



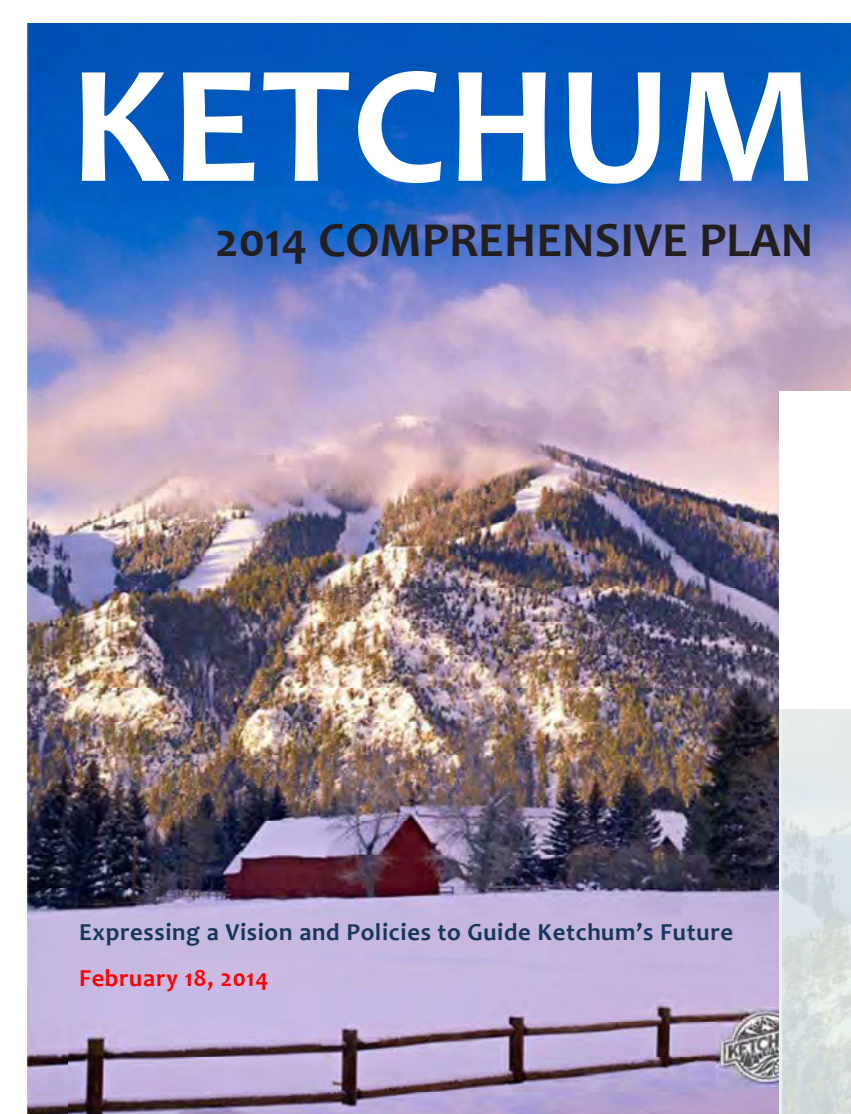
COHESIVE
KETCHUM

Comprehensive Plan & Code Update

UPDATING THE COMPREHENSIVE PLAN

NATURE OF THE PLAN UPDATE

The City's existing Comprehensive Plan was adopted in 2014. When drafting the Plan began in 2011, Ketchum was experiencing the impacts of the Great Recession locally with a decrease in employment, construction activity, property values, and City revenue. While the overarching vision established by the 2014 Plan still reflects the prevailing sentiment of the community, Ketchum has undergone significant change over the past decade marked by a substantial increase in its population and new development. These trends have escalated issues identified in the 2014 Plan, including the ongoing workforce housing crisis. Concerns about preserving Ketchum's character, maintaining downtown vibrancy, and the City's vitality and viability have spurred community discussions about growth and the future vision of Ketchum.



The Cohesive Ketchum Comprehensive Plan was not a “start-from-scratch” effort, but rather a **targeted update to build on the 2014 Plan**. While the entire Plan was reviewed and updated to some extent to reflect current conditions, improve usability, and address gaps, the update **focused specifically on challenges and opportunities related to land use, housing, economic resiliency, and community character**.

Opportunities for Input



 **908**
Survey responses



 **13**
Elected & appointed
official updates



 **23**
In-person community
meetings & events



 **363**
Total in-person
attendees



 **16**
Advisory
Committee meetings



 **6**
Walking
tours with **78**
participants

...and counting!



COMPREHENSIVE PLAN BASICS

KEY THEMES

Key themes to guide the Cohesive Ketchum Plan update were identified in the early stages of the process through an in-depth review of the 2014 Plan policies and implementation progress; an initial round of meetings with City departments, boards and commissions, regional partners, and other stakeholders; and the experience of the consultant team with similar projects in Idaho and across the county. These themes include:

Aligning the updated Comprehensive Plan with **recent plans and studies**;

Addressing community **housing** needs;

Diversifying Ketchum's **economy**;

Preserving **community character**, as defined by the locals who live and work in Ketchum and contribute to the city's distinctive sense of place;

Clarifying the role of the **Future Land Use Plan** in shaping how Ketchum grows;

Incorporating **sustainability and community resilience** priorities throughout the Plan;

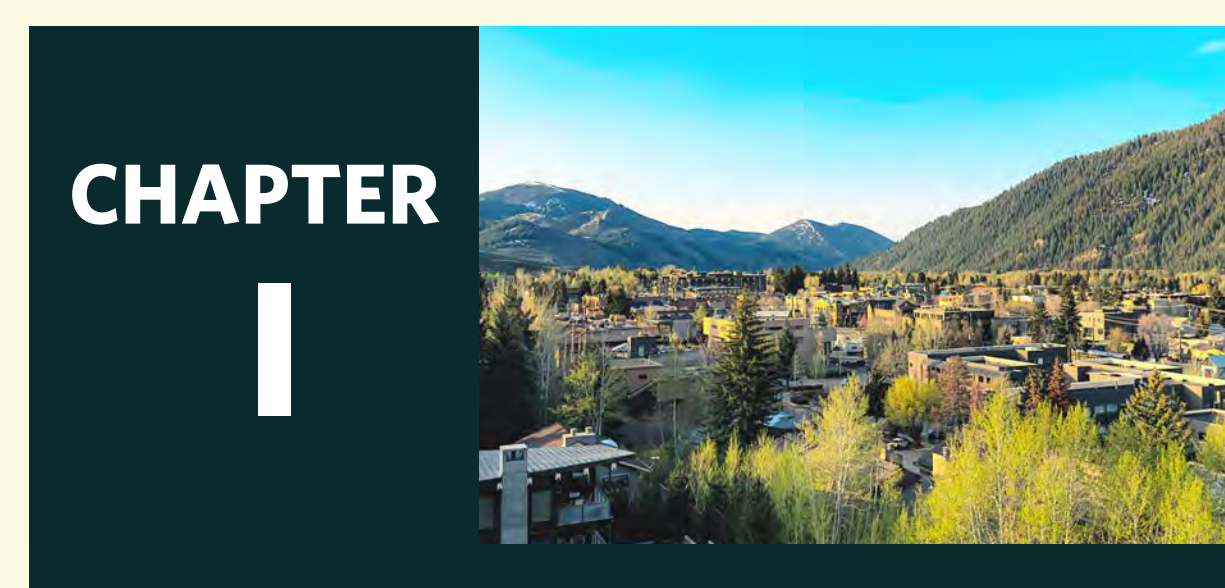
Expanding the Plan's focus on **historic preservation**;

Strengthening **regional partnerships**; and

Identifying the **roles and responsibilities** of the City departments and partner agencies working to implement the Plan.

