



**CITY OF KETCHUM, IDAHO**

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

Monday, February 03, 2025, 4:00 PM  
191 5th Street West, Ketchum, Idaho 83340

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**AGENDA**

**PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Council Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

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

- Join us via Zoom (*please mute your device until called upon*)

**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/86860901748>

Webinar ID:868 6090 1748

- Address the Commission in person at City Hall.
- Submit your comments in writing at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) (by noon the day of the meeting)

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

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**CALL TO ORDER:** By Mayor Neil Bradshaw

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

**COMMUNICATIONS FROM MAYOR, COUNCILORS, AND COMMISSIONERS:**

1. Public Comments submitted

**NEW BUSINESS:**

2. Approval of the January 28, 2025 minutes (**Planning & Zoning Commission ONLY**)
3. Review of public feedback on the Draft Comprehensive Plan and Discussion of Draft Future Land Use Map Changes

**ADJOURNMENT:**



**CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
Tuesday, January 28, 2025**

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**CALL TO ORDER:** *(00:00:09 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  
Ben Whipple – Project Manager  
Rob Richardson – Consultant  
Stacy Passmore – Consultant from Superbloom  
Tyler Krob - Landscape Architect from Superbloom

**COMMUNICATIONS FROM COMMISSIONERS:** *(00:00:35 in video)*

- None

**CONSENT AGENDA:** *(00:00:40 in video)*

1. ACTION ITEM: Approval of the January 14, 2025 minutes from the Planning and Zoning Commission

**PUBLIC HEARING:** *(00:01:00 in video)*

2. ACTION: Recommendation to approved Warm Springs Preserve Floodplain Development Permit 24-002, as conditioned, and direct staff to return with findings of fact

- Staff Presentation on Warm Springs Development Permit, explanation of presentation format, general overview of project; Morgan Landers *(00:01:20 in video)*
- Staff Presentation on conditions of approval proposed for project; Morgan Landers *(00:05:20 in video)*
- Staff Presentation on Construction Management Plan, project goals of sustainability, restoration and repair of riverbank; Ben Whipple *(00:08:10 in video)*
- Consultant Presentation on approved master plan for property, covering zones of improvement, walking trails, floodplain restoration; Stacy Passmore *(00:10:30 in video)*
- Consultant Presentation on existing condition of Warm Springs Preserve, plans to improve

flood prevention measures, privacy of private homes along Warm Springs Creek, natural irrigation of riparian vegetation; Rob Richardson (00:13:00 in video)

- Consultant Presentation on design process for planting of riparian vegetation, diversification of vegetation with re-integration of native plant species, timeline of planting process; Tyler Krob, Stacy Passmore, Ben Whipple (00:19:20 in video)
- Consultant Presentation on permitting process and environmental impact with FEMA, IDWR, Army Corps of Engineers; Stacy Passmore, Ben Whipple (00:23:30 in video)

**PUBLIC COMMENT:** (00:25:50 in video)

2. Public comments

- No Public Comments. (00:25:50 in video)

**NEW BUSINESS (CONT.):** (00:26:20 in video)

3. Continuation of previous Action

- Commission questions and Staff responses re the City itself being the applicant, and how that affects the process, with Staff confirming that they are treating the project identically to any other project; Susan Passovoy, Morgan Landers, Ben Whipple. (00:26:20 in video)
- Commission questions and Staff responses re wildlife habitat focus in the project; Susan Passovoy, Ben Whipple, (00:29:50 in video)
- Commission questions and Staff responses re community awareness of the project in the neighboring properties, replanting along border between Warm Springs Preserve and private properties; Susan Passovoy, Ben Whipple, Brenda Moczygemba, Morgan Landers (00:32:40 in video)
- Commission questions and Staff responses re estimated timeline of the project, the bidding process, and related overlap; Susan Passovoy, Ben Whipple (00:38:40 in video)
- Commission questions and Staff responses re use of the preserve during construction; Susan Passovoy, Ben Whipple, Brenda Moczygemba (00:40:20 in video)
- Commission questions and Staff responses re FEMA involvement and environmental certification; Susan Passovoy, Morgan Landers, Ben Whipple, Rob Richardson (00:46:20 in video)
- Commission questions and Staff responses re distribution of flood channel water and terminology ambiguity; Matthew McGraw, Ben Whipple, Rob Richardson (00:49:40 in video)
- Commission questions and Staff responses re potential changes in the project's conditions of approval; Brenda Moczygemba, Morgan Landers, Ben Whipple (00:56:30 in video)
- Commission questions and Staff responses re potential benefits of a formal wetlands delineation, and differences between a formal delineation and an identification of wetlands; Brenda Moczygemba, Morgan Landers, Rob Richardson (00:59:00 in video)
- Commission questions and Staff responses re flood risk management; Brenda Moczygemba, Rob Richardson, Stacy Passmore, Tyler Krob, Ben Whipple (01:01:20 in video)
- Commission questions and Staff responses re potential amendments to riparian zone planting plan; Brenda Moczygemba, Morgan Landers (01:08:40 in video)

- Commission questions and Staff responses re suggested edits for conditions of approval; Susan Passovoy, Morgan Landers *(01:11:30 in video)*

**Motion to Approve at 5:44 p.m. *(01:12:30 in video)***

**MOVER:** Susan Passovoy

**SECONDER:** Tim Carter

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

**NAYS:**

**RESULT: ADOPTED**

4. Update on the upcoming Joint Work Session with City Council, overview of process and discussion topics; Morgan Landers *(01:13:30 in video)*

**ADJOURNMENT:**

**Motion to adjourn at 5:44 p.m. *(01:16:40 in video)***

**MOVER:** Neil Morrow

**SECONDER:** Matthew McGraw

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

**NAYS:**

**RESULT: UNANIMOUSLY ADOPTED**

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Neil Morrow – P & Z Commissioner

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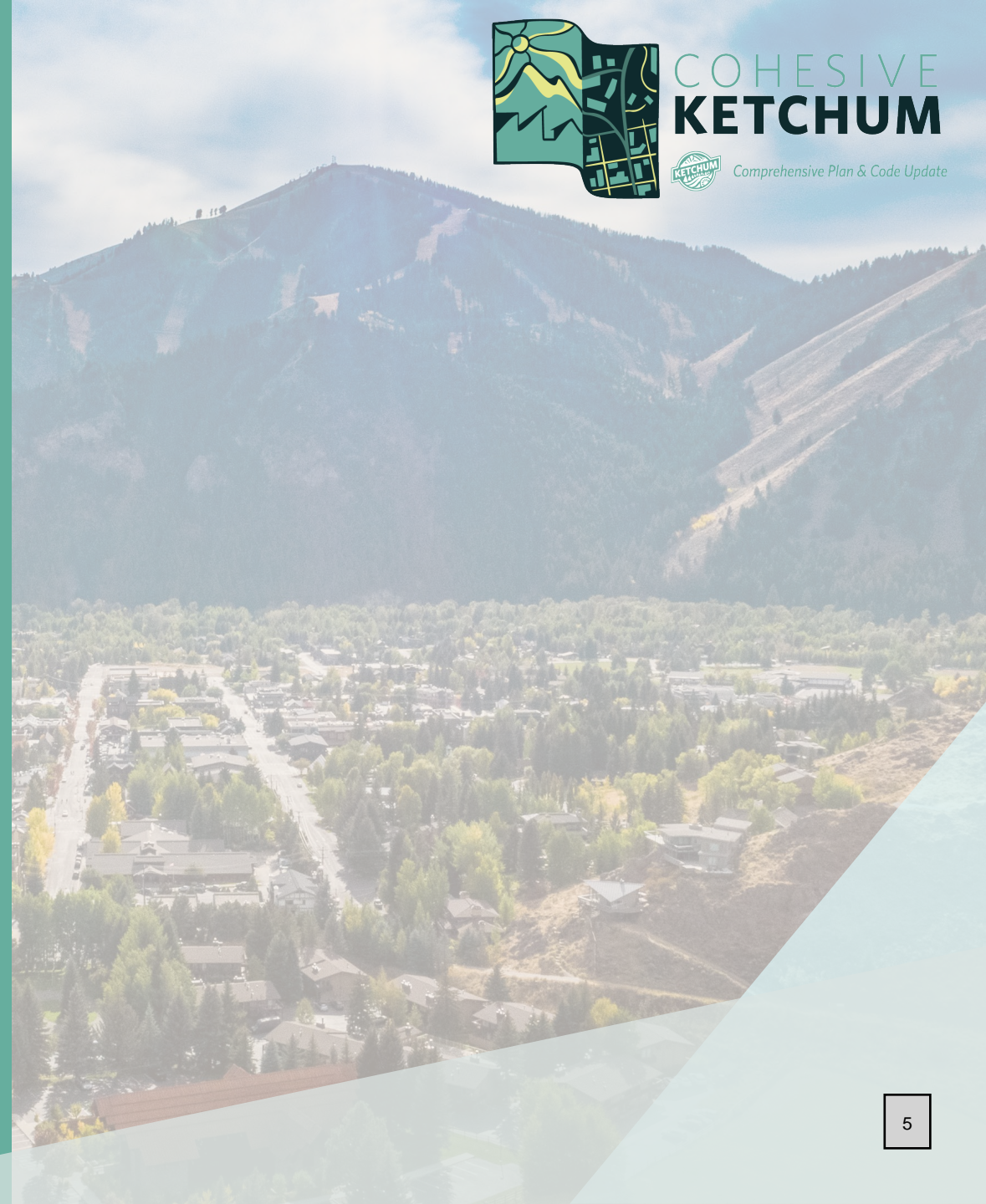
Morgan Landers – Director of Planning & Building



