



CITY OF KETCHUM, IDAHO

****SPECIAL JOINT MEETING** OF THE CITY COUNCIL & PLANNING & ZONING
COMMISSION**

Tuesday, December 10, 2024, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AMENDED AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/81836952599>
Webinar ID: 818 3695 2599
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*)

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Mayor Neil Bradshaw

ROLL CALL: Pursuant to Idaho Code 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM MAYOR, COUNCILORS, AND COMMISSIONERS:

1. Public Comments submitted

NEW BUSINESS:

2. ACTION ITEM: Approval of the November 26, 2024 minutes (**Planning & Zoning Commission ONLY**)
3. Discussion on the draft Comprehensive Plan and next steps for the Code Update.

EXECUTIVE SESSION:

4. Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency (**City Council ONLY**)

NEW BUSINESS (continued):

5. Potential approval on purchase and sale agreement for real property (City Council ONLY)

ADJOURNMENT:



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION**
Tuesday, November 26, 2024

CALL TO ORDER: *(00:0:14 in video)*

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30 p.m.

ROLL CALL:

Neil Morrow
Susan Passovoy
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers – Director of Planning & Building
Abby Rivin – Senior Planner
Paige Neid – Associate Planner
Genoa Beiser – Zoning Technician

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:24 in video)*

- None

CONSENT AGENDA: *(00:00:30 in video)*

1. ACTION ITEM: Approval of the November 12, 2024 minutes from the Planning and Zoning Commission

Motion to approve the consent agenda. Motion made Susan Passovoy seconded by Matthew McGraw *(00:00:36 in video)*

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

AYES: Susan Passovoy, Matthew McGraw, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00:00:45 in video)*

2. ACTION ITEM: Recommendation to review and approve the Extra Credit Event Space Conditional Use Permit Amendment and adopt the Findings of Fact, Conclusions of Law,

and Decision (Paige Nied - Associate Planner)

- Staff Presentation – Paige Neid, Associate Planner (00:01:08 in video)
- Commission Questions for staff (00:04:04 in video)

PUBLIC COMMENT OPENED (00:06:22 in video)

- None

PUBLIC COMMENT CLOSED (00:06:36 in video)

- Deliberations (00:06:42 in video)

Motion to approve the Extra Credit Event Space Conditional Use Permit Amendment and adopt the Findings of Fact, Conclusions of Law, and Decision. Motion made by Matthew McGraw seconded by Tim Carter (00:07:32 in video)

MOVER: Matthew McGraw

SECONDER: Tim Carter

AYES: Susan Passovoy, Matthew McGraw, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

3. ACTION ITEM: Recommendation to approve the Amended Sapp Townhomes Phased Development Agreement #22812A for the development at 780 N 4th Ave. (Morgan Landers - Director of Planning & Building)

- Staff Presentation – Morgan Landers, Director of Planning and Building (00:08:01 in video)
- Commission Questions for staff (00:10:07 in video)

PUBLIC COMMENT OPENED (00:12:32 in video)

- None

PUBLIC COMMENT CLOSED (00:12:45 in video)

- Deliberations (00:12:49 in video)

Motion to approve the Amended Sapp Townhomes Phased Development Agreement #22812A for the development at 780 N 4th Ave. Motion made by Tim Carter seconded by Matthew McGraw (00:13:16 in video)

MOVER: Tim Carter

SECONDER: Matthew McGraw

AYES: Susan Passovoy, Matthew McGraw, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: *(00:13:29 in video)*

4. Morgan Landers – Administrative Coordinator starting on Monday 12/2/24, joint work session with City Council on the Draft Comprehensive Plan on 12/10/24 *(00:13:30 in video)*
5. Abby Rivin – Draft Comprehensive Plan outreach update *(00:14:58 in video)*
6. Susan Passovoy – Housing Department updates request *(00:17:27 in video)*

ADJOURNMENT:

Motion to adjourn at 4:50 p.m. *(00:20:27 in video)*

MOVER: Neil Morrow

SECONDER: Susan Passovoy

AYES: Susan Passovoy, Matthew McGraw, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building

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

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

No motion required. Staff requests general feedback from the City Council and Planning & Zoning Commission on the draft Comprehensive Plan (the “Plan”).

Reasons for Recommendation:

The draft Cohesive Ketchum Comprehensive Plan is the product of a year and a half effort involving data gathering and analysis, extensive community engagement, focus groups, advisory group meetings, and multiple work sessions with elected and appointed officials. While the entirety of the 2014 Plan was reviewed and updated to some extent to reflect current conditions, address gaps, and improve usability, the update was not a “start-from-scratch” effort, but rather targeted in scope. Informed by extensive public outreach, the updates focus specifically on challenges and opportunities related to land use, housing, economic resiliency, and community character.

The purpose of the joint meeting is to review and discuss the draft Plan and next steps for the Code Update. The project team will provide an overview of the draft Plan, including the goals that are organized by the community’s ten core values, the growth framework, and implementation chapters (see Attachment 1). In addition, the project team will summarize feedback provided by the Citizens Advisory Committee, Technical Advisory Group, and Code Advisory Group during meetings they held on November 20 and 21 to review and discuss the draft Plan.

The public comment period on the draft Plan began on December 2 and will close on January 17. The draft Plan is posted on the [project website](#) through a public engagement platform that allows users to comment directly on specific sections, goals, or policies, so that feedback is contextualized within the content of the draft Plan. On January 15, the city will host a public open house for the community to learn about the draft Plan, ask questions, and share feedback.

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

The draft Plan describes the community’s vision for the future of Ketchum. This vision is grounded in ten core values that reflect what’s important to the Ketchum community now and for the future. Chapter III of the draft Plan outlines goals and policies to help achieve this vision and reinforce the community’s core values in day-to-day decision making. The goals and policies are organized by core value. Each core value section includes contextual information, a brief discussion of the issues and opportunities facing Ketchum, and cross references to related plans, studies, or other relevant sections of the Plan.

Chapter IV of the draft Plan establishes a framework to guide future growth and investment in Ketchum and its Area of City Impact (ACI) over the next ten to 20 years. This Growth Framework chapter includes a brief overview of the most significant factors that will influence where and how Ketchum will grow in the future as well as the Future Land Use Plan. The Future Land Use Plan consists of two parts—the Future Land Use Map

("FLUM") and Future Land Use Categories. The FLUM establishes the planned distribution and intensity of future land uses within the City of Ketchum and its ACI. Each of the land use categories shown on the FLUM is accompanied by a description that defines its existing and intended density range/height, primary and secondary uses, location, and other defining characteristics.

Chapter V outlines actions the City will take to support implementation of the Plan. The implementation chapter identifies the top priorities for a four-year period and will become the City's Guidebook, which serves as a bridge between the Plan and more detailed annual work plans.

Sustainability Impact:

Ketchum's community vision and core values are grounded in the principles of sustainability and resilience. The Plan builds on the City's ongoing involvement with Blaine County's Regional Sustainability & Climate Program (5B CAN) and emphasizes strategies that the City of Ketchum has the ability to advance through its land use regulations and day-to-day operations.

Financial Impact:

The City Council approved the budget for the Cohesive Ketchum project on November 6, 2023.

