

**CITY COUNCIL
MEETING AGENDA MEMO**

Meeting Date:	August 4, 2025	Staff Member/Dept:	Morgan Landers, AICP – Director of Planning & Building
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Agenda Item:	Recommendation to hold a public hearing, review, and provide direction on the Cohesive Ketchum 2025 Comprehensive Plan.
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Recommended Motion:

“I move to direct staff to prepare the final 2025 Cohesive Ketchum Comprehensive Plan with the outlined revisions per Council’s deliberations and return with the final version for adoption.”

Reasons for Recommendation:

Idaho Code §67-6509 outlines a two-step process for adoption of a comprehensive plan. The Planning and Zoning Commission first holds a mandatory public hearing and makes a recommendation. After considering the Commission recommendation, the City Council may hold a public hearing and take action to adopt or amend the comprehensive plan.

Following five public hearings, the Planning and Zoning Commission recommended approval of the [Cohesive Ketchum 2025 Comprehensive Plan](#) to the City Council on May 13. The Commission recommended changes to the Plan, including revisions to Plan goals and policies, future land use category descriptions, the future land use map, and implementation matrix.

The City Council conducted their first public hearing on the Plan on June 16 and their second public hearing on July 7.

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

The Planning and Zoning Commission recommendation is included as Attachment 2. The [June 16 presentation](#) (see pages 10-46) summarizes the Commission’s recommended changes to the Plan, including revisions to Plan goals and policies, future land use category descriptions, the future land use map, and implementation matrix. The [July 7 presentation](#) (see pages 10-69) provides an overview of the Cohesive Ketchum process, key takeaways from community feedback, the Future Land Use Plan, densities, and the Retail Core. During their last public hearing on July 7, the City Council requested staff provide information on densities along Irene Street as well as any areas of the city that were designated as Low Density Residential (LDR) in the 2014 Plan and are proposed to be designated as High-Density Residential (HDR) in the draft 2025 Plan. In addition, City Council requested staff conduct additionally outreach to hear feedback from the community on the proposed future land use of residential areas. Over the past month, staff held four “Walk and Talk” events to hear feedback from community members in Mid Warm Springs and West Ketchum. The August 4 presentation (see Attachment 3) provides an overview of feedback received during these “Walk and Talk” events. After considering the Commission recommendation and public comment,

staff recommends the City Council provide direction to staff on proposed changes to the document and direct staff to return with the final document for adoption.

Sustainability Impact:

As outlined in the draft comprehensive plan, Ketchum's community vision and core values are ground in the principles of sustainability and resilience. More specifically, the plan uses the 5B CAN logo to denote goals/policies/and implementation actions specific to sustainability initiatives.

Financial Impact:

The City Council approved the budget for phase 2 of the Cohesive Ketchum project on November 6, 2023. No additional funds are needed to take action on this recommendation.

Attachments:

1. [Draft Cohesive Ketchum 2025 Comprehensive Plan](#)
2. Planning and Zoning Commission Recommendation Memo
3. Presentation: August 4 City Council Public Hearing
4. Draft Resolution 25-012 Adopting the Cohesive Ketchum 2025 Comprehensive Plan

Attachment 1

Draft Cohesive Ketchum 2025 Comprehensive Plan

Please Click Following Link:

[Draft Cohesive Ketchum 2025 Comprehensive Plan](#)

Attachment 2

Planning and Zoning Commission

Recommendation Memo



Draft Comprehensive Plan Version 2 Ketchum Planning and Zoning Commission Recommendation

RECORD OF PROCEEDINGS

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

COMMISSION RECOMMENDATION

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

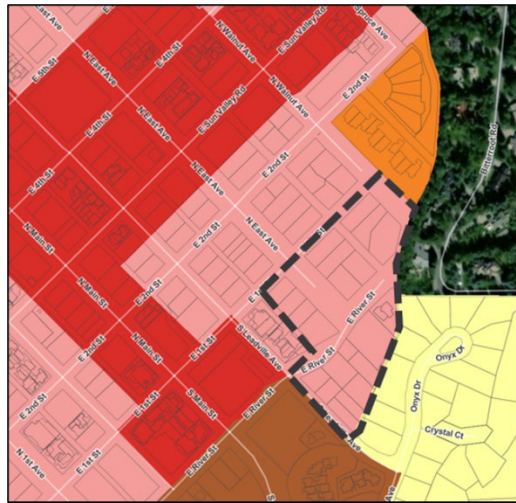
1. General Updates
 - a. Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.
2. Update the Historical and Cultural Resources Map (page #33) to include:
 - a. Correct Bald Mountain, Rudd Mountain, and Dollar Mountain chairlift locations.
 - b. Add following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

6. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
 - a. "BNE-1.7 Transition Areas: Where neighborhoods have density or use transitions, such as low density to medium density or commercial to residential uses, design of new developments should include transition zones achieved through robust landscape areas and/or reduced bulk and mass of buildings on the periphery."
7. Revise Policy BNE-1.3 Context-Sensitive Development (page #30) to include:
 - a. "Implementing wildlife-friendly development, including conservation subdivision design and clustering, to maintain big game habitat and migration areas in the Mid Warm Springs/Heidelberg neighborhoods."
8. Update Neighborhoods Map (page #31) to include:
 - a. Clearly notating the location of the Mid Warm Springs/Heidelberg neighborhood.
9. Revise the description of "Historic and Cultural Resources" (page #95) to read:
 - a. "Historic and Cultural Resources. Many of our residential neighborhoods contain historic and cultural resources that are not protected from demolition. Historic resources that represent and celebrate Ketchum's history will be identified and may be preserved through historic preservation programs."
10. Revise the Medium Density Residential Land Use Category use descriptions (page #98) to read:
 - a. "Primary Uses: small single-family homes, duplexes, townhomes, and smaller multi-family residential"
 - b. "Secondary Uses: Accessory dwelling units, home occupations, as well as other supporting and complementary uses."
11. Revise the High Density Residential Land Use Category intent statement (page #100) to read:
 - a. "Density should be generally 18 dwelling units per acre with community housing."
12. Revise the Retail Core Land Use Category height description (page #103) to read:
 - a. "Up to two stories, however, three stories may be allowed pursuant to design standards/guidelines."
13. Revise the Mixed-Use Activity Center height description (page #107) to read:
 - a. "Up to five stories pursuant to design standards/guidelines."
14. Revise the Mixed-Use Industrial intent statement (page #109) to read:
 - a. "Neighborhood-serving uses should be introduced purposefully, with limits on size, to support employees and residents."
15. Revise the Mixed-Use Industrial secondary use description (page #109) to read:

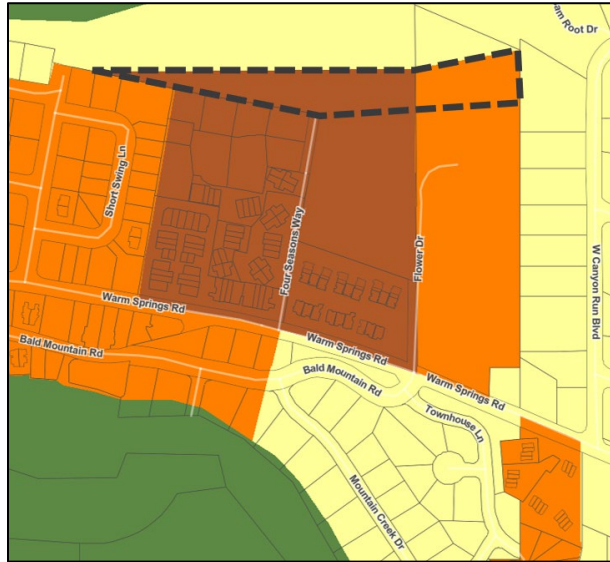
- a. "Secondary Uses: Neighborhood-serving commercial, multi-family residential, work/live units, and other supporting uses, such as outdoor seating areas, parks, plazas, and other public uses."
16. Revise the Mixed-Use Industrial height description (page #110) to read:
- a. "Height: Up to three stories; however, up to four and five stories north of 10th Street and south of Saddle Road between Lewis Street and Hwy 75 pursuant to design standards/guidelines"
17. Revise the Future Land Use Map to reflect the following:
- a. Change the area outlined below to Low Density Residential