COHESIVE  
**KETCHUM**



Comprehensive Plan & Code Update



# **JOINT MEETING: CITY COUNCIL & PLANNING AND ZONING COMMISSION**

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**February 3, 2025**

# AGENDA

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



# GOAL OF THE MEETING

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

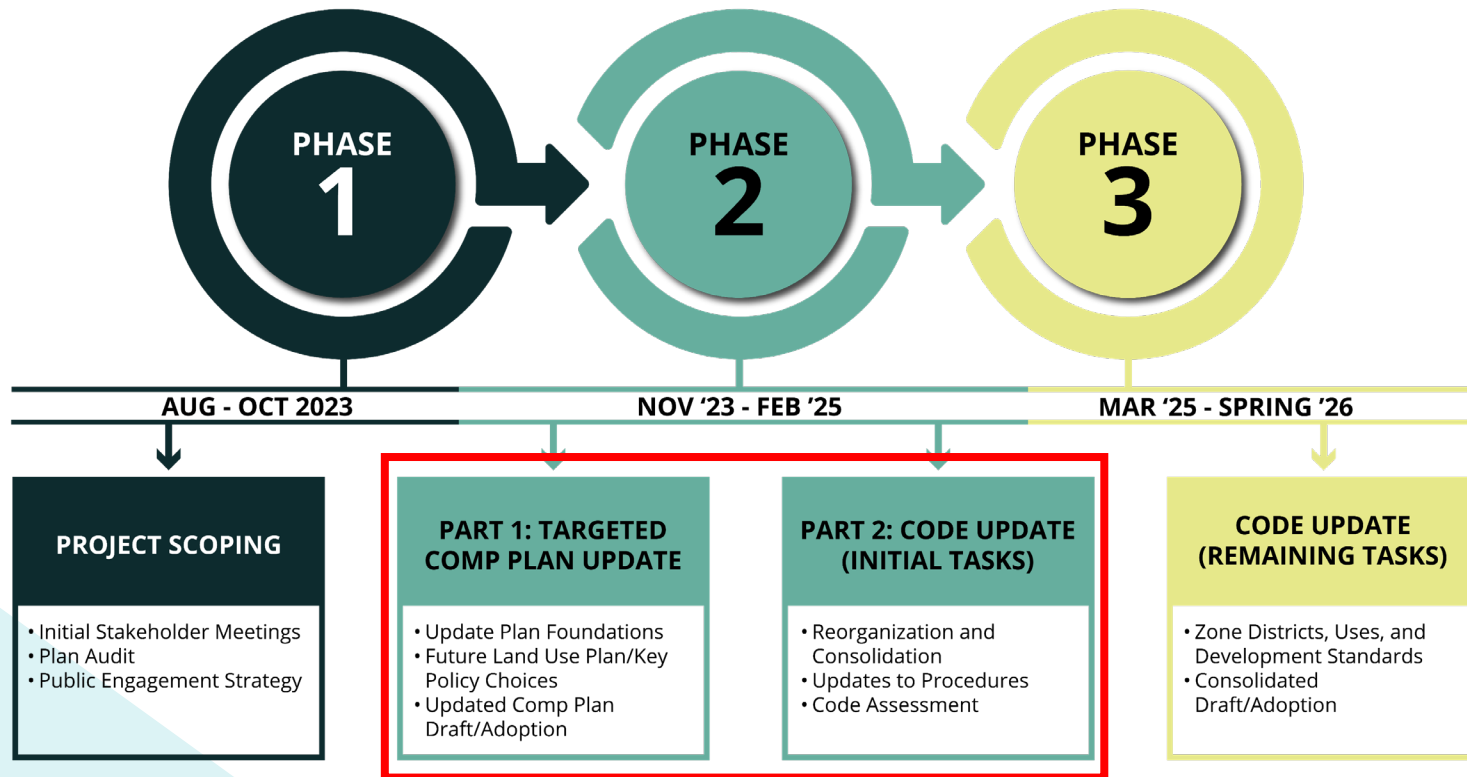
# PROCESS TO DATE

Community input at the core





# PROJECT



**WE ARE  
HERE**

- +3 months:
- Additional Engagement
  - Staffing



# GOALS OF THE UPDATE: WHY

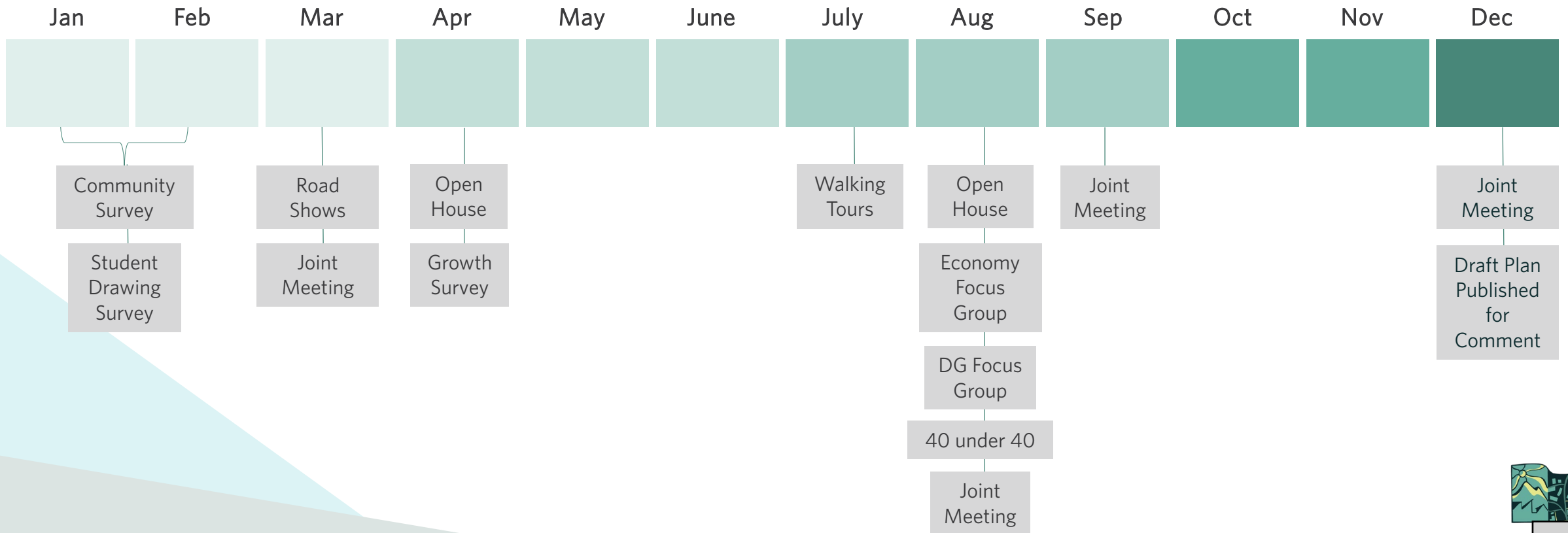
## 2014 Audit

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

\*\*Address key community issues identified through the engagement process



# ENGAGEMENT 2024



# NORTH STARS

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

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

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

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

"Responsible growth plan and housing for service workers"