Attachments:

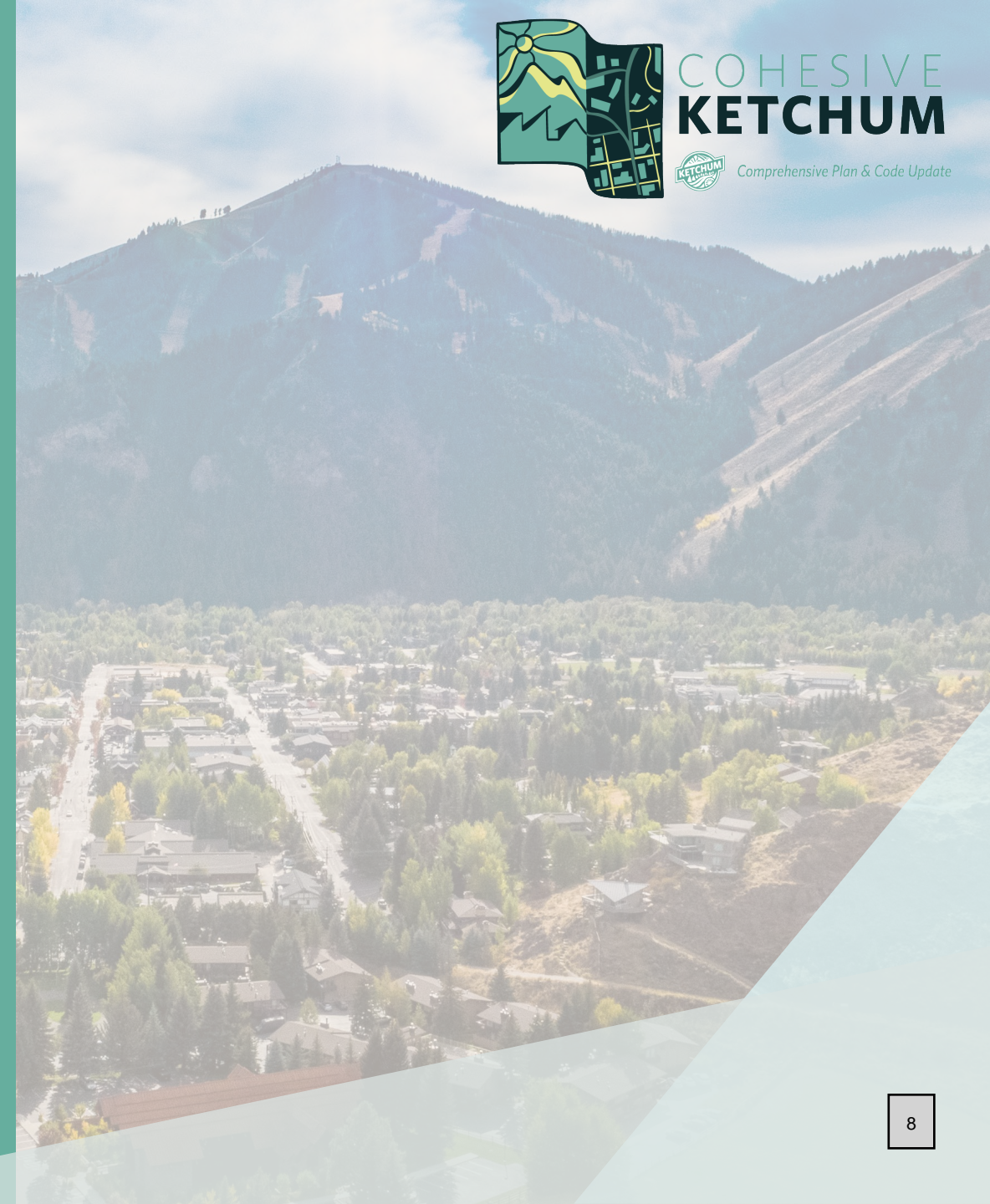
1. December 10 Joint Meeting Presentation Slide Deck



COHESIVE
KETCHUM



Comprehensive Plan & Code Update



JOINT MEETING: CITY COUNCIL & PLANNING AND ZONING COMMISSION

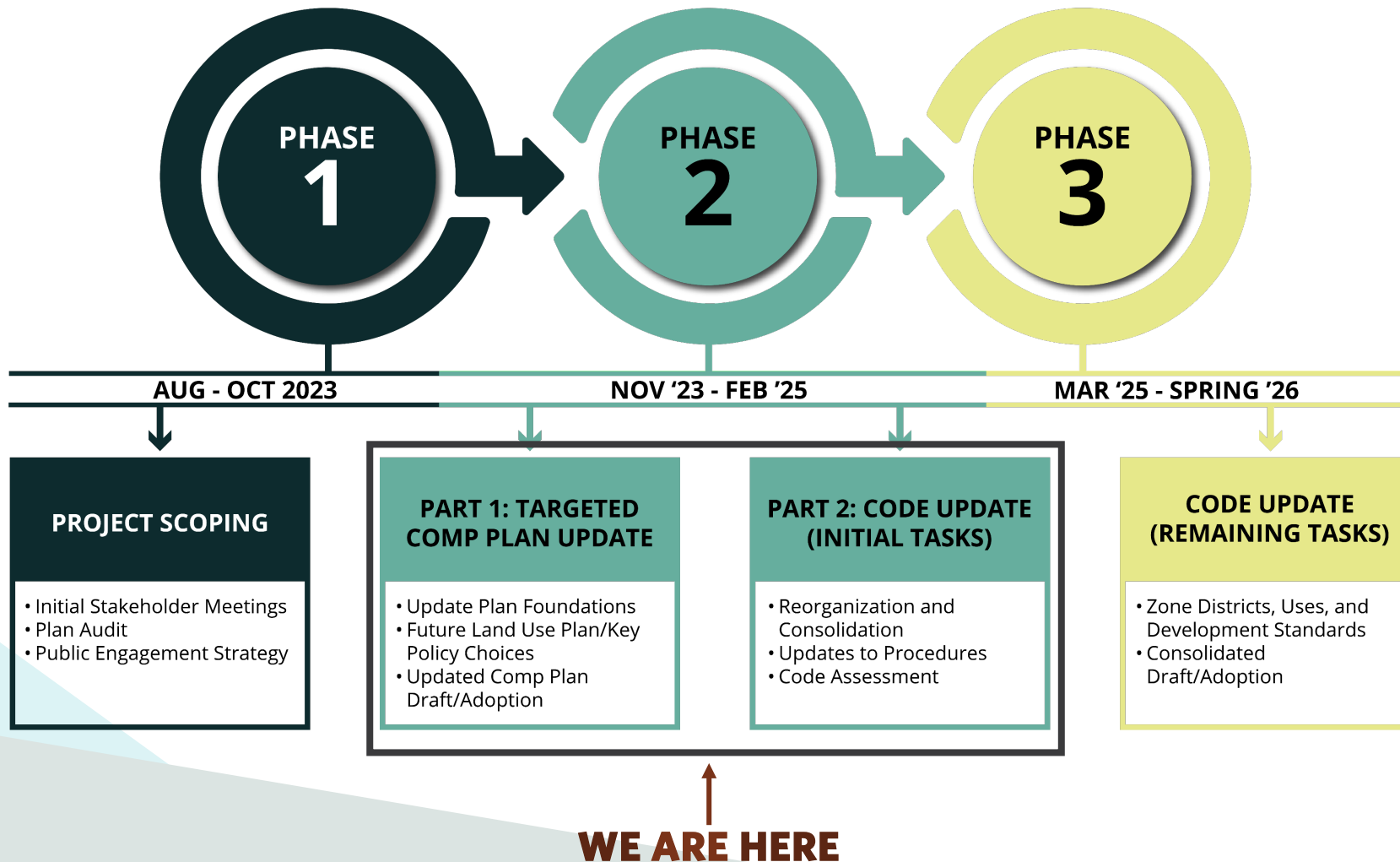
December 10, 2024

AGENDA

- **General Project Update**
- **Draft Comprehensive Plan**
 - Plan Organization
 - Goals by Core Value – Discussion
 - Growth Framework and Implementation- Discussion
- **Next Steps**



THREE-STEP PROCESS



LONG-TERM PLANNING FRAMEWORK



PLAN ORGANIZATION



PARTS OF THE PLAN

Chapter II	Community Vision and Core Values Reflects what is important to the Ketchum community now and for the future.
Chapter III	Goals and Policies (organized by Core Value) Establishes overarching policy guidance on a range of topics. Used to inform day-to-day decision-making.
Chapter IV	Growth Framework Includes Factors that Influence Growth and the Future Land Use Plan (Future Land Use Map + Land Use Category descriptions)
Chapter V	Implementation Identifies priority actions for the next two- to four-years. Serves as the City's Playbook—bridging the Comp Plan with more detailed annual work plan.
Chapter VI	Appendices Includes summary of major trends and existing conditions, land demand and capacity analysis, and property rights compliance info.

