



CITY OF KETCHUM, IDAHO

SPECIAL JOINT SESSION: CITY COUNCIL & PLANNING AND ZONING COMMISSION

Tuesday, September 24, 2024, 4:30 PM

191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION

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We welcome you to watch the Joint 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/83626546498>
Webinar ID: 836 2654 6498
2. Address the Council & 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:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

ALL ACTION ITEMS - The Council or Commission are asked to approve the following listed items by a single vote, except for any items that a councilmember or commissioner asks to be removed from the Consent Agenda and considered separately.

1. ACTION ITEM: Recommendation to Authorize Housing Department to Release Ownership and Preservation Program Funds **(City Council Only)**
2. ACTION ITEM: Recommendation to approve allowing off-cycle payables to be issued utilizing an off-cycle email process **(City Council Only)**
3. ACTION ITEM: Approval of the September 10, 2024 minutes **(Planning & Zoning Commission ONLY)**

PUBLIC HEARING:

NEW BUSINESS:

4. Review and provide direction on key policy choices for the Comprehensive Plan and Code Update

ADJOURNMENT:



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: September 24, 2024 Staff Member/Dept: Rian Rooney / Housing

Agenda Item: Recommendation to Authorize Housing Department to Release Ownership and Preservation Program Funds

Recommended Motion:

I move to approve 1) authorization of up to \$126,000 for the Ownership and Preservation Program to purchase a Category Local, appreciation-capped deed restriction on a condominium unit and 2) up to \$150 for a title insurance policy.

Reasons for Recommendation:

- The purchaser has been qualified for participation by the BCHA and meets the requirements of the Ownership and Preservation Program Policies.
- The unit is located in Ketchum and meets the requirements of the Ownership and Preservation Program Policies.
- Conversion of existing housing units to deed-restricted community housing is consistent with the objectives of Goal 1 of the Housing Action Plan.
- The Ownership and Preservation Program provides assistance to locals in accessing homeownership, a goal identified in the Housing Action Plan.

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

GOAL 1: CREATE + PRESERVE HOUSING
Ownership and Preservation Program
 On January 24, 2024, the Housing Department launched the Ketchum Ownership and Preservation Pilot Program. The Ownership and Preservation Program (OPP) offers cash incentives to homeowners or homebuyers in Ketchum in exchange for recording a Category Local deed restriction on their property, limiting ownership and occupancy of the home to qualified locals in Blaine County, Idaho. In FY2024, the Ownership and Preservation Program is funded via the LOT for Housing. OPP funds may be sought by qualifying local households who will occupy the home as their full-time, primary residence, work in Blaine County (or meet qualifying exceptions), and either (1) are existing homeowners in Ketchum or (2) are looking to purchase a home in Ketchum.

The OPP offers two Category Local deed restrictions from which applicants can choose. The first is a light deed-restriction, which does not cap appreciation. The second is an appreciation-capped deed restriction, similar to the Blaine County Housing Authority’s other income category deed restrictions. The OPP offers 15% of a home’s market value, up to \$125,000, for a light restriction. 30% of a home’s market value, up to \$225,000, is available for an appreciation-capped restriction. Market value is a determined by the lesser of the purchase price or the appraised value of the home. Additional information on the program is located on the Housing Matters website under the Ownership and Preservation tab.

Funding Requested

The unit is a 1-bedroom, 1-bathroom condominium unit in the Warm Springs area of Ketchum. The home is under contract with the applicant for \$420,000. The unit has not yet been appraised. The buyer applied to the Ownership and Preservation Program and is qualified under the program. They have requested an appreciation-capped deed restriction. The OPP will provide 30% of the market value of the home for the deed restriction, up to \$126,000 (30% of \$420,000). If unit appraises lower than \$420,000, the City would provide 30% of the appraised value.

Once deed-restricted, the home’s base price will be the purchase price (\$420,000) less the 30% value (~\$126,000) provided for the deed restriction. Appreciation will begin from the base price of ~\$294,000, ensuring the public investment remains with the unit long term and through a succession of future owners. The deed restriction does not impact or limit the amount of HOA assessments and dues for the unit within the Parkside HOA. However, any non-luxury capital improvements – including HOA special assessments – can be added to the resale value under the terms of the deed restriction. In addition to purchasing the deed restriction, staff recommends purchasing a title insurance policy covering the deed restriction’s value, insuring the position and recording of the deed restriction on title.

Next Steps

Following confirmation of loan approval and appraisal, staff will request a check for 30% of the market value of the unit be delivered to an escrow account at the title company for closing along with the deed restriction and associated documents. Funds will be released from escrow at closing and the deed restriction and associated documents will be recorded.

Sustainability Impact:

Deed-restricted units house members of the community locally, ensuring that residents are closer to their places of work, recreation, and other services. This proximity helps to decrease transportation time and reduce vehicle-related emissions associated with commuting to and from work from outside of the community.

Additionally, the Ownership and Preservation Program converts existing housing units in Ketchum into community housing, utilizing existing housing stock, land, and resources to achieve community housing goals.

Financial Impact:

None OR Adequate funds exist in account:

Up to \$126,000 in funds will be released from the Housing Department’s budget and up to an additional \$150 for a title insurance policy (deed-restriction program line item).

Attachments:

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City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Staff is seeking unanimous consent from Council allowing off-cycle payables to be issued utilizing an off-cycle email process outlined below.

Reasons for Recommendation:

The EOY timeframe is very time sensitive, and the process outlined below allows the efficiencies needed to ensure the City is realizing expenses at year-end in a timely manner and is well prepared for our required annual Audit.

The proposed process is as follows:

1. All payments requiring an off-cycle payment (not aligned with a normal City Council meeting) will be sent in summary format (PAR report) to the Mayor and full City Council via email.
2. Mayor & City Council will have a 24-hour review period for which to ask questions and/or remove a payable from the off-cycle request.
3. All remaining items will be processed and paid immediately following the 24-hour review period.
4. All Off-cycle payments will also be listed on the PAR for the following normal City Council meeting date.

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

N/A, Consent Item

Sustainability Impact:

None

Financial Impact:

None

Attachments:

1. Preliminary EOY Schedule



EOY Schedule Fiscal Year 2024

09/06/2024 – 09/18/2024

- EOY Meeting with Directors
- Review PO's, clean-up current list
- Review EOY projections
- Collect FY2025 Budget Amendment Requests
 - Re-Budgets/Carryover
 - Revenue Neutral Budget Changes

09/24/2024 – 09/30/2024

- All AR billed/realized for FY2024
 - Check Major Revenues
 - State Shared
 - County Shared
 - LOT Transfers
 - BCSD Park Maintenance Contract
 - Document Outstanding AR items to be accrued
- All AP submitted for payment and included on 10/07 PAR

10/07/2024

- Preferred final Council Meeting for payables
 - Remaining items to be address via email process and placed on the 10/21 Council agenda
 - Ensure proper GL period
 - Payables PAR will separate FY 2024 and FY 2025
- Request Off Cycle Check Authority to ensure an efficient year-end close process
 - Email payment details to City Council
 - Allow 24 hours for comment prior to payment
 - All payments formally approved via consent agenda on future Council meeting

10/21/2024

- Preliminary EOY Meeting with City Council, Disclose the following:
 - Preliminary FY 2025 Budget Amendments, including Carryover Appropriation
 - Presented by Fund
 - Preliminary Unassigned Fund Balance
 - Recommended EOY Priorities List

11/11/2024 – 11/14/2024

- Auditors On-Site



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, September 10, 2024**

CALL TO ORDER: *(00:00:53 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
Brenda Moczygemba
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers - Director of Planning & Building
Abby Rivin – Senior Planner
Adam Crutcher – Associate Planner
Genoa Beiser – Zoning Technician
Heather Nicolai – Assistant to Planning & Building Director

COMMUNICATIONS FROM COMMISSIONERS:

- None

CONSENT AGENDA: *(00:01:13 in video)*

1. ACTION ITEM: Approval of the August 27, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Abode Luxury Rentals Conditional Use Permit application.

Motion to approve the consent agenda. Motion made by Susan Passovoy , seconded by Matthew McGraw *(00:01:23 in video)*

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC MEETING: *(00:01:38 in video)*

3. ACTION ITEM: Recommendation to review and provide feedback on the Residences at 691 N 1st Avenue Pre-Application Design Review Application

- Staff Report-Adam Crutcher, Associate Planner *(00:02:10 in video)*
- Commission questions for staff and staff responses *(00:08:23 in video)*
- Applicant Presentation – Daniel Hollis, architect, HP Architects *(00:12:10 in video)*
- Commission questions for applicant and applicant responses *(00:36:40 in video)*

PUBLIC COMMENT OPENED *(00:37:37 in video)*

- Dale Bates *(00:38:10 in video)*
- Perry Boyle *(00:45:08 in video)*

PUBLIC COMMENT CLOSED *(00:47:45 in video)*

- Commission direction for applicant as they move forward with final design review *(00:47:50 in video)*
- Staff questions for Commission & Commission responses *(01:14:54 in video)*

PUBLIC HEARING: *(01:19:54 in video)*

4. ACTION ITEM: Recommendation to review and approve the Tenth Street Light Industrial Complex Units A-9A & A-9B Condominium Subdivision Preliminary Plat Application and adopt the Findings of Fact.

- Staff Report- Abby Rivin, Senior Planner *(01:20:09 in video)*
- Commission questions for staff and staff responses *(01:23:35 in video)*
- No Applicant Presentation *(01:25:36 in video)*
- Commission questions for staff and staff responses *(01:25:40 in video)*

PUBLIC COMMENT OPENED *(01:27:29 in video)*

- Perry Boyle *(01:27:40 in video)*
- Staff clarification *(01:28:40 in video)*

PUBLIC COMMENT CLOSED *(01:30:00 in video)*

Motion to recommend approval of the Tenth Street Light Industrial Complex Units A-9A and A-9B Condominium Subdivision Preliminary Plat application to the City Council as conditioned and adopt the Findings of Fact, Conclusions of Law, and Decision. Motion made by Matthew McGraw, seconded by Tim Carter *(01:30:15 in video)*

MOVER: Matthew McGraw

SECONDER: Tim Carter

AYES: Tim Carter, Brenda Moczygemba, Matthew McGraw, Susan Passovoy, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: *(01:30:40 in video)*

5. Staff updates and highlights *(01:30:42 in video)*

ADJOURNMENT:

Motion to adjourn at 6:06 p.m. *(01:37:02 in video)*

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building

**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 4th 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 4th 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



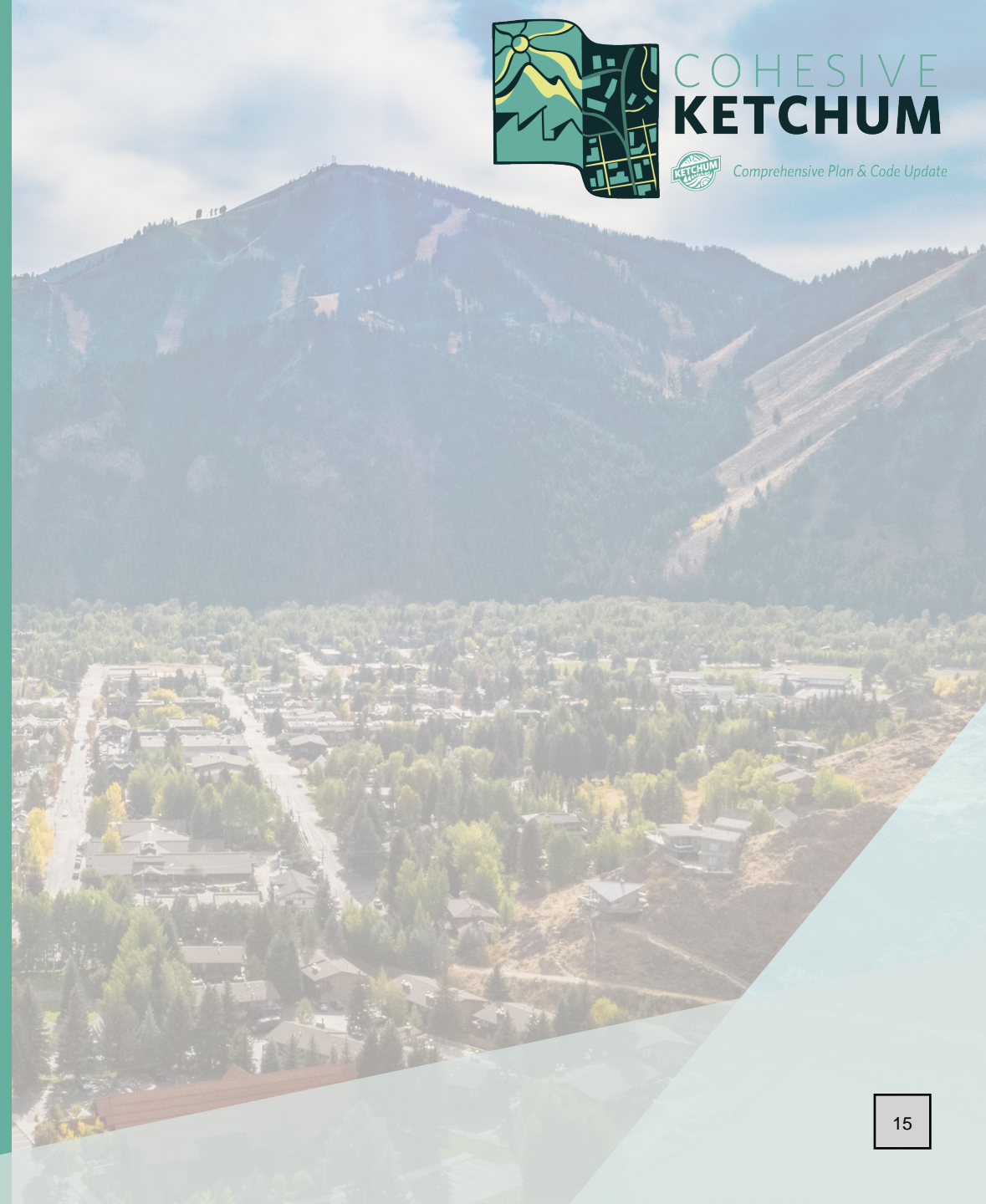
COHESIVE
KETCHUM



Comprehensive Plan & Code Update

Joint Meeting: CITY COUNCIL/ PLANNING AND ZONING COMMISSION

September 2024

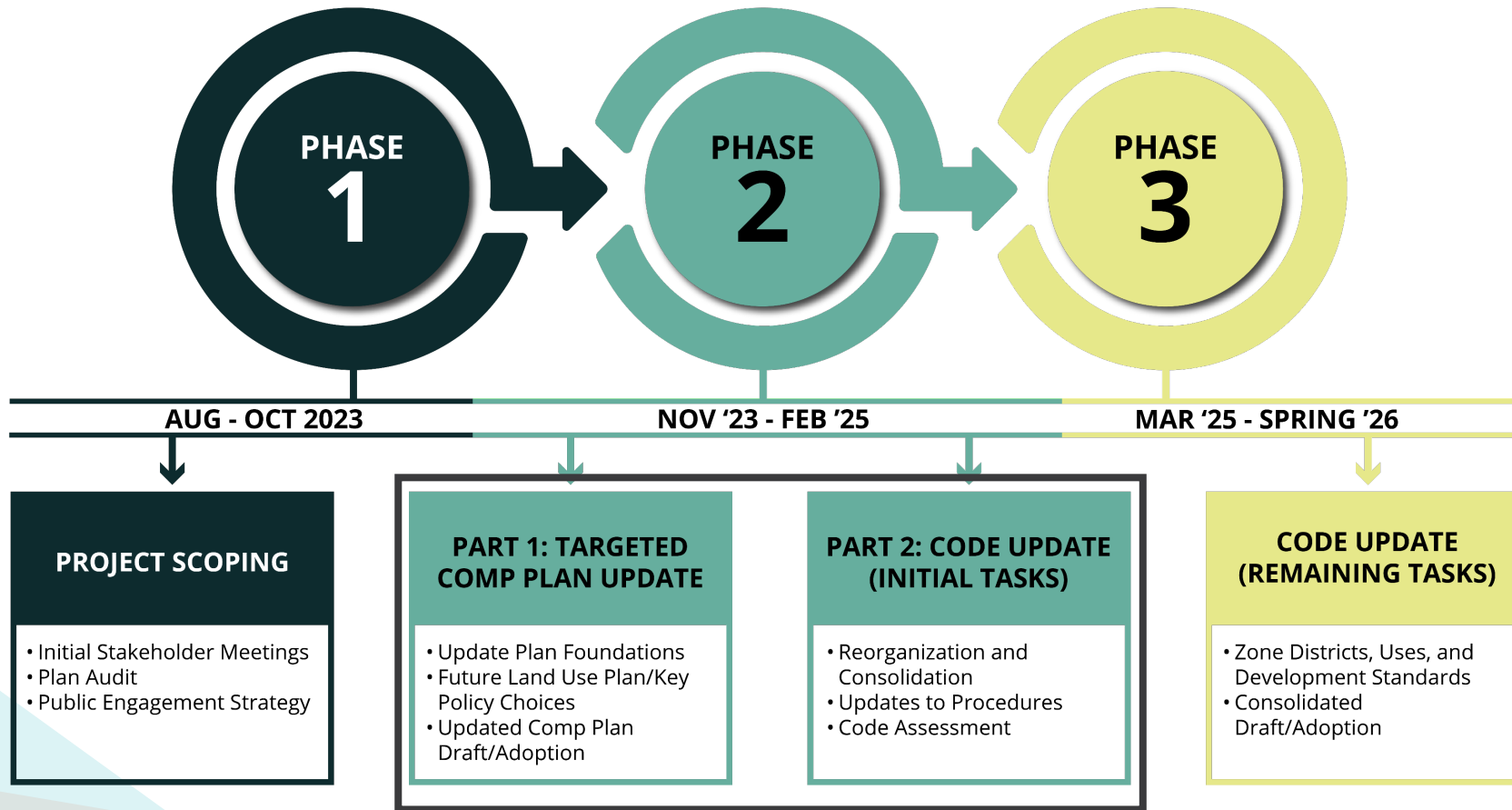


AGENDA

- **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



↑
WE ARE HERE



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
Low Density Residential	Density: Varies from one to six dwelling units per acre. The probability of moderate density development may be accommodated to support community housing goals. Height: Generally three stories or less.	Primary: Single-family detached homes and detached garages. Secondary: Single-family detached homes and detached accessory dwelling units, home occupations, as well as other supporting and complementary uses.	<ul style="list-style-type: none"> Lot sizes: Includes 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. Mix of housing types: The diversification of housing options is encouraged through the categorization of ADUs, the addition of single lots, or the division of large existing homes into multiple units. Public realm: Generally includes walkways and sidewalks and other infrastructure to accommodate on-street parking and on-street storage for traffic vehicles and bicycles, as well as pedestrian, bicycle, and e-scooter movement.
Medium Density Residential	Density: Typically ranges from six to 18 dwelling units per acre. Medium density development may be accommodated to support community housing goals. Height: Generally three to four stories.	Primary: Townhomes and smaller multi-family residential buildings. Secondary: Attached single-family detached homes and detached accessory dwelling units, home occupations, as well as other supporting and complementary uses.	<ul style="list-style-type: none"> Lot sizes: 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 amount of impervious surface. Mix of housing types: The diversification of housing options is encouraged through the categorization of ADUs, the addition of single lots, or the division of large existing homes into multiple units. While single-family detached homes or single lots and detached units, maximum unit sizes will be required moving forward. Public realm: Off-street parking on the double is common, but centralized off-street parking for this use will be required for higher-density development. Mix of housing types: Although pockets of existing single-family detached homes on large lots or adjacent to existing townhomes and smaller multi-family residential buildings are encouraged, the efficient use of land and support community housing options. Public realm: On-street parking is provided in some locations and should be provided as part of all development and City approval requirements that enhance pedestrian safety and access. Off-street parking is provided on shared lots. Public realm: Should include on-street recreational amenities, such as covered open space, indoor or outdoor recreational facilities, lot lots, or park courtyards.
High Density Residential	Density: Typically ranges from 18 to 30 or more dwelling units per acre. Medium density development may be accommodated in some areas. Height: Generally three to four stories.	Primary: Townhomes and multi-family residential buildings. Secondary: Supporting and complementary uses, such as existing single-family homes and detached garages, and small-scale commercial services and offices.	<ul style="list-style-type: none"> Mix of housing types: Although pockets of existing single-family detached homes on large lots or adjacent to existing townhomes and smaller multi-family residential buildings are encouraged, the efficient use of land and support community housing options. Public realm: On-street parking is provided in some locations and should be provided as part of all development and City approval requirements that enhance pedestrian safety and access. Off-street parking is provided on shared lots. Public realm: Should include on-street recreational amenities, such as covered open space, indoor or outdoor recreational facilities, lot lots, or park courtyards. Neighborhood Activity Centers: Where present, neighborhood-serving uses (e.g., neighborhood multi-unit commercial or office) should be concentrated in walkable activity centers or along the primary street frontage where they can be most accessed and best utilized.

