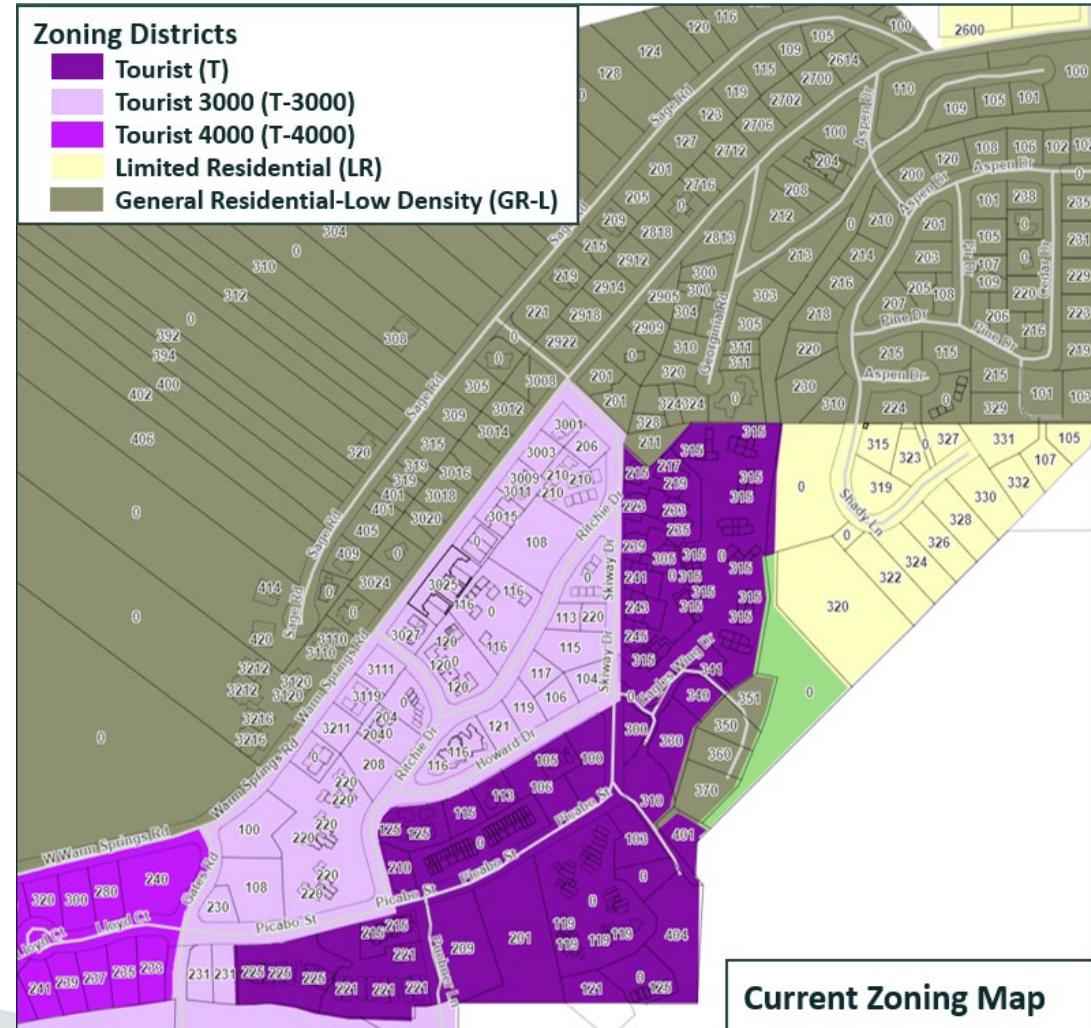
- Single-family
- Multi-family - max. 2 dwelling units
- Density Range: 5 to 11 DU/acre

T-3000

- Single-family
- Multi-family
- Limited commercial
- Density Range: 4 to 18 DU/acre

T

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



WARM SPRINGS BASE



Single-family Residence

4 DU/acre



Single-family Residence

5 DU/acre



Duplex

8 DU/acre



Duplex

10 DU/acre



Four-plex

13 DU/acre



Multi-family

20 DU/acre



Multi-family

36 DU/acre



Multi-family

79 DU/acre



WARM SPRINGS BASE

Future Land Use Category Descriptions

2014

Low Density Residential*

- Single-family
- Duplex

Medium Density Residential*

- Single-family
- Duplex
- Multi-family

High Density Residential*

- Single-family
- Duplex
- Multi-family

*no density described

Density Range Per Current Zoning:

- GR-L: 5 to 11 DU/acre
- T-3000: 4 to 18 DU/acre
- T: 4 to 31 DU/acre

2025

Low Density Residential

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

Medium Density Residential

- Multi-family
- 6 to 18 DU/acre

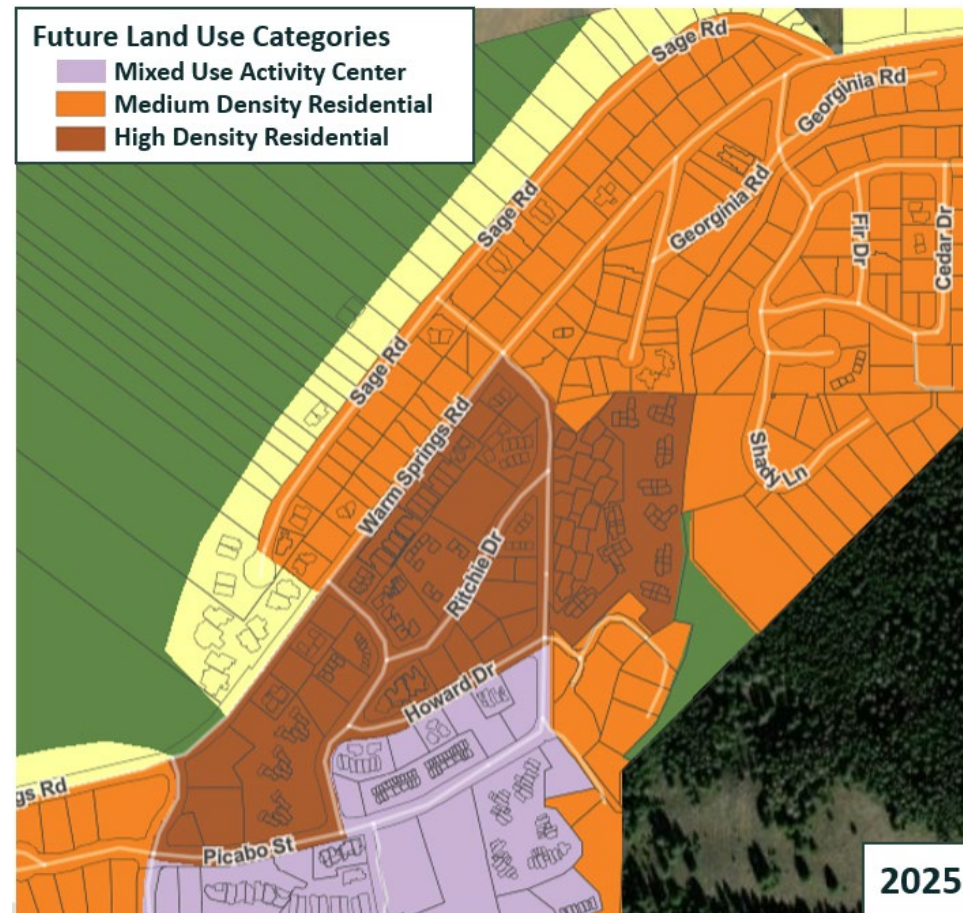
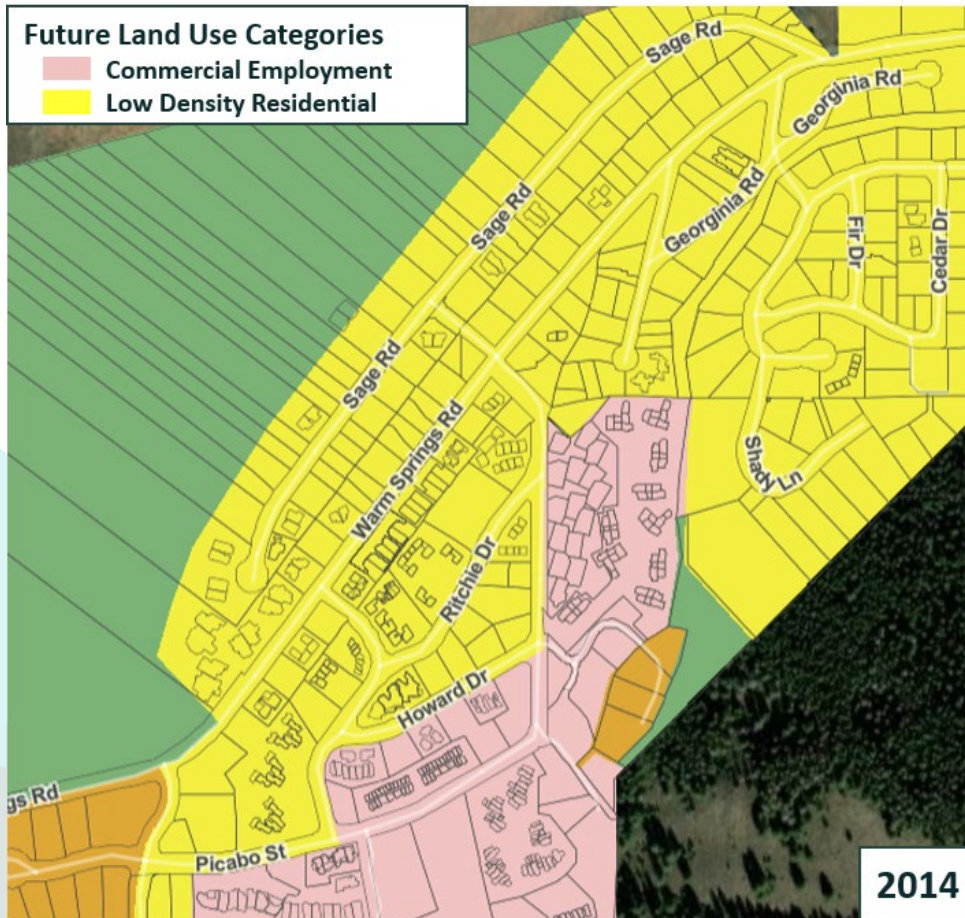
High Density Residential