ORGANIZED BY CORE VALUES



- Sustainability and resilience goals addressed throughout



Indicates opportunities for Ketchum to advance Blaine County Regional Sustainability and Climate Program priorities

- Clear throughline between goals, policies, and implementation actions





CORE VALUE 6: RESPONSIBLE STEWARDSHIP OF NATURAL RESOURCES

WHERE WE ARE TODAY

Ketchum's location in central Idaho makes it well-suited to benefit from supporting and converting to renewable energy systems, such as solar and geothermal. In 2022, the City received the Silver SolSmart designation for its work to remove barriers to solar energy development, and public officials are currently assessing the viability of capturing the geothermal resources provided by the Guyer Hot Springs for public uses, such as heating buildings and generating electricity.

The surrounding mountains, clear blue skies, clean waterways, and awe-inspiring starry nights all make Ketchum a spectacular place to live and a memorable place to visit. Ketchum's natural resources are an integral component of the high quality of life for residents, the economic base, and the attractiveness of the area to visitors and businesses. However, these precious qualities are being impacted by overuse, encroaching development, and climate change.

In 2018, the Ketchum Sustainability Advisory Committee (KSAC) was created to provide City staff and elected officials with guidance on how to tackle Ketchum's environmental issues. The following year, the City and KSAC developed a Sustainability Action Plan to lead by example in their own operations, inspire the community, and outline long-term targets towards a resilient future. The document focuses on reducing Ketchum's impact on three categories: energy, water, and waste. More recently, the City partnered with Hailey and Blaine County to create SB CAN, the region's sustainability and climate program. SB CAN is a collaborative effort that embodies the county's aspirations for a sustainable and resilient community - one that tackles the challenge of climate change and elevates the quality of life for all residents and visitors, today, and well into the future. Some of the most immediate hurdles Ketchum faces with respect to sustainability and resilience include:

48 Ketchum Comprehensive Plan

DEVELOPMENT ACTIVITY IMPACTS

Development and redevelopment typically disturb natural features, soils, and vegetation, which can negatively impact Ketchum's natural environment. The removal of vegetation in riparian zones has resulted in erosion and other impacts to the natural ecosystems of the Big Wood River, Trail Creek, and Warm Springs Creek. Similarly, grading of hillsides to provide vehicular access, pesticide use near waterways, and removal of mature trees can reduce habitat quality and have adverse, community-wide impacts.

REMOTENESS

Due to Ketchum's relatively remote location, some services, such as recycling the full range of possible materials, are locally unavailable and financially unfeasible at this time. The City works in close collaboration with other municipalities and organizations to advance the community's sustainability goals through strategic partnerships that maximize the impact of local actions by pooling resources, such as Mountain Rides and Blaine County Recycling Center.

ISOLATED ENERGY SYSTEMS

The electrical system serving Ketchum has only one transmission line. The remote location of large portions of the line makes access very difficult, especially in the winter. The City needs to fully assess energy supply options, including renewable energy sources, for providing both primary and back-up service and generation.

COST OF RENEWABLE TECHNOLOGIES

Up-front costs to install renewable energy technologies currently exceed present costs for natural gas, natural gas-fired electricity generation, and other fossil-based fuels.

Responsible Stewardship of Natural Resources

WHAT WE'RE PLANNING FOR

Ketchum envisions an integrated approach to managing natural resources that includes improvements to wildlife habitat and water quality, increased energy efficiency, investment in renewable power sources, and opportunities for composting and recycling. Goals and policies included in this chapter are designed to align with and support the implementation of the Blaine County Climate Action Plan, with an emphasis on:

- Preserving and enhancing the natural habitat for fish, wildlife, plants, and other creatures in our ecosystems;
- Protecting the quality of our water resources and ensuring adequate water capacity for future generations;
- Incorporating sustainable practices into City operations and maintenance;
- Promoting and supporting energy conservation and the reduction of greenhouse gas emissions; and
- Reducing the amount of waste generated in Ketchum.

Summary of big ideas

RELATED PLANS AND STUDIES

Goals and policies in this section draw from the following related plans and studies:

- [SB CAN Climate Action Plan \(2024\)](#)
- [Ketchum Community Forest Management Plan \(2023\)](#)
- [Ketchum Sustainability Action Plan \(2020\)](#)



Links to related plans and studies

Updated/expanded background and context



Goals: broad objectives to achieve desired future

Goals grouped by topic

Policies: strategies to achieve goals

CHAPTER 3 Goals and Policies

GOALS AND POLICIES

LAND AND WATER CONSERVATION

GOAL NR-1: PRESERVE AND ENHANCE THE NATURAL HABITAT FOR FISH, WILDLIFE, PLANTS, AND OTHER CREATURES IN OUR ECOSYSTEMS.

Policy NR-1.1: Ecosystem Connections and Buffers

Work with the County and managers of surrounding private and public lands to preserve, enhance, and restore undeveloped lands critical for providing connections and buffers between adjoining ecosystems. Ensure that development in areas that serve as habitat for wildlife is designed and built so that it does not impede wildlife movement.

Policy NR-1.2: River System Quality

Protect the riparian vegetation, natural habitat, water quality, and flood attenuation capacity of our rivers while providing appropriate public access to the river systems in Ketchum. Continue to enforce regulations related to any alterations to the riparian, flood prone, and general water course areas.

Policy NR-1.3: Urban Forest Preservation

Manage and retain the community's urban forest by prioritizing the preservation of healthy, mature trees when properties are developed or redeveloped. Implement the recommendations of the Community Forest Management Plan.

Policy NR-1.4: Soil Quality

Partner with local organizations to expand knowledge of regenerative resource management practices in urban settings. Develop a public information guide on how to promote soil health and xeriscaping on residential properties.

Policy NR-1.5: Natural Lands Preservation

Support the protection of lands with the highest scenic and habitat values through acquisition, regulations, and collaboration with private, non-profit, and public entities.



SENSITIVE NATURAL AREAS AND WILDLIFE CORRIDORS/HABITAT

Refer to Chapter IV: Growth Framework for an explanation of sensitive natural areas and wildlife corridors/habitat in Ketchum.



Ketchum Comprehensive Plan

Cross-references to other relevant Plan sections

GOAL NR-2: PROTECT THE QUALITY OF OUR WATER RESOURCES AND ENSURE ADEQUATE WATER CAPACITY FOR FUTURE GENERATIONS.

Policy NR-2.1: Stormwater Discharge

Manage the direct runoff of stormwater into rivers and creeks from private property and public rights-of-way. Protect water quality by prohibiting non-stormwater discharges to the natural system.

Policy NR-2.2: Drainage Way Protection

Minimize erosion and siltation and enhance water quality by protecting and restoring drainage ways and associated vegetation, maintaining setbacks, and providing education on erosion control and the use of pesticides and fertilizers in stream setbacks.

Policy NR-2.3: Wastewater Reuse

Explore beneficial reuses of treated wastewater, such as for irrigation, commerce, or industry.

Policy NR-2.4: Groundwater Quality

Promote implementation of best management practices for residential, commercial, industrial, and construction activities to protect groundwater quality.

Policy NR-2.5: Pesticide and Fertilizer Use

Promote landscaping with plants that require minimal use of pesticides and fertilizers and encourage use of organic pesticides and fertilizers to reduce impacts on are groundwater.

Policy NR-2.6: Water Conservation Features

Reduce water consumption in new and existing development. Require water conservation features, including but not limited to, native, drought-tolerant plant materials, irrigation systems, and high-efficiency plumbing fixtures in all new developments.



Builds on 2014 Plan goals and policies with updates and additions that reflect community feedback

WATER TERMINOLOGY

- **Groundwater.** Water that exists underground in saturated zones beneath the land surface. Groundwater is essential for replenishing aquifers.
- **Stormwater.** Water that originates during precipitation (e.g., rain and snow), some of which becomes surface runoff that flows into storm sewers or surface waterways. Stormwater is of concern because of flood control and water pollution, due to contaminants that the water carries.
- **Surface Water.** Any body of water above ground, including creeks, rivers, lakes, wetlands, and reservoirs. Surface water is essential for sustaining ecosystems and providing habitat for many plant and animal species.
- **Wastewater.** Water that has been used in the home, business, or as part of an industrial process.