PARTS OF THE PLAN

The updated Plan is divided into six chapters:



THE COHESIVE KETCHUM COMPREHENSIVE PLAN provides background information related to the Cohesive Ketchum process, key issues that arose during the process, and how the Plan fits into the City's existing operations.



COMMUNITY VISION AND CORE VALUES reflects what is important to the community now and for the future.



GOALS AND POLICIES establishes overarching policy guidance on a range of topics, organized by core value. The goals and policies highlighted in this chapter will be used to guide day-to-day decision-making.



GROWTH FRAMEWORK includes information about factors influencing Ketchum's growth and the Future Land Use Plan (which is made up of the Future Land Use Map and associated Land Use Category descriptions).



IMPLEMENTATION identifies priority actions for the next two- to four-years and serves as the City's Implementation Plan—bridging the gap between the Comp Plan and the more detailed annual work plan.



APPENDIX contains a summary of major trends and existing conditions, a land demand and capacity analysis, and information related to Idaho property rights.





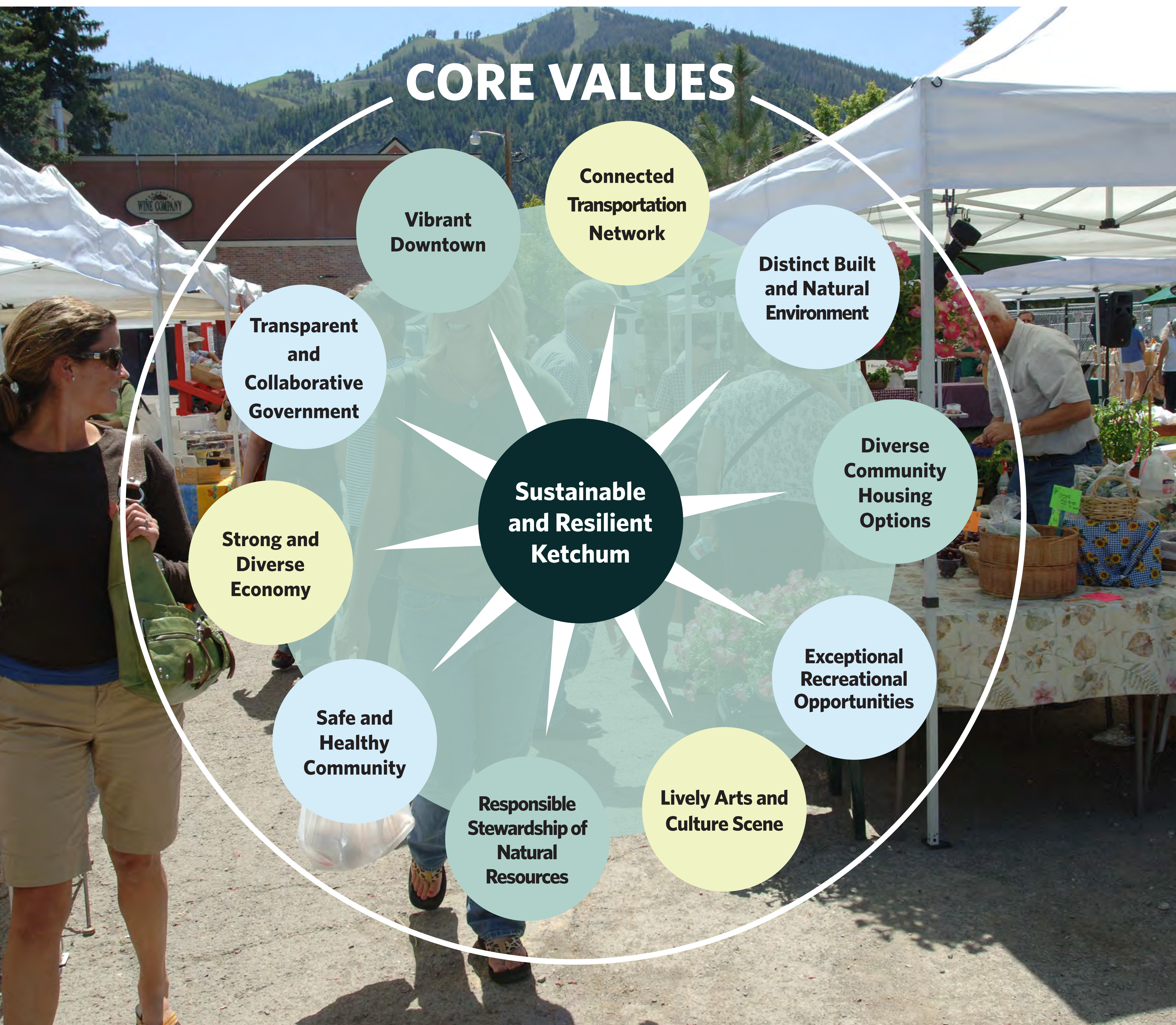
**COHESIVE
KETCHUM**

Comprehensive Plan & Code Update

COMMUNITY VISION AND CORE VALUES

COMMUNITY VISION

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



TOPICS DISCUSSED THE PLAN

Each of the core values (CV) addresses a range of topics. The following table highlights specific topics that are addressed under each core value for reference. Topics that directly support Ketchum’s role in the Blaine County Regional Sustainability and Climate Program (5B CAN) are signified with a 🌍 icon.

| CROSSWALK OF CORE VALUES AND PLAN TOPICS | | |
|--|--|--|
| Core Values | Topics Addressed | |
| CV 1: Connected Transportation Network | Multimodal Transportation System Pedestrian and Bicycle Facilities 🌍 Land Use and Mobility 🌍 | |
| CV 2: Distinctive Built and Natural Environment | Land Use and Community Character 🌍 Historic Preservation Infrastructure and Services | |
| CV 3: Diverse Community Housing Options | Community Housing 🌍 Housing Resources and Capacity Housing Diversity | |
| CV 4: Exceptional Recreational Opportunities | Parks and Recreation Open Space Trails | |
| CV 5: Lively Arts and Culture Scene | Arts and Culture | |
| CV 6: Responsible Stewardship of Natural Resources | Land and Water Conservation 🌍 Clean Energy and Green Building 🌍 | |
| CV 7: Safe and Healthy Community | Public Safety Hazard Mitigation Health and Wellness Education Local Food 🌍 | |
| CV 8: Strong and Diverse Economy | Economic Development Tourism | |
| CV 9: Transparent and Collaborative Governance | Communications and Technology Government | |
| CV 10: Vibrant Downtown | Land Use and Urban Design 🌍 Multimodal Connections 🌍 | |