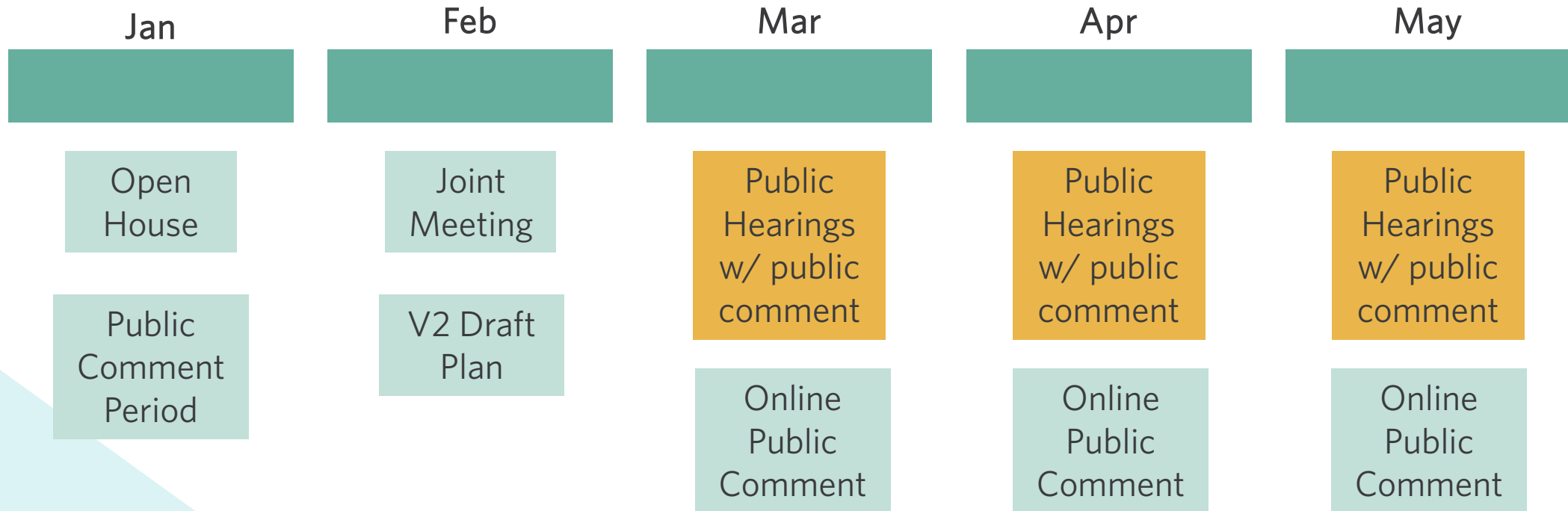
**What are the two most important issues facing Ketchum in the next two years?**

"Affordable housing and managing the growth in Ketchum"

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

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

# POTENTIAL PROCESS 2025



\*Pending PZ/CC Direction from meeting

# WHAT WE'VE HEARD



# COMMENTS RECEIVED

**1,650**  
total comments

## On Draft Comprehensive Plan and Future Land Use Map

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





# MOST COMMON TOPICS

## General process

- Community engagement
- Distrust in local government

## Parking

## Short-term rentals

## Tourism

## Sustainability

## Development standards

- Building massing/height
- Building design
- Residential density



# GENERAL SUPPORT / KUDOS

## Process

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

## Plan Document

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

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

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

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



# TO DO

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



# TO DO

Numerous suggestions/clarifications regarding:

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

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

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



# TO DO

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

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

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

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

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



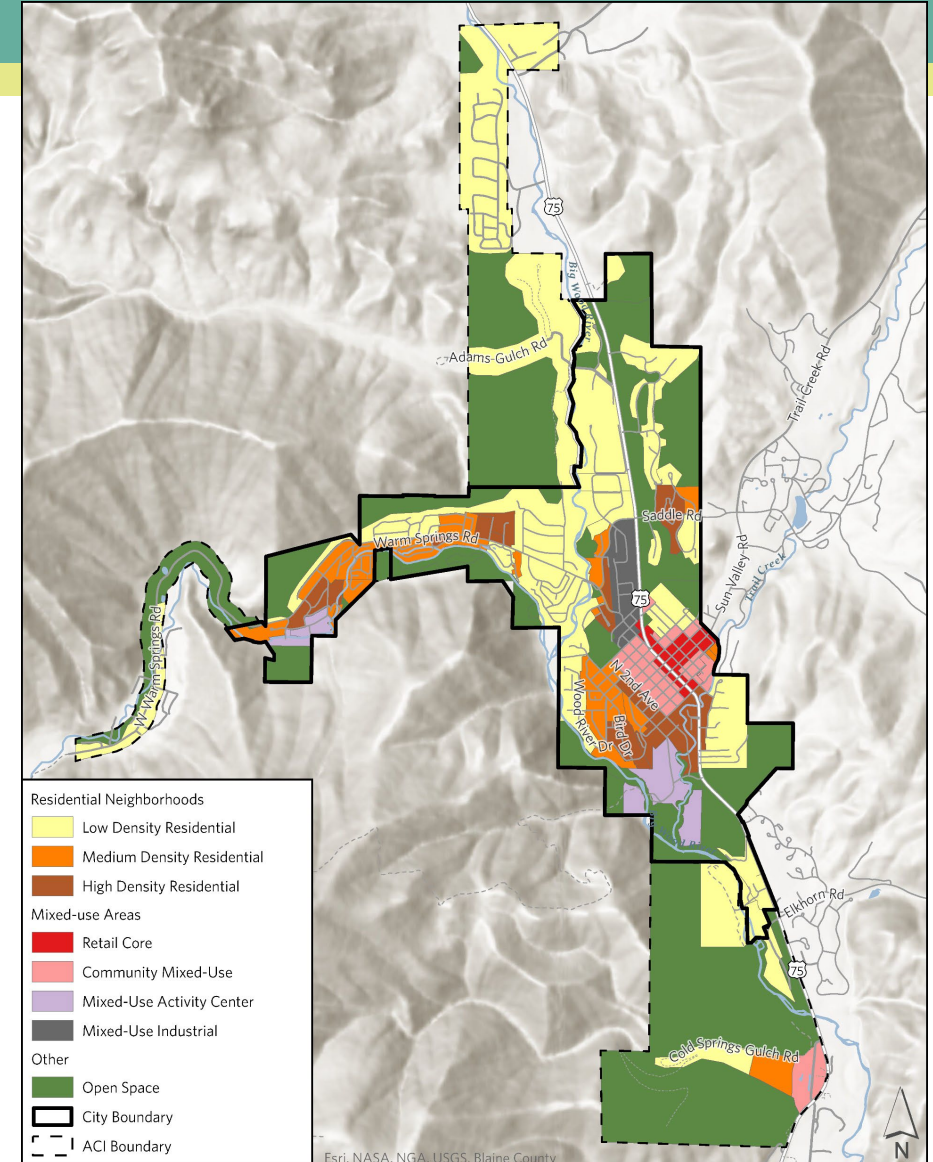
# WILL NOT IMPLEMENT

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



# FUTURE LAND USE MAP: GENERAL

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



# FLUM: TO DO

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





# FURTHER GUIDANCE NEEDED:

## WARM SPRINGS

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

## WEST KETCHUM

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



# OTHER FAQs

Does the comprehensive plan, if adopted...