Defined terms

Public Draft | November 2024 51



GROWTH FRAMEWORK

- Guides future growth and investment in the City of Ketchum and its Area of City Impact (ACI) over the next 10 to 20 years.
- Provides overview of factors influencing growth
- Future Land Use Plan
 - Growth principles for a sustainable and resilient Ketchum
 - Future Land Use Map (FLUM)
 - Future Land Use Category descriptions



IMPLEMENTATION

- Informs annual department work plans
- Actions organized by core value
- Two tiers of actions:
 - Short-term: 1-2 years
 - Mid-term actions: 3-4 years

ACTIONS ORGANIZED BY CORE VALUE

TABLE 5-1: IMPLEMENTATION MATRIX

ACTION	RESPONSIBILITY	PRIORITY
CV1: Connected Transportation Network		
<i>GOAL T-1: CREATE AND MAINTAIN AN INTEGRATED MULTIMODAL TRANSPORTATION SYSTEM THAT FACILITATES SAFE AND EFFICIENT TRAVEL FOR RESIDENTS, VISITORS, AND THE WORKFORCE.</i>		
Action T-1.a. Update the City of Ketchum Master Transportation Plan to address deficiencies and align priorities with the Blaine County Community Bicycle and Pedestrian Master Plan.	Lead: CA - PW Support: SFD, BC	M
Action T-1.b. Adopt a Vision Zero policy to reduce traffic fatalities and severe injuries, and promote safe, healthy, equitable mobility for all modes.	Lead: CA, PD Support: SFD	S
Action T-1.c. Evaluate the need to regulate the use of e-bikes and e-scooters on City streets, regional trails, and other pedestrian and bicycle facilities.	Lead: CA - PW, PD Support: SFD	S
Action T-1.d. Prioritize the construction of intersection improvements based on existing and forecast improvements to levels of service, queue lengths, safety, and other considerations.	Lead: CA - PW Support: SFD	S (Annually)
Action T-1.e. Conduct an annual audit of the snow removal management plan and winter parking plan.	Lead: CA - PW Support: SFD	S (Annual)
Action T-1.f. Explore, identify, and secure an alternative site for snow storage should the Sun Valley Company develop the River Run Master Plan.	Lead: CA - PW Support: SFD	M
<i>GOAL T-2: ESTABLISH A SAFE AND COMPREHENSIVE NETWORK OF PEDESTRIAN AND BICYCLE FACILITIES THAT CONNECT LOCAL AND REGIONAL DESTINATIONS.</i>		
Action T-2.a. Prioritize the completion of bicycle and pedestrian improvements identified in the Ketchum Master Transportation Plan and Blaine County Community Bicycle and Pedestrian Master Plan that enhance connections between outlying areas and downtown. (See also, Action SHC-4.a.)	Lead: CA Support: SFD, BC	S (Annually)
Action T-2.b. Clarify pedestrian, bicycle, and streetscape improvements that developers are required to provide for new construction projects.	Lead: PBD Support: CA, SFD	S
Action T-2.c. Prepare a mini-mobility plan for the Warm Springs Road corridor to address ROW needs and access management priorities, and the potential use of incentives to remove curb cuts along the bike path.	Lead: CA - PW Support: PBD, SFD	M



GOALS BY CORE VALUE



CV 1: CONNECTED TRANSPORTATION NETWORK



GOALS

- Maintain an integrated multimodal transportation system that facilitates safe and efficient travel for residents, visitors, and the workforce
- Establish a safe and comprehensive network of pedestrian and bicycle facilities that connects local and regional destinations
- Improve the efficiency of the local and regional transportation system
- Support the reduction of greenhouse gas emissions, single-occupant vehicle use, and vehicle miles traveled



Topics Addressed:

Multimodal Transportation System
Bicycle and Pedestrian Facilities
Land Use and Mobility

CV 2: DISTINCTIVE BUILT AND NATURAL ENVIRONMENT



GOALS

- Reinforce the community's eclectic, small, mountain-town character and the character-defining features of individual neighborhoods and districts
- Protect and enhance views of the surrounding mountains and natural features from Ketchum and community gateways
- Encourage the preservation of historic, cultural, and archaeological resources in and around Ketchum
- Increase awareness of and appreciation for Ketchum's history
- Coordinate capital improvements in conjunction with new development



Topics Addressed:

Land Use & Community Character
Historic Preservation
Utilities

CV 3: DIVERSE COMMUNITY HOUSING OPTIONS



GOALS

- Expand and preserve community housing and other housing options that are affordable to Ketchum's local workforce
- Expand and leverage housing resources and capacity
- Diversify community housing options in the City of Ketchum and the Area of City Impact



Topics Addressed:
Community Housing
Housing Resources and Capacity
Housing Diversity

CV 4: EXCEPTIONAL RECREATIONAL OPPORTUNITIES

GOALS

- Provide adequate programming and facilities to serve the needs of residents and visitors
- Offer cost-effective funding of parks and recreation facilities and programs
- Enhance access to publicly maintained lands and waters
- Establish a well-connected trail network to support a variety of users



Topics Addressed:
Parks and Recreation
Open Space
Trails

CV 5: LIVELY ARTS AND CULTURE SCENE

GOALS

- Create cultural facilities that meet the needs of the community and attract visitors
- Build Ketchum's identity as a cultural center and destination by increasing the visibility of the arts and cultural activities in the community
- Employ arts and culture to improve Ketchum's quality of life, strengthen the local economy, and increase tourism



Topics Addressed:
Arts and Culture

CV 6: RESPONSIBLE STEWARDSHIP OF NATURAL RESOURCES



GOALS

- Preserve and enhance the natural habitat for fish, wildlife, plants, and other species in our ecosystems
- Protect the quality of our water resources and ensuring adequate water supply for future generations
- Incorporate sustainable practices into City operations and maintenance
- Promote and support energy conservation and the reduction of greenhouse gas emissions
- Reduce the amount of waste generated in Ketchum



Topics Addressed:

Land and Water Conservation
Clean Energy and Green Building
Solid Waste and Recycling

CV 7: SAFE AND HEALTHY COMMUNITY



GOALS

- Provide high levels of police, fire, and emergency response services
- Mitigate the risk and effect of natural hazards on life, property, and infrastructure
- Improve awareness of and access to health services and programs
- Increase educational opportunities for life-long learning
- Prioritize community health in the design of our built environment
- Enhance access to nutritious, affordable, and local food options



Topics Addressed:
Public Safety
Hazard Mitigation
Health and Wellness
Education
Local Food

CV 8: STRONG AND DIVERSE ECONOMY

GOALS

- Support and attract entrepreneurs and businesses that diversify and sustain the local economy and level out seasonal fluctuations
- Strengthen Ketchum's economic base through the coordinated management of tourism destinations and expansion of visitation seasons
- Foster a regional partnership approach to supporting businesses and sustaining economic growth



Topics Addressed:
Economic Development
Tourism

CV 9: TRANSPARENT AND COLLABORATIVE GOVERNANCE

GOALS

- Create transparent, accessible opportunities for public participation in City decision-making
- Provide outstanding customer service to Ketchum residents and those doing business here
- Strengthen the City's reputation as an effective local government
- Balance desired levels of service against changing costs and revenues
- Provide clear and transparent information regarding the budget process
- Foster collaboration on Comprehensive Plan issues



Topics Addressed:
Communications and Technology
Government

CV 10: VIBRANT DOWNTOWN



GOALS

- Cultivate a vibrant downtown environment that celebrates Ketchum's history and character while balancing the needs of residents, businesses, and visitors
- Reinforce the history and defining characteristics of downtown
- Enhance multi-modal connections to and within downtown



Topics Addressed:

Land Use and Urban Design
Multimodal Connections

COMMITTEE FEEDBACK: GENERALLY

EDITORIAL

- Very well-written document; big step forward
- Good to see things they've discussed in the document
- Needs an editorial scrub
- Consider removing numbering from core values
- Review action words throughout and update where needed to reinforce intent (e.g., support, promote, vs. incentivize)
- Consider ways to promote awareness of the Plan and progress over time (e.g., 5-min videos)

INTRODUCTION

- Expand discussion about counterbalance to property rights narrative (what is Ketchum's authority to plan and regulate in this context)
- Consider providing additional data and charts that communicate trends and key issues up front to provide reader with early context

COMMITTEE FEEDBACK: COMMUNITY VISION AND CORE VALUES

GENERALLY

- Expand discussion of trade-offs
- Strengthen emphasis on economic well-being (as a component of being sustainable and resilient)
- Like the core values, but sometimes feel the goals accompanying goals are not aspirational enough (e.g., Are we simply communicating what we're currently doing, or aspiring for something more?)