COHESIVE
KETCHUM

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CV1
CV2

KETCHUM'S CORE VALUES

CV1: Connected Transportation Network



WHERE WE ARE TODAY

Some of the most pressing challenges Ketchum faces with respect to transportation include:

- Regional connectivity
- Right-of-way constraints
- Funding limitations
- Lack of pedestrian and bicycle facilities
- Severe weather conditions
- Airport service consistency

WHAT WE'RE PLANNING FOR

Ketchum will continue to collaborate with local and regional partners to improve the multimodal transportation within the City and throughout Blaine County. Goals and policies in this chapter are intended to align with and support the implementation of priorities identified as part of the Master Transportation Plan, Parking Management Plan, Blaine County Community Bicycle and Pedestrian Master Plan, and 5B Can.

GOALS

GOAL T-1: Create and maintain an integrated multimodal transportation system that facilitates safe and efficient travel for residents, visitors, and the workforce.

GOAL T-2: Establish a safe and comprehensive network of pedestrian and bicycle facilities that connect local and regional destinations.

GOAL T-3: Improve the efficiency of the local and regional transportation system while supporting the reduction of greenhouse gas emissions, single-occupant vehicle use, and vehicle miles traveled.

CV2: Distinctive Built & Natural Environment



WHERE WE ARE TODAY

Some of the most pressing challenges Ketchum faces with respect to preserving the distinguishing features of its built and natural environment as the community grows include:

- Balancing trade-offs of development decisions
- Loss of historic resources
- Reinforcing Ketchum's eclectic character and funkiness
- Protection of community gateways and separators

WHAT WE'RE PLANNING FOR

Ketchum will continue to work with the community, design and development professionals, and property owners to adopt and implement policies, programs, and regulatory tools that promote the efficient use of available land, while also helping to reinforce and protect Ketchum's unique features and community assets. Goals and policies in this chapter are intended to protect the distinctive features of Ketchum's built and natural environment.

GOALS

GOAL BNE-1: Reinforce Ketchum's eclectic, small, mountain town character and the character-defining features of individual neighborhoods and districts.

GOAL BNE-2: Protect and enhance views of the surrounding mountains and natural features from Ketchum and community gateways.

GOAL BNE-3: Encourage the preservation of historic, cultural, and archaeological resources in and around Ketchum.

GOAL BNE-4: Increase awareness of and appreciation for Ketchum's history.

GOAL BNE-5: Coordinate capital improvements in conjunction with new development.





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CV 3
CV 4

KETCHUM'S CORE VALUES

CV3: Diverse Community Housing Options



WHERE WE ARE TODAY

While progress is being made, Ketchum continues to face substantial challenges with respect to housing, including:

- Loss of affordable housing stock
- Lack of housing diversity
- Limited land capacity and high land values
- Staff-level limitations

WHAT WE'RE PLANNING FOR

Ketchum residents want to live in a community that includes people with diverse backgrounds, life experiences, ages, and means, and a community where the "lights are on" year-round. Goals and policies in this chapter are intended to align with and support the implementation of Housing Action Plan priorities.

GOALS

GOAL H-1: Expand and preserve community housing and other housing options that are affordable to Ketchum's local workforce.

GOAL H-2: Expand and leverage housing resources and capacity.

GOAL H-3: Diversify community housing options in the City of Ketchum and the Area of City Impact.

CV4: Exceptional Recreational Opportunities



WHERE WE ARE TODAY

Existing barriers to meeting Ketchum's recreational needs include:

- Long-term facility maintenance
- Parks facilities and program needs
- Levels of service
- Cost of parkland acquisition
- Access to public lands and river corridors

WHAT WE'RE PLANNING FOR

Population growth and the corresponding development of vacant land within Ketchum and the Areas of City Impact have made parks and open space ever more important to the community. Goals and policies in this chapter are intended to strengthen the City's commitment to maintaining and improving Ketchum's exceptional recreational opportunities.

GOALS

GOAL R-1: Provide adequate recreation programming and facilities to serve the needs of residents and visitors.

GOAL R-2: Offer cost-effective funding of parks and recreation facilities and programs.

GOAL R-3: Enhance access to publicly maintained lands and waters.

GOAL R-4: Establish a well-connected trail network to support a variety of users.





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CV 5
CV 6

KETCHUM'S CORE VALUES

CV5: Lively Arts and Culture Scene



WHERE WE ARE TODAY

Some of the most pressing challenges Ketchum faces with respect to growing its arts and culture scene include:

- Funding
- Marketing the arts
- Festival and event space

WHAT WE'RE PLANNING FOR

The Ketchum community encourages and supports area arts and cultural organizations, programs, and facilities as essential elements to a balanced, sustainable, and healthy community. The arts goals and policies in this section build on the many existing initiatives and programs in Ketchum, such as the Ketchum Arts Commission and the Sun Valley Museum of Art. They also aim to add to the community's quality of life, economic vibrancy, and appearance by creating and encouraging diverse arts and cultural experiences to serve people of all backgrounds and interests, and by continuing to incorporate public art and aesthetically pleasing design into buildings, parks, plazas, streetscapes, public spaces, and transportation.

GOALS

GOAL ART-1: Create cultural facilities that meet the needs of the community and attract visitors.

GOAL ART-2: Build Ketchum's identity as a cultural center and destination by increasing the visibility of the arts and cultural activities in the community.

GOAL ART-3: Employ arts and culture to improve Ketchum's quality of life, strengthen the local economy, and increase tourism.

CV6: Responsible Stewardship of Natural Resources



WHERE WE ARE TODAY

Some of the most immediate hurdles Ketchum faces with respect to sustainability and resilience include:

- Development activity impacts
- The City's remote location
- Isolated energy systems
- Cost of renewable technologies

WHAT WE'RE PLANNING FOR

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

GOALS

GOAL NR-1: Preserve and enhance the natural habitat for fish, wildlife, plants, and other creatures in our ecosystems.

GOAL NR-2: Protect the quality of our water resources and ensure adequate water capacity for future generations.

GOAL NR-3: Incorporate sustainable practices into City operations and maintenance.

GOAL NR-4: Promote and support energy conservation and the reduction of greenhouse gas emissions in private development.

GOAL NR-5: Reduce the amount of solid waste generated in Ketchum.