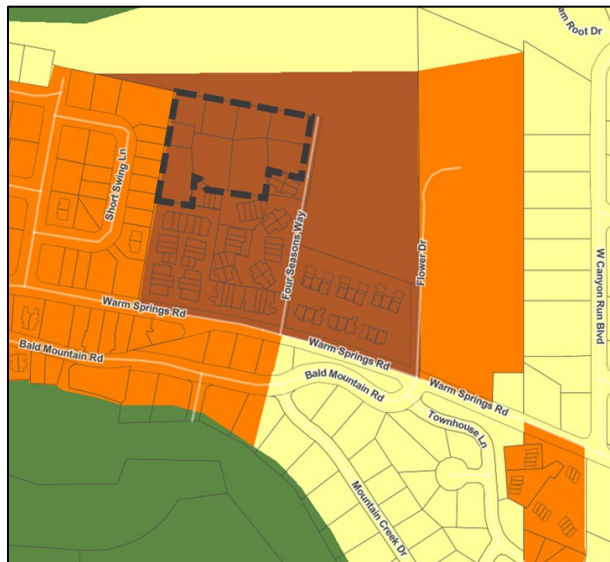
- b. Change the area outlined below to Medium Density Residential



- c. Change the area outlined below to Low Density Residential



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



18. Revise the actions under Goal BNE-1 in the Implementation Matrix (page #118) to delete:

- a. "Action BNE-1.e: Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments," in its entirety.

19. Revise Action DR-2.d and Action DR-2.e under Goal DT-2 in the Implementation Matrix (page #132) to read as follows:

- a. "Action DR-2.d. Explore modifications in height and FAR incentives for all developments in the Retail Core."
- b. "Action DR-2.e. Explore modifications in height and FAR incentives for 100% community housing projects in the Retail Core."

Attachment 3

Presentation

August 4 City Council

Public Hearing

Cohesive Ketchum: Comprehensive Plan

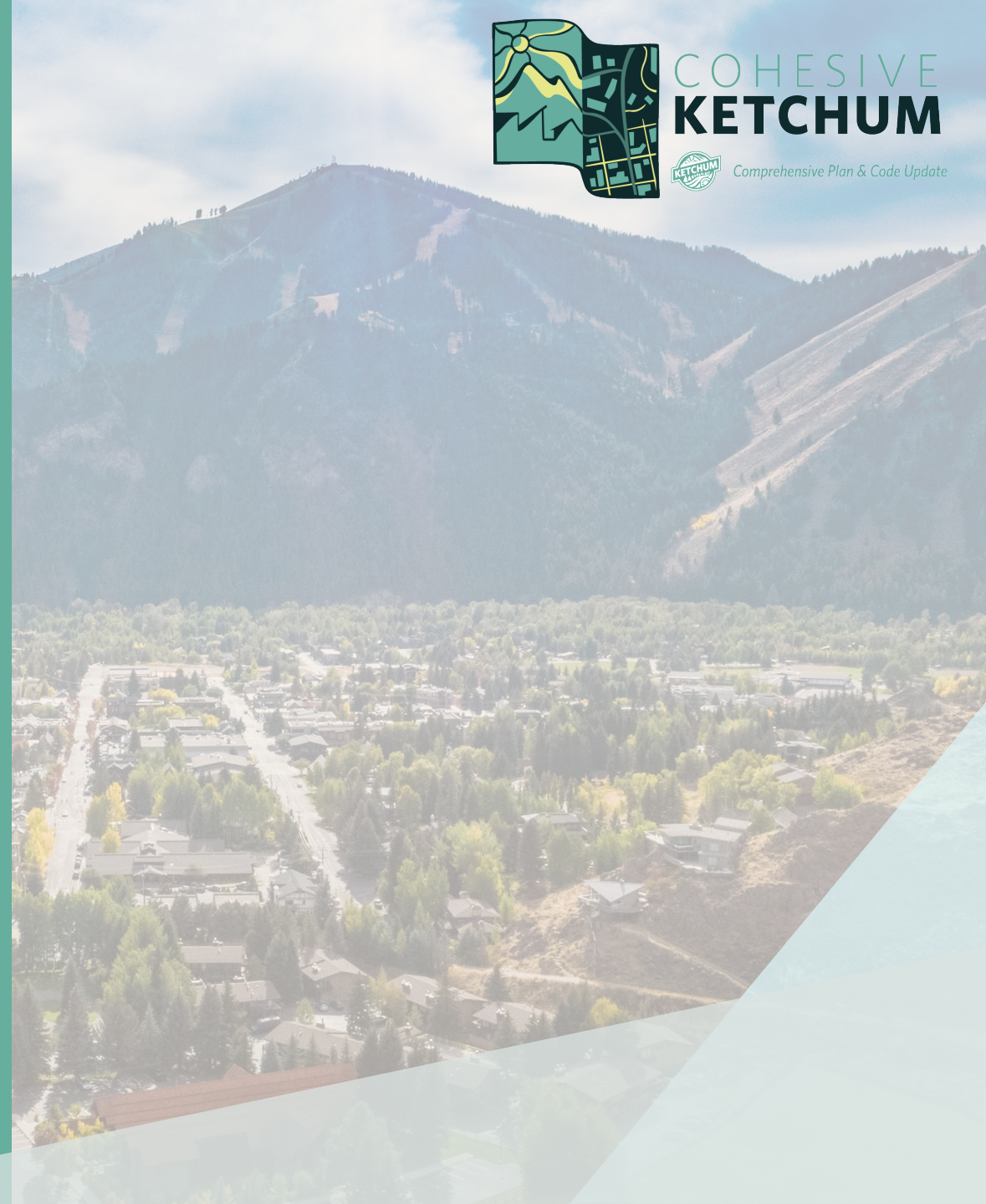
**City Council
Public Hearing
August 4, 2025**