COMMITTEE FEEDBACK: GOALS AND POLICIES

DISTINCTIVE BUILT AND NATURAL ENVIRONMENT

- Concern that language related to community character will be “weaponized” in the design review process
- Concern that design/guidelines language (here and elsewhere) will create unreasonable expectations and lead to a heavy-handed approach in the Code

DIVERSE COMMUNITY HOUSING OPTIONS

- Need to explain in more detail why focus is on *community* housing vs. market rate and what the desired outcome is for Ketchum (and role of Growth Framework in expanding options for housing more generally)
- Expand definition of community housing to include examples (e.g., not just federally-subsidized affordable housing)
- Explore ways to "reach" a little bit within the guardrails provided by the state (e.g., short-term rentals)
 - Acknowledge Ketchum’s participation in regional coalition
 - Consider adding action(s) to address

COMMITTEE FEEDBACK: GOALS AND POLICIES

CONNECTED TRANSPORTATION NETWORK

- Expand discussion about what Ketchum is doing to get people out of vehicles/partners

SAFE AND HEALTHY COMMUNITY

- Health is not addressed strongly enough/does not reflect current challenges (e.g., mental health and aging population vs. local food)
- Recycling and composting not addressed strongly enough (maybe add a broad overview of 5BCan vision in this area)

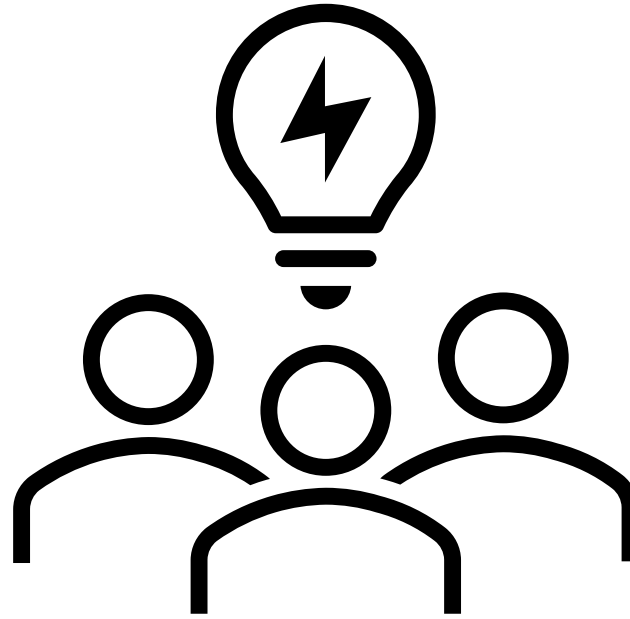
STRONG AND DIVERSE ECONOMY

- Consider more specifics regarding tourism/economic development to support related initiatives (e.g., role of hotels in area's pursuit of attracting World Cup race)
- Strengthen airport discussion and role in tourism

EXCEPTIONAL RECREATIONAL OPPORTUNITIES

- Doesn't reflect the Expand discussion/focus on adapting programs to meet the needs of a changing community

GOALS AND POLICIES



DISCUSS



GROWTH FRAMEWORK AND IMPLEMENTATION



GROWTH PRINCIPLES FOR A SUSTAINABLE AND RESILIENT KETCHUM

- Making efficient use of land and infrastructure
- Linking land use and transportation
- Expanding Community Housing options
- Expanding focus on existing/emerging mixed-use activity centers
- Protecting community character
- Preserving opportunities for industrial uses
- Protecting Ketchum's natural assets



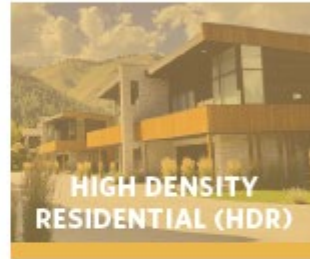
FACTORS INFLUENCING GROWTH

- Areas of City Impact (ACIs)
- Forecast Growth
- Land Capacity and Demand
- Infrastructure and Services
- Natural Hazards
- Sensitive Natural Areas and Wildlife Habitat



FUTURE LAND USE MAP

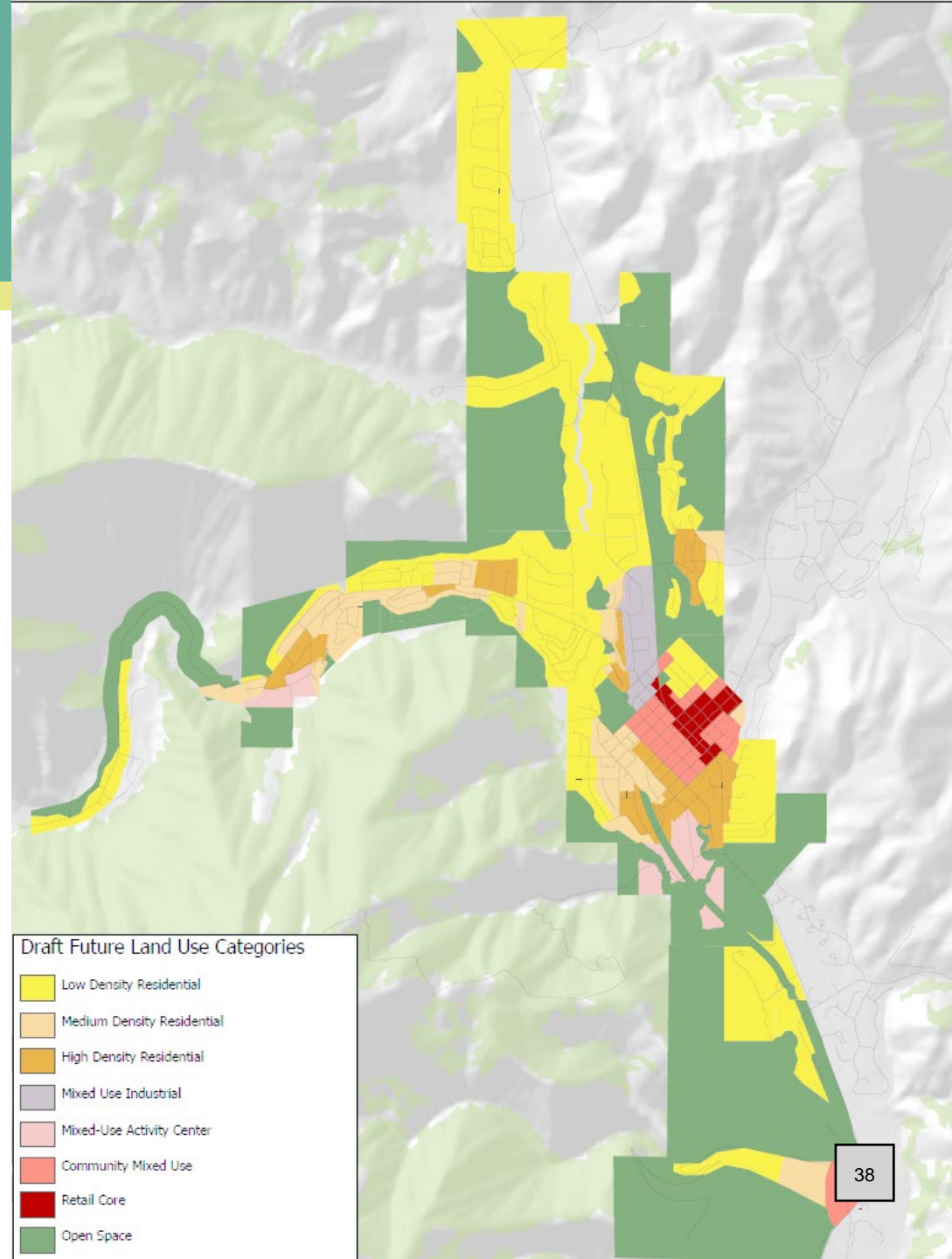
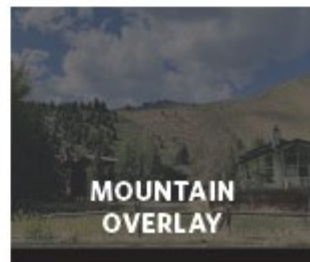
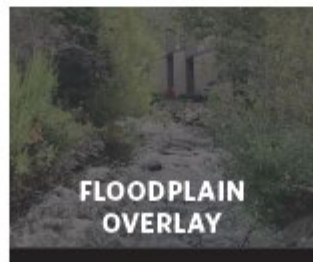
RESIDENTIAL NEIGHBORHOODS