Key Policy Choices

TOURISM/ECONOMY

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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

- Allow for smaller lot sizes to support recommended density ranges

CHARACTER FOCUS

WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
RETAIL CORE	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Continue to require ground floor commercial space activation 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
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives fees) 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

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

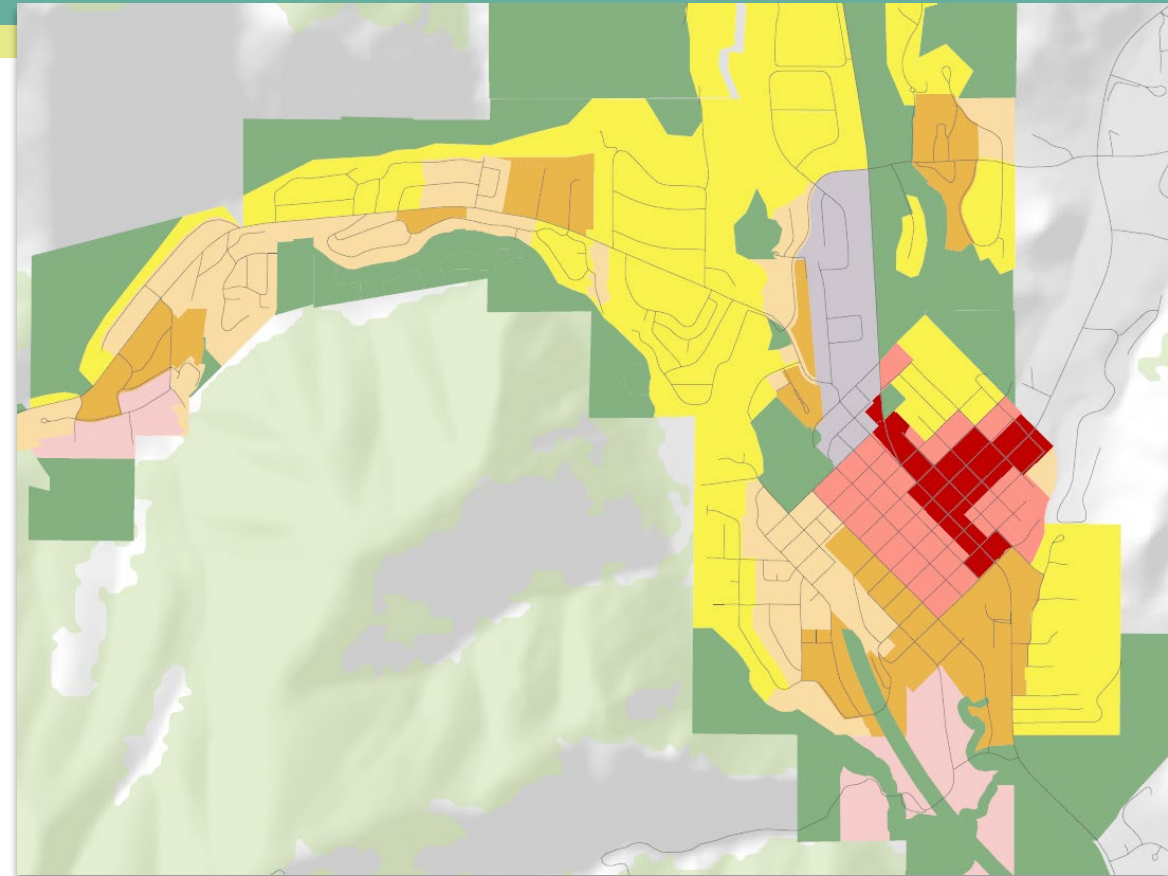


What We've Heard...

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.

- | | | | |
|--|---|--|--|
| | <ul style="list-style-type: none"> • 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. | | <ul style="list-style-type: none"> • 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

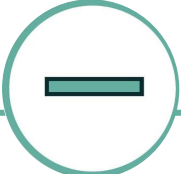


- Maintain flexibility in the design and scale of new development in mixed-use districts
- Establish a commercial/industrial preservation program for local businesses
- Enable the creation of Business Improvement District(s)
- Establish regulatory incentives for commercial/industrial development (or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



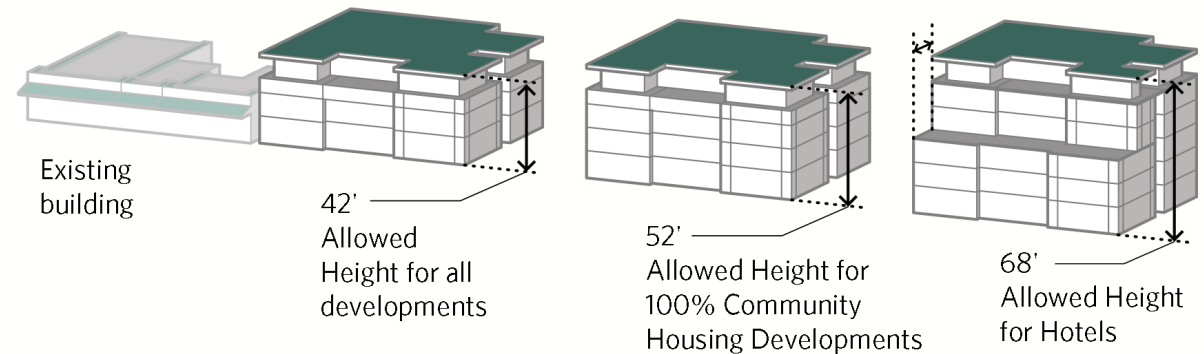
What We've Heard...

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 4th & 5th stories (exception for Community Housing)

DEFINITION:

100% community housing = all residential units are deed restricted



RECOMMENDATIONS FOR DISCUSSION

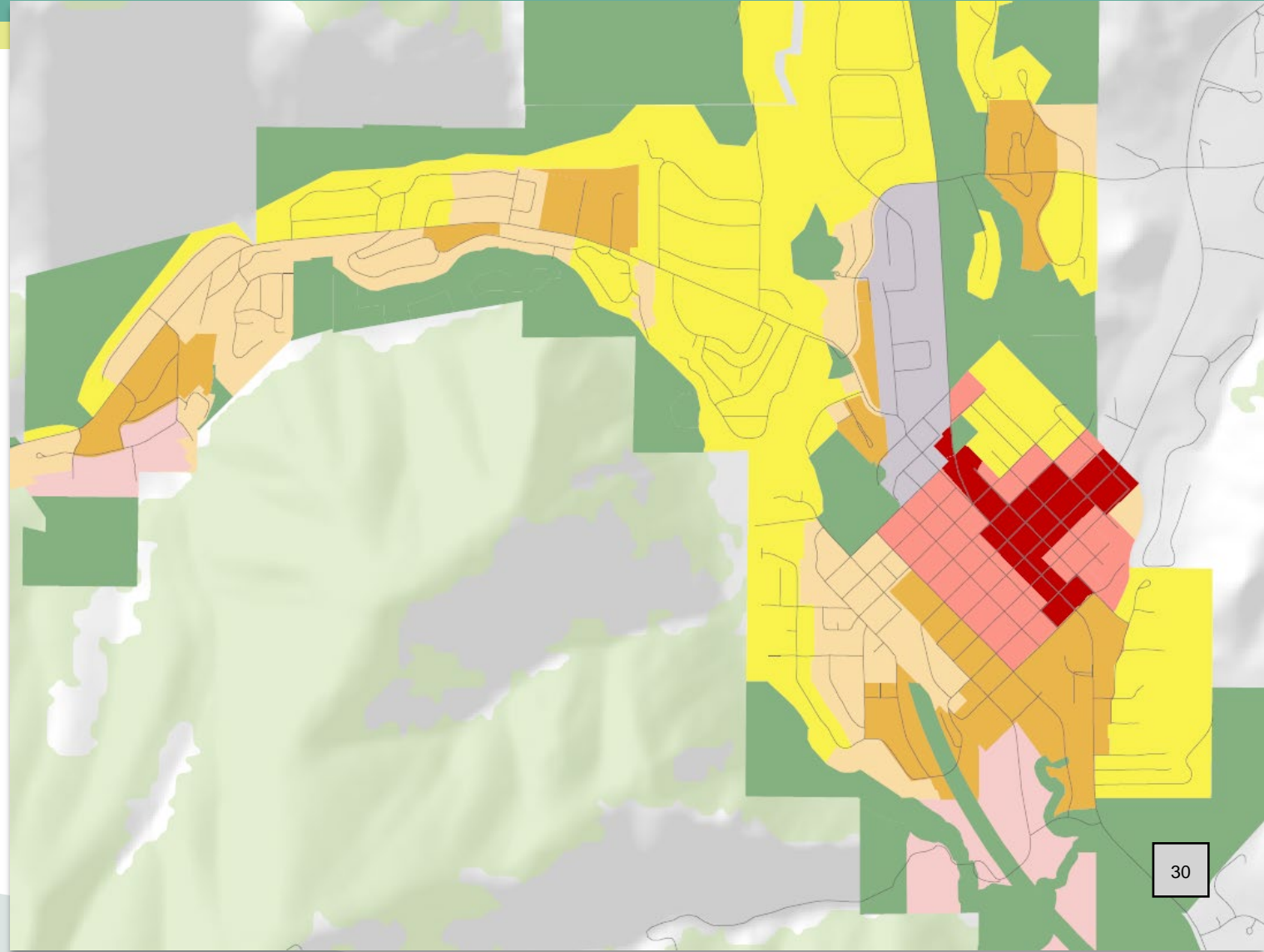


SINGLE-FAMILY DETACHED HOUSING (LOCATIONS)

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

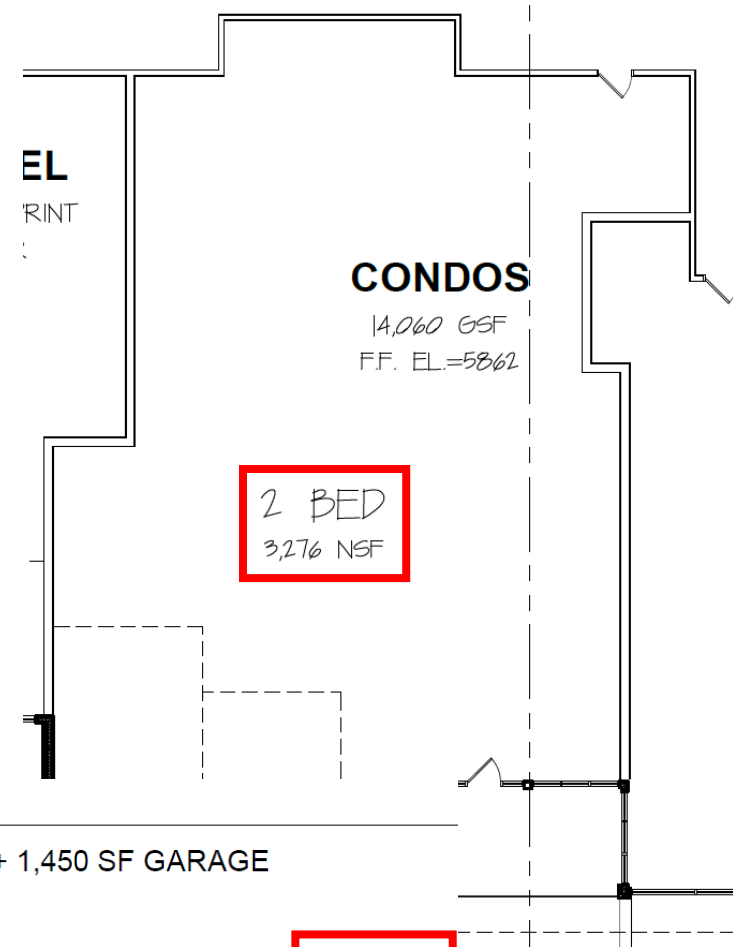
- Removes the opportunity for property owners to build new single-family detached homes close to Downtown and Mixed-Use Activity Centers
- Removes uses that provide character and interest in certain neighborhoods



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 = 10,636 SF



HOUSING UNIT SIZES

BENEFITS

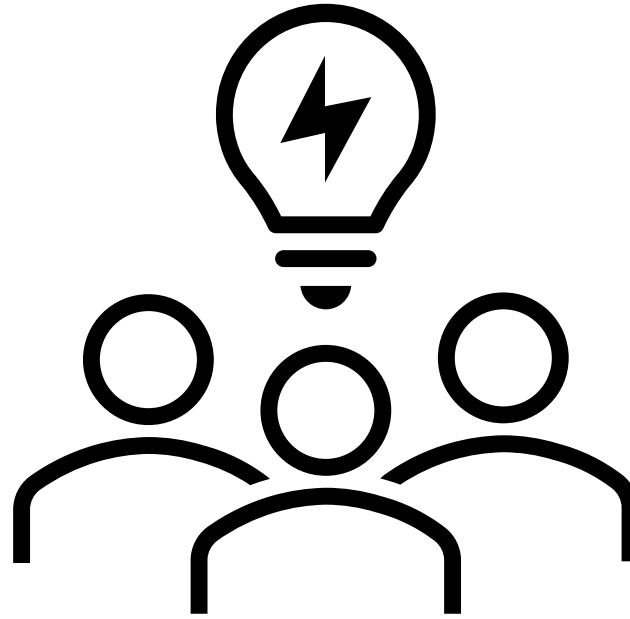
- Supports expansion of Community Housing options (in a variety of locations) (*Min/Max Unit Size*)
- Increases number of units that can go in a building – i.e. get “more bang for its buck” (*Min/Max Unit Size*)
- Preserves opportunity for very large units while supporting expansion of Community Housing (*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

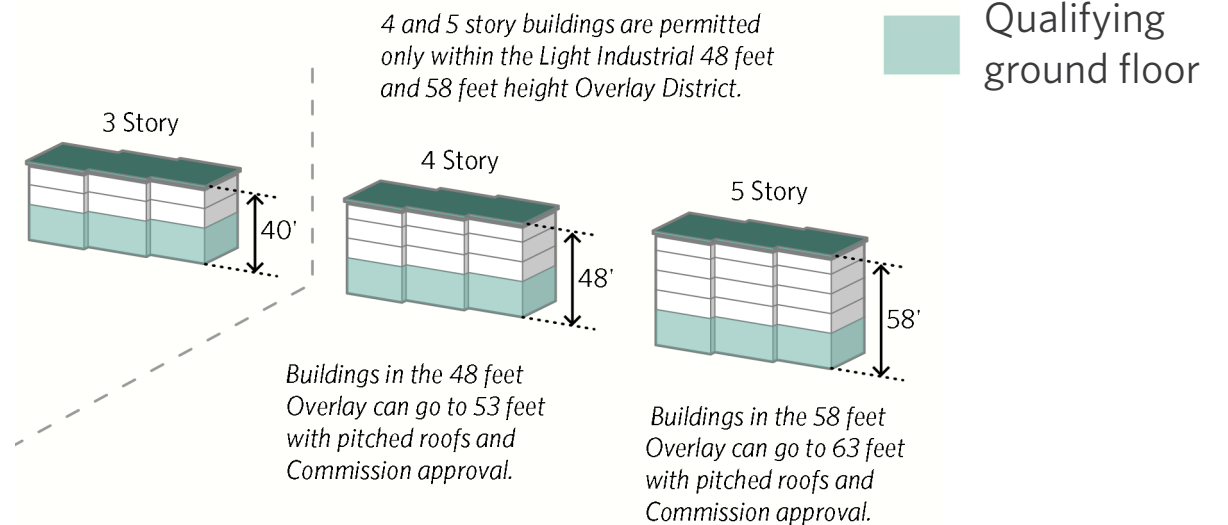


LIGHT INDUSTRIAL AREA (QUALIFYING GROUND FLOOR)

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

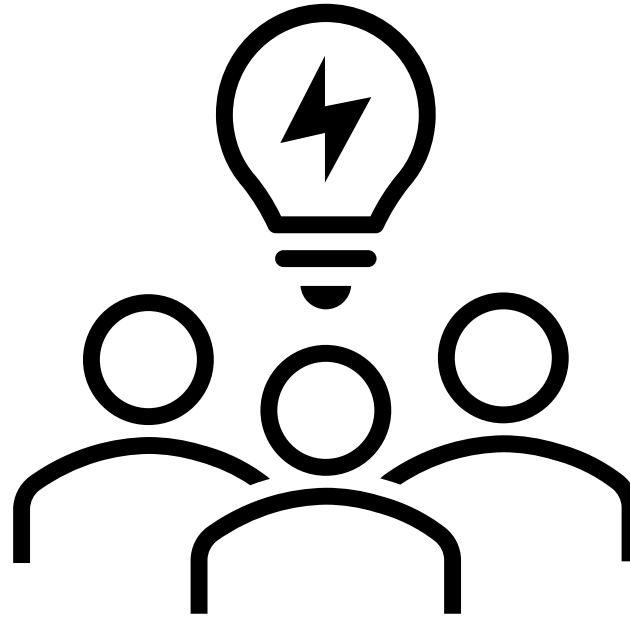
- Reduces barriers to the construction of Community Housing
- Increases the amount of Community Housing that can be constructed
- Provides opportunities for ownership in Community Housing