**COHESIVE
KETCHUM**



Comprehensive Plan & Code Update



AGENDA

- **What We've Heard**
 - **Walk & Talk Feedback**
- **Information Requests**
 - **Irene Street**
 - **LDR to HDR**
- **Recommendations**
- **Q&A**
- **Public Comment**
- **Discussion**



VISION (2014 & 2025 PLAN)

We aspire to be an authentic mountain community with worldclass character, yet small-town feel. We value our strong sense of community and high quality of life **for year-round residents** and visitors. We will be successful by creating, attracting, and delivering excellent jobs, education, healthcare, recreation, and cultural opportunities. Furthermore, we wish to be a place with a stable economy, a vibrant downtown, **a variety of community housing options**, and **a diverse population** of people who live, work, and visit here. We will be responsible stewards of our environment, work toward a resilient economy, and **maintain our special way of life for generations to come.**



An aerial photograph of a mountain town. In the foreground, there are dense green trees and a road. In the middle ground, a town with many houses and buildings is visible. In the background, a large mountain with a peak is covered in forest, with some cleared areas on its slopes. The sky is blue with some clouds.

WHAT WE'VE HEARD

WALK AND TALKS

- **Number of Attendees:**

- Warm Springs: 25 (July 17) + 20 (July 24) + TBD (July 31)
- West Ketchum: 30 (July 24)

- **Observations**

- Passionate community that cares
- Some attendees have been involved throughout the process, others have not
- Confusion between V2 of the plan and the Commission's recommendations



WALK AND TALKS

General Comments & Concerns:

Lack of trust in:

- City Council – say one thing, do another
 - Desire to postpone the comprehensive plan for the new administration
- Data – housing and infrastructure
- Ability to create community housing through zoning



WALK AND TALKS

General Comments & Concerns:

- Not supportive of punitive approach, prefer incentives
- Single-family homeowners felt personally targeted by the plan
- Concern about nonconforming uses and what that means for current property owners



INCENTIVE

Example:
FAR Bonus for Community Housing



PUNITIVE

Example:
Minimum Residential Density
Requirements



WALK AND TALKS

General Comments & Concerns:

- Not supportive of what is currently permitted in zoning
- Not supportive of increased density even for community housing
- Community housing should be at/in:
 - Simplot/Albertsons properties
 - Hospital/Hailey/Bellevue areas
- One unit at a time isn't going to solve the housing problem



WALK AND TALKS

General Agreement:

- Do not support the type of development from the past few years
 - Downtown boxy buildings
 - Warm Springs Ranch Subdivision
 - Three stories in neighborhoods
 - Large speculative homes in West Ketchum
- Warm Springs
 - Support for reduction in the height description in MDR
 - Support for removal of “Small multi-family” in MDR
- Support for clarifying whether the proposed densities apply to existing properties, or just new development