MIXED-USE CATEGORIES



OTHER



Draft Future Land Use Categories

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use Industrial
- Mixed-Use Activity Center
- Community Mixed Use
- Retail Core
- Open Space

RESIDENTIAL NEIGHBORHOODS

NOTABLE CHANGES

- Consolidated Transitional and Low Density Residential
- Added density ranges and height
- Clarified primary and secondary housing types for each category
- Expanded discussion of defining characteristics (current and future)



TYPICAL DENSITY/ PRIMARY HOUSING TYPES

1 to 6 du/acre
Single-family detached
homes and duplexes

6 to 18 du/acre
Townhomes, smaller
multifamily buildings

18 to 30+ du/acre
Townhomes and
multifamily buildings



RESIDENTIAL NEIGHBORHOODS

IMPLEMENTATION ACTIONS

Zoning Districts

- Consolidate residential zones to eliminate tourist/short-term districts and align uses with land use categories
- Allow for smaller lot sizes to support recommended density ranges and housing types

Use Regulations

- Limit the creation of new single-family detached homes in Medium- and High-Density Residential areas
- Expand allowances for ADUs (with off-street parking)

- Expand allowances for small-scale commercial services and office uses in GR-H district
- Evaluate/update defined housing types

Development Standards

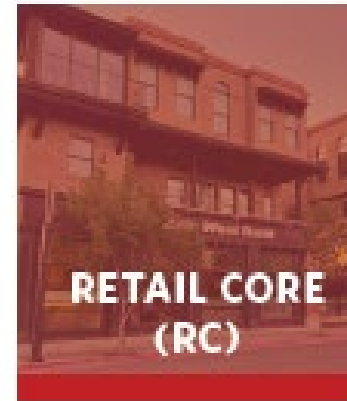
- Establish minimum/maximum unit sizes to encourage the creation of smaller homes
- Consider establishing fee-in-lieu contribution to the community housing fund for homes that exceed a certain size
- Establish design guidelines or standards tailored by neighborhood



MIXED-USE CATEGORIES

NOTABLE CHANGES

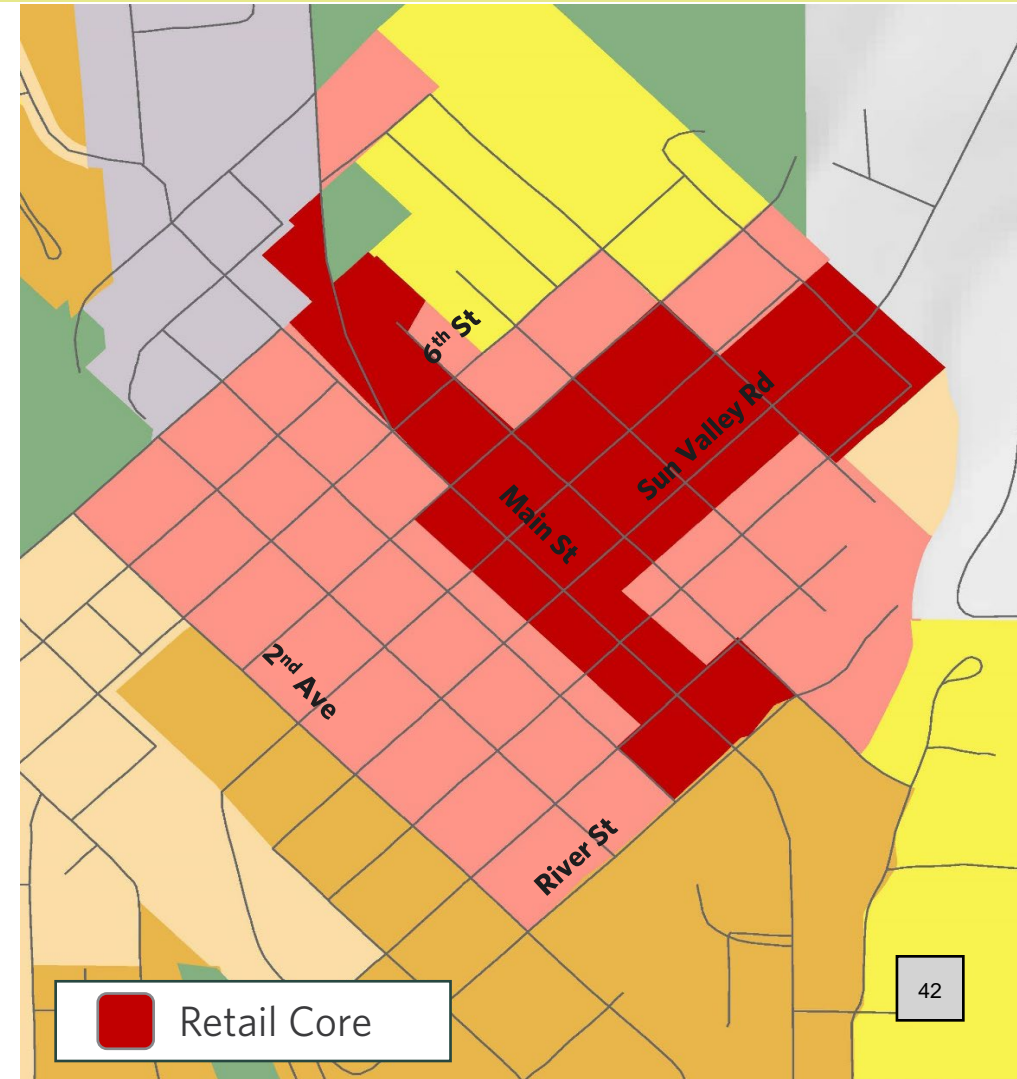
- Consolidated former Commercial/Employment and Mixed-Use Categories
- Added discussion of density/intensity and height
- Clarified distinctions in desired/allowed mix of uses
- Expanded discussion of defining characteristics (current and future)



RETAIL CORE (RC)

NOTABLE CHANGES

- Adjusted boundary to align with CC-1 Zoning Subdistrict (Retail Core)
- Added discussion of historic and cultural resources and character based on input received
- Addressed community's desire to maintain a lower density/intensity in the Retail Core versus the surrounding Community Mixed-Use area



RETAIL CORE (RC)