- Multi-family
- 18 to 30 DU/acre



WARM SPRINGS BASE

Future Land Use Map



- Low to medium density
- Low to high density
- Commercial employment to high density residential and mixed use activity center



WARM SPRINGS BASE

CHANGES:

- Support single family as a use in MDR
- Maintain density ranges
- Maintain MDR designations as proposed

QUESTIONS FOR PZ/ CC:

- Do you agree with the change from LDR to HDR in the upper warm springs area?



DISCUSSION



MID WARM SPRINGS

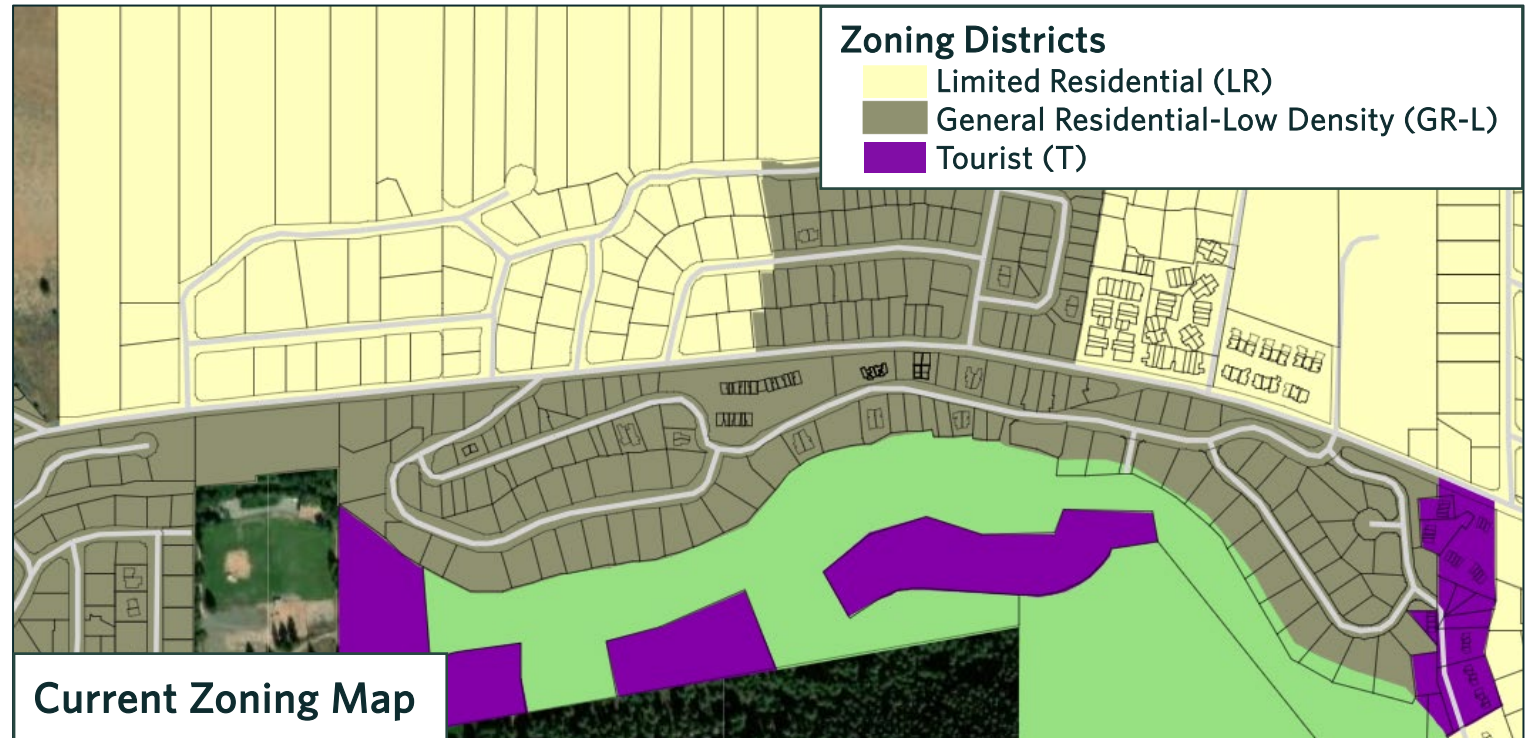
CURRENT ZONING

LR

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

GR-L

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



MID WARM SPRINGS

LR Developments



Multi-family

26 DU/acre



Multi-family

19 DU/acre



Multi-family

17 DU/acre



Duplex

5 DU/acre



Single-family

3 DU/acre



Single-family

2 DU/acre



Single-family

1 DU/acre



Single-family

1 DU/acre



MID WARM SPRINGS

GR-L Developments



Multi-family

76 DU/acre



Multi-family

34 DU/acre



Duplex

12 DU/acre



Duplex

10 DU/acre



Duplex

9 DU/acre



Single-family

5 DU/acre



Single-family

3 DU/acre



Single-family

2 DU/acre



MID WARM SPRINGS

Future Land Use Category Descriptions

2014

Low Density Residential*

- Single-family
- Duplex

Medium Density Residential*

- Single-family
- Duplex

High Density Residential*

- Single-family
- Duplex
- Multi-family

Density Range Per Current Zoning:

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

*no density described

2025

Low Density Residential

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

Medium Density Residential

- Multi-family
- 6 to 18 DU/acre

High Density Residential

- Multi-family
- 18 to 30 DU/acre



MID WARM SPRINGS

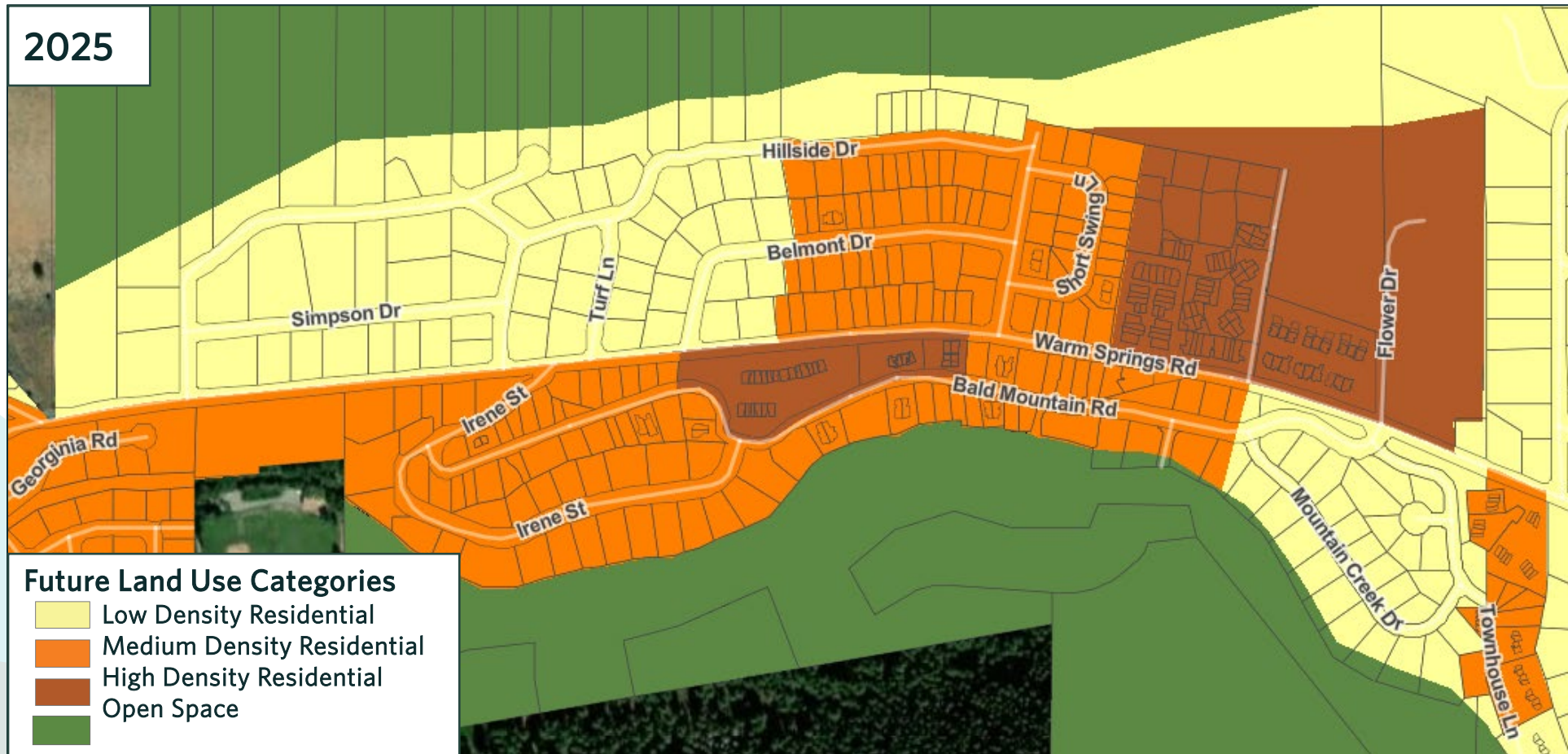
Future Land Use Map



MID WARM SPRINGS

Future Land Use Map

2025



- Low to medium
- Low to high (existing)
- Medium to High



MID WARM SPRINGS

CHANGES:

- Support single family as a use in MDR
- Maintain density ranges
- Maintain MDR designations as proposed
- Revisit HDR designation following property owner discussions

QUESTIONS FOR PZ/ CC:

- Do you agree with the HDR designation adjacent to LDR designations on the east end of the area?