INFORMATION REQUESTS

City Council



COHESIVE
KETCHUM
Comprehensive Plan & Code Update

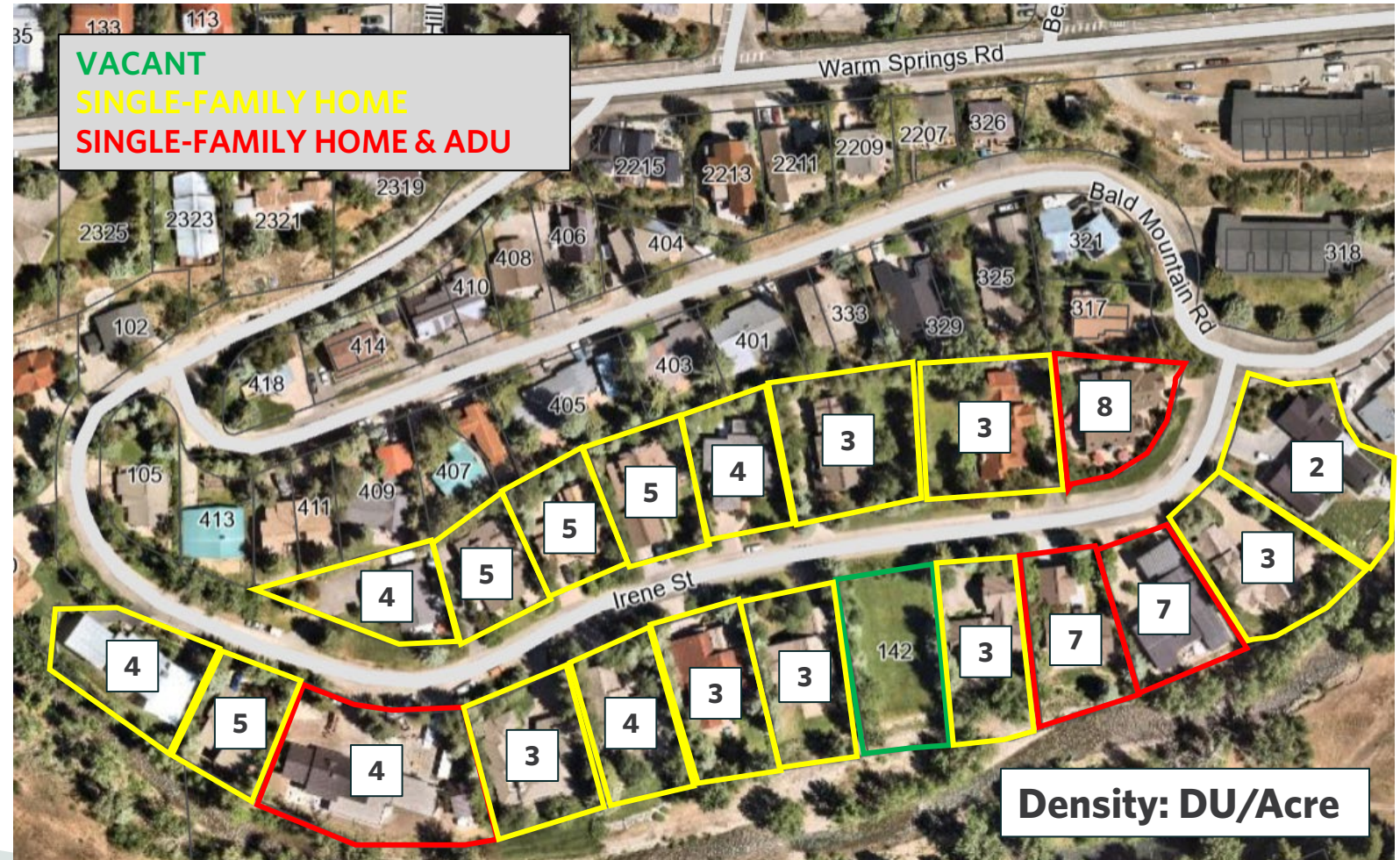