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CV 7
CV 8

KETCHUM'S CORE VALUES

CV7: Safe and Healthy Community



WHERE WE ARE TODAY

Existing impediments to meeting Ketchum's health and safety needs include:

- Emergency service capacity
- Natural hazards
- Human service needs
- Lack of health care resource awareness
- Day care opportunities

WHAT WE'RE PLANNING FOR

The welfare of residents depends on the City's existing efforts related to parks, recreation, mobility, emergency services, and coordination with the community's health and human service providers. Ketchum seeks to continue its tradition as a healthy and caring place, giving all residents the opportunity to be physically active and pursue spiritually meaningful lives. This section identifies goals and policies related to the community's vision for strengthening Ketchum's reputation as a safe and healthy community.

GOALS

- GOAL SCH-1:** Provide high levels of police, fire, and emergency response services to proactively ensure the safety and welfare of residents.
- GOAL SCH-2:** Mitigate the risk and effect of natural hazards on life, property, and infrastructure.
- GOAL SCH-3:** Improve awareness of and access to health services and programs.
- GOAL SCH-4:** Prioritize community health in the design of our built environment.
- GOAL SCH-5:** Increase educational opportunities for life-long learning.
- GOAL SCH-6:** Enhance access to nutritious, affordable, and local food options.

CV8: Strong and Diverse Economy



WHERE WE ARE TODAY

Key factors impacting Ketchum's ability to sustain a strong and diverse economy include:

- Partnerships
- Tourism reliance
- Access
- Housing
- Education
- Economic diversification

WHAT WE'RE PLANNING FOR

Ketchum residents envision a healthy and resilient economy that maximizes the benefits of visitors while creating opportunities for sustaining careers and businesses. The community prides itself on its small, locally-run businesses that provide character and contribute to local prosperity. Lastly, the community is striving for an economy and built environment that can support residents' ability to live and work in the community.

GOALS

- GOAL E-1:** Support and attract entrepreneurs and businesses that diversify and sustain the local economy and level out seasonal fluctuations.
- GOAL E-2:** Continue to support our tourism economic base through coordinated management of tourism destinations and expansion of visitation seasons.
- GOAL E-3:** Foster a regional partnership approach to supporting businesses and sustaining economic growth.





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CV 9
CV 10

KETCHUM'S CORE VALUES

CV9: Transparent and Collaborative Governance



WHERE WE ARE TODAY

Key issues impacting the City's ability to function as a transparent and collaborative government include:

- Changing technology
- Public participation
- Budgetary constraints

WHAT WE'RE PLANNING FOR

Ketchum strives to be a place where people can be involved in their community. To move the community forward, the City must establish a well-functioning local government, excellent communication and collaboration among organizations in the Wood River Valley, and a framework for engaging with and responding to public input. This section identifies goals and policies related to the social aspects of sustainability by reinforcing the high value of social capital through good governance, public participation, and collaboration.

GOALS

- GOAL TCG-1:** Create transparent, accessible opportunities for public participation in City decision-making.
- GOAL TCG-2:** Provide outstanding customer service to Ketchum residents and those doing business here.
- GOAL TCG-3:** Strengthen the City's reputation as an effective local government.
- GOAL TCG-4:** Balance desired levels of service against changing costs and revenues.
- GOAL TCG-5:** Provide clear and transparent information concerning the budget process.
- GOAL TCG-6:** Foster collaboration on Comprehensive Plan issues.

CV10: Vibrant Downtown



WHERE WE ARE TODAY

Ketchum's ability to create and sustain a vibrant downtown is influenced by:

- Public improvements
- Downtown housing
- Parking management and policies
- Protection of downtown character

WHAT WE'RE PLANNING FOR

Downtown Ketchum is the heart of the community. It functions as Ketchum's shopping, dining, and entertainment hub, as a year-round gathering place for residents and visitors, and increasingly as a walkable, urban neighborhood. The City will continue to support the implementation of the Downtown Master Plan and promote downtown Ketchum as a great place to live, work, and play.

GOALS

- GOAL DT-1:** Cultivate a vibrant downtown environment that celebrates Ketchum's history and character while balancing the needs of residents, businesses, and visitors.
- GOAL DT-2:** Reinforce the history and defining characteristics of downtown.
- GOAL DT-3:** Enhance multimodal connections to and within downtown.



KETCHUM'S GROWTH FRAMEWORK

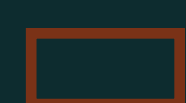
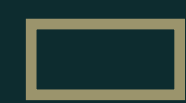
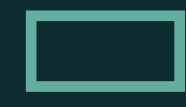
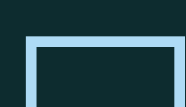
FACTORS INFLUENCING GROWTH

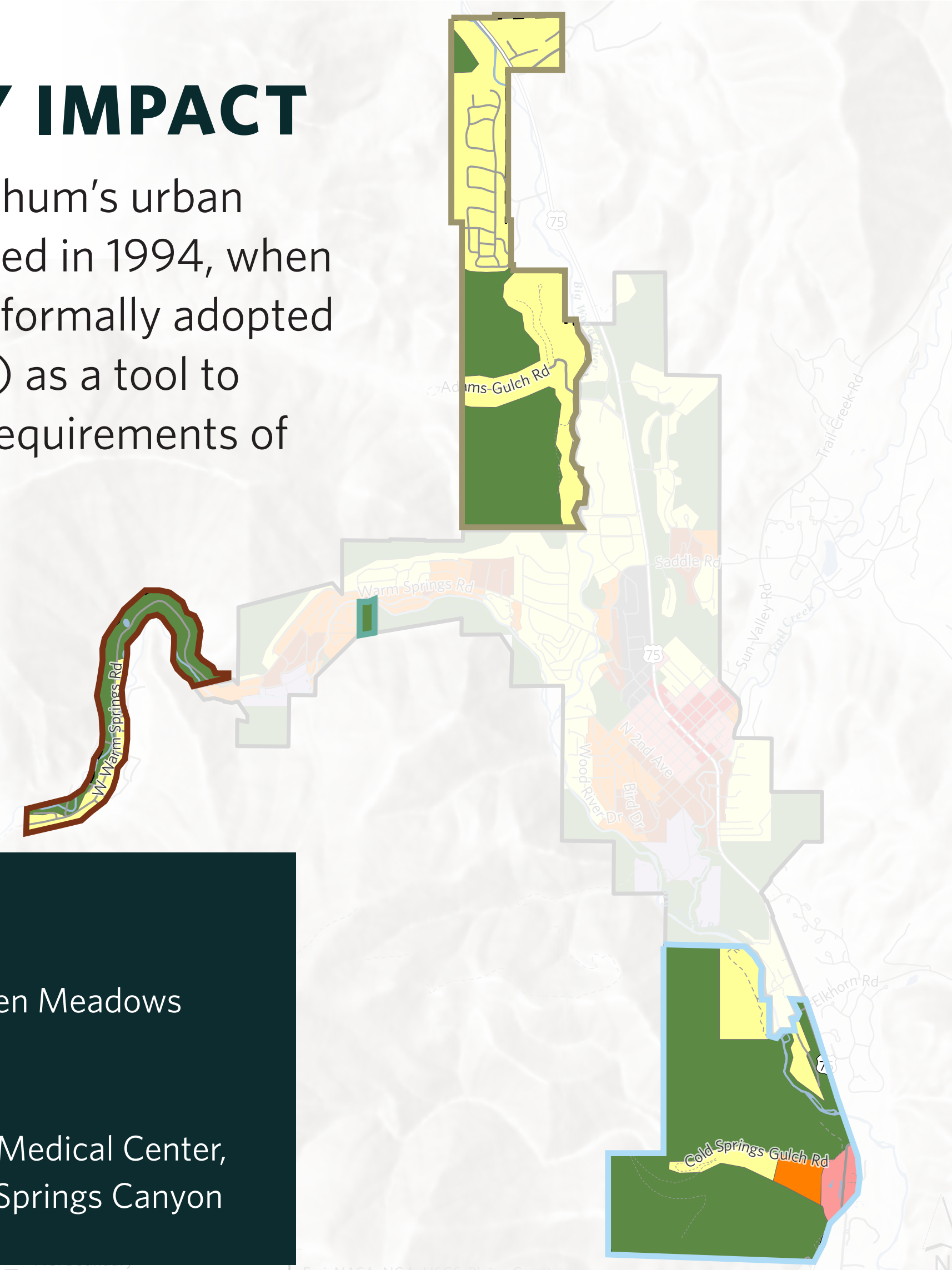
A variety of factors will influence where and how Ketchum grows in the future.