- **Raise my property taxes?**

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

NO

- **Change my zoning?**

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

NO

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

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

NO

- **Change things immediately?**

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

NO



# QUESTIONS?

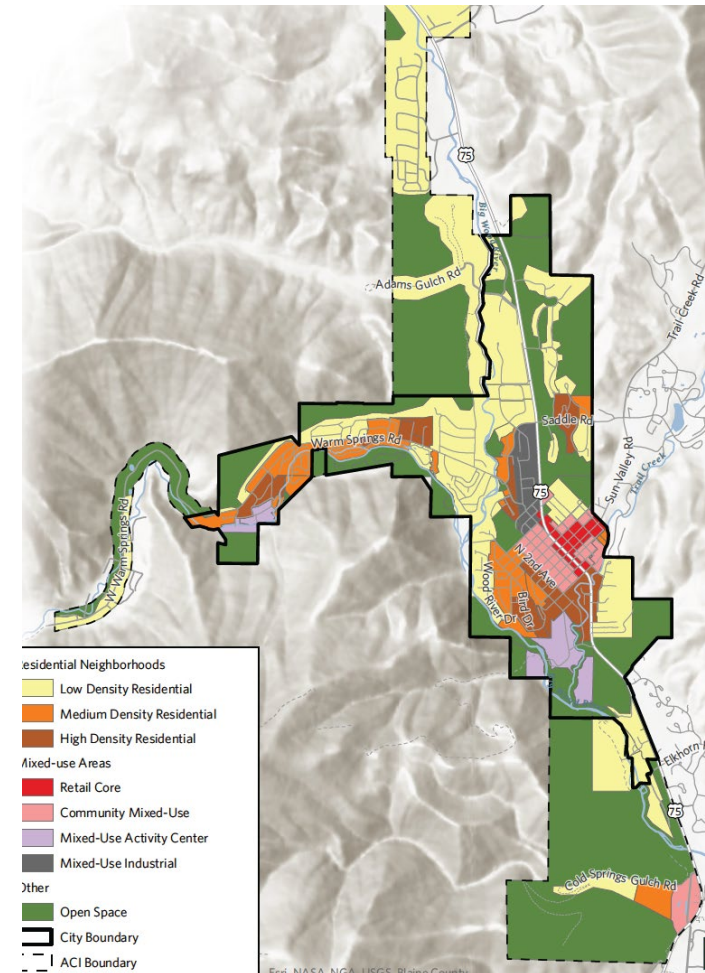


# LAND USE VS. ZONING



# WHAT IS LAND USE?

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



# WHAT IS ZONING?

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



# LAND USE VS. ZONING

## LAND USE

### Policy H-3.2 Accessory Dwelling Units

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

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



Council

## ZONING

**Size:** Minimum of 300, Maximum of 1200 SF

**Location:** Setbacks from property line

**Amount of Lot:** up to 40%

**Storage:** Required

**Parking:** Not required

**Process:** administrative

Only permitted with single family residence



# LAND USE AND DENSITY





# NORTH STARS

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

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

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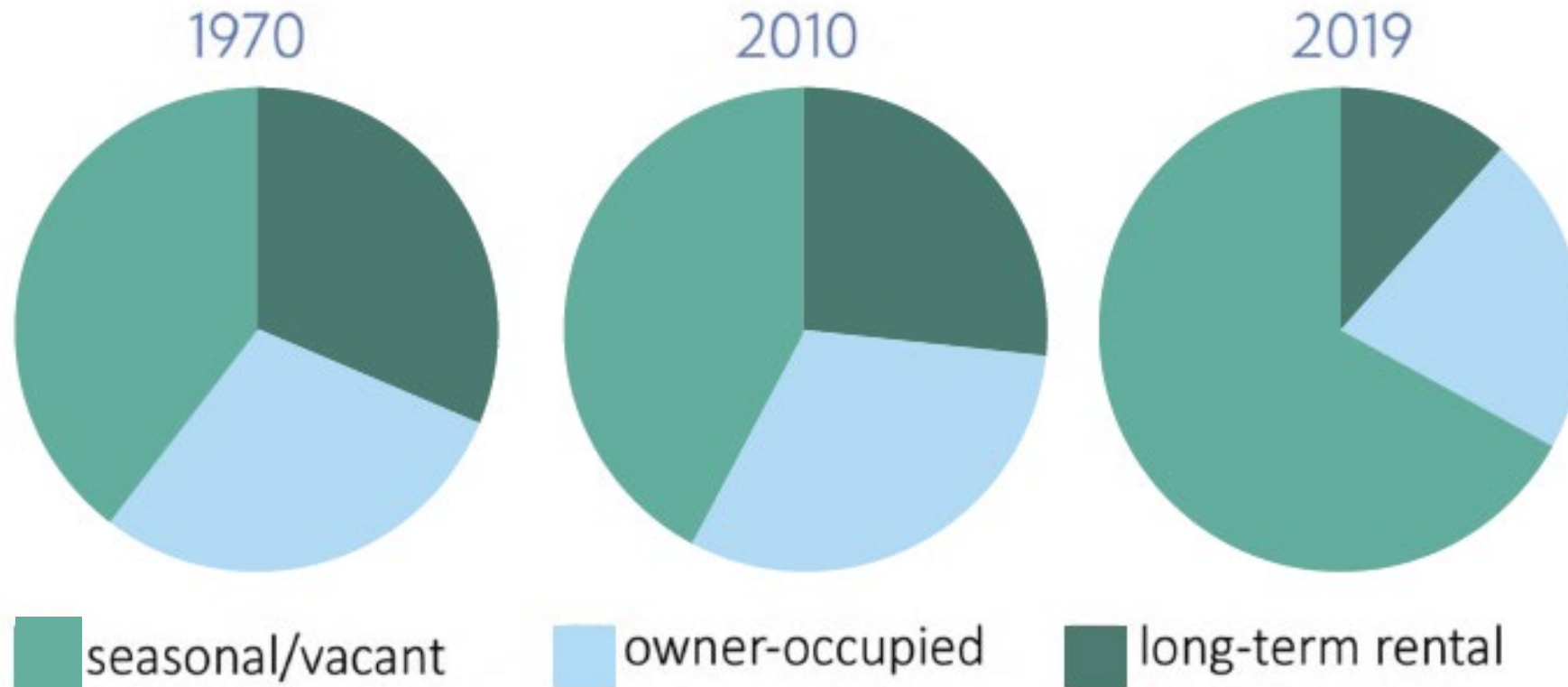
**What are the two most important issues facing Ketchum in the next two years?**

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

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

# BALANCE THE PIE



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



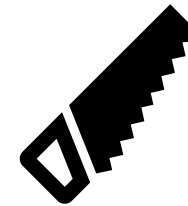
# BALANCE THE PIE



## CONVERT

### Values, Goals, and Policies

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



## CONSTRUCT

### Future Land Use Map and Categories

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



# SPECIFIC NEIGHBORHOODS

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

KEY TERM - Multi-family

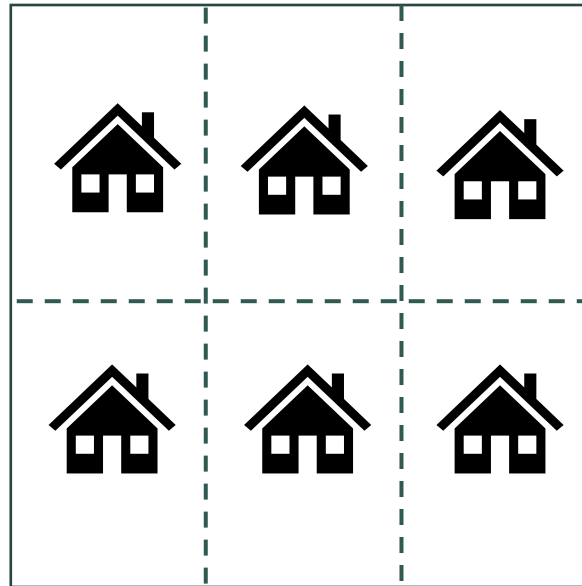
- Detached Townhomes
- Townhomes
- Condominiums
- Apartments