DISCUSSION



2ND AVE TRANSITION AREA

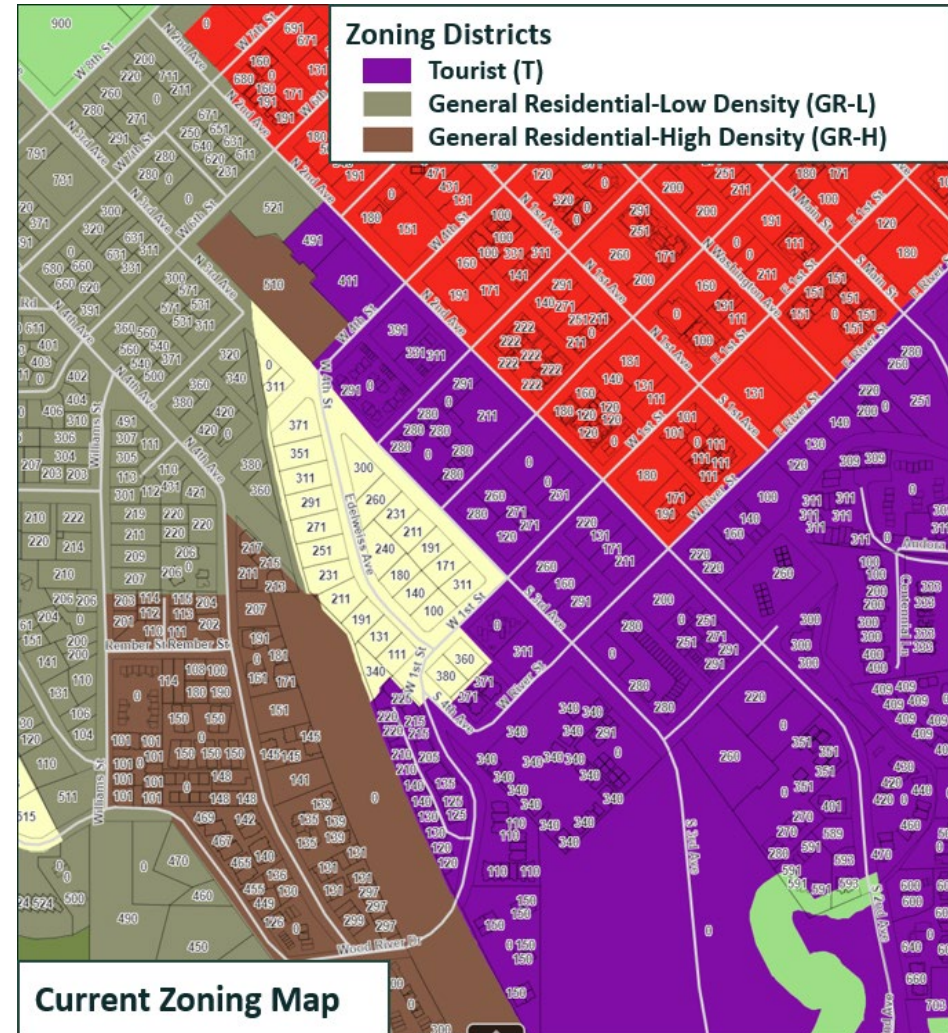
CURRENT ZONING

GR-L

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

T

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



2nd AVE TRANSITION AREA



Single-family

5 DU/acre



Multi-family

21 DU/acre



Multi-family

52 DU/acre



Multi-family

54 DU/acre



2ND AVE TRANSITION AREA

Future Land Use Category Descriptions