AREAS OF CITY IMPACT

The ultimate extent of Ketchum's urban development was established in 1994, when the City and Blaine County formally adopted Areas of City Impact (ACIs) as a tool to manage growth and fulfill requirements of Idaho state law.

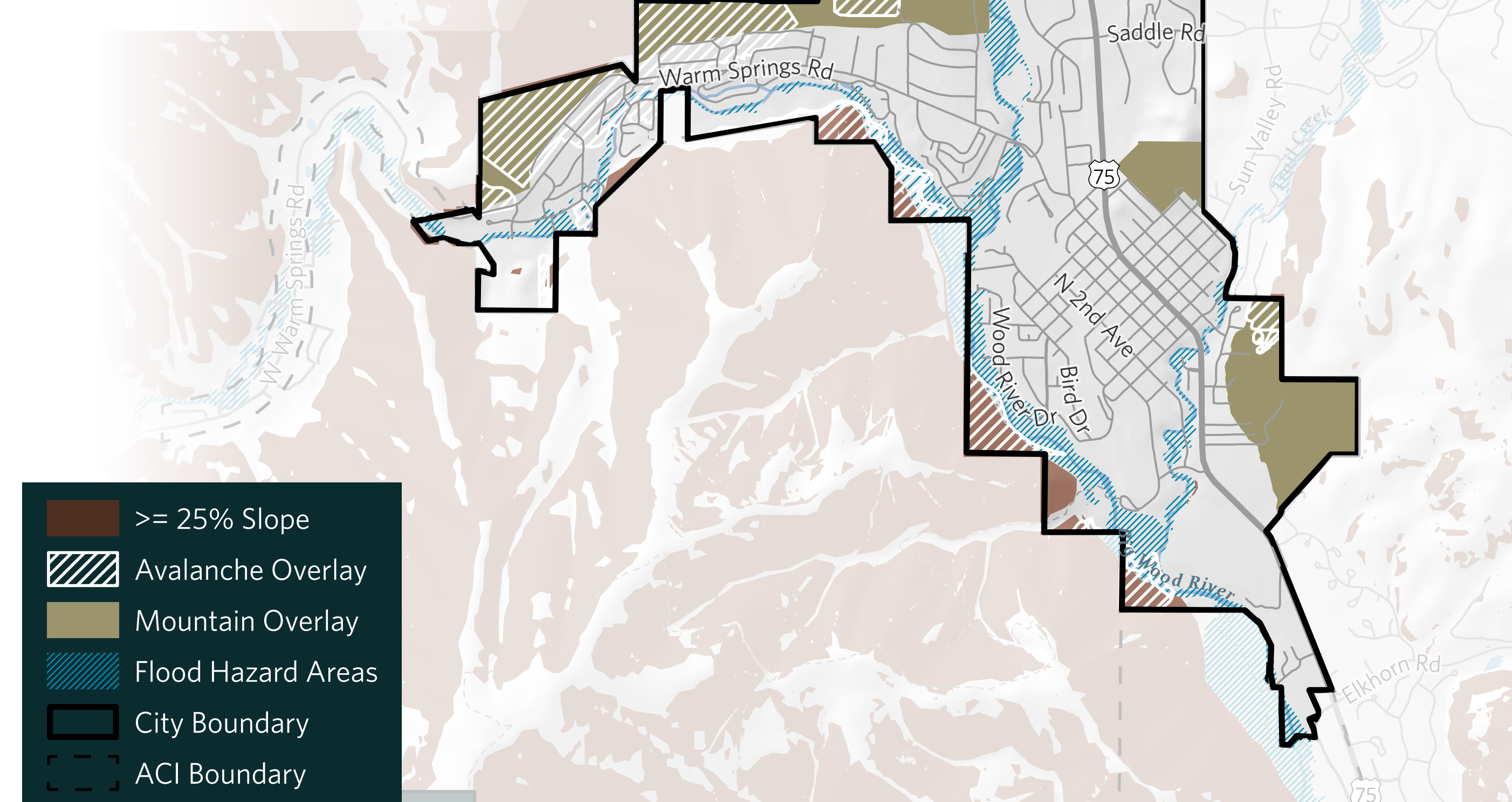
There are four ACIs surrounding the City of Ketchum:

-  Board Ranch
-  Adams Gulch and Hulen Meadows
-  River Run
-  St. Luke's Wood River Medical Center, McHanville, and Cold Springs Canyon