# DENSITY



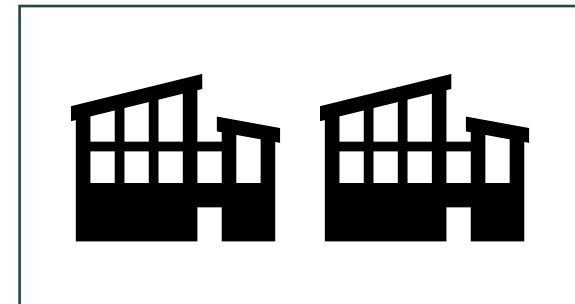
1 acre with 1 house  
=  
1 du/acre



1 acre with 6 houses  
=  
6 du/acre



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



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



# WEST KETCHUM

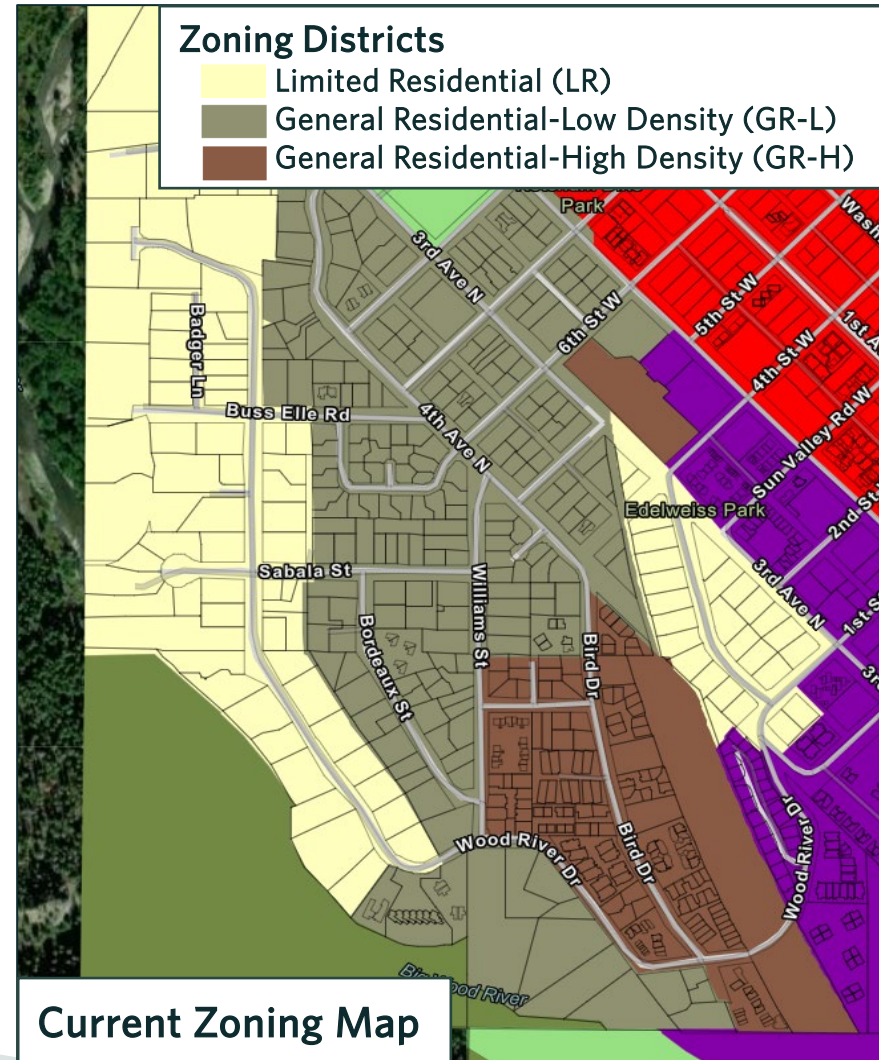
## CURRENT ZONING

### GR-L

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

### GR-H

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



# WEST KETCHUM

## GR-L Developments



Multi-family

**20 DU/acre**



Multi-family

**10 DU/acre**



Multi-family

**9 DU/acre**



Duplex

**9 DU/acre**



Duplex

**8 DU/acre**



Multi-family

**7 DU/acre**



Single-family

**5 DU/acre**



Single-family

**4 DU/acre**



# WEST KETCHUM

## GR-H Developments



Multi-family

**27 DU/acre**



Multi-family

**25 DU/acre**



Multi-family

**21 DU/acre**



Multi-family

**21 DU/acre**



Multi-family

**19 DU/acre**



Multi-family

**15 DU/acre**



Multi-family

**10 DU/acre**



Multi-family

**9 DU/acre**





# WEST KETCHUM

## Future Land Use Category Descriptions

### 2014

#### Medium Density Residential\*

- Single-family
- Duplex

#### High Density Residential\*

- Single-family
- Duplex
- Multi-family

\*no density described

#### Density Range Per Current Zoning

GR-L Density: 5 to 11 DU/acre

GR-H Density: 4 to 26 DU/acre

### 2025

#### Medium Density Residential:

- Multi-family
- 6 to 18 DU/acre

#### High Density Residential:

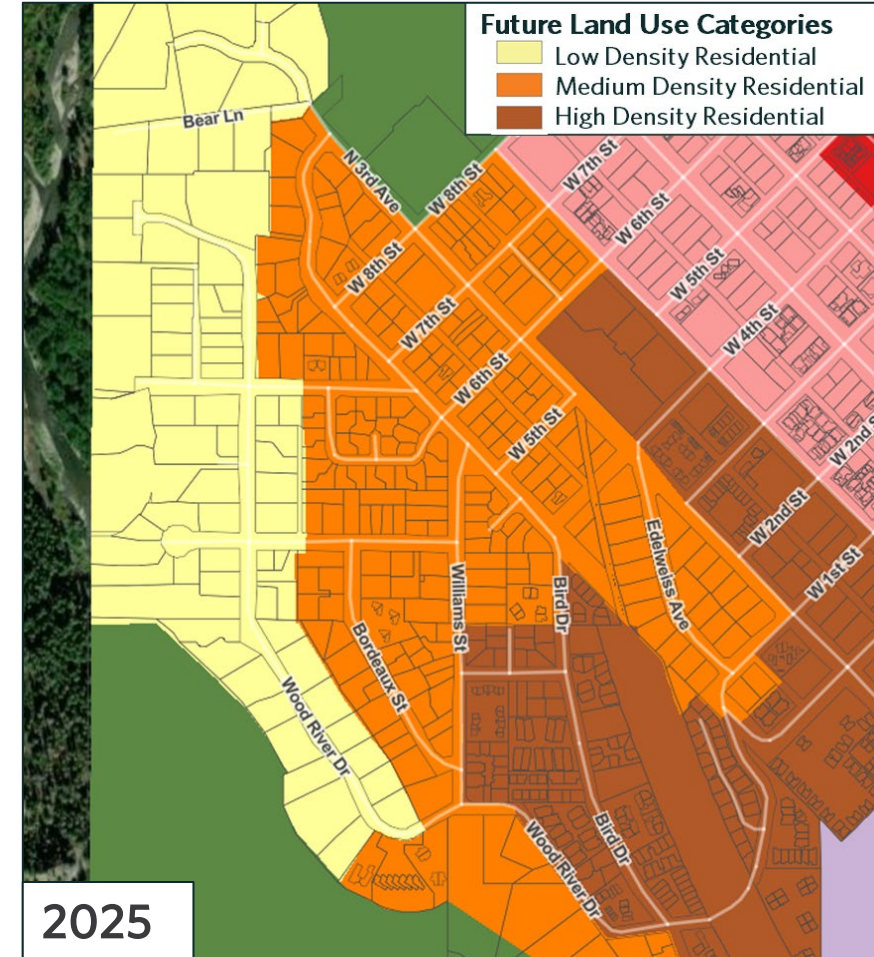
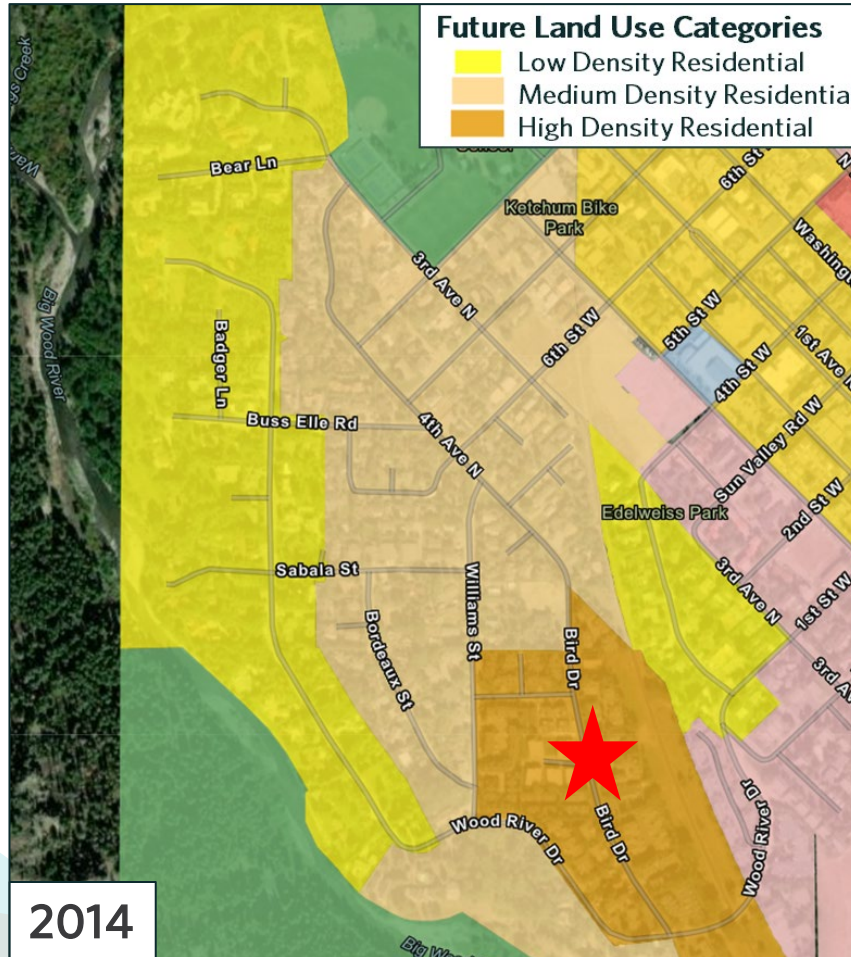
- Multi-family
- 18 to 30 DU/acre