IMPLEMENTATION ACTIONS

Zoning Districts

- Carry forward current CC-1 subdistrict as a distinct zone

Use Regulations

- Maintain retail focus

Development Standards

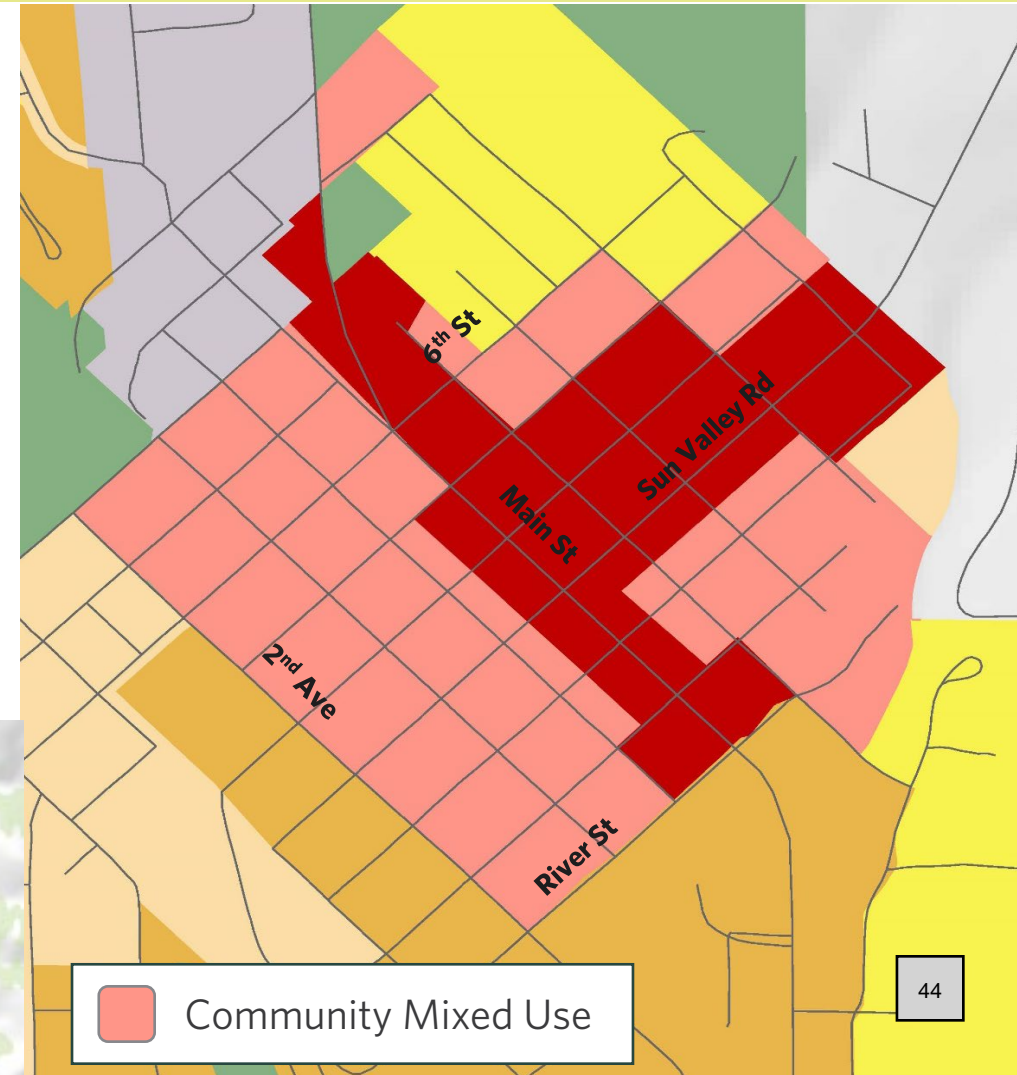
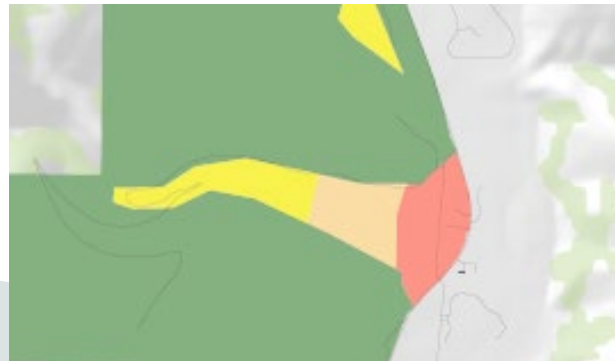
- Eliminate hotel incentive
- Reduce height and FAR incentives to address desire to maintain smaller-scale/less intensity in RC
- Establish parking requirements for large-scale community housing projects
- Limit total number of dwelling units <750 square feet in size that can be provided in a building without parking
- Establish design guidelines or standards specific to RC
- Recalibrate community housing contribution for exceedance projects



COMMUNITY MIXED-USE (CMU)

NOTABLE CHANGES

- Formerly 'Mixed-Use Commercial'
- Adjusted boundary to align with CC-2 Zoning Subdistrict (Mixed-Use) and reflect constraints in ACI
- More focus on horizontal vs. vertical mix of uses
- Emphasis on varied building forms



COMMUNITY MIXED-USE (CMU)

IMPLEMENTATION ACTIONS

Zoning Districts

- Carry forward current CC-2 subdistrict as a distinct zone
- Evaluate whether separate mixed-use zoning district is needed for St. Luke's ACI

Use Regulations

- Allow more limited range of retail uses to maintain focus on Retail Core

Development Standards

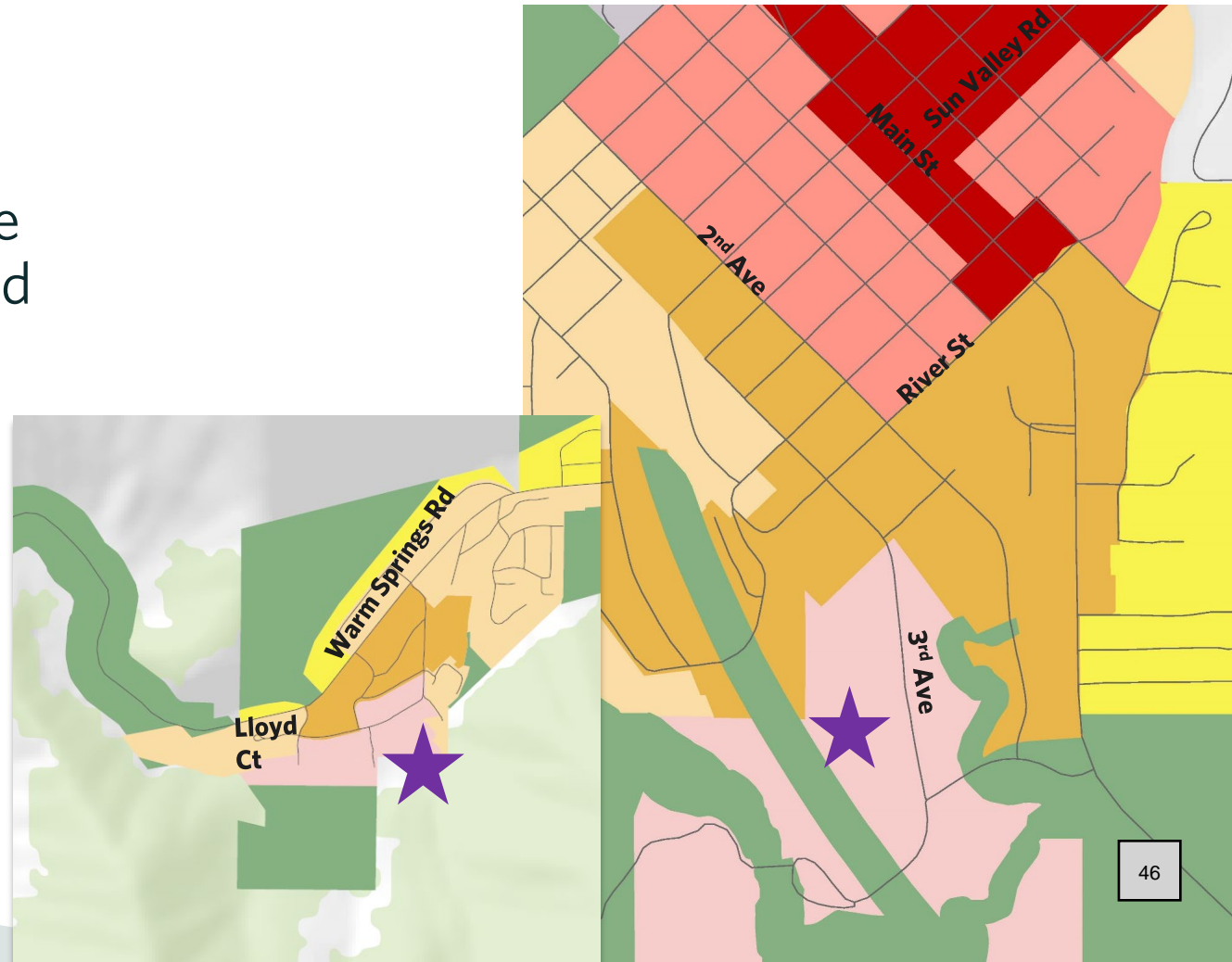
- Eliminate hotel incentive
- Maintain existing height and FAR incentives for exceedance developments but recalibrate community housing element of equation
- Explore establishing a certain number of required parking spaces for large-scale community housing projects
- Consider establishing a limit on the number of dwelling units < 750 square feet in size that can be provided within a building without parking
- Establish design guidelines or standards specific to CMU



MIXED-USE ACTIVITY CENTERS (MUAC)