2014

Commercial Employment

- Residential*

Medium Density Residential*

- Single family
- Duplex
- Other attached-unit types

*No density described

Density Range Per Current Zoning

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

2025

Medium Density Residential

- Multi-family
- 6 to 18 DU/acre

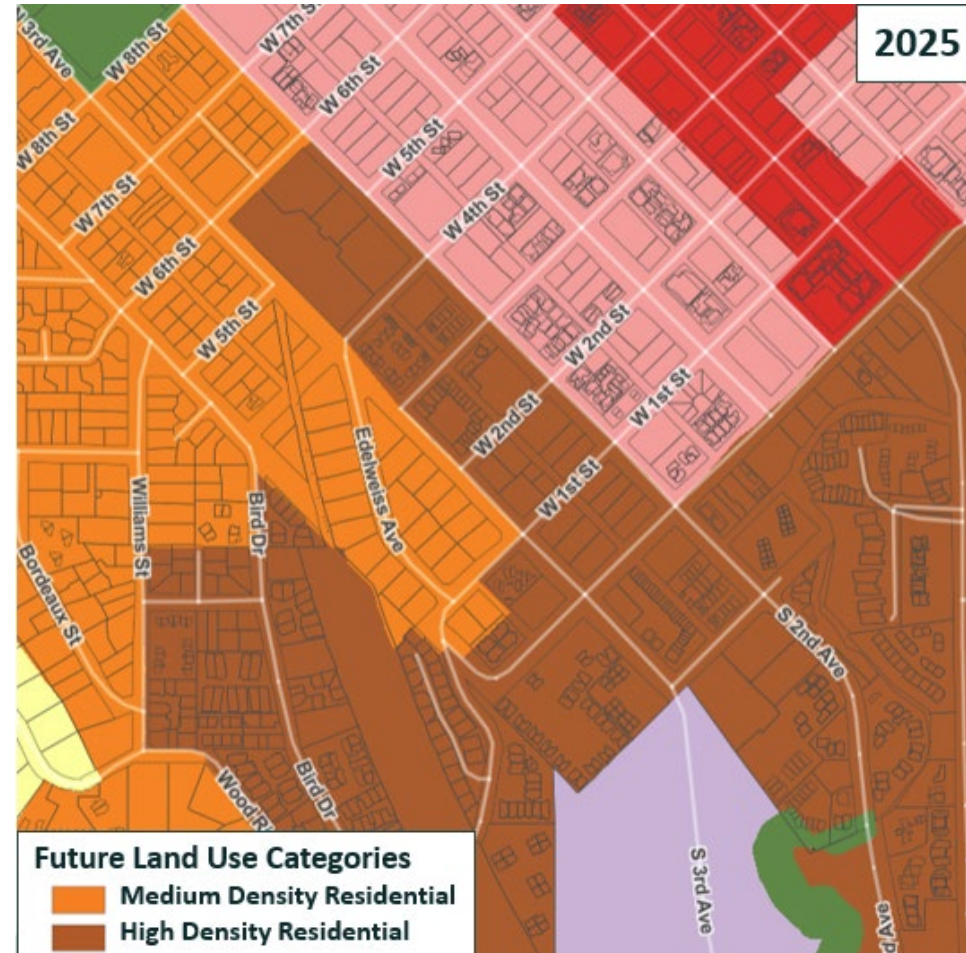
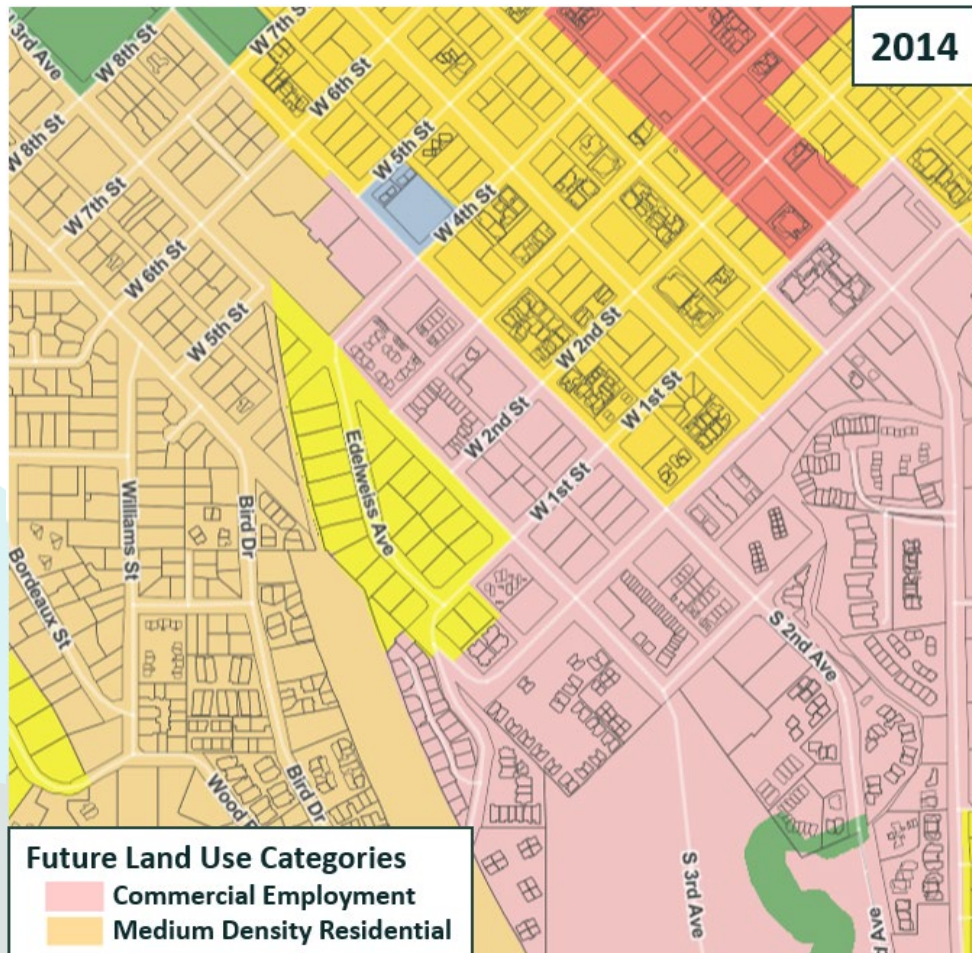
High Density Residential