# WEST KETCHUM

## Future Land Use Map

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



# WEST KETCHUM

## CHANGES:

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

## QUESTIONS FOR PZ/ CC:

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



# DISCUSSION



# WARM SPRINGS BASE

## CURRENT ZONING

### GR-L

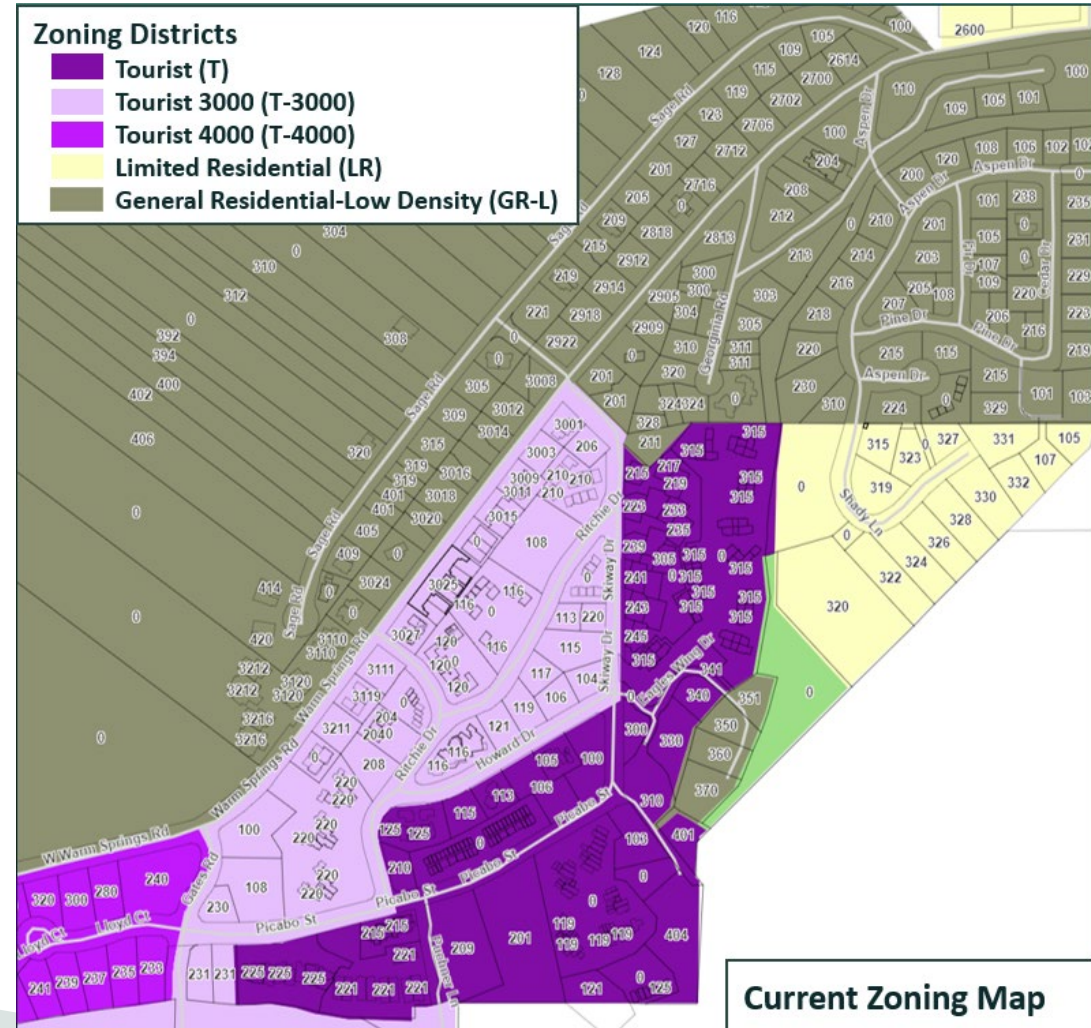
- Single-family
- Multi-family - max. 2 dwelling units
- Density Range: 5 to 11 DU/acre

### T-3000

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

### T

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



# WARM SPRINGS BASE



Single-family Residence

**4 DU/acre**



Single-family Residence

**5 DU/acre**



Duplex

**8 DU/acre**



Duplex

**10 DU/acre**



Four-plex

**13 DU/acre**



Multi-family

**20 DU/acre**



Multi-family

**36 DU/acre**



Multi-family

**79 DU/acre**



# WARM SPRINGS BASE

## Future Land Use Category Descriptions

### 2014

#### Low Density Residential\*

- Single-family
- Duplex

#### Medium Density Residential\*

- Single-family
- Duplex
- Multi-family

#### High Density Residential\*

- Single-family
- Duplex
- Multi-family

\*no density described

#### Density Range Per Current Zoning:

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

### 2025

#### Low Density Residential

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

#### Medium Density Residential

- Multi-family
- 6 to 18 DU/acre

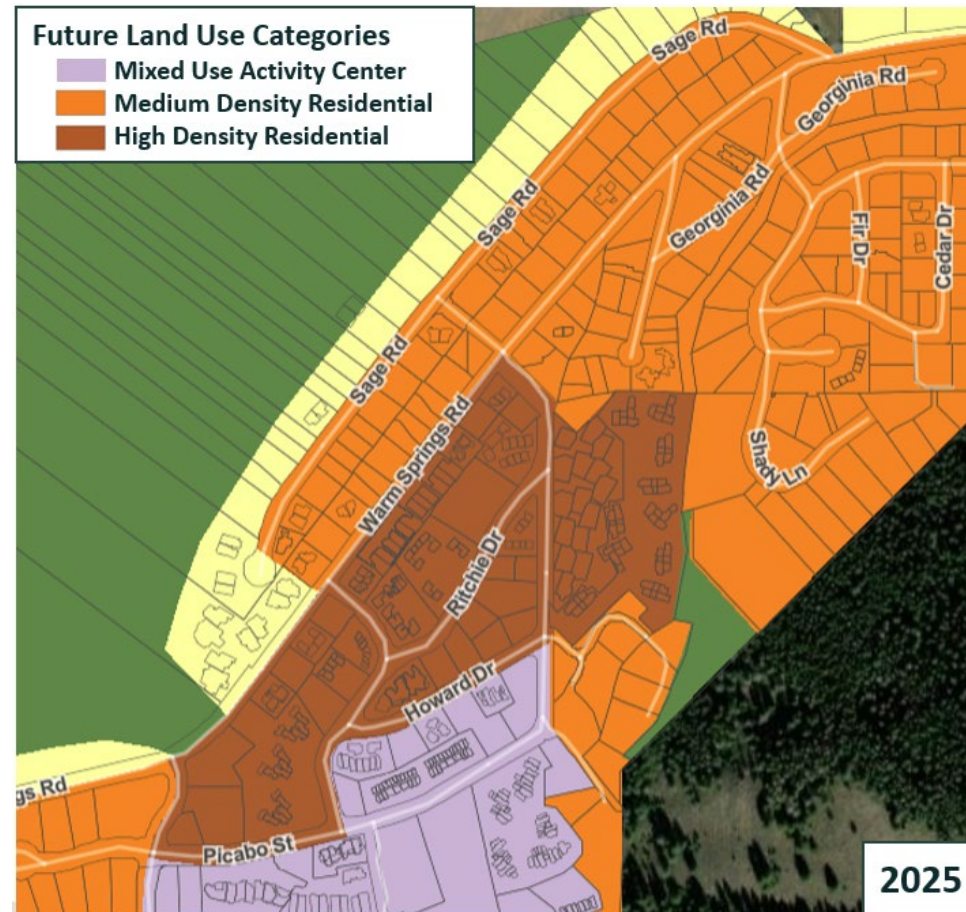
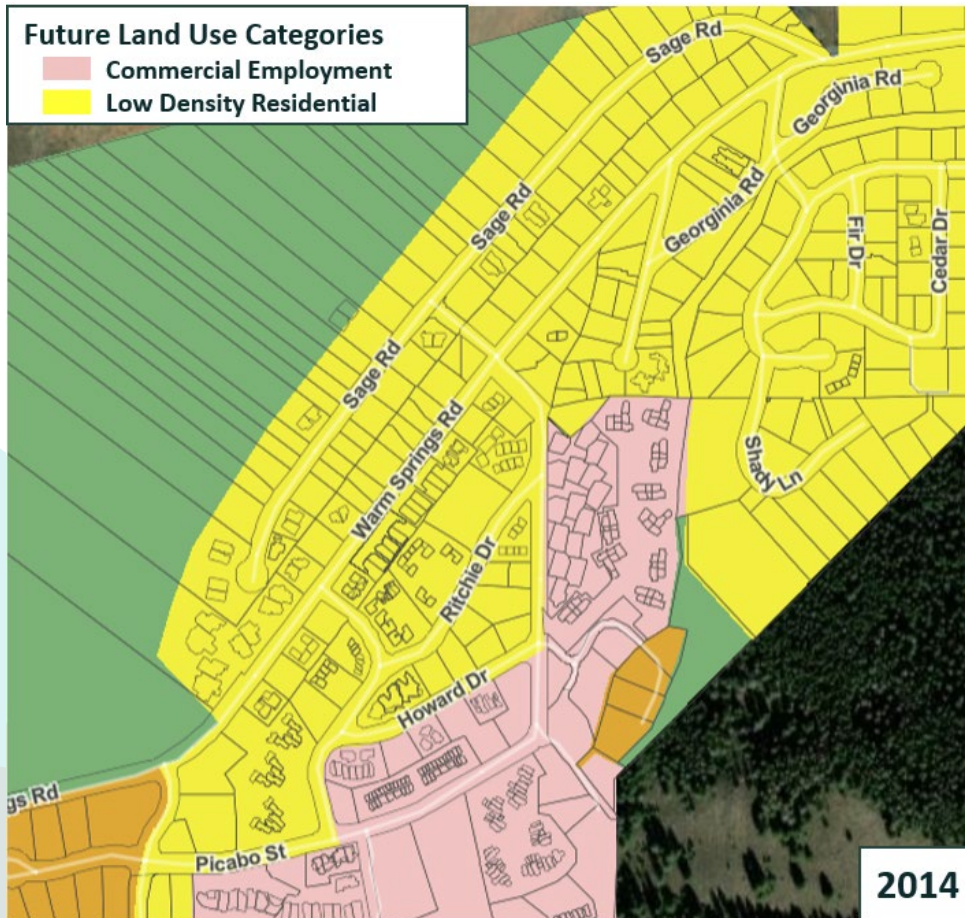
#### High Density Residential