NOTABLE CHANGES

- Formerly 'Commercial/Employment'
- Adjusted boundary to align with Ski Base Areas (Warm Springs and River Run) and distinguish from established residential areas
- Emphasis on visitor- and neighborhood-serving uses



MIXED-USE ACTIVITY CENTERS (MUAC)

IMPLEMENTATION ACTIONS

Zoning Districts

- Consolidate and rename Tourist and Tourist-3000 districts to align with MUAC boundaries
- Convert remaining T areas to GR-H

Use Regulations

- Review and update as needed to align with updated land use category

Development Standards

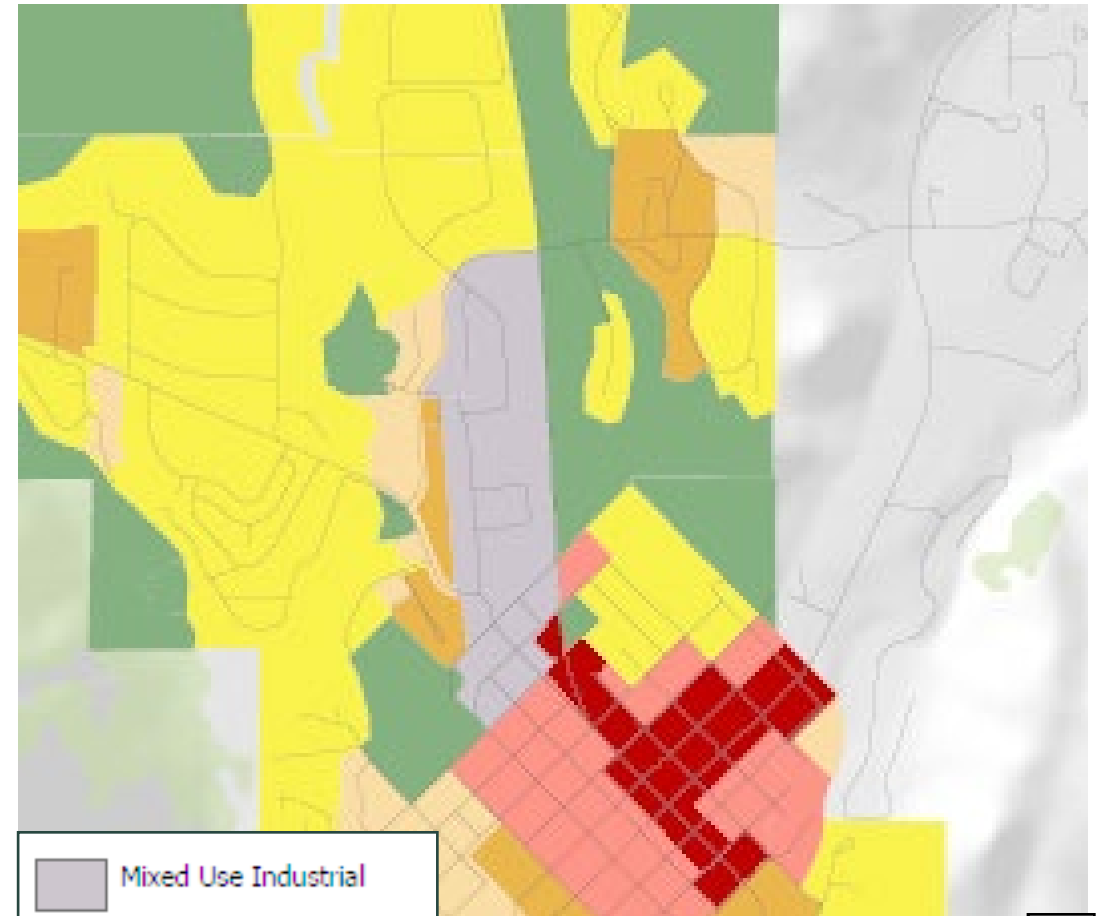
- Maintain and potentially recalibrate height and FAR incentives for hotels
- Evaluate/create distinct standards for River Run and Warm Springs ski base areas
- Recalibrate community housing contribution for exceedance projects
- Align updates with existing entitlements for River Run base area



MIXED-USE INDUSTRIAL (MUI)

NOTABLE CHANGES

- Added discussion of height allowances
- Clarified distinctions in desired/allowed mix of uses
- Expanded discussion on community housing, parking, use conflicts, public realm, and other characteristics



MIXED-USE INDUSTRIAL (MUI)

IMPLEMENTATION ACTIONS

Zoning Districts

- Explore potential opportunities to consolidate current LI districts and/or clarify distinctions in names

Use Regulations

- Maintain ground floor industrial/commercial use requirements (with potential for minor adjustments to provide flexibility)
- Expand the types of commercial uses permitted on the ground floor with guardrails to ensure light industrial uses are retained, protected, and encouraged

Development Standards

- Reevaluate setback requirements from Highway 75 for four- and five-story buildings
- Assess residential parking requirements (1-space per bedroom) for their impact on overall site parking and ground floor design
- Potentially amend existing standards that are overly complex (e.g., permitted residential unit size calculations and design review standards)



EVALUATING PROPOSALS FOR CONSISTENCY WITH THE PLAN

- Furthers, or at least does not interfere with, the goals and policies contained in the Plan
- Is compatible with the Future Land Use Plan, including the FLUM and associated land use category descriptions
- Carries out, as applicable, any implementation actions identified in the Plan

CONSIDERING TRADE-OFFS

- Staff report will evaluate proposal for consistency with the Plan (while accounting for site-specific conditions)
- P&Z and City Council to determine which course of action best aligns with the vision and core values



COMMITTEE FEEDBACK: GENERAL

- Maps are challenging to use; need to work on legibility (e.g., colors, labeling)
- Consider adding land use category abbreviations to map as a secondary orientation tool
- Pendulum has swung back and forth on growth in Ketchum many times – looking for balance in this iteration of the Plan
- Wariness (on the part of some) about what could transpire from design guidelines/ standards language throughout the Plan
- Want the document to help communicate what the community wants (to improve predictability)

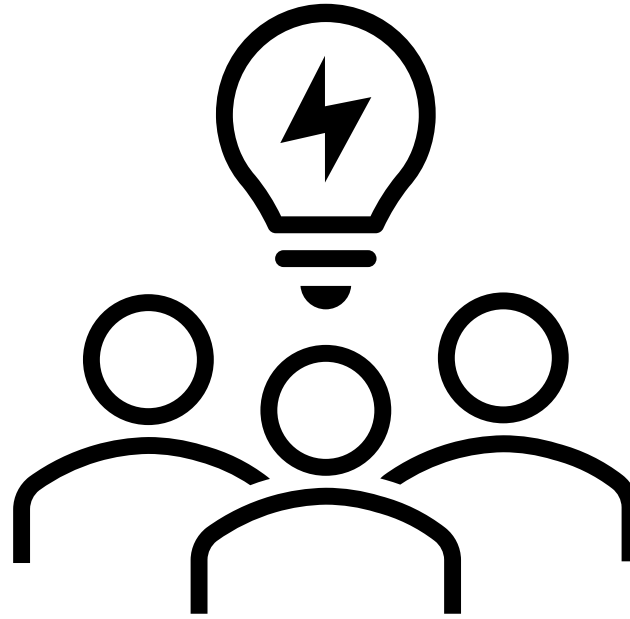


COMMITTEE FEEDBACK: IMPLEMENTATION/CONSISTENCY REVIEW

- Concern about Plan language being used as a weapon against development (e.g., references to views or historic buildings, “cherry-picking” of goals/policies)
- Fear is informed by risk – manageable risk vs. wild card risk; hoping to land closer to manageable risk
- Questions about transition period for Code following Plan adoption
- Need to reinforce understanding that projects cannot be denied based on lack of compliance with the Plan



Growth Framework & Implementation



DISCUSS



NEXT STEPS



NEXT STEPS

- Mid-December through Mid-January: Final Round of Outreach (Draft Plan) and Phase 3 scope of work
- January: AIA workshop and Public Draft: Code Assessment Memo; Adoption Hearings (code)
- February-April: Adoption Draft Comprehensive Plan; Adoption Hearings (Comp Plan and Code)