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



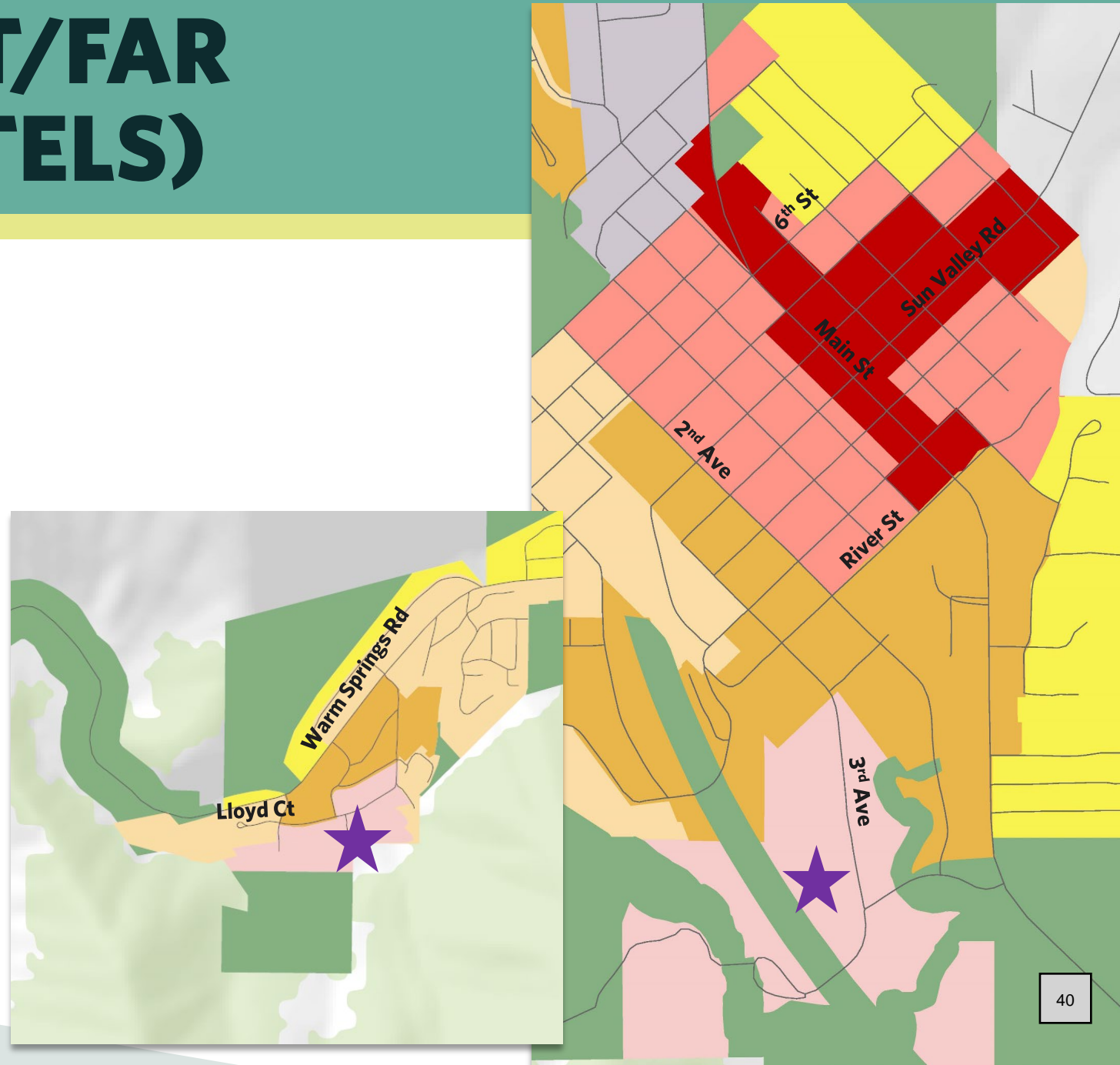
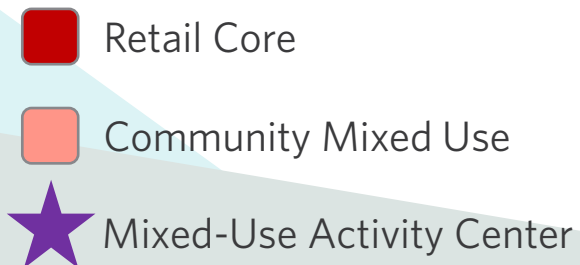
DISCUSS



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

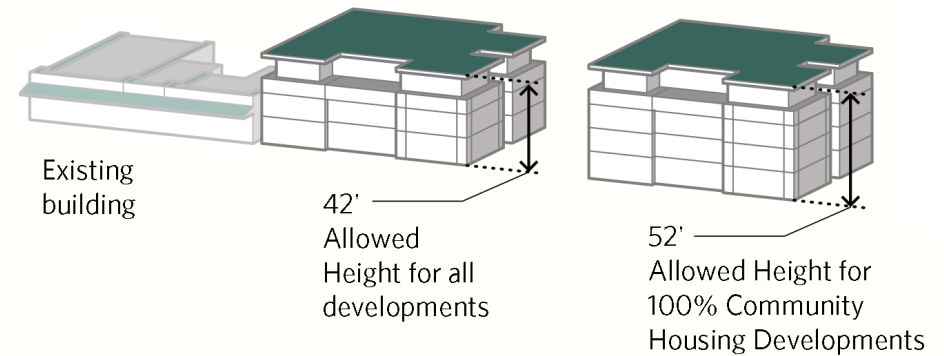


BUILDING HEIGHT/FAR INCENTIVES (COMMUNITY HOUSING)

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

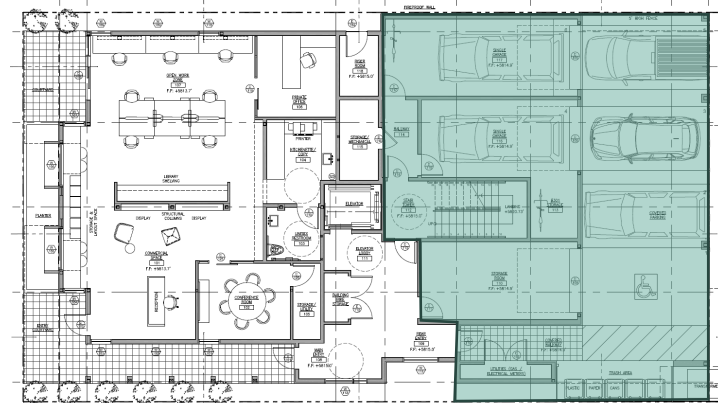
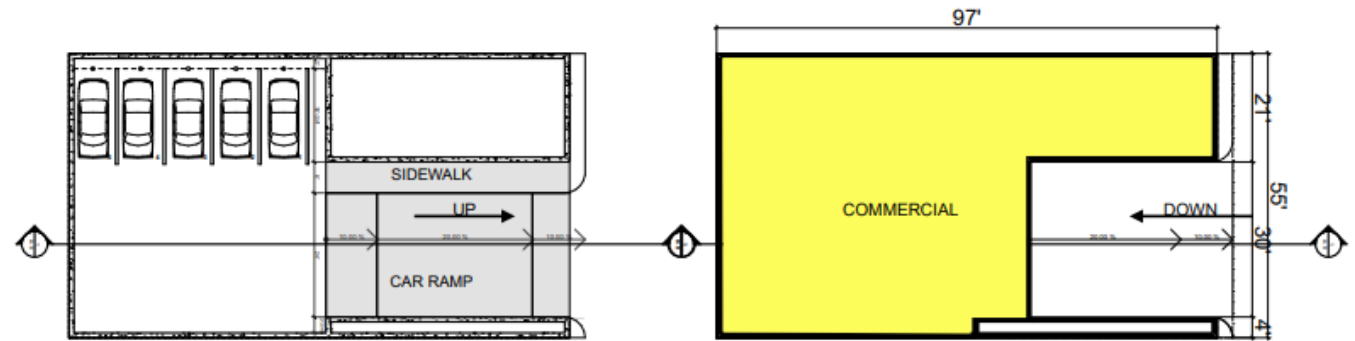


RESIDENTIAL PARKING EXEMPTIONS

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

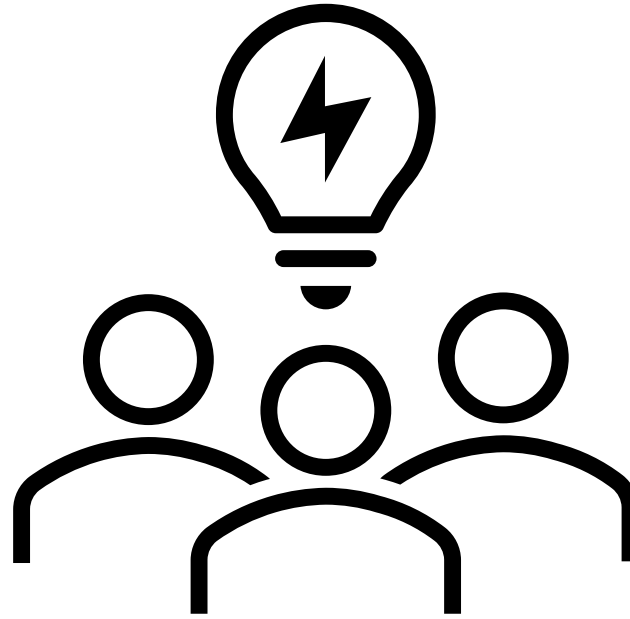
- Reduces barriers to the construction of Community Housing near jobs and services
- Supports the feasibility of building smaller developments on townsite lots (character)

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



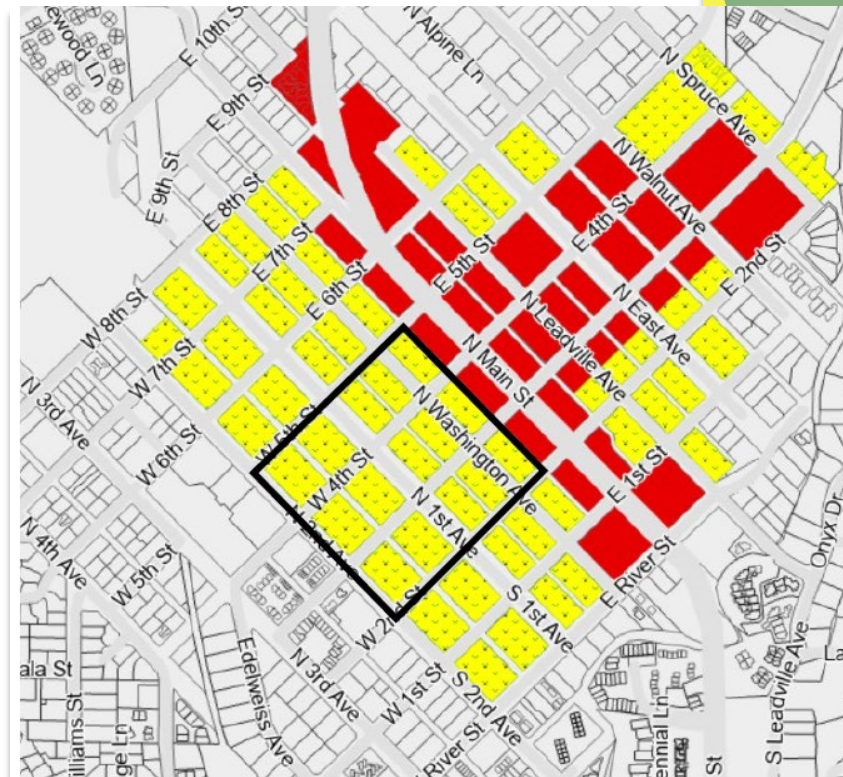
DISCUSS






RETAIL CORE BOUNDARY

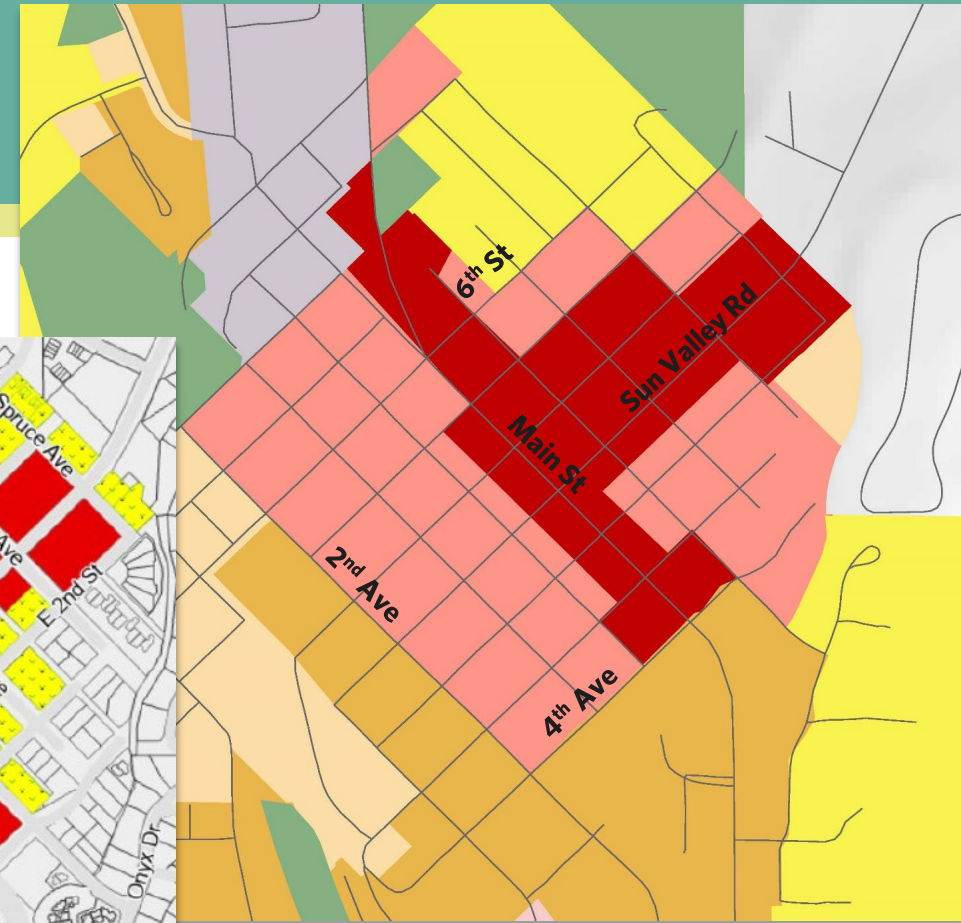
RECOMMENDATION:

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

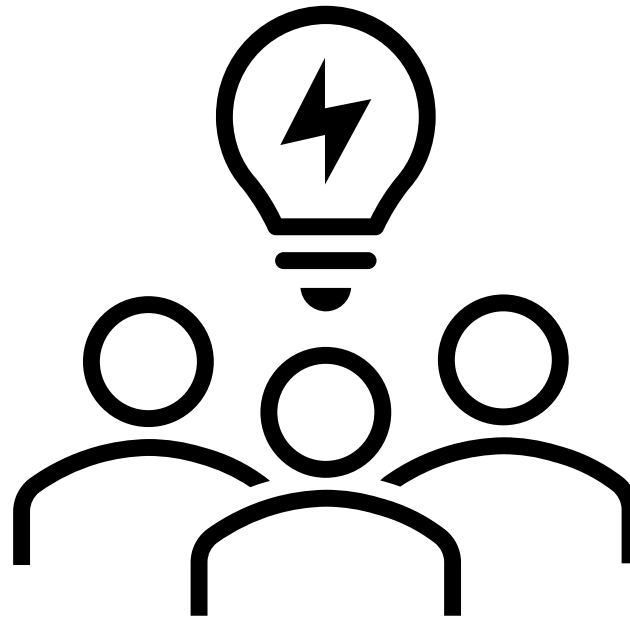
- Supports a compact, vibrant Retail Core
- Maintains potential for other ground floor commercial in other areas of Downtown

TRADE-OFFS

- Community expressed interest in potentially expanding
- Limits active uses along other sections of key pedestrian corridors (i.e. west end of 4th 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 20th 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 21st 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 20th 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).

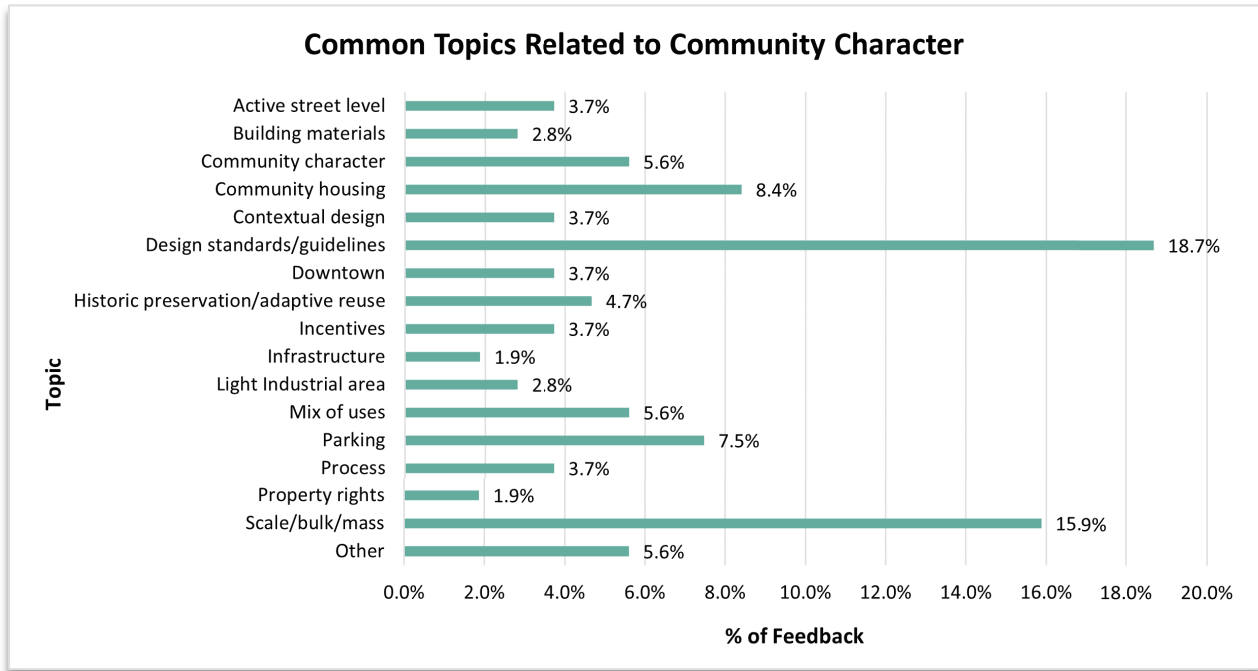


Figure 1: Common Topics Related to Community Character

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.

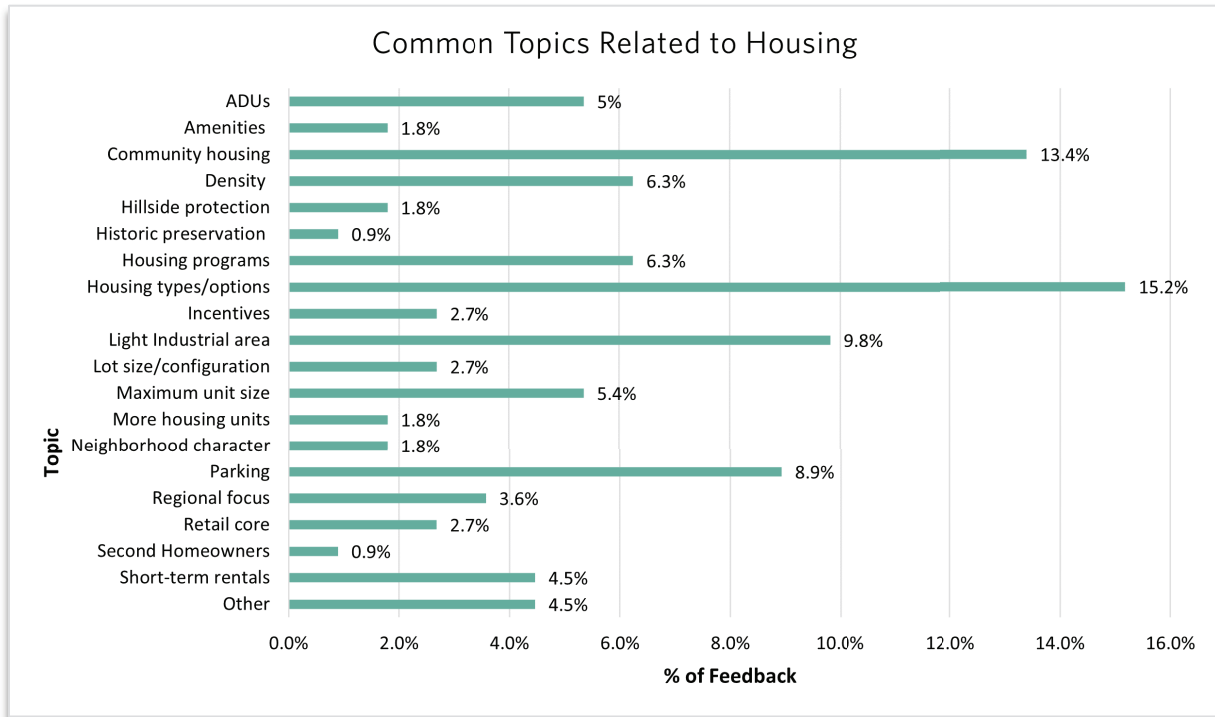


Figure 2: Common Topics Related to Housing.