- Multi-family
- 18 to 30 DU/acre



# WARM SPRINGS BASE

## Future Land Use Map



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





# WARM SPRINGS BASE

## CHANGES:

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

## QUESTIONS FOR PZ/ CC:

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



# DISCUSSION



# MID WARM SPRINGS

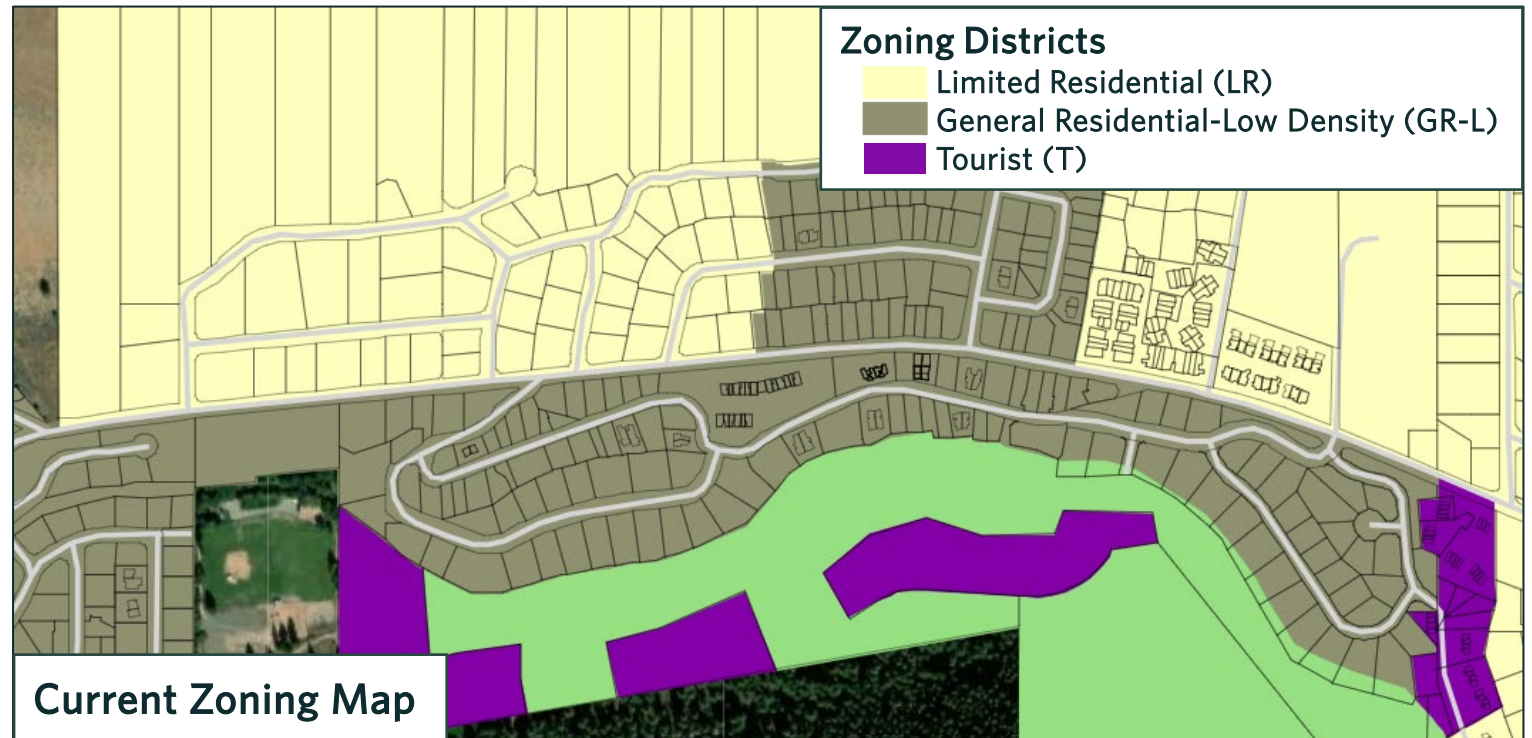
## CURRENT ZONING

### LR

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

### GR-L

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



# MID WARM SPRINGS

## LR Developments



Multi-family

**26 DU/acre**



Multi-family

**19 DU/acre**



Multi-family

**17 DU/acre**



Duplex

**5 DU/acre**



Single-family

**3 DU/acre**



Single-family

**2 DU/acre**



Single-family

**1 DU/acre**



Single-family

**1 DU/acre**



# MID WARM SPRINGS

## GR-L Developments



Multi-family

76 DU/acre



Multi-family

34 DU/acre



Duplex

12 DU/acre



Duplex

10 DU/acre



Duplex

9 DU/acre



Single-family

5 DU/acre



Single-family

3 DU/acre



Single-family

2 DU/acre



# MID WARM SPRINGS

## Future Land Use Category Descriptions

### 2014

#### Low Density Residential\*

- Single-family
- Duplex

#### Medium Density Residential\*

- Single-family
- Duplex

#### High Density Residential\*

- Single-family
- Duplex
- Multi-family

#### Density Range Per Current Zoning:

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

\*no density described

### 2025

#### Low Density Residential

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

#### Medium Density Residential

- Multi-family
- 6 to 18 DU/acre

#### High Density Residential

- Multi-family