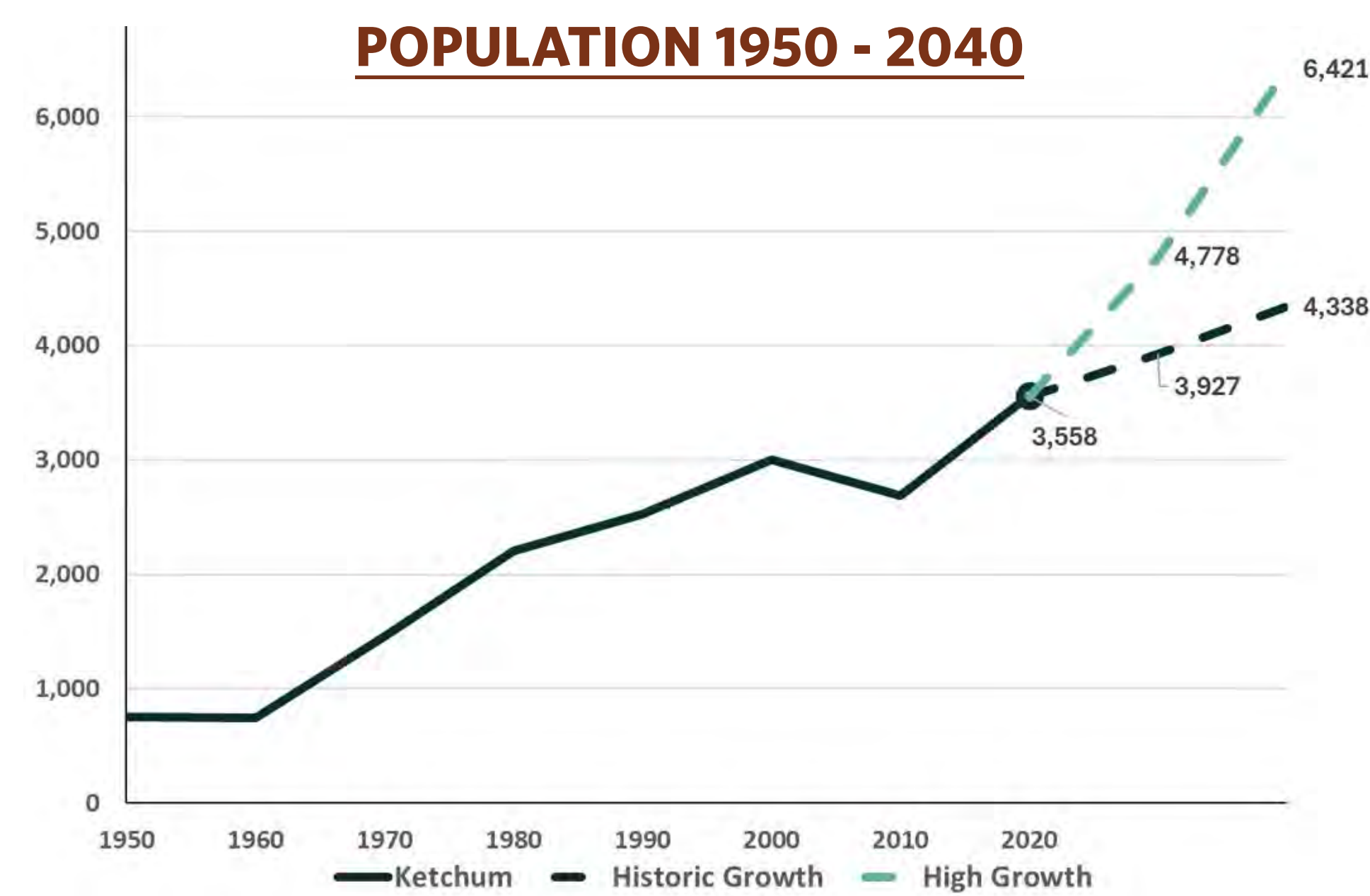
NATURAL HAZARDS AND SENSITIVE NATURAL AREAS

Ketchum's location in the Wood River Valley leaves the community exposed to a variety of natural hazards, such as earthquakes, floods, landslides, avalanches, and wildfires. The City protects sensitive natural areas through the application of specialized zoning districts or overlays that address the unique needs of each area.



FORECAST GROWTH

Ketchum is forecast to add between 780 to 2,860 new residents by the year 2040. While Ketchum grew at a rate of 0.8 percent annually between 2000 and 2022, the City's population has increased at a faster rate in recent years, particularly during the COVID-19 pandemic. This wide variation in this projection accounts for a range of variables that could impact Ketchum's growth rates over the 20-year plan horizon.



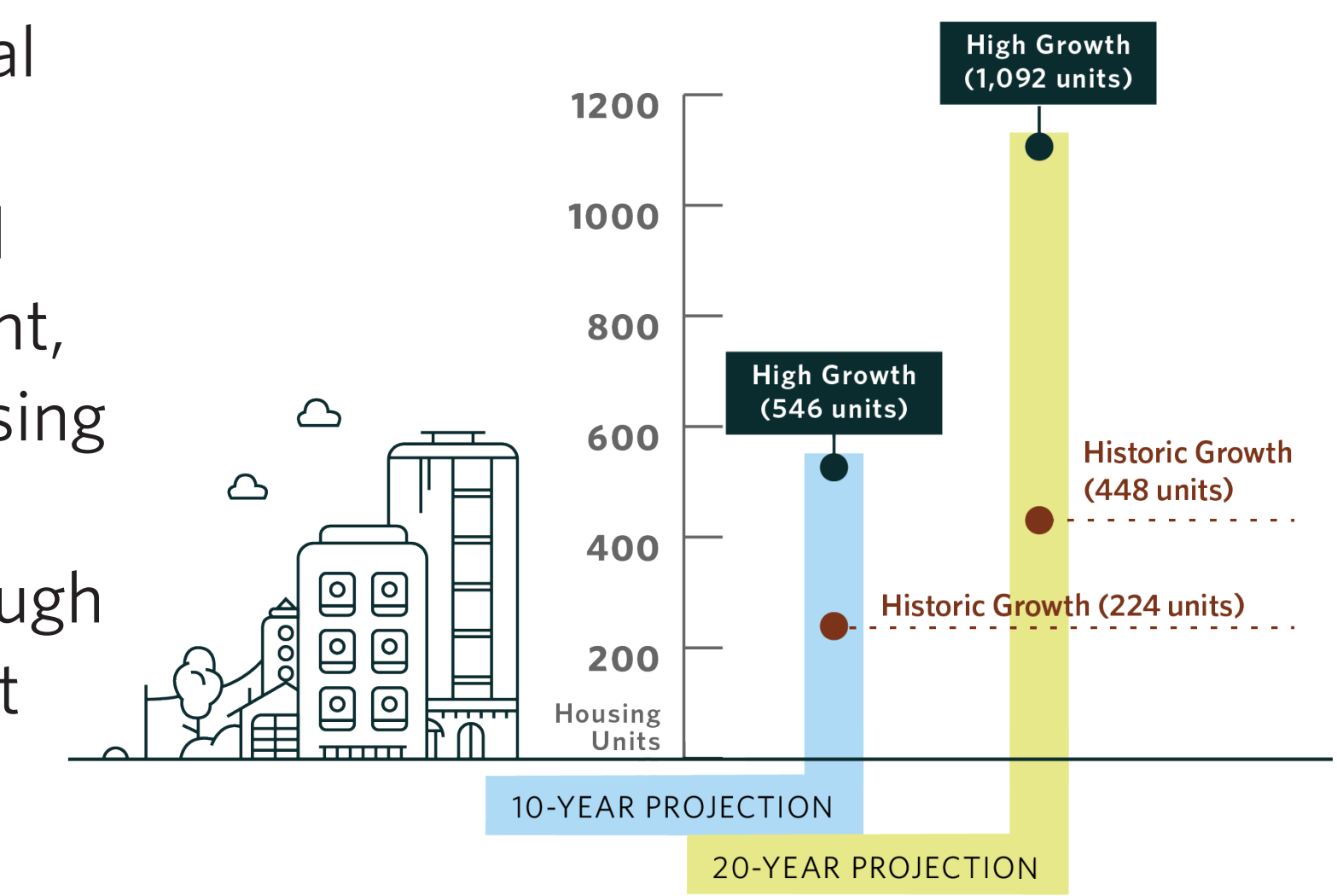
LAND CAPACITY DEMAND

An analysis of vacant and potentially underutilized land and demand for future residential/non-residential development was conducted as part of the Cohesive Ketchum process. This analysis confirmed that Ketchum likely has sufficient land to accommodate the projected demand for residential, retail, office, and industrial development over the next 20 years. However, the analysis also reinforced that the density of future development, and the extent to which existing housing units and commercial and industrial spaces are potentially displaced through redevelopment, will have a significant impact on the City's ability to accommodate future growth.