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.

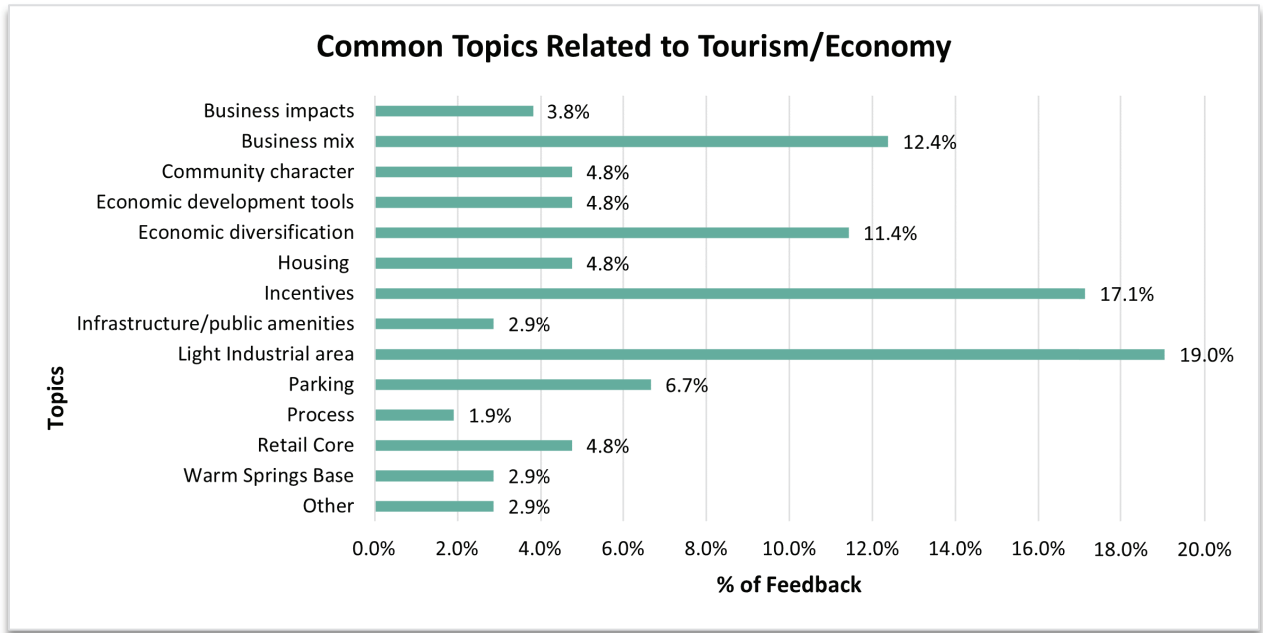


Figure 3: Common Topics Related to Tourism/Housing



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

APPEALING



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

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

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



QUESTIONS FOR DISCUSSION:

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





CHARACTER FOCUS

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

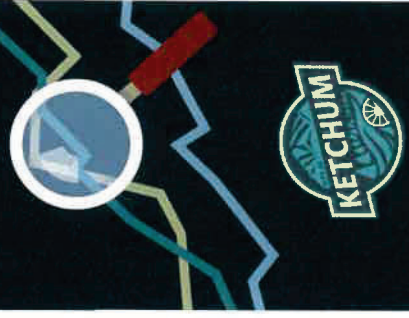


QUESTIONS FOR DISCUSSION:

- 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?





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.



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

~~Legacy business
Historic preservation~~



I DO NOT SUPPORT THESE RECOMMENDATIONS

~~ADU's!
Need these new tools~~
Expand designatory of historical buildings 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 Airport industrial area or south*





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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>we support them but we don't want to have a community that is too dense. we support them but we don't want to have a community that is too dense.</i></p>	<p><i>we support them but we don't want to have a community that is too dense. we support them but we don't want to have a community that is too dense.</i></p>	<p><i>we support them but we don't want to have a community that is too dense. we support them but we don't want to have a community that is too dense.</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS 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 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 road)





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

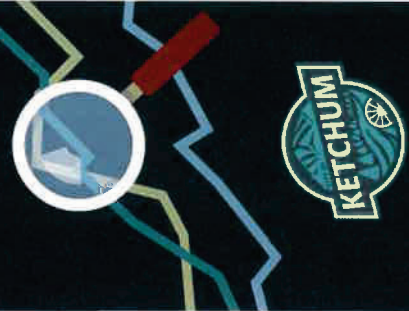


QUESTIONS FOR DISCUSSION:

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



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?





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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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>Yes Incentivize adaptive re-use Expand locations for housing</p>	<p>ELIMINATE FAR allowances Keep Hotel height restrictions & phase away to allow Do not eliminate design review</p>	<p>✗ ELIMINATE FAR allowances Keep Hotel height restrictions & phase away to allow Do not eliminate design review</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>Keep Historic Buildings & encourage renovation Bullet 3 Limit expand historic preservation</p>		

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

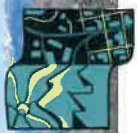
No more big box buildings
Do not allow in-tiew increases in height etc → Should stick w/ the Code restrictions & not allow developers to pay their way out of complying w/ height etc.



QUESTIONS FOR DISCUSSION:

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

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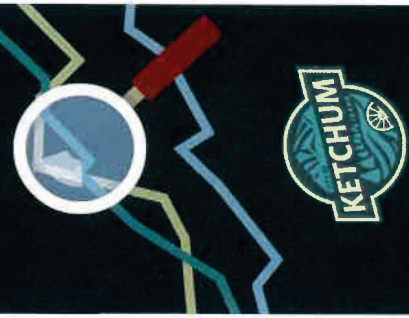
QUESTIONS FOR DISCUSSION:

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



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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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?

*not eliminate
Madam strategies
Slopedown lots OK for height
incentive of water
- context of adjacent bids
for height*



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

*- Small scale blinds
- design*



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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QUESTIONS FOR DISCUSSION:

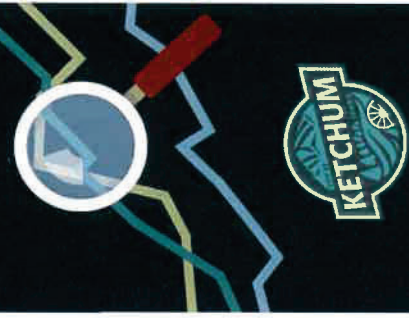
- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

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

* 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 ^{If parking goes, then business will wane & maybe move.}

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





CHARACTER FOCUS



QUESTIONS FOR DISCUSSION:

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

I DO NOT SUPPORT THESE RECOMMENDATIONS

ensure recommendations are fair to property owners
voluntary incentives



much preferred to mandated policy

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 SUPPORT THESE RECOMMENDATIONS

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



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

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

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

And have owners and their rights are part of our character, and economic support base
- ~~keep~~ understand the needs of all, not just the targeted

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

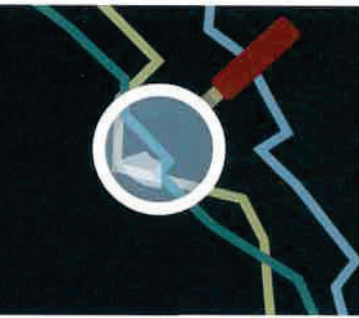
No subsidies recommended

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



QUESTIONS FOR DISCUSSION:

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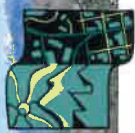
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- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

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

Don't support the high priority for housing. Please address parking.





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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

TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?			NONE FOR HOTELS
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?

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:

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











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

- Are there recommendations that you think should be prioritized? **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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>			<p><i>No incentives to developers</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			<p><i>Do not support</i></p>

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

Limit height to three stories measured from street level



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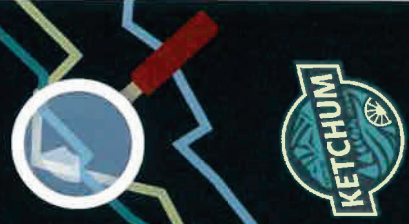
I SUPPORT THESE RECOMMENDATIONS | I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION | I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES 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 NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>I support with generous guidelines.</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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CHARACTER FOCUS

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

- Are there recommendations that you think should be prioritized? **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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>Incentivize adaptive reuse</i> <i>Keep central core of Ketchum in fact as much as possible</i> <i>Strengthen building regulations</i></p>	<p>—</p>	<p>👍</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>X</p>	<p>—</p>	<p>👎</p>

🗨️

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?



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			

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

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



QUESTIONS FOR DISCUSSION:

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





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?

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



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

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



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

Architectural Review Committee do NOT work.



Revisiting the wheel Architectural Review Comm

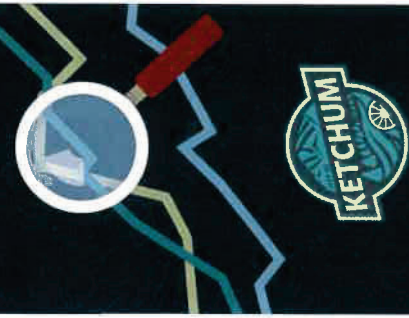
QUESTIONS FOR DISCUSSION:

- 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?

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





CHARACTER 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

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 **REGULATIONS OR INCENTIVES** RECOMMENDED?

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

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

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

why is more better? let's use zoning to limit population growth.

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





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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>I recommend stricter guidelines for developers.</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS 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?



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



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



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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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>B+85 =</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



187a lot design

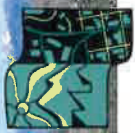
GENERAL FEEDBACK:
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<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			

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:

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





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CHARACTER FOCUS

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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		

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

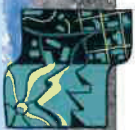
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DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



QUESTIONS FOR DISCUSSION:




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

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



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

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





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- 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 OR INCENTIVES RECOMMENDED?

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



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

• Help legacy businesses
• Support most
• Get neighborhood specific

• Increasing DR reqs



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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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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>expand downtown reduce FAR require parking reduce height</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



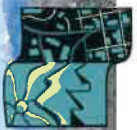
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KETCHUM

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

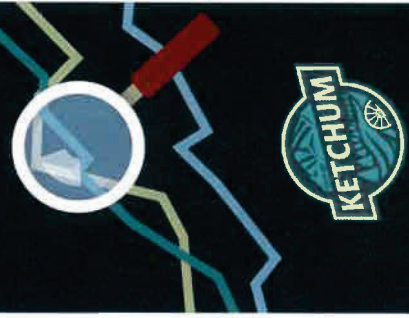


QUESTIONS FOR DISCUSSION:

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

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

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



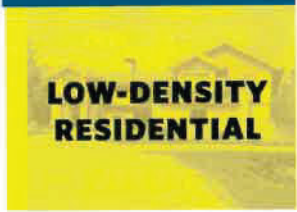
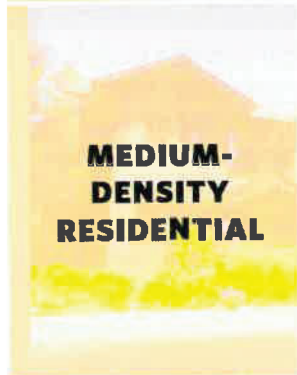
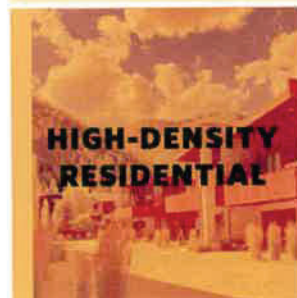
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • 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 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>		<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments <i>yes</i> Eliminate height incentive for hotels <i>and work force housing</i> Continue to require ground floor commercial space/activation 	<p><i>Parking Parking Parking</i></p> <ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>yes</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>allow more housing not just work/live</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas


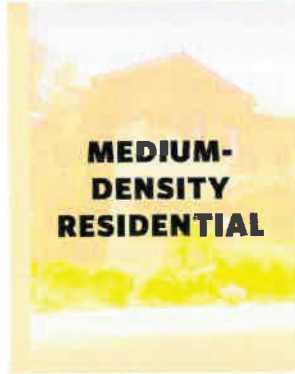
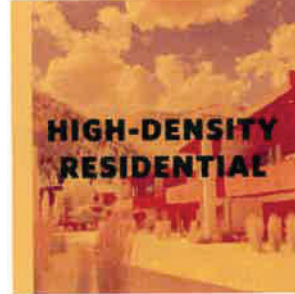
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels <i>Keep to 3 Floors Max!</i> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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) 	
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Establish maximum unit sizes 	


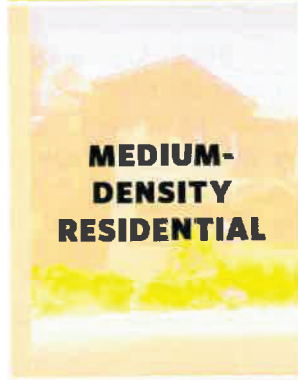
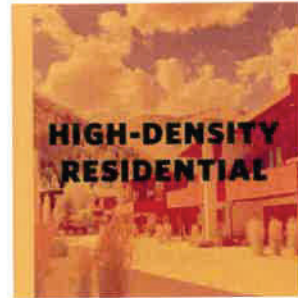
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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>
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a <u>legacy business</u> program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p>INCREASE LOT USE</p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types ✓ 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 ? 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas

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
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation ? 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses ?
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<ul style="list-style-type: none"> 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
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>If we want to successfully address housing and parking needs we will need to partner with</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>only if owners compensated</i></p> <p><i>to partner with</i></p>

developers experienced in/w/with developments that address our needs!

→ 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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MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <i>- reflects in design type favored by policymakers</i> 	<ul style="list-style-type: none"> 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
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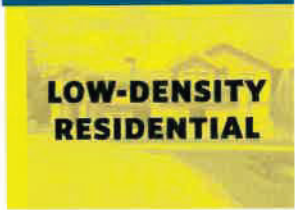
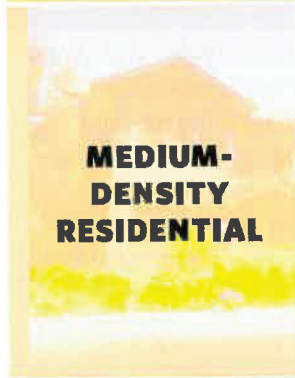
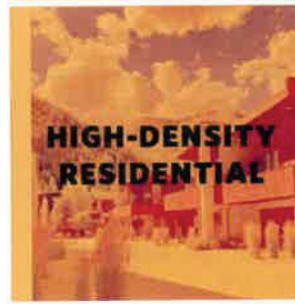
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <i>- STIPLES CREATIVITY - OR IF VOLUNTARY</i> Reduce height and FAR allowances to limit the scale and intensity of new developments <i>NO</i> Eliminate height incentive for hotels <i>NO!</i> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated historic buildings <i>NO</i> Establish a legacy business program to showcase longtime Ketchum businesses <i>OK IF</i> 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>
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COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels <i>NO!</i> 	<p><i>IF THEY ARE TRULY HISTORIC. I.E. NOT SOMEONE WE THINK IS IMPORTANT ONCE LIVED HERE...</i></p>
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MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
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MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 <i>CHANGE NOT MAINTAIN</i> 	
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CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • 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 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	
 <p>HIGH-DENSITY RESIDENTIAL</p>		

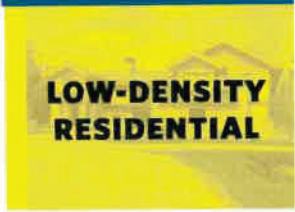
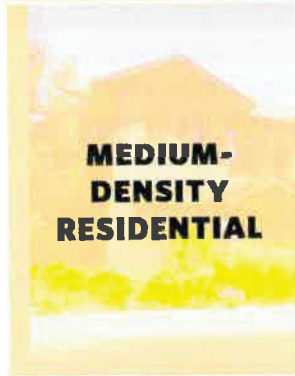
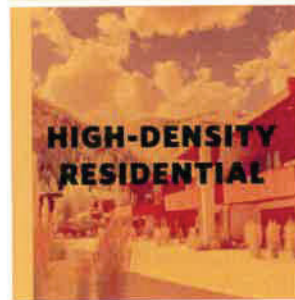
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <p><i>consider how standards were in 90's</i></p>	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses <p><i>when design resulted in better scale to humans</i></p>
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<ul style="list-style-type: none"> 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
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	<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>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas

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>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
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<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

Keep historical styles

+++

+


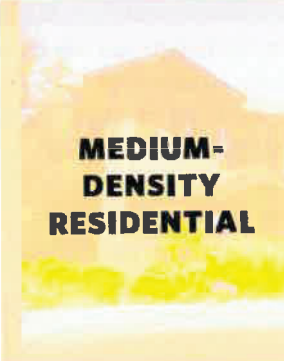
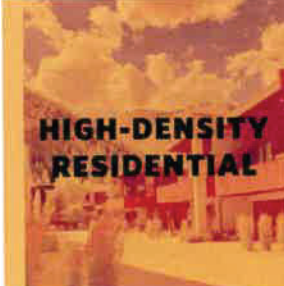
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- increase setbacks!
- increase space between buildings

Ban homes over 3k sqft

- reduce lot coverage!