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



2ND AVE TRANSITION AREA

Future Land Use Map



- Commercial employment to high density residential
- HDR allows commercial



MID WARM SPRINGS

CHANGES:

- Maintain proposed boundaries and density designations

QUESTIONS FOR PZ/ CC:

- Do you agree with the HDR designation where “Commercial Employment” was?



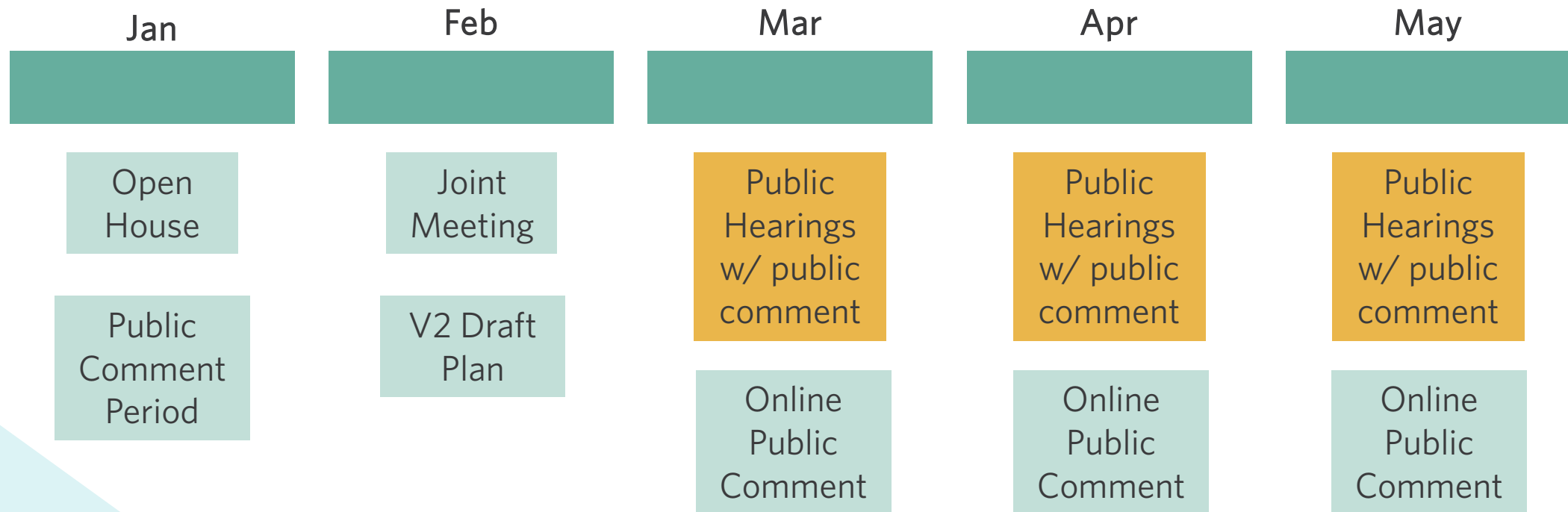
DISCUSSION



NEXT STEPS



POTENTIAL PROCESS 2025



QUESTION: Do you support staff generating a new draft with the proposed changes and beginning public hearings in March?



THANK YOU!



**COHESIVE
KETCHUM**

Comprehensive Plan & Code Update