IRENE STREET

EXISTING DENSITY

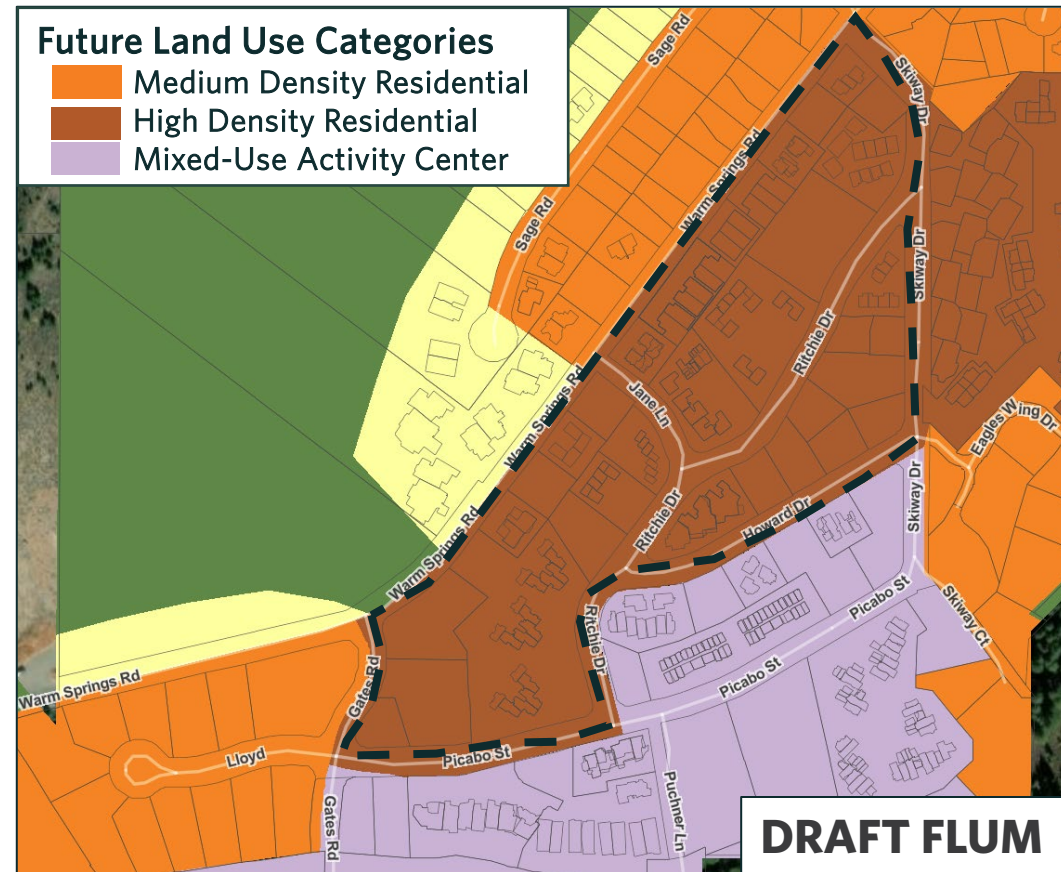
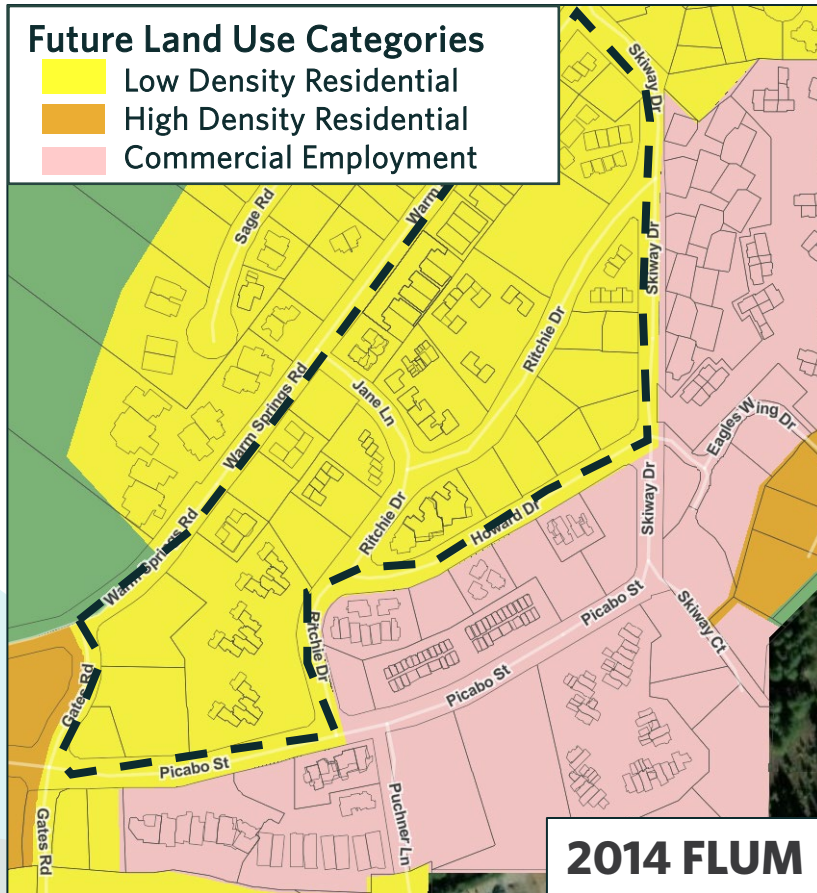
of Existing DUs: 24