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> <i>Incentivize ADU's</i> <i>Incentivize duplexes, triplexes</i>

CHARACTER FOCUS


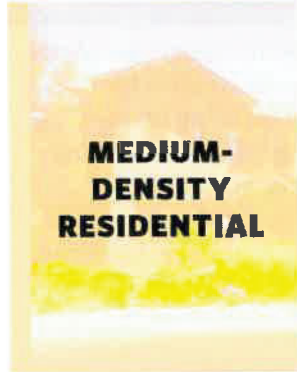
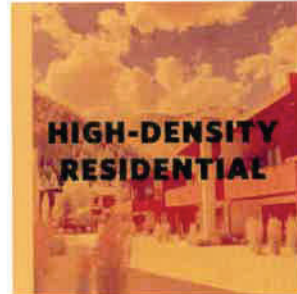


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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CHARACTER FOCUS


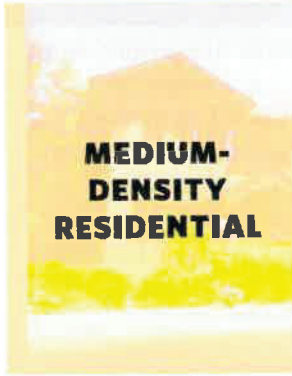
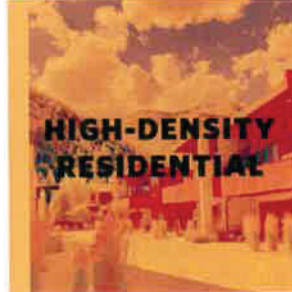
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CHARACTER FOCUS

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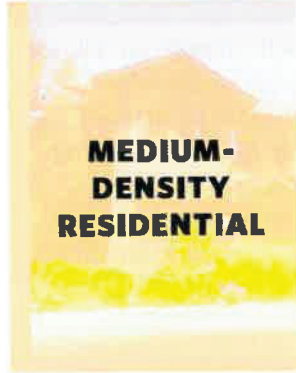
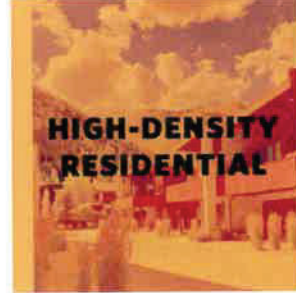
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>3 STORY MAXIMUM</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas

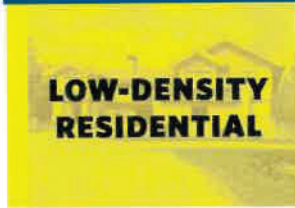
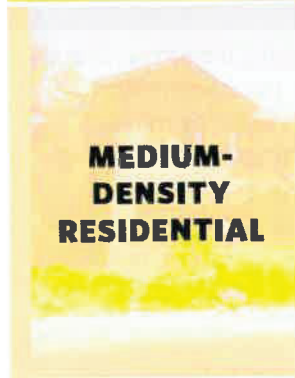
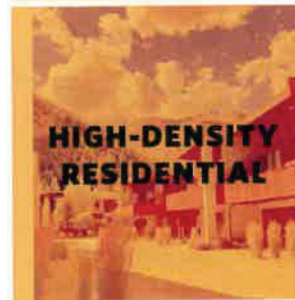
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt <u>location-specific</u> 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
RETAIL CORE	<p>750 SF - NO Parking</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <input type="checkbox"/> Reduce height and FAR allowances to limit the scale and intensity of new developments <input type="checkbox"/> <u>Eliminate height incentive for hotels</u> <input type="checkbox"/> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
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MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Maintain current height and density allowances/incentives 	<p>?</p>
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Expand allowance for a range of housing options to reduce pressure for housing in other areas <input checked="" type="checkbox"/> Eliminate or minimize design review requirements <input type="checkbox"/> Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p>?</p> <p>No</p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ✗ Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types ✗ Establish city right-of-way standards in alignment with neighborhood character 	
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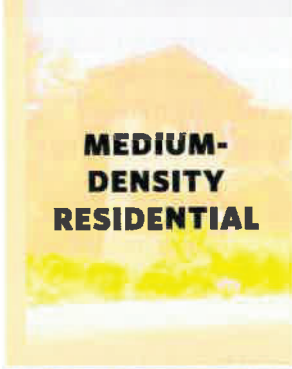
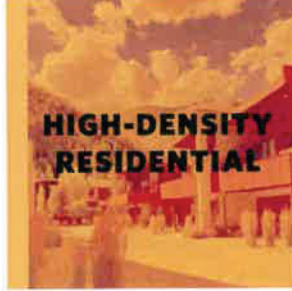
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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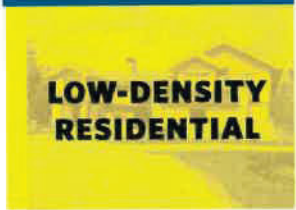
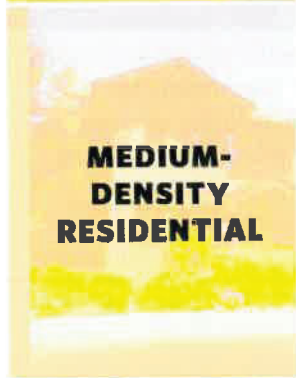
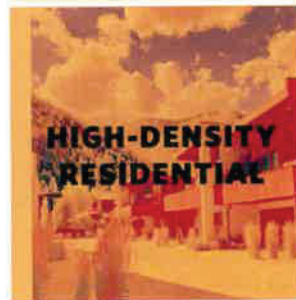
CHARACTER FOCUS



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CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	

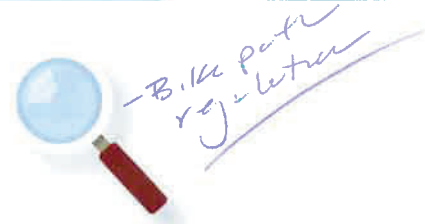
* Remove incentives for anything higher than 3 stories
 * Eliminate FAR incentives for anything higher than 3 stories
 * Eliminate FAR incentives for anything higher than 3 stories

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 (views)



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	

?
 - no in lieu of other
 - or at min cost of afford housing
 not less

incentive for love?
 why?
 why? vs
 incentives
 parking


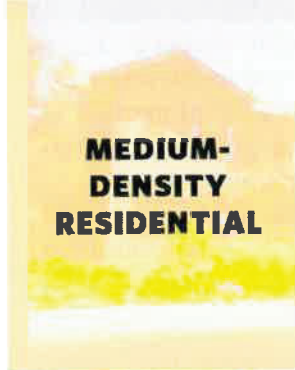
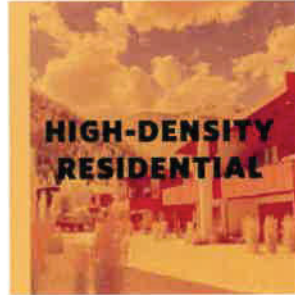
- showcase -
 but not
 preserve?

agree
 3 stories max
 what are they
 getting higher
 seems to be getting
 and blockier.

- create it
 as a event
 design grant

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

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character <i>what does this mean</i> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
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To empower higher buildings, affordable housing, ~~and~~ update the height + density limits of places away from city core (red and pink areas) For example, around St. Lukes / Cold Springs area.

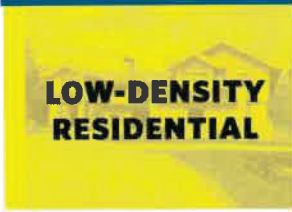
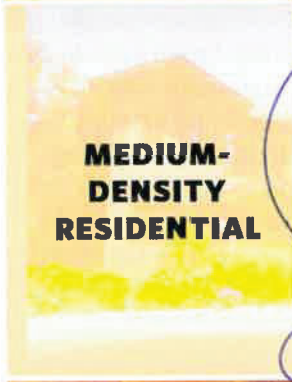
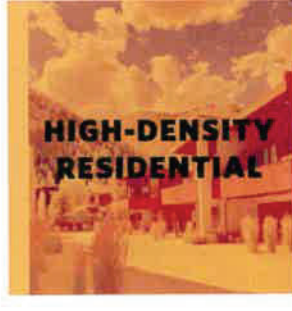
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<p><i>for incentives, city purchase of historic buildings</i></p> <ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
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CHARACTER FOCUS

• Policy
 • Rezoning L.I.
 • Transportation
 • FHA vs → FHA
 • Floodplain
 • Education
 • Role of PEZ
 • Region
 • Amenity
 • Healthcare
 • In-line
 • TDR



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PROTECT NEW CORR.


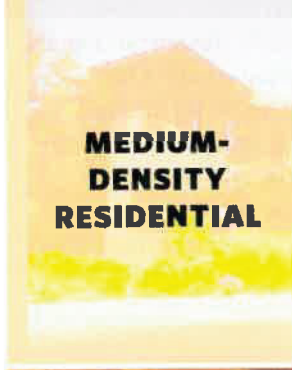
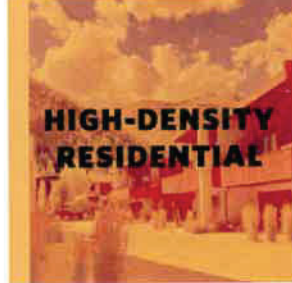
CHARACTER FOCUS



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

CHARACTER FOCUS

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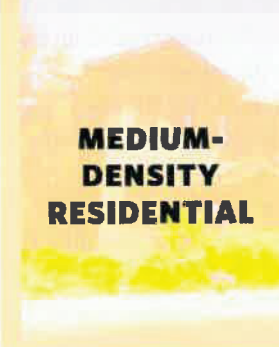
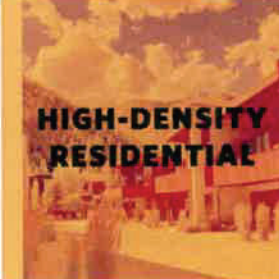
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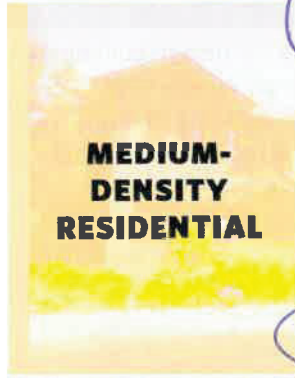
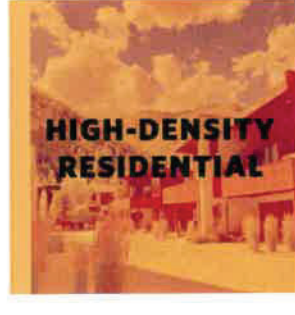
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<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<p><i>HPC is a joke => look at log cabin</i></p>
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>Reduce heights</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

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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



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WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<p><i>Ambiguous incentives to go up or not go up</i></p>
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<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>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	

QUALITY OF LIFE FOR RESIDENTS

PARKING
PARKING
PARKING

*Denise Hamilton
of
Builder*



CHARACTER FOCUS


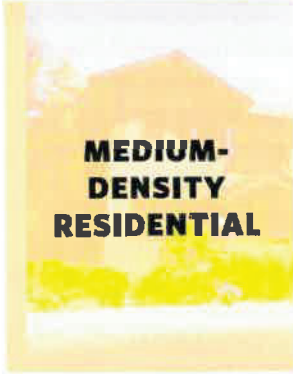
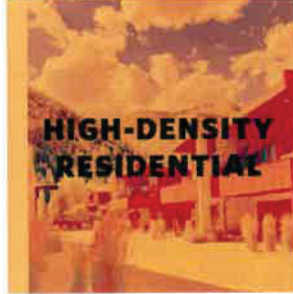


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels <i>- use/change</i> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings <i>use green/carbon reduce - use! keep/bulldon established "assets"</i> Establish a legacy business program to showcase longtime Ketchum businesses 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>
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

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

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	

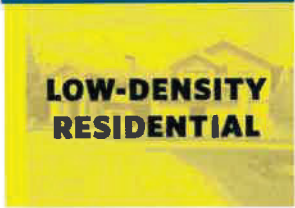
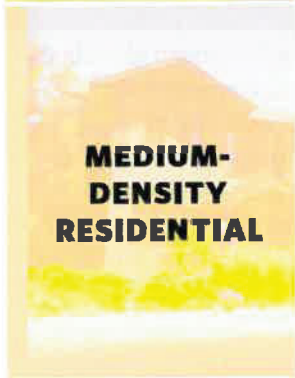
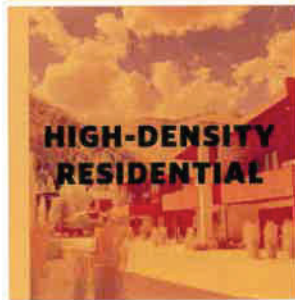
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) ✓ Reduce height and FAR allowances to limit the scale and intensity of new developments ✓ Eliminate height incentive for hotels <i>depends on location</i> Continue to require ground floor commercial space/activation ✓ 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	



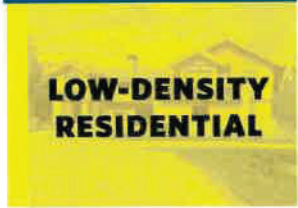
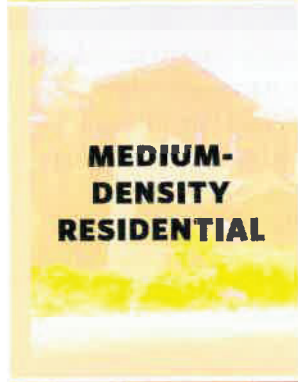
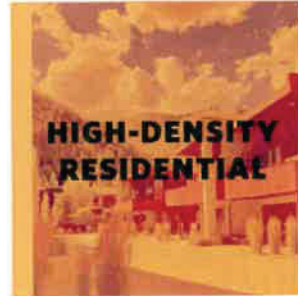
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	2nd / 6th
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	Jenny Sullivan

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	

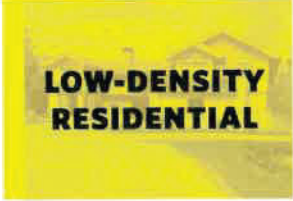
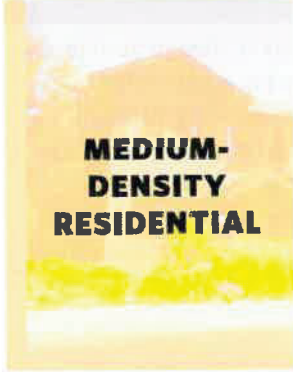
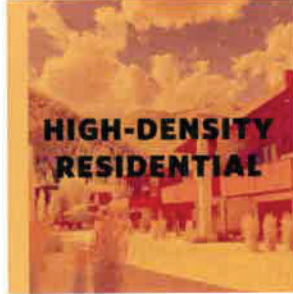
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	


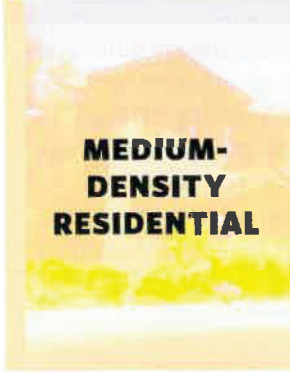
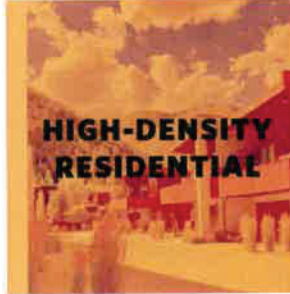
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
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CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • 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 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	
 <p>HIGH-DENSITY RESIDENTIAL</p>		

CHARACTER FOCUS


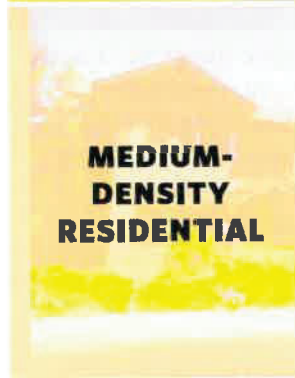
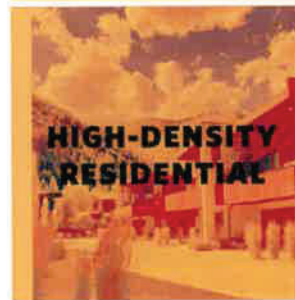


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	

OK where they are in the middle

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
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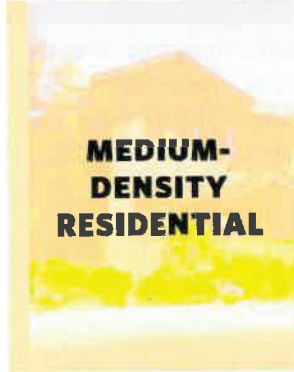
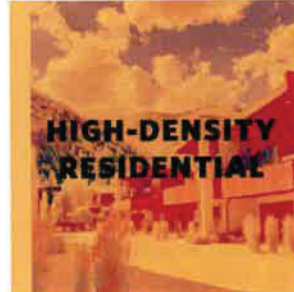
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <i>1.0 ratio</i> Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial <u>space/activation</u> 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings <i>25% fee - funding?</i> Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Strengthen hillside development regulations 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 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas <p><i>Design Height incentive Hillside devel.</i></p>


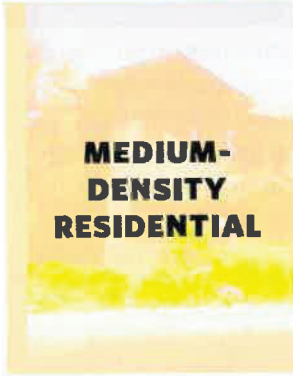
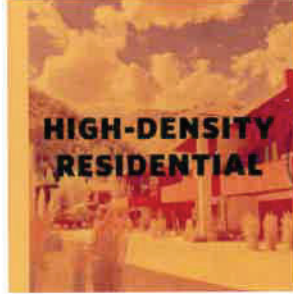
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <p><i>Keep architectural creativity free</i></p>	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<p><i>For penthouse + hotel style buildings only. Increase height for housing / commercial</i></p> <ul style="list-style-type: none"> Establish a commercial facade/ building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>← Fix parking requirements</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<p><i>Find ways to ↑ density</i></p> <ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods • Expand designation of historic buildings in residential areas <p><i>→ housing development</i></p>
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 <p><i>← yes</i></p>	

CHARACTER FOCUS


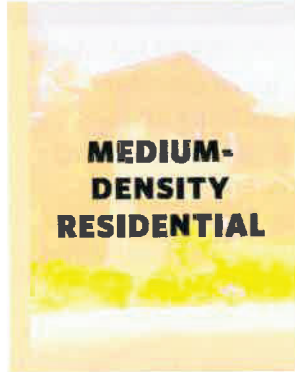
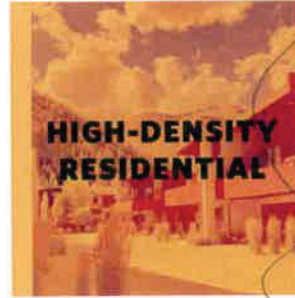


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	

Where did the in-lieu parking fees go?