- 18 to 30 DU/acre



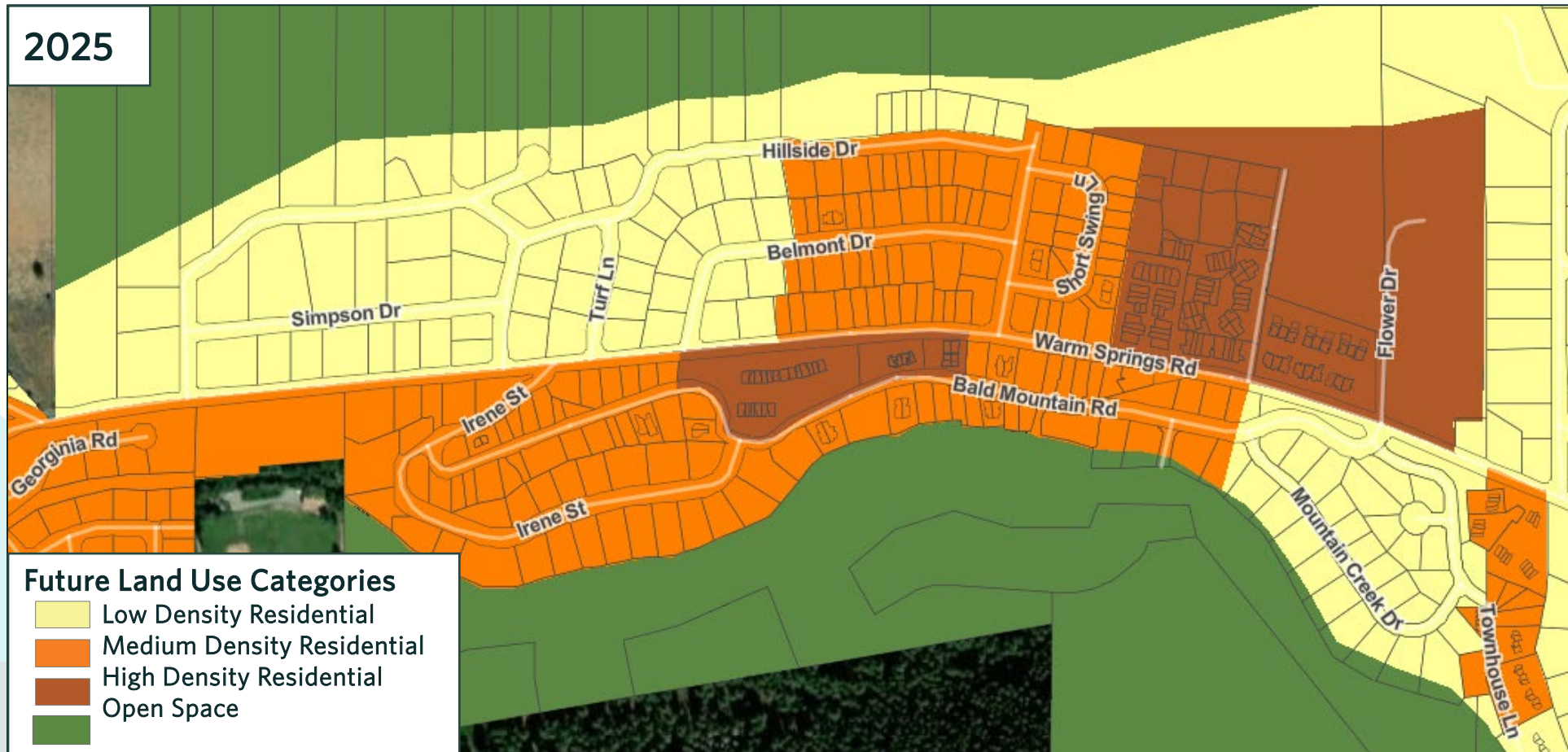
# MID WARM SPRINGS

## Future Land Use Map



# MID WARM SPRINGS

## Future Land Use Map



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





# MID WARM SPRINGS

## CHANGES:

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

## QUESTIONS FOR PZ/ CC:

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



# DISCUSSION



# 2<sup>ND</sup> AVE TRANSITION AREA

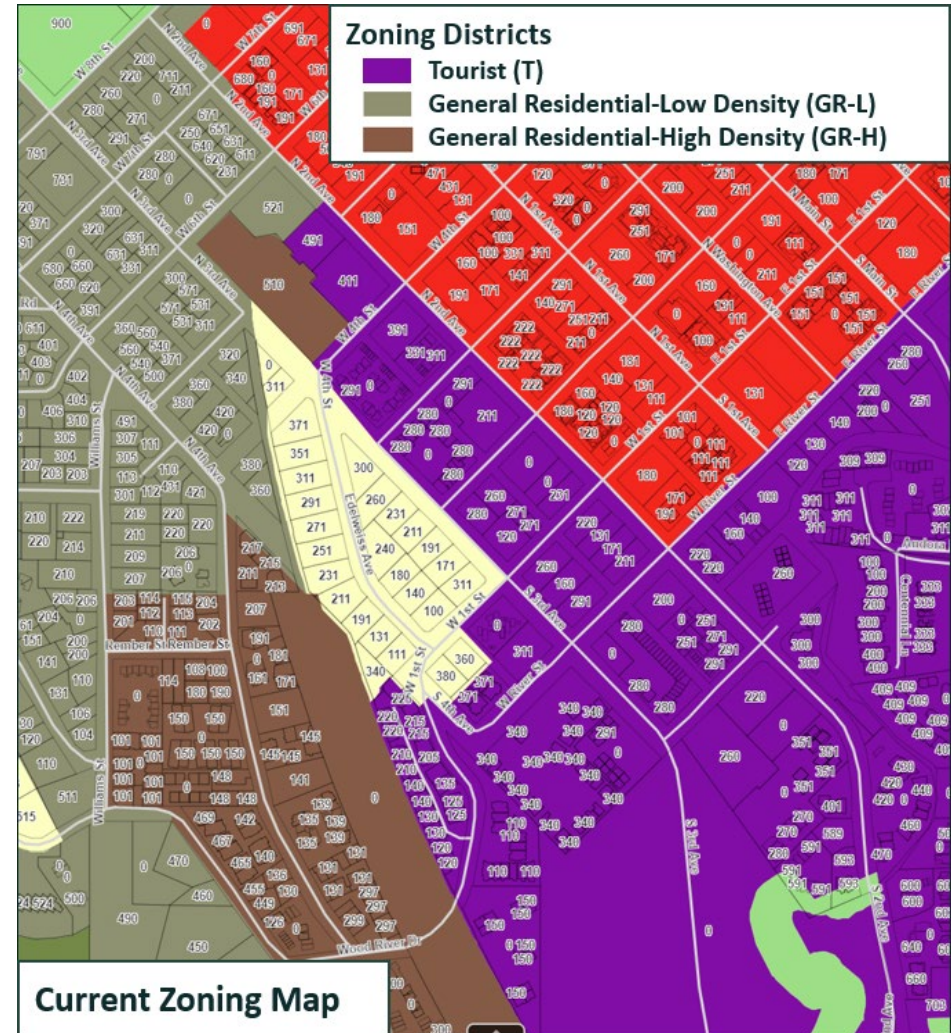
## CURRENT ZONING

### GR-L

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

### T

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



# 2<sup>nd</sup> AVE TRANSITION AREA



Single-family

**5 DU/acre**



Multi-family

**21 DU/acre**



Multi-family

**52 DU/acre**



Multi-family

**54 DU/acre**



# 2<sup>ND</sup> AVE TRANSITION AREA

## Future Land Use Category Descriptions

### 2014

#### Commercial Employment

- Residential\*

#### Medium Density Residential\*

- Single family
- Duplex
- Other attached-unit types

\*No density described

#### Density Range Per Current Zoning

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

### 2025

#### Medium Density Residential

- Multi-family
- 6 to 18 DU/acre

#### High Density Residential

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





# MID WARM SPRINGS

## CHANGES:

- Maintain proposed boundaries and density designations

## QUESTIONS FOR PZ/ CC:

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



# DISCUSSION

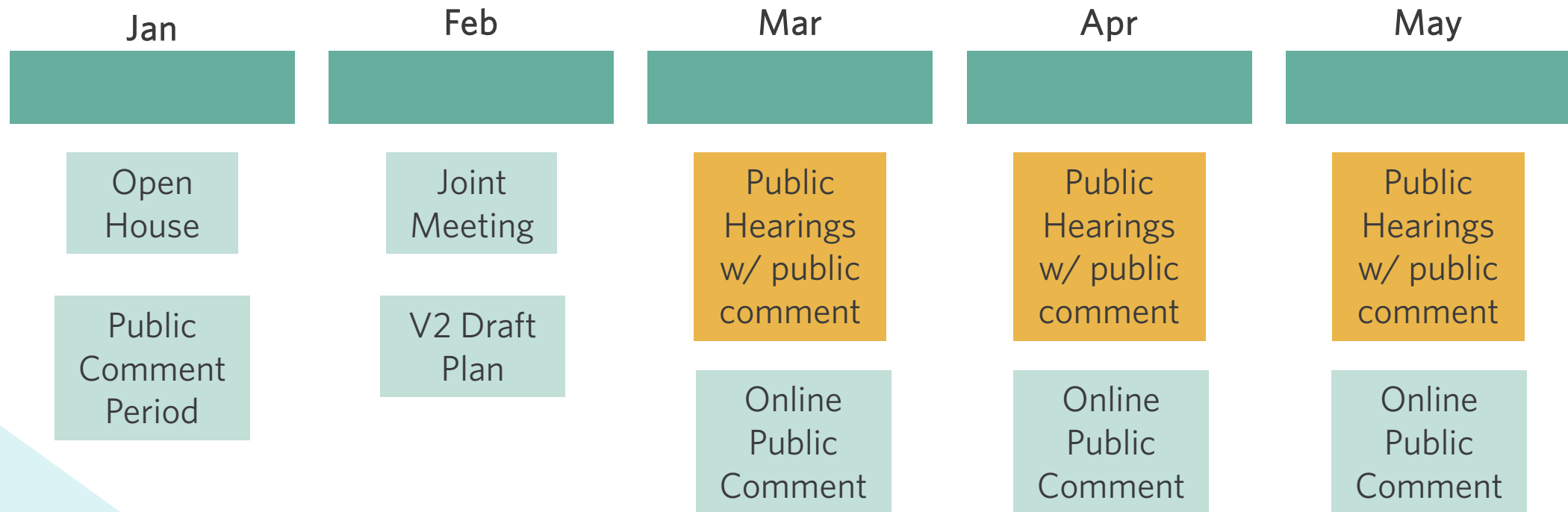




# NEXT STEPS



# POTENTIAL PROCESS 2025



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



**THANK YOU!**