NON-RESIDENTIAL DEMAND



RESIDENTIAL DEMAND

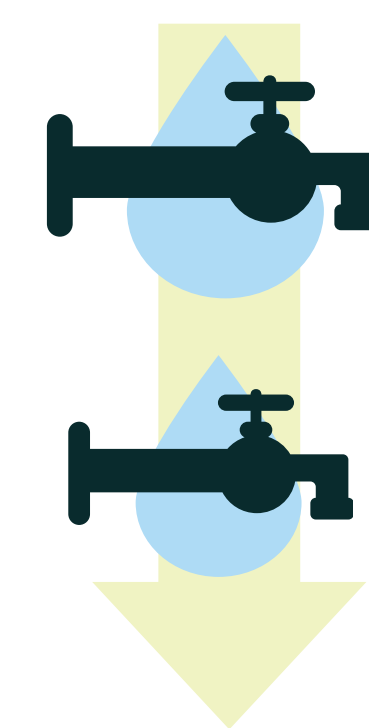


INFRASTRUCTURE AND SERVICES

Most existing development in the City of Ketchum is served by City water and sewer. Both Ketchum's water and wastewater systems have sufficient capacity to accommodate future growth. Water and sewer infrastructure for the ACI will be reevaluated prior to significant changes in land use.

WATER FACILITIES

Water consumption is decreasing



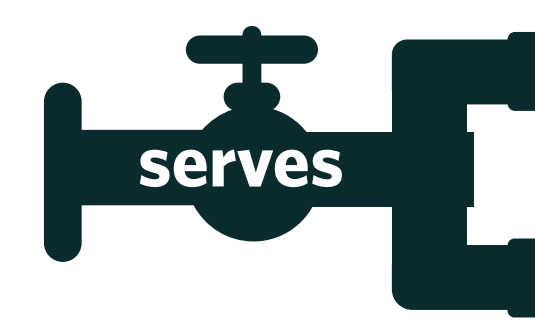
1 billion gallons/year in 2014
70 million gallons/year in 2023.

Future limitations on the system:

- Drought conditions caused by low snowpack years
- Well pumping capacity
- Capacity in some collection lines

WASTEWATER FACILITIES

2070
with current plant upgrades, system has capacity through



Ketchum
Sun Valley

Future limitations on the system:

- Surges from spring runoff (due to residential pumping)
- Flow capacity in collection lines

PRINCIPLES FOR A SUSTAINABLE AND RESILIENT KETCHUM

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

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

These principles reflect input received as part walking tours, workshops, and other conversations about growth as part of the Cohesive Ketchum process.





COHESIVE
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KETCHUM'S GROWTH FRAMEWORK

RESIDENTIAL NEIGHBORHOODS



Low Density Residential (LDR)

DENSITY: Typically ranges from one to six dwelling units per acre.

HEIGHT: Generally three stories or less.

MIX OF USES:

Primary. Single-family detached homes and duplexes

Secondary. Accessory dwelling units, home-occupations, as well as other supporting and complementary uses.



Medium Density Residential (MDR)

DENSITY: Typically ranges from six to 18 dwelling units per acre; however, minimum densities may apply and pockets of high-density residential may be accommodated to support community housing goals.

HEIGHT: Generally three stories or less.

MIX OF USES:

Primary. Townhomes and smaller multi-family residential buildings.

Secondary. Duplexes, accessory dwelling units, home-occupations, as well as other supporting and complementary uses.



High Density Residential (HDR)

DENSITY: Typically ranges from 18 to 30 or more dwelling units per acre. Minimum residential densities may apply.

HEIGHT: Generally three stories or less.

MIX OF USES:

Primary. Townhomes and multi-family residential

Secondary. Supporting and complementary uses, such as small-scale commercial services and offices.

OTHER



Open Space, Parks, and Recreation



Floodplain Overlay



Mountain Overlay

MIXED-USE CATEGORIES



Retail Core (RC)

DENSITY/INTENSITY: Minimum number of housing units required (2 to 5 dwelling units/Ketchum Townsite lot) based on lot size/commercial space included.

HEIGHT: Typically ranges from two to three stories*

MIX OF USES:

Primary. Retail, restaurants, offices, residential, entertainment, hotels, institutional, and cultural uses.

Secondary. Other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.



Community Mixed-Use (CMU)

DENSITY/INTENSITY: Minimum number of housing units is required (2 to 5 dwelling units per Ketchum Townsite lot) based on lot size/commercial space included.

HEIGHT: Typically ranges from two to three stories*

MIX OF USES:

Primary. Provides opportunities for a wide range of land uses, including hotels, offices, medical facilities, health/wellness-related services, limited retail services, recreation, institutional uses, as well as high-density residential.

Secondary. Other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.



Mixed-Use Activity Center (MUAC)