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	

Silver Creek Outfitters style

Change Parking exemptions

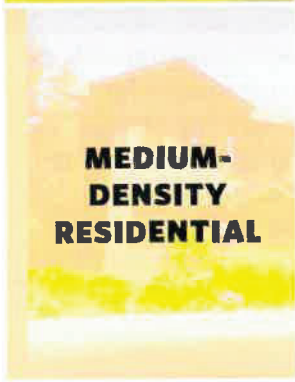
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <i>↑ + 100% review w/ tools</i> 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments <i>height side</i> Eliminate height incentive for hotels Continue to require ground floor commercial space/activation <i>/parking</i> 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels <i>✓</i> 	<p><i>parking - or with some requirement</i></p>
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>more ADUs</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>define common housing by restricted in lieu fees re-evaluate FAR - lower 1.77 Z.15 35' + 174 incentivize 5/6 to build at River Run. back to 1.7 (the character)</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	


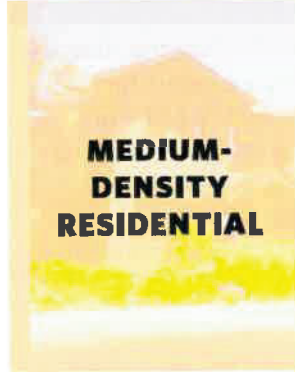
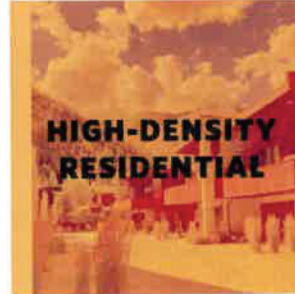
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation <p><i>should be addressed through design guidelines</i></p>	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
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CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
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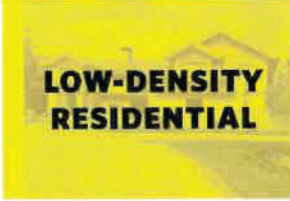
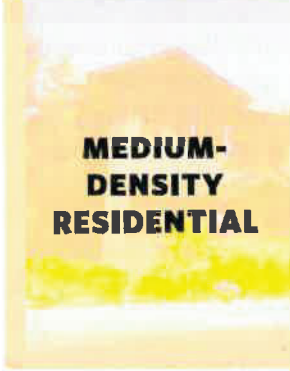
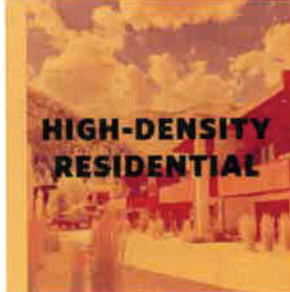
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
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<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>Handwritten notes:</i> - lack of productivity - change parking requirements</p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>open to requiring ADU</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	

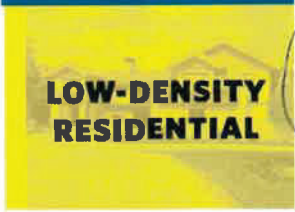
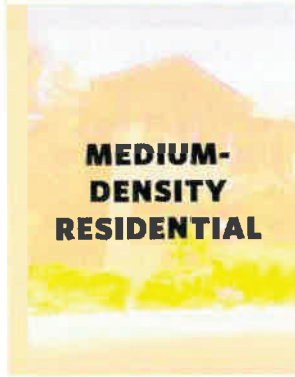
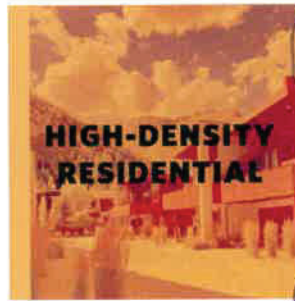
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>consistent to existing neighborhood</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	

Parking is integral to community planning



CHARACTER FOCUS



PARKING

WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<p><i>* eliminating low-income emphasis in retail core</i></p> <ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	<p><i>community character design height</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas


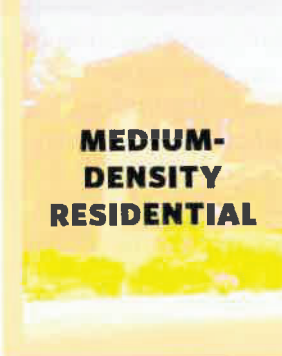
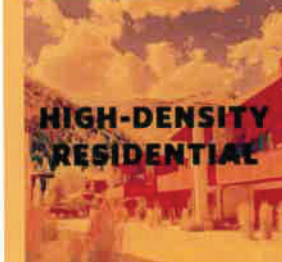
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) + 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) + Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels † Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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 †
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> ▪ Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods ▪ Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 + 	

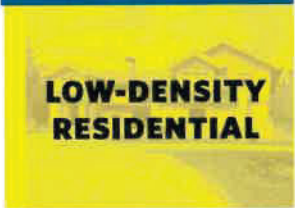
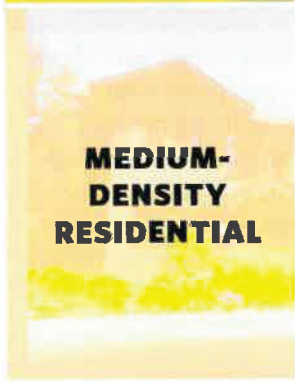
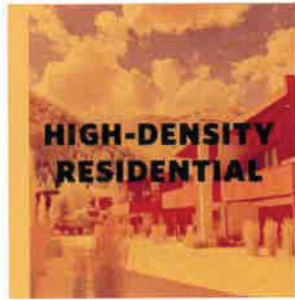
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels <i>already too high</i> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<p><i>Parking is a must</i></p>
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ✗ 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 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	


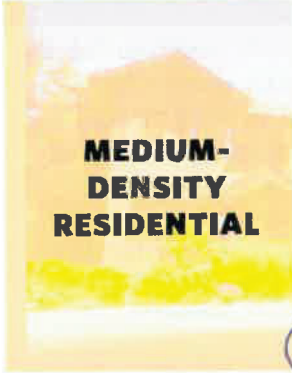
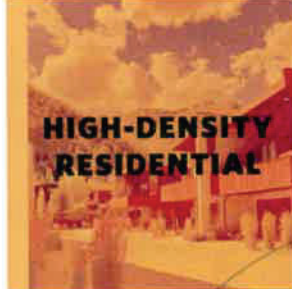
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<ul style="list-style-type: none"> - and stick to it
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p>need more</p>
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	<p>parking !!!</p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas <i>and stick to it</i>


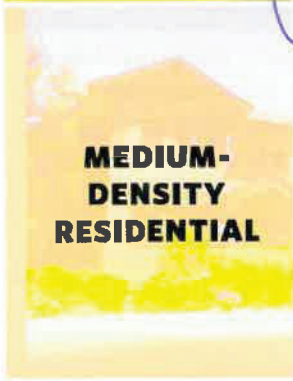
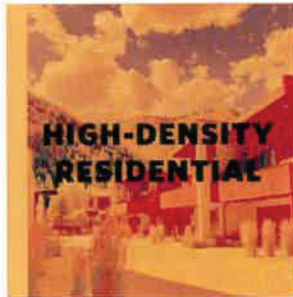
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <i>Requirements</i> 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements <i>NO!</i> Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>Design Review needed</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<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
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
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COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>Keep lower building</i></p>
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	<p><i>increase design review.</i></p> <p><i>—keep</i></p>

Stronger Design

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<p>1) <i>have looked in the past been more employees vs 9%</i></p> <p>2) <i>what % in 2014?</i></p>

- Land CAPACITY MAP -

CHARACTER FOCUS




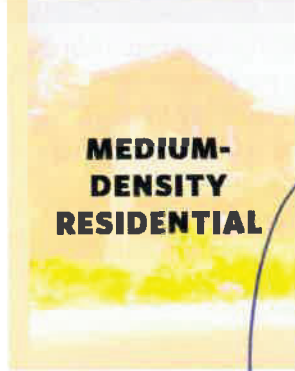
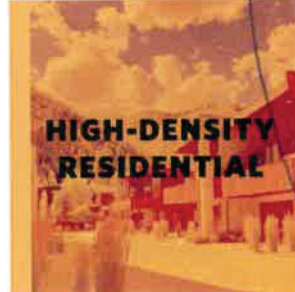
WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

Handwritten notes:

- What does Ketchum do about new residential buildings w/ not enough parking for residents - town -
- look at new develop- mt options 30' in industrial zone area

CHARACTER FOCUS

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 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Strengthen hillside development regulations 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 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas

Encourage ADU building in accordance w/ neighborhoods

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

too much

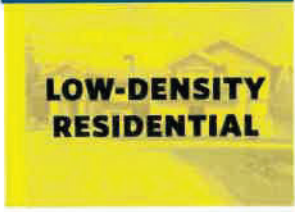
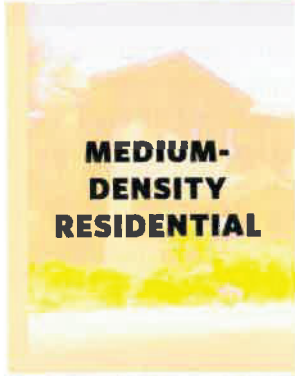
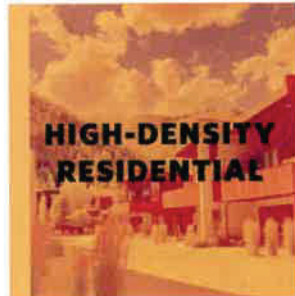
CHARACTER FOCUS



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CHARACTER FOCUS



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<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p>Undeveloped area for housing, parking incentives for biz open up for use</p>

More residential downtown but parking concern
parking opportunities

CHARACTER FOCUS

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 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
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 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<p><i>Encourage ADU</i></p>

CHARACTER FOCUS

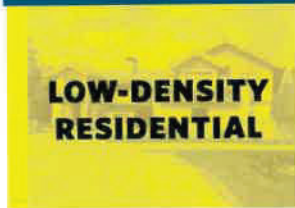


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> PARKING Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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 <p><i>- FACADES ARE FINE</i></p>
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>NO MORE TALL BUILDINGS</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>- WE MUST. IT IS VITAL REMAINING REAL ESTATE</i></p>

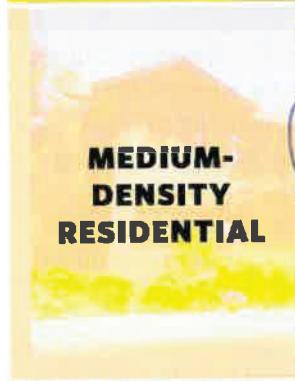
CHARACTER FOCUS

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

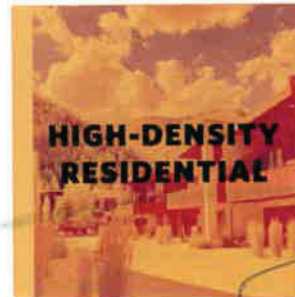
- NEED MORE DENSITY



- 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

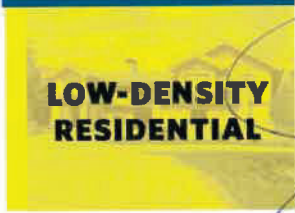
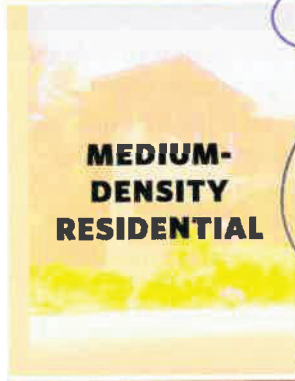
NEED MORE DENSITY. WE ARE SURROUNDED BY OPEN SPACE OR PUBLIC LAND



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	

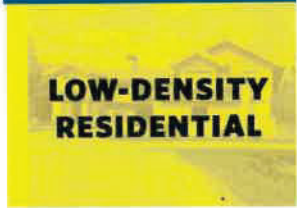
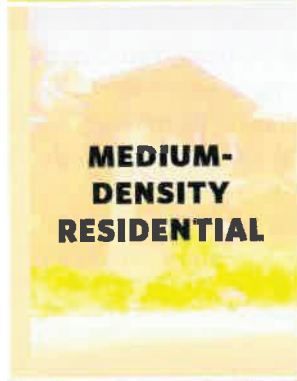
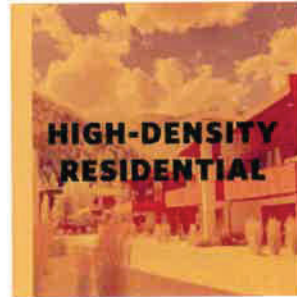
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <i>yes</i> Reduce height and FAR allowances to limit the scale and intensity of new developments <i>yes</i> Eliminate height incentive for hotels Continue to require ground floor commercial space/activation <i>+ RESTAURANTS</i> 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a <u>legacy business</u> program to showcase longtime Ketchum businesses 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> <u>Retain</u> height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> <u>Expand allowance</u> for a range of housing options to reduce pressure for housing in other areas <i>yes mixed residential INCENTIVES FOR CURRENT WAREHOUSE</i> Eliminate or minimize design review requirements <i>NOT FOR HEIGHT RESTRICTIONS</i> Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development <i>yes</i> 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>INCENTIVE FOR ADU'S</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt <u>location-specific</u> design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas <p><i>YES - (IT'S A little LITTLE)</i></p> <p><i>NO</i></p>
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<p><i>! yes</i></p>


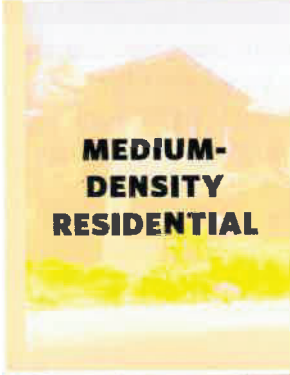
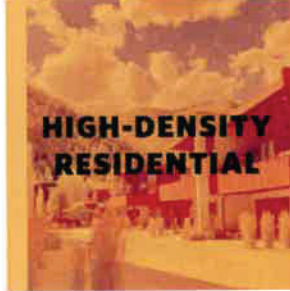
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels <i>yes</i> Continue to require ground floor commercial space/activation <i>no!</i> 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings <i>yes</i> Establish a legacy business program to showcase longtime Ketchum businesses <i>?</i> 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>yes</i>
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels <i>yes</i> 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>Reduce height incentives</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas <i>yes!</i> Eliminate or minimize design review requirements <i>no</i> 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> 	<p><i>Encourage development on Saddle Road/75 corner. for Com. House</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>NO Encourage ADU!</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 <i>Encourage ADU!</i> Strengthen hillside development regulations <i>yes</i> 	<p><i>NO! The city doesn't maintain Right of ways and create weed/freedoms</i></p> <ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods <i>NO</i> Expand designation of historic buildings in residential areas <i>NO</i>
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) <i>ok</i> Establish maximum unit sizes <i>yes</i> 	



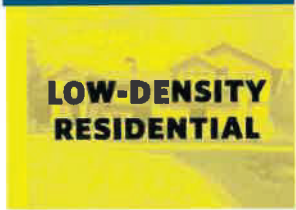
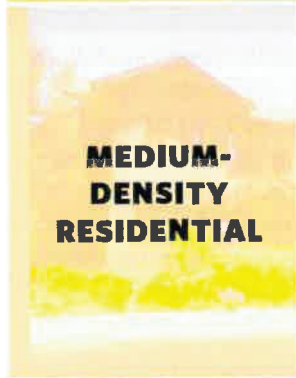
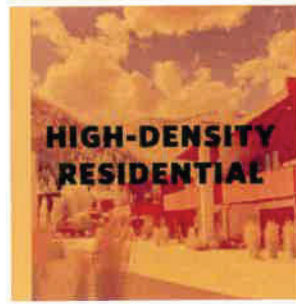
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> 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
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> 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 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	

Design Review



COHESIVE
KETCHUM

Comprehensive Plan & Code Update

HOUSING FOCUS

~~Do not~~
DO NOT USE FAR - KEEP WITH RECOMMENDATIONS

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

I 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?



ONLY HAVE TOX PAYER SUBSIDY AFFORDABLE HOUSING ESSENTIAL WORKS
6 Not for people wanting to live in the same place

Support creation of employer sponsored housing (not tax-payer)

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



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

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





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



* Fill Bluebird Village first before building 15th Wash!

* Housing MUST provide 2 ^{parking} 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 - ~~are~~ 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

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

- support lot split
add density ok
in low density areas
more voluntarily
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

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

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?**





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 REGULATIONS OR INCENTIVES 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>THumbs down icon</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>+ EMPLOYER SPONSORED HOUSING + PRESERVATION OF OLDER HOUSING COMPLEXES</p>	<p>THumbs up icon</p>	<p>THumbs down icon</p>

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







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







*1. Work on area for Ketchum
2. Consider South Valley for housing*





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





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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</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 BLDGS OUT IN THE COUNTY & ALLOW KETCHUM TO STAY VERY LOW DENSITY



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

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

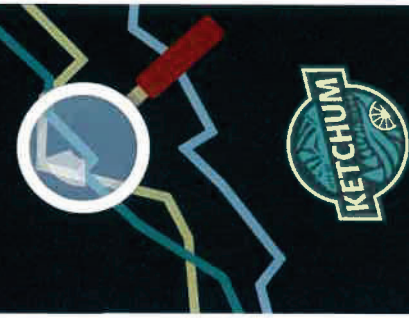


QUESTIONS FOR DISCUSSION:

- 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?

Loosen restrictions in industrial zone, loose ADU restrictions. This is only works w # nice-ness for land owners.





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?			
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 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?**






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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>I support ADUs, Duplexes etc in yellow zones</p> 	<p>Clear guidelines on who is eligible required</p> 	
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS 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?**





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

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.



QUESTIONS FOR DISCUSSION:







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





HOUSING FOCUS

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

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

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



QUESTIONS FOR DISCUSSION:

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





HOUSING FOCUS

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





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?

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?

*STOP STOP STOP
Prioritize essential workers*





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

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

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?**





HOUSING FOCUS

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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?**



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

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





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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<ul style="list-style-type: none"> • Smaller lots + smaller units • ADU incentives 		<ul style="list-style-type: none"> • Spending a premium to inject housing into downtown Ketchum
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<ul style="list-style-type: none"> • ADU incentives 		

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

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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES 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 NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p> <p><i>allocate density to Attraction # scenic Sight of # scenic sustainable Brazos river project</i></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?

Li & JV Co.



QUESTIONS FOR DISCUSSION:

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





HOUSING FOCUS

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

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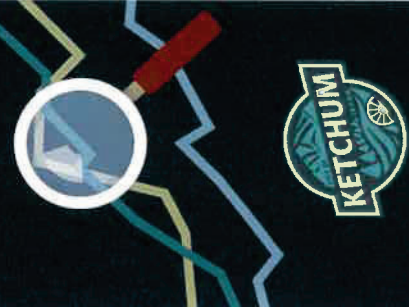
<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>RE ZONE INDUSTRIAL AREA</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p></p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</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 SUPPORT HOUSING CHOICE AND AFFORDABILITY?





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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?

Open the industrial area to high density housing.



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

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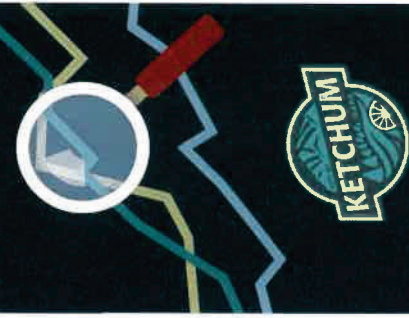


QUESTIONS FOR DISCUSSION:

- 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?

PARKING











HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

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

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



QUESTIONS FOR DISCUSSION:

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





HOUSING FOCUS

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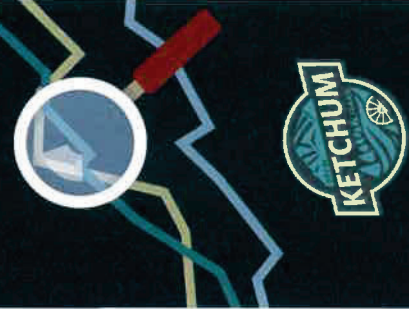


QUESTIONS FOR DISCUSSION:

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

you built Barrarian village in the core - you will regret it - actually we will regret it.

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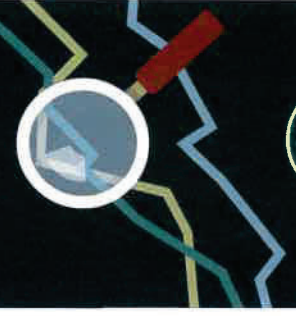
GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

Parking!!



QUESTIONS FOR DISCUSSION:

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





HOUSING FOCUS

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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?

- 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





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 REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>If you're building something big, make sure it can be affordable and make sure it will be filled fully.</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>more opportunities and density in housing in residential areas</i></p>		



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



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?





HOUSING FOCUS

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





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



QUESTIONS FOR DISCUSSION:

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

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.

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



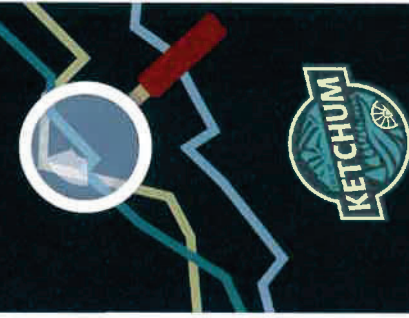
QUESTIONS FOR DISCUSSION:

- 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, Halley, Bellevue + Carey to work together

Keep the parking lot No Housing on the Parking Lot!