Total Acres: 6

Density: 4 DU/acre



LDR to HDR

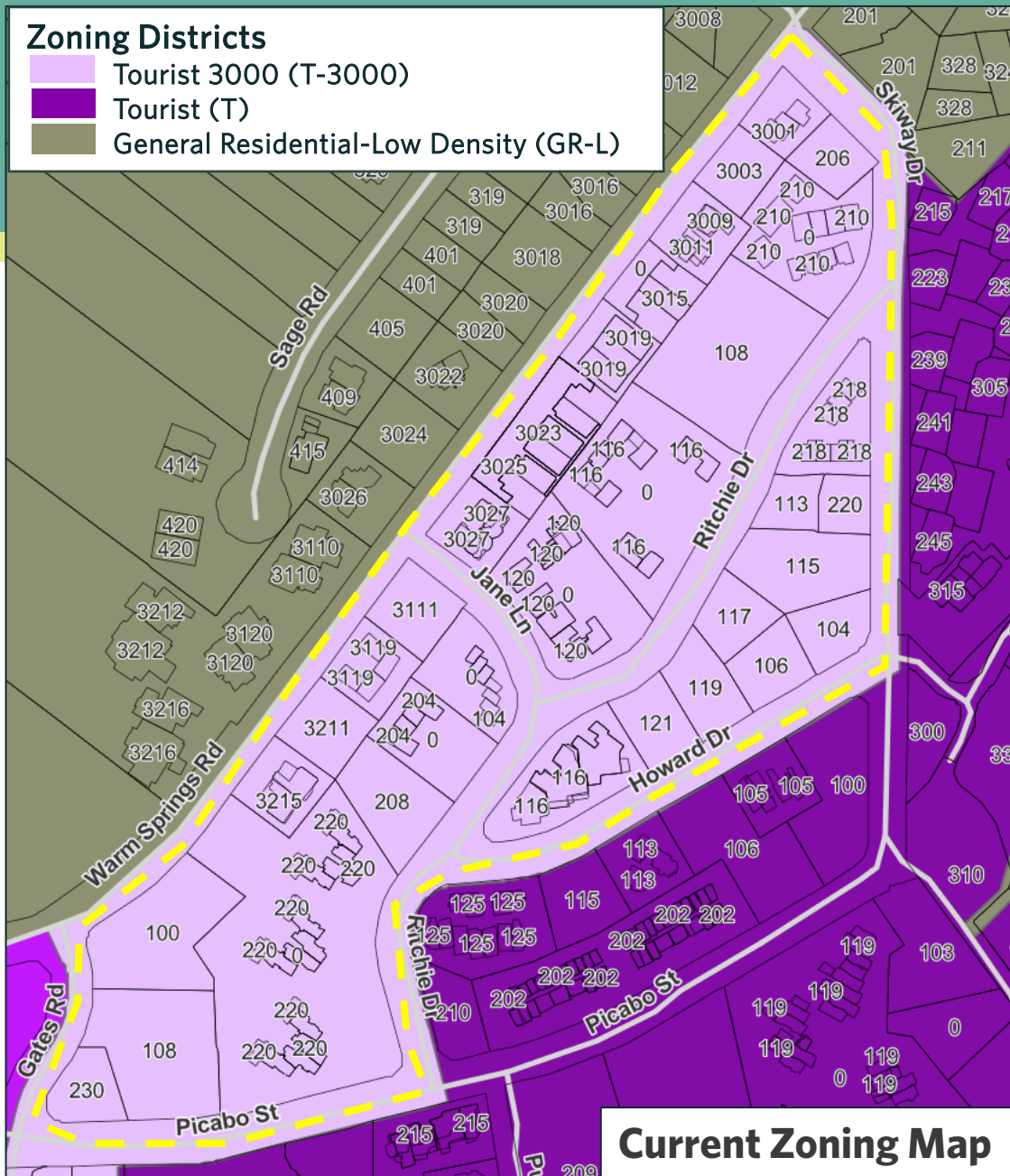


LDR to HDR

CURRENT ZONING

T-3000

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



An aerial photograph of a mountain town. In the foreground, there are dense green trees and a residential area with houses and streets. In the background, a large, rugged mountain rises, its slopes covered in forest and some cleared areas. The sky is blue with scattered white clouds. The word "RECOMMENDATIONS" is overlaid in large, bold, black capital letters, centered horizontally. A solid green horizontal bar is positioned directly beneath the text.