HOUSING FOCUS



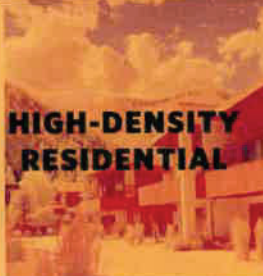

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p> <p><i>city core</i> →</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> 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
<p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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
<p>MEDIUM-DENSITY RESIDENTIAL</p>		

Continued on next page

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) <p><i>NO community housing in the core</i></p>
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing <i>NO</i> 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 <i>NO</i> Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial 	

284-546

cofennick

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

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)

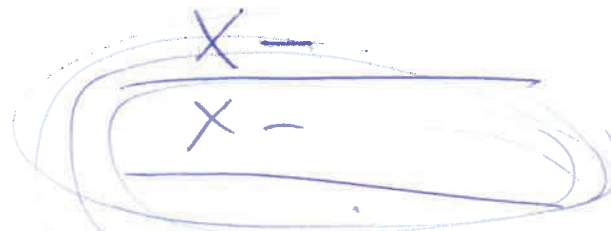
MIXED-USE INDUSTRIAL AREA

- 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

- Facilitate the creation of employer-sponsored housing

Use these areas for Affordable housing
OR South of Gas Plant

aka RIVERT in Haley -
Find a Ketchikan location for housing



HOUSING FOCUS



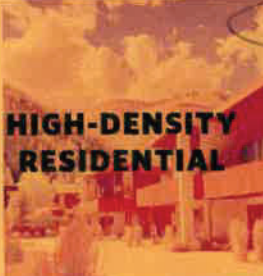
WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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
<p>LOW-DENSITY RESIDENTIAL</p>		<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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

Continued on next page

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>PARKING</i></p>

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> ▪ 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
<p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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
<p>MEDIUM-DENSITY RESIDENTIAL</p>		

Continued on next page

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing <p><i>NO!</i> <i>NO!</i></p>	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

HOUSING FOCUS



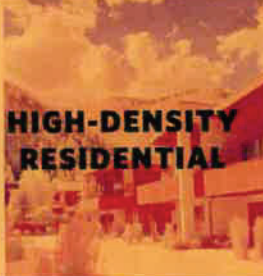

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> 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 <u>off-street parking</u>! 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 <p><i>Handwritten notes:</i> - "DON'T OVERBUILD ON ONE LOT" (circled) - "NO" (written next to building coverage item)</p>	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> Secure additional public and private sites for community housing developments Expand funding for community housing including additional Local Action Tax (LOT) revenues <u>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</u> Re-evaluate the parameters of the FAR Density Bonus program <p><i>Handwritten notes:</i> - "NOT 'IN' DOWNTOWN. OTHER WALKS REAL ESTATE EXPAND BUS!" (written vertically on the right)</p>
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 <p><i>Handwritten notes:</i> - "CONTROL WITH LOT COVERAGE" (written diagonally)</p>	<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees) Collaborate with neighborhood organizations and HOAs to <u>remove restrictions</u> 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 <p><i>Handwritten notes:</i> - Checkmark next to "streamline approval process for new ADUs"</p>

Continued on next page

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) ✓ 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring <u>community housing</u> (ex: older <u>condo complexes</u>)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels ✓ Maintain height/intensity incentives for community housing <i>→ SKETCH W/ CONTEXT</i> Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing ?
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 <u>worker</u>, not just the owner or employee of a business Simplify residential unit calculations ✓ Allow for the individual sale of community housing units <i>→ MAINTAIN WORK/ASSET REQUIREMENTS. REQUIRE LIVE-IN; NOT RE-RENT</i> Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial <i>?</i> 	<p><i>→ MUST WORK. NOT RETIREES.</i></p> <p><i>DON'T RUN BUSINESSES OUT OF KITCHEN</i></p>

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> 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> 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 <i>Maybe.</i> Establish minimum/maximum unit sizes Increase building coverage for community housing 	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> Secure additional public and private sites for community housing developments Expand funding for community housing including additional Local Action Tax (LOT) revenues <i>IF there are clear transparent + ENFORCEABLE Rules for revenue collected</i> Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs Re-evaluate the parameters of the FAR Density Bonus program <i>SHOULD BE EXPANDED/INCREASED</i>
<p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> 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>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) <p><i>- Don't understand this</i></p>
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain height/intensity incentives for community housing <i>density?</i> Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>- More productive/better use if rented.</i></p>

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

- 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 *no*
- 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

We are a 2nd home economy. Owners

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

Continued on next page

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

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*
- 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

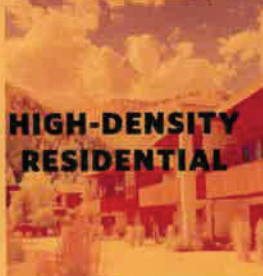
- Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
- Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots
- Develop preservation program to preserve and protect naturally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

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 make it work.

Continued on next page

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) ✓
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing ✓
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<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



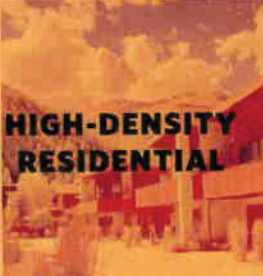

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> ⦿ 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 	<ul style="list-style-type: none"> ✗ 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
<p>LOW-DENSITY RESIDENTIAL</p>  <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ✗ 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 	<ul style="list-style-type: none"> ✗ 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>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ⊙ 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 <ul style="list-style-type: none"> • Allow for limited supporting services (retail, personal services, office) ? 	<ul style="list-style-type: none"> ⊙ ? Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> ⊙ Maintain existing employee housing requirements for hotels ✗ Maintain height/intensity incentives for community housing ✗ Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> ⊙ Facilitate the creation of employer-sponsored housing <i>How</i>
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> ✗ 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 <i>How?</i> ✗ Simplify residential unit calculations <ul style="list-style-type: none"> • 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 	



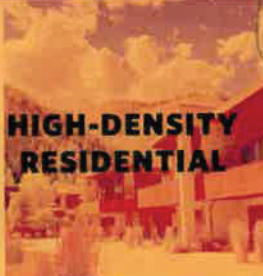

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 <u>limited</u> supporting services (retail, personal services, office) <i>?</i> Maintain existing employee housing requirements for hotels 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) <p><i>What does LIMITED mean</i></p>
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	



HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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

<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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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NO! NO MORE PAY-TO-PLAY EXCEPTIONS FOR THE WEALTHY!

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NO MORE EXCEPTIONS FOR HEIGHT SINGLE FAMILY, USAGE.

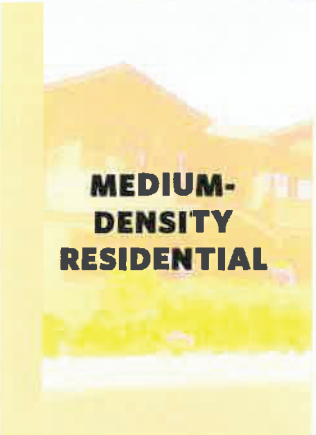
PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> ▪ 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
<p>LOW-DENSITY RESIDENTIAL</p>  <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

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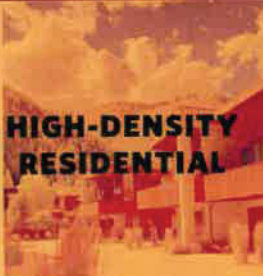

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Handwritten notes:
 limit to 3 stories in core / community mixed use
 can be higher outside core / community mixed use
 eliminate FAR waiver.
 eliminate FAR allowance.

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



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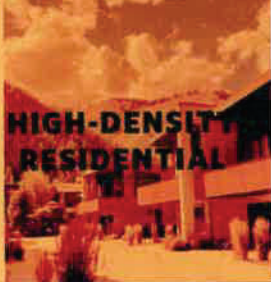

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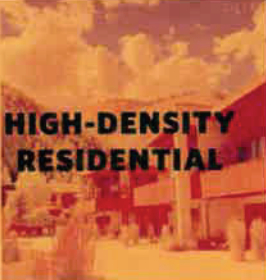
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<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> ✓ Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing ✓ Expand allowances for ADUs (two ADUs per single-family 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 	<ul style="list-style-type: none"> ✓ Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> • 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
<p>LOW-DENSITY RESIDENTIAL</p>  <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ✓ 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 	<ul style="list-style-type: none"> ✓ 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

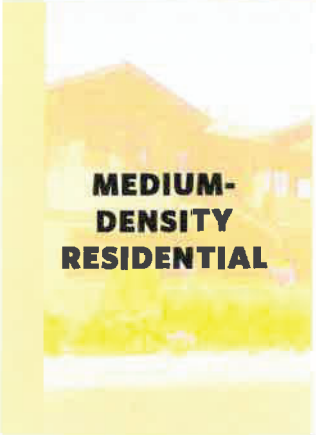
HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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<p>LOW-DENSITY RESIDENTIAL</p>  <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

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<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels <i>Increase</i> Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
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HOUSING FOCUS

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

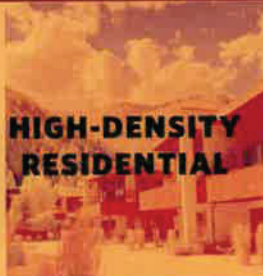



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish a maximum unit size for single-family detached development and require 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 	<ul style="list-style-type: none"> 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

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<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<p>RAISE to 100%</p> <ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p>Keep them</p>

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/parking*
- 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*

Continued on next page

lot coverage - Building for families

PRIORITY 3

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light industrial area -



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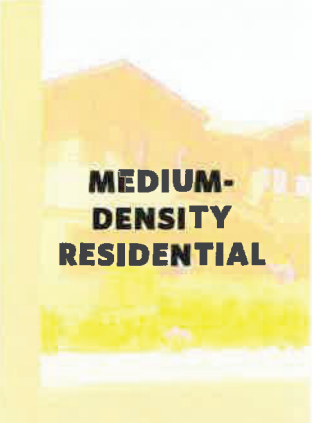
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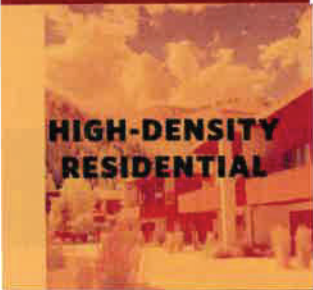
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PRIORITY 3

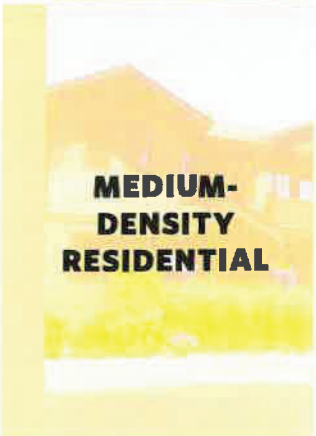
HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) <p><i>← No, keep residential</i></p>
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing <p><i>raise the roof for housing</i></p>
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

HOUSING FOCUS



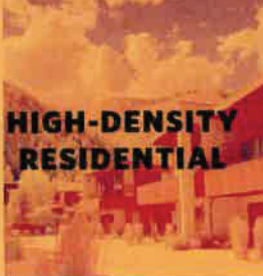

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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
<p>LOW-DENSITY RESIDENTIAL</p>  <p>MEDIUM-DENSITY RESIDENTIAL</p>	<p><i>No Exceeding</i></p> <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

Continued on next page

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

Non occupancy tax

y vertical
 224 - 586
 436 at rpk
 335 lost proj



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>RESIDENTIAL NEIGHBORHOODS (ALL)</p> <p><i>off street park</i></p>	<ul style="list-style-type: none"> 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 <i>current 8K sq'</i> 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 	<ul style="list-style-type: none"> 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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p><i>Review</i></p> <p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing <i>Again - looking @ design considerations</i> 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> Allow existing homes to be subdivided into two or more units with off-street parking <i>location specific</i> Establish minimum/maximum unit sizes Increase building coverage for community housing <i>location specific</i> 	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> 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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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

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WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> • 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 <i>Design Review</i> • 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 	<ul style="list-style-type: none"> • 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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

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HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees) <i>yes occupied home</i> 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 <i>no</i>

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PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
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 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>change parking rules w/ housing</i> <i>- parking spot for everybody</i> <i>bedroom</i> <i>- move to Harbory</i></p>

HOUSING FOCUS



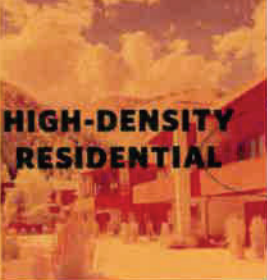

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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<p>LOW-DENSITY RESIDENTIAL</p>		<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none">▪ 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)	<ul style="list-style-type: none">▪ Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">▪ Maintain existing employee housing requirements for hotels▪ Maintain height/intensity incentives for community housing▪ Adjust FAR formula to increase yield of community housing	<ul style="list-style-type: none">▪ Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">▪ 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



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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
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PRIORITY 3

HOUSING FOCUS

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eliminate fee for forgoing providing employee housing



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> • 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
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PRIORITY 3

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WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing <i>possibly</i> 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 <i>possibly</i> Establish minimum/maximum unit sizes Increase building coverage for <i>n</i> community housing 	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> 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
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PRIORITY 3

HOUSING FOCUS

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WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> Secure additional public and private sites for community housing developments <i>outside the core</i> 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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution <i>off street parking</i> to the community housing fund for homes that exceed a certain size Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> 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

Continued on next page

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
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Parking!

HOUSING FOCUS



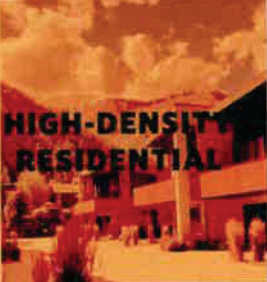

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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PRIORITY 3

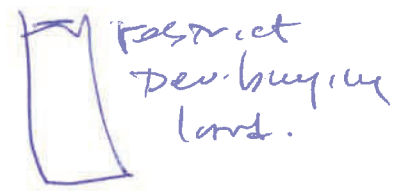
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436 - Risk - why?

- 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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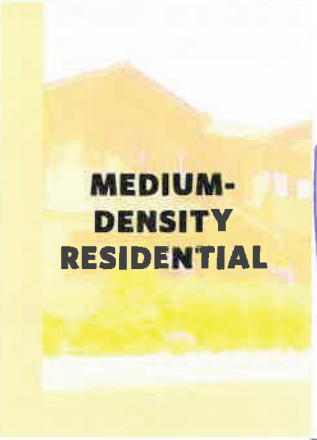
Single homes could add ADU - but parking would need to be inc.

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*
- 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

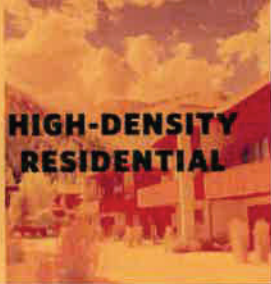

- Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
- Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots
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Continued on next page

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

PRIORITY 3

HOUSING FOCUS

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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>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 <p><i>YES PLEASE!!</i></p> <p><i>NEED HOME OWNERSHIP BY LOCAL WORK-FORCE</i></p>
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<p><i>WE WOULD LOVE TO HAVE AN ADU.</i></p> <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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

Continued on next page

PRIORITY 3

HOUSING FOCUS

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HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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HEIGHT RESTRICTIONS + UNDERGROUND PARKING

Continued on next page

PRIORITY 3

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

HOUSING FOCUS



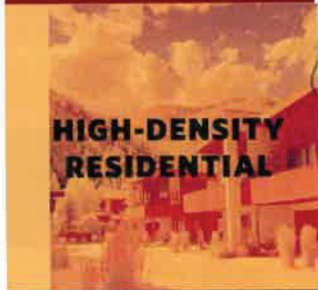
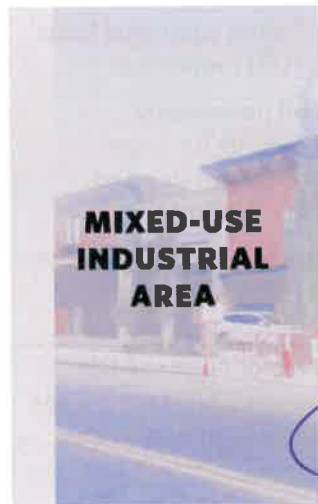
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*Use Ketchum Housing \$
in Bellevue County
to Build
Mid Range income
housing*



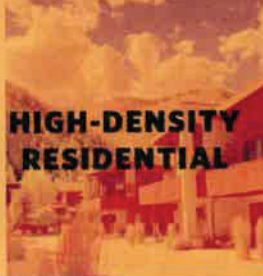

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PRIORITY 3

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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COHESIVE
KETCHUM

Comprehensive Plan & Code Update

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 & commercial
housing - dependant
on location in
retail core*



(Empty box)



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

(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



COHESIVE
KETCHUM

Comprehensive Plan & Code Update

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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

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?**



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, beauty -
 Appalled by Vintage!
 (science of what makes humans feel good in a space)

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











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



Community housing should not exceed 3 floors max!

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?**
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TOURISM/ECONOMY FOCUS

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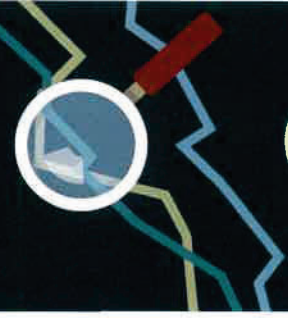
more restaurants.

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



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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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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>ACQUIRE GROUND FLOOR RETAIL SIMPLIFY INDUSTRIAL AREA RESTRICTION</p>		<p>MAINTAINING HOTEL HEIGHT INCENTIVES = NO</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>FACILITATE CREATION OF EMPLOYER SPONSORED NASIMS</p>		



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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:
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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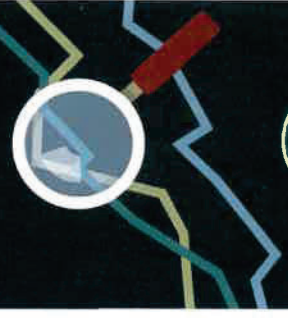
HOW DO WE KEEP FROM BECOMING PALMA BEACH - ALL HIGH END RETAIL FOR RICH TOURISTS?

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 incentives

Limit hotels & heights



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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We actually don't need hotels S.V. has not needed to build another hotel - because they are not full

GENERAL FEEDBACK:
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>Maintain height restrictions in place now. for core + mixed</i></p>	
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>		



QUESTIONS FOR DISCUSSION:

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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*

GENERAL FEEDBACK:
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No more waivers for jobs or housing for new commercial development

GENERAL FEEDBACK:
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TOURISM IS A SHIT ECONOMY THAT DEPRESSES WAGES

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



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

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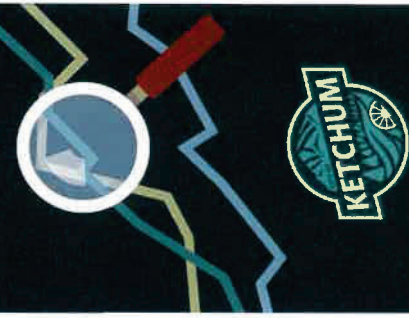
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>LI housing</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



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



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:
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<p>I SUPPORT THESE RECOMMENDATIONS</p> <p><i>Drydock LI Expand Retail core Include water garden City</i></p> <p></p>	<p><i>expand commercial in 2nd choice = winter & loser support biz share space</i></p> <p></p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>
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*give bonus to Albertsons signlet & a meeting
might happen.
entirely non-resident advisory committee
like Nantucket
see us only*

GENERAL FEEDBACK:
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TO WHAT
EXTENT DO YOU
SUPPORT THE
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REZONE LI

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





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parking, parking, parking



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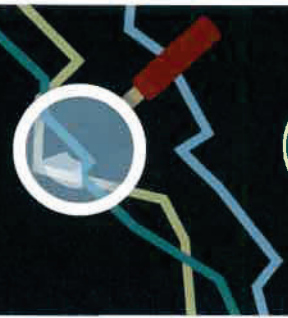
Handwritten in blue ink: "Working!"

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



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



GENERAL FEEDBACK:
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NEED INCENTIVIZE SUMMER FAMILY EVENTS ON THE MOUNTAIN OR AT OUR PARKS

NEED INCENTIVE FOR ~~DAY~~ EVENING RES ESTABLISHMENTS (DANCE HALLS, KIDS ~~ARCAD~~ ARCADE, TRASSAN RUDE ON) MOUNTAIN



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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>all except incentives for commercial/retail. PROFIT IS the incentive NOT taxpayers!</i></p>	<p><i>Yes Except over the</i></p>	<p><i>No more live building! story building!</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>Yes Except over the</i></p>	<p><i>No more live building! story building!</i></p>	<p><i>No more live building! story building!</i></p>



GENERAL FEEDBACK:
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>		<p>X</p>	
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Parking is needed and especially in the winter
PARKING

GENERAL FEEDBACK:
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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>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 ?
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> 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 	<p><i>Please do not exceed 35'</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

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



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SEE CHARACTER NOTES

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



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WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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city 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
- Facilitate the creation of employer-sponsored housing

voluntary or public funding



- 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

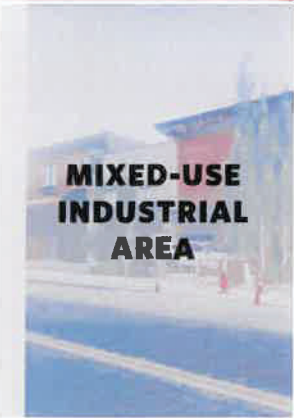
in reduced zone

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

OK, but change CC to some type of bus zoning.