RECOMMENDATIONS

PZ COMMISSION

- General Cleanup – grammar, formatting, etc.
- Clarifications to differentiate historic preservation and adaptive re-use
- Text revisions to height descriptions, use categories, and land use map designations
- Adjustments to Implementation Chapter items

For Full List of Recommendations: [CLICK HERE](#)

HEIGHTS IN LDR/MDR

Current Language

"Up to three stories pursuant to design standards/guidelines."

Alternative Language

Up to two stories pursuant to design standards/guidelines.

PRIMARY USES IN MDR

Current Language

"Small single-family homes, duplexes, townhomes, and smaller multi-family residential."

Alternative Language

Small single-family homes, duplexes, and townhomes.

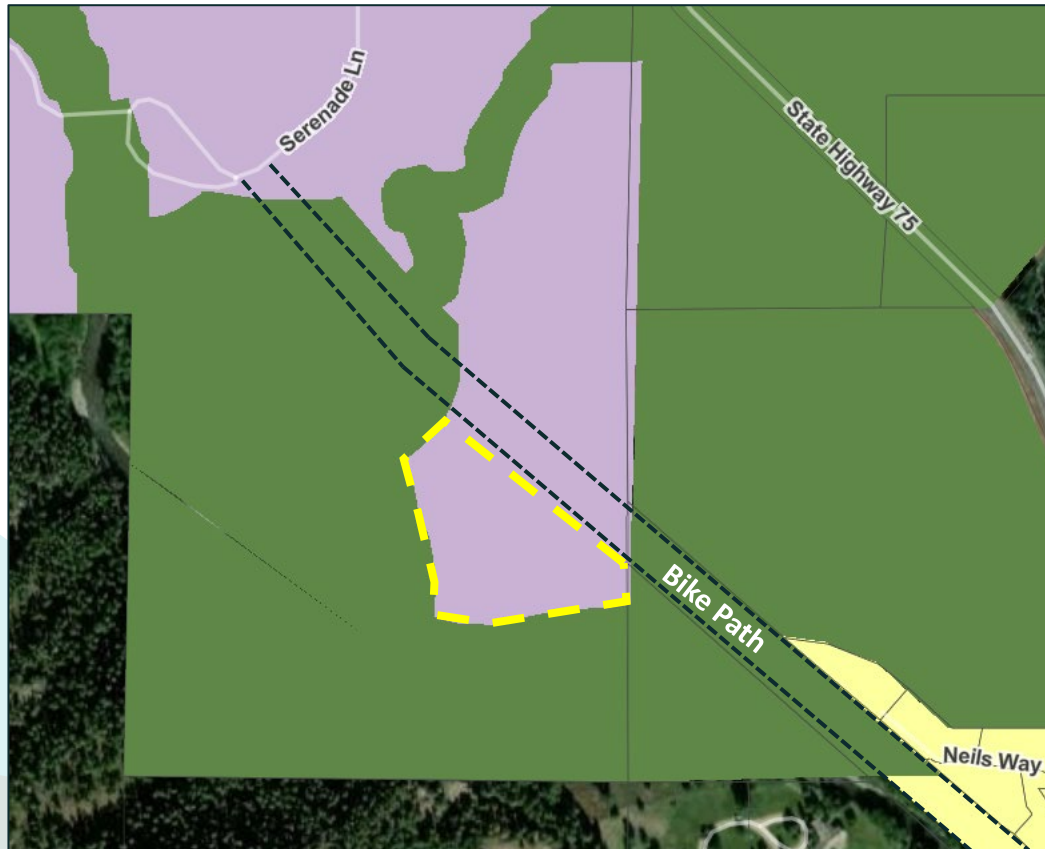
LI HEIGHT ALONG HWY 75



Implementation Chapter

Explore expansion of LI 58-foot height overlay further south along Hwy 75.

RIVER RUN BASE AREA



Future Land Use Map

Change dashed area from Mixed-Use Activity Center to Open Space

Q&A



PUBLIC COMMENT



CITY COUNCIL DELIBERATION & ACTION