- 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
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<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 	<p><i>only if design renew standards are changed to create better human scale aesthetic</i></p> <ul style="list-style-type: none"> Develop an adaptive re-use incentive program
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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



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TOURISM/ECONOMY FOCUS



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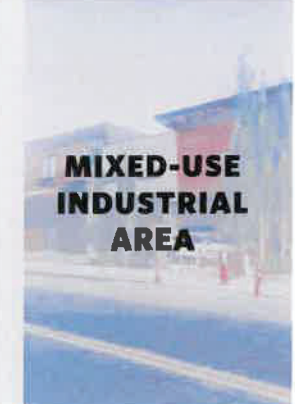
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160⁰⁰
7/9/20

TOURISM/ECONOMY FOCUS



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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?

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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



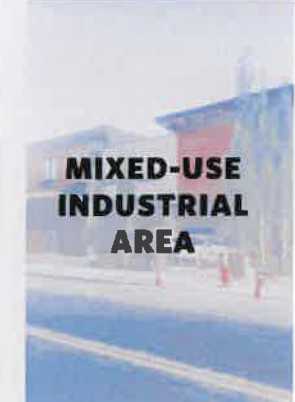
MIXED-USE INDUSTRIAL AREA

- Expand allowances for small-scale retail and commercial services/food trucks
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<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 	<p><i>no parking minimums</i></p> <ul style="list-style-type: none"> Develop an adaptive re-use incentive program
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Mark Ungeli



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 MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> ✓ Simplify restrictions on work/live and multi-family developments to support creation of community housing <i>NO MF</i> ✓ 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 <i>conditional use if paired w/ industrial or CH use</i> 	<ul style="list-style-type: none"> ✓ Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

TOURISM/ECONOMY FOCUS



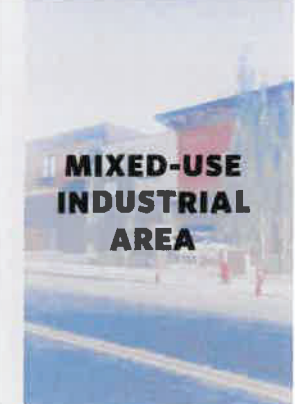


WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p> <p><i>I don't know what this means</i></p>	<ul style="list-style-type: none"> • Maintain flexibility in the design and style 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 	<ul style="list-style-type: none"> • 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> • 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 	<p><i>Require parking</i></p> <p><i>This is jargon what does it mean?</i></p> <ul style="list-style-type: none"> • Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> • 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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> • 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 	<p><i>Ketchum essential workers</i></p> <ul style="list-style-type: none"> • Implement more proactive enforcement of personal storage violations that do not comply with allowed uses <p><i>only if there is a max height</i></p>



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> ✓ 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	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Develop an adaptive re-use incentive program
 MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> ✓
 MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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?

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WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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TOURISM/ECONOMY FOCUS



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<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 <u>boundary of the Retail Core</u> 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> 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 	<p><i>DR & Wmsp. → hotels w/ higher height only supporting commercial</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>live work? Big wood brick example without self storage.</i></p> <ul style="list-style-type: none"> 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?

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WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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"Employed" "local employee"



TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



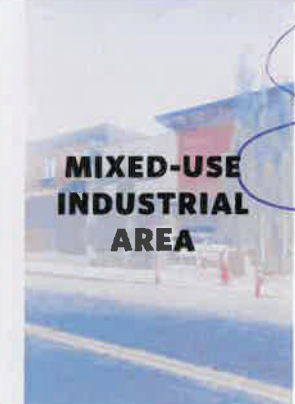
WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Maintain flexibility in the design and scale of new development in mixed-use districts Establish regulatory incentives for commercial/industrial development (or spaces 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 <i>yes</i> 	<ul style="list-style-type: none"> Enable the creation of Business Improvement District(s) <i>grant to preserve Conocchi Square</i> Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space <i>yes federal funds</i> Facilitate the creation of employer-sponsored housing <i>expand density bonus</i>
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>9</i> Continue to require ground floor commercial space/activation Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program <i>Commercial tourist zone 15 stories no commercial frame</i> <i>retail core keep current stories</i>
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> 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 	<p><i>community housing is its own animal</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses <i>— yes, not large units</i>

Warm Springs & LI

corner stores grocers to LI need how to exit Atkinson



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 RETAIL CORE	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>Needs to be lower</i> Continue to require ground floor commercial space/activation Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
 MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> 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 	
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TOURISM/ECONOMY FOCUS



PARKING

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 	<p><i>← maintain heights w/ the 5 story exception given to the Limestone</i></p> <ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> 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 	
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WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> ◦ 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 	<ul style="list-style-type: none"> • 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
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WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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TOURISM/ECONOMY FOCUS



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<p>RETAIL CORE</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Develop an adaptive re-use incentive program <p><i>Parking!</i></p>
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> • 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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> • 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 <p><i>NO</i></p>	<ul style="list-style-type: none"> • Implement more proactive enforcement of personal storage violations that do not comply with allowed uses <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>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 <i>- what are tax ramifications/issuues'</i>
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) → <i>lower height</i> Continue to require ground floor commercial space/activation Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> 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 	<p><i>Keep it low! Don't draw retail out of core</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 ?? 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses



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

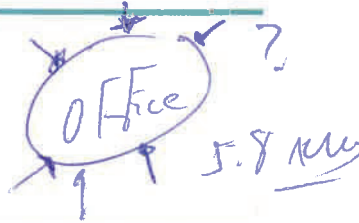


WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 	<p>- AT MOST</p> <ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> 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 	
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TOURISM/ECONOMY FOCUS

Handwritten: ?



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, no commercial space, mixed use 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: Non mixed-use? NO minimum height type

Handwritten: Parking area near low rise & light industrial replacement

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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SHOULD BE OUT OF CITY LIMIT AREAS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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RETAIL CORE	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>no</i> Continue to require ground floor commercial space/activation <i>no!</i> Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program <i>yes</i>
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Re-work height and density allowances to better balance preferred commercial uses and community housing <i>yes</i> Simplify restrictions on commercial uses to allow more flexibility in new developments <i>yes</i> 	
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TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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TOURISM/ECONOMY FOCUS

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



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<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>NO!</i> Continue to require ground floor commercial space/activation <i>3 floors max</i> Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> 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 	
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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?

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!
Kean 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
- CRID warehouse bed

Please Share Your Feedback

Want more time to think? Please share your feedback, comments, and thoughts through the online comment form on the Cohesive Ketchum project webpage.



projectketchum.org/cohesive-ketchum

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



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?

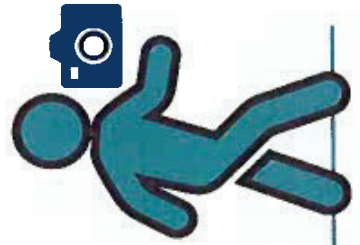
SIDE BACK
SIDE WALKS
Noise Reduction Standards

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

NEED OR DEMAND FOR HOMES

Please Share Your Photos

We encourage you to take photos during the walking tour. Please share your photos by emailing planningandbuilding@ketchumidaho.org



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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
H. 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



COHESIVE
KETCHUM

Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

We are for higher density in our urban areas. ^{diversify neighborhood} can support higher density if cars are not the ^{priority} 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 ~~down~~ town.

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

Large buildings to my west - I used to see the mountains here. ^(At Silver Birch) 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. Bordeaux should be split in the middle - no passage thru.  gate for five roads

Should this area still permit new single-family homes?

No. ~~The town has~~ ^(I would) going in ~~area~~ ^{lots of utilities & wood fiber Dixie} ~~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.

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



COHESIVE
KETCHUM

Comprehensive Plan & Code Update

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?

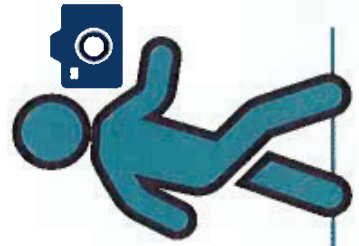
I support this - 3-4 units on lots in this region (neighborhood). I'm afraid people are not comfortable w/ change, so maybe a difficult sell. What can we get in exchange. Bikes & ped in charge of neighborhood streets. Change thru roads to roads that do not pass thru housing

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 & pedal power! do not pass thru. Attractive tight clusters of housing

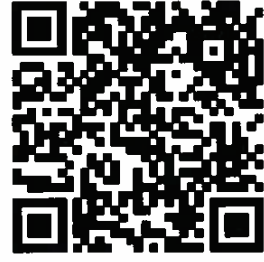
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COHESIVE
KETCHUM

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~~ ^{sub} yes, incentivize ~~for~~ developers to ~~not~~ ^{not} ~~erect~~ ^{erect} up w/ giant boxes

Should this area still permit new single-family homes?

yes

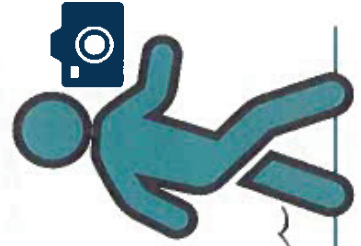
Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

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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projectketchum.org/cohesive-ketchum



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 become
 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



COHESIVE
KETCHUM

Comprehensive Plan 5 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?

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 persons junk is
an 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 towers

Why is multi-family building more
not on the hill - 2010



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-condemporary, 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 one + 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



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

Please Share Your Photos

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projectketchum.org/cohesive-ketchum

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



**COHESIVE
KETCHUM**
A City
Comprehensive Plan & Code Update
HEATHER ADAM

COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

① Affordability
② Return to Ketchum
Aspenic 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?

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!



**COHESIVE
KETCHUM**
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?

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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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 (RP)

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 ^{DOWN} WARM SPRINGS

Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

Yes - of course



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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
trees with flowers

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?

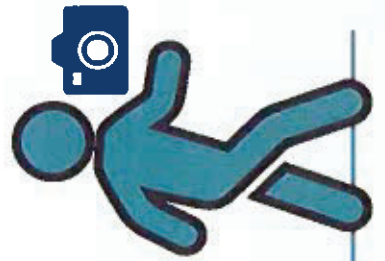
Both

Should this area still permit new single-family homes?

Yes

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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

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

Should this area still permit new single-family homes?

PEOPLE HAVE PROPERTY RIGHTS!

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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?

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?

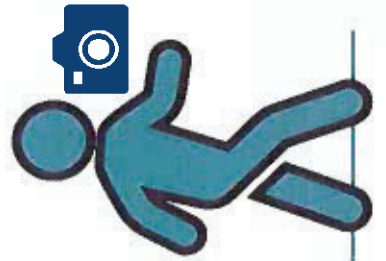
Local ONLY

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/rooming/parking proposal

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.

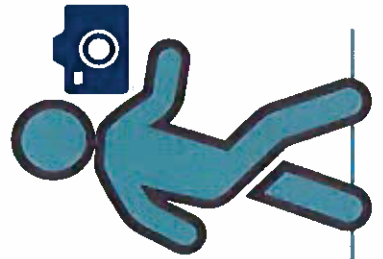
Should this area still permit new single-family homes?

NO -
✓ If we do - Restrict size
Build in community housing

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planningandbuilding@ketchumidaho.org



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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?

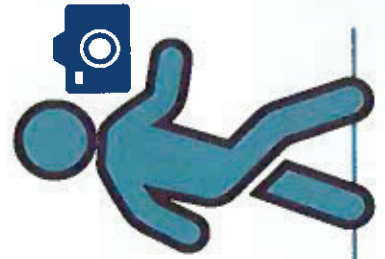
Tough one.
This area has never, will
never be for locals because
too expensive

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

Please Share Your Photos

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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?

Cyndy King

From: jim Garrison <jim.d.garrison@outlook.com>
Sent: Tuesday, September 24, 2024 8:48 AM
To: Participate
Subject: Joint meeting comment

Council and P&Z,

Having just received and read the outline for the joint meeting this afternoon, I'm compelled to submit this comment.

Every 10 years or so, Ketchum seems to make a monumental shift in planning direction rather than a concerted and well-planned modification to code and community direction. In 2007 to 2010 the focus and incentive was to solicit and attract high density development and hotels to the Commercial Core. But only one hotel was actually constructed out of 6 under consideration by hotel developers and reviewed by the City. Then the shift around 2014 was toward concentrated downtown retail, restaurants and first floor "activation" on the main thoroughfares - including housing "incentives". That combined with unwise FAR and bulk development restrictions has resulted in the inability to construct a peaked roof - ergo - boxes. Now, no one seems to want boxes anymore and apparently longs for the days of single story 1940s wood sided retail stores on the main streets with parking at the front door - and a workforce housing unit or two in the back.

If by imposing further ill-advised FAR and height/incentive restrictions in the existing Commercial Core, Ketchum is going to recommend shifting hotel and commercial development to River Run - please ask yourselves who is the sole beneficiary of such a monumental shift of development focus? And what single property owner will be that sole beneficiary of what I would classify as "spot zoning" to the dis-service of the existing commercial property owner in the center of the City? Floor area ratio restrictions work against reasonable land use policy not for it. Reducing FAR and building height only serve to continue to compete with each other and are unwise in almost any format.

Move slowly on these recommendations - many are extremely counter productive and artificially restrictive.

Jim Garrison

Cyndy King

From: Julie Johnson <jjournishme@gmail.com>
Sent: Tuesday, September 24, 2024 9:04 AM
To: Participate
Subject: Comprehensive plan to be read for Tuesday's Special meeting

Dear Mayor, city council Ketchum members, P&Z commissioners, and the staff on KURA;
Please understand that your constituents have spoken out about their feelings of smart growth which includes both people and cars.
2,000 of them have spoken out.

The 2018 ruling by our then P&Z incentivized developers to build apartment units under 750 square feet so they did not have to supply parking. This ruling can be changed.

Your constituents have said they do not want overcrowded, high density, five story buildings which provide no parking in downtown Ketchum.

Your constituents have said they prefer the City to pursue the larger project of Lift Tower lodge and possibility of the Trail Creek project over the 1st and Washington Ave project.

Your constituents said "for God's sake negotiate with the Albertson family to build the hundred affordable units they promised if they could put in a small grocery on the corner."

If these constituents continue to be ignored strong consequences will follow.

This is the moment this administration needs to ask themselves how much they want to keep their positions in office.

Your constituents have spoken, this is the moment to work with them.

In good faith
Julie Johnson

--

Nourishme & Julie Foods

Julie Johnson NTP
151 north main st.
Ketchum, ID 83340
208 928 7604 /fax 928 7605

Joint Council/Planning and Zoning Meeting 9.24.24 .
Spencer Cordovano Feedback for Staff/ Public Comment

SINGLE-FAMILY DETACHED HOUSING (LOCATIONS)

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

9/10 Support – Without overly limiting existing Single Family Zoning, I support not allowing this use where zoned for more units, that is a move in the right direction, and further lot consolidation should not be allowed. This is not a work force housing solution but important for upper middle class earners. Duplex's and 4-plex's still provide more options for average current income, of new residents. We can maintain single-family neighborhoods where existing and applicable.

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

10/10 Support- Needing a maximum unit size is looming, since applications getting more and more extraordinary and usually maxed out if there are any restrictions. The ratio of time spent uninhabited versus traffic added valley wide annually to maintain and build is getting out of hand. In lieu fees for this exceedance would help balance the availability of the workforce they require. We need to find a balanced carry capacity. We do not need every contractor/landscaper from 100 miles employed in the valley to have a great economy.

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

7/10 Support – Ground floor height could be less restrictive to provide undulation and variety of uses. A portion of bottom floor qualifying is enough to provide a mix of commercial and industrial use.

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

8/10 Support –While a few commercial industrial units could be beneficial on the bottom floor, if it really makes the financing the building much more encumbered, then do not require it. We need to address higher income categories ownership and rentals, than allowed by state and federal grants. I am also fine with podium parked and garage first floor in this

zoning district. Lots of light industrial units are selling that could be work live just to store fancy cars, we could incorporate garages for a high value to offset restricted costs of living.

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

10/10 Support – The community character of downtown is not tall buildings. The hotels are fun and integrated to locals for drinks and dinner although I feel like some of them are just an excuse for 10 penthouses sky high in Ketchum with room service.

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

5/10 Support – Its clear the community wants smaller buildings everywhere in downtown.

Massive housing in the CC cannot be our only focus, while maybe necessary to certain extent, it is just as well suited in the industrial. Anywhere in the Ketchum city limits should be acceptable to the conversation of traffic and infrastructure costs increasing outside the core. We need to be looking at any parcel that could be developed into a condo complex or apartment. I feel like we are applying too much of an urban view to a rural county. If we match the existing community character of the neighborhoods, housing will be better supported by philanthropy which will result in less need to max it out.

Recalibrate the FAR exceedance program to provide higher income limits than allowed at present and by the federal and state grants.

We need to view Ketchum as a town not a city, it's a place to go to work and get groceries and dine. Vibrancy has been misinterpreted to mean people only live downtown. Vibrancy is events and functioning local business downtown with parking. Since business is a restricted use we need to make sure we have room for it in 50 years. Residential in the form of workforce, affordable and market are overtaking our only business district.

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

5/10 Support – The community housing units built from FAR are very important, they are adequately dispersed and integrated, built by experienced developers. We will have trouble

meeting higher income categories without parking, but the developer can solve that when possible.

Parking exemption for units under 750 sf needs to be capped per development, a few is life, all is not.

RETAIL CORE BOUNDARY

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

8/10 Support - We need to facilitate commercial uses equally to retail. Retail mostly caters to tourism, which is an important facet of our economy, but services need to be adequately served.

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

ADU's should be allowed even if not deed restricted. Deed restriction takes some choice of tenant out of the equation and is too close to home for the owner. Above garage apartments and ADUs will have some effect on workforce housing as many property owners are friends with their favorite businesses. Having someone around to watch the pets or water the plants can be beneficial!

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

We have seen the criteria of historic demo's have a negative effect and need to establish a pathway to evaluate each project in its entirety at the council level. Historic is important and should be protected. Ketchum's difference between other ski town is our history in the form of mining and skiing.

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

We need a commercial deed restriction on business. Too many local businesses are being displaced and terminated. Integrating them by mandate will help the vibrancy of new buildings. We should evaluate some form of no net loss of units on commercial/retail. Little shops for small-scale business define our character and make room for entrepreneurship.

Ketchum Business Advisory Coalition (KBAC) Public Comment Regarding
Downtown Development Parking Requirements

If ‘community housing and dwelling units less than 750 square feet in size downtown’ are to be permanently listed for rent or purchase at rates that are consistent with the standards set for ‘affordable workforce housing’, then it might make sense to waive parking requirements for those particular dwelling units. But if they are to be rented or sold on the open market, then those developments should be required to provide parking, regardless of size. Just because a ‘unit’ is small doesn’t mean it will be affordable for Ketchum’s workforce. If developers say that they can’t afford to build downtown if they are required to provide parking, then less development may be the result. KBAC and the businesses we represent specifically want to encourage downtown development that is community-minded, and that addresses the need for affordable housing. No special incentives whatsoever are needed or justified for new development that does not provide affordable workforce housing. Any and all new development downtown that does not provide affordable workforce housing should be required to provide parking.

Thank you,
KBAC Board of Directors