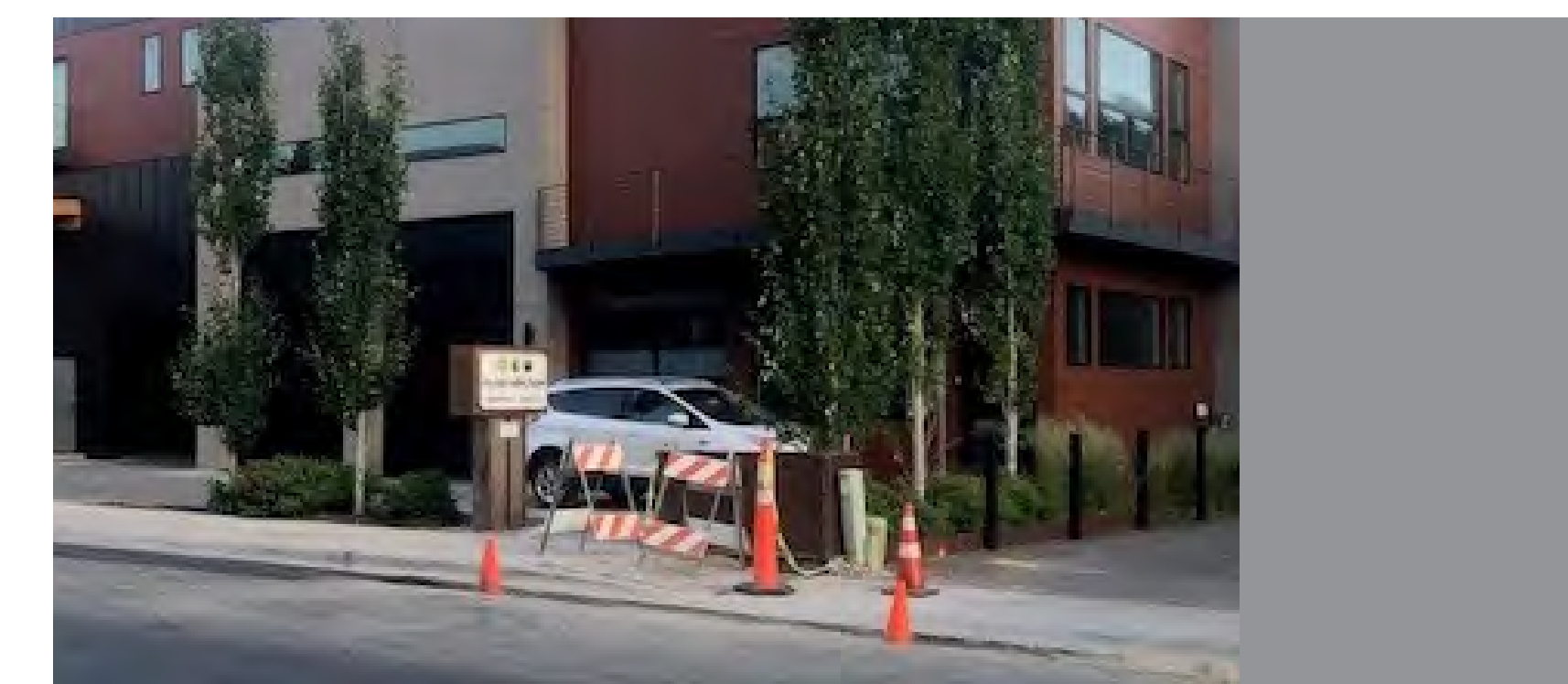
DENSITY/INTENSITY: Minimum number of housing units required is based on lot size/commercial space provided. Baseline floor area ratio (FAR) varies by ski base area.

HEIGHT: Typically ranges from two to four stories*

MIX OF USES:

Primary. Provides opportunities for hotel, motel, and other types of visitor lodging, higher-density residential, visitor and neighborhood-serving retail and restaurants, office, and hospitality service uses.

Secondary. Other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.



Mixed-Use Industrial (MUI)

DENSITY/INTENSITY: No minimum or maximum.

HEIGHT: Typically ranges from one to three stories; however, up to five stories for buildings that incorporate a qualifying ground floor (accommodates commercial uses) and other requirements.

MIX OF USES:

Primary. Light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution, offices, and other similar uses.

Secondary. Multi-family residential and work/live units. Supporting commercial and retail uses are allowed, with some limitations on size.



Learn more about the characteristics of each Land Use Category here



*Taller building heights may be achieved through incentives for community housing

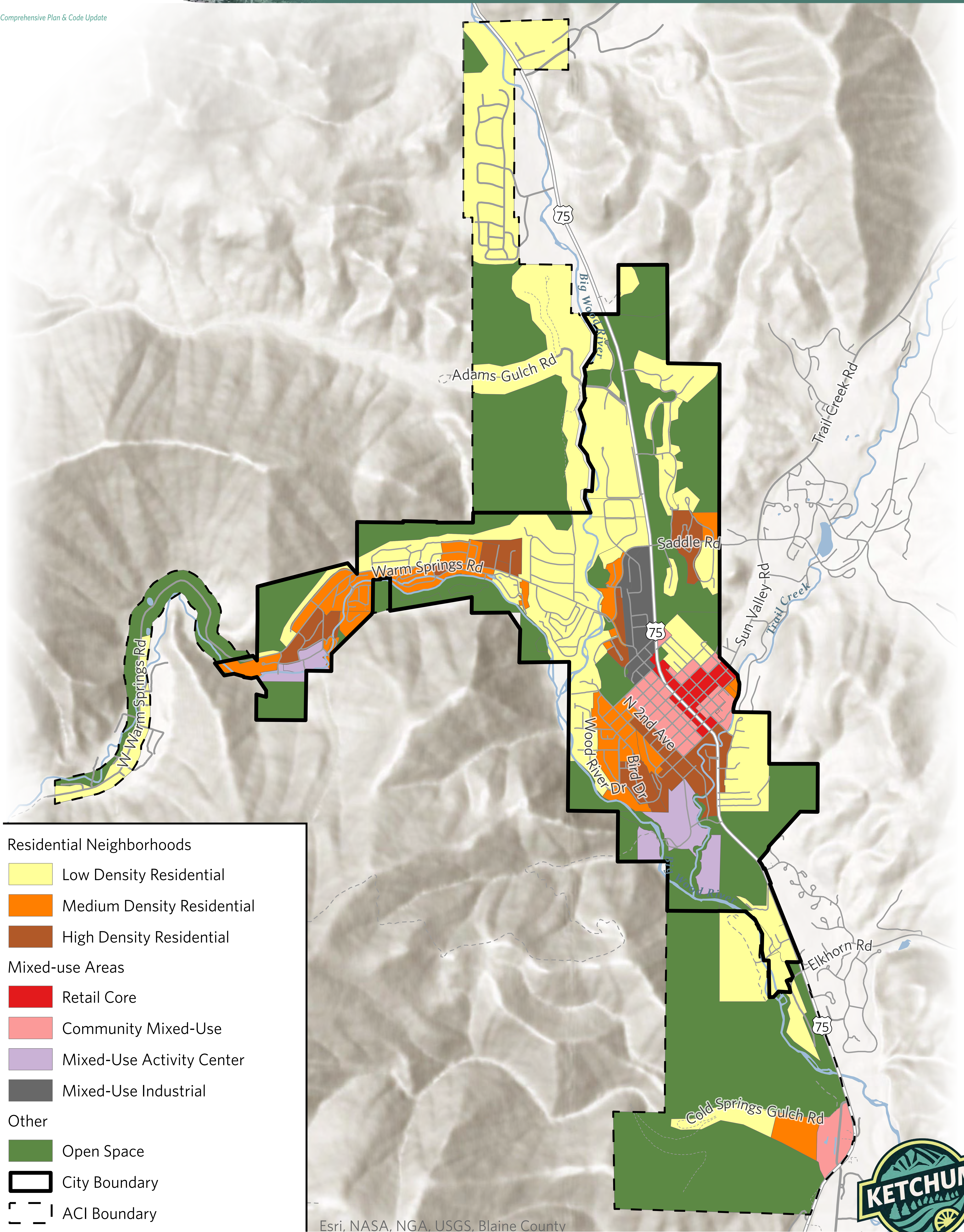


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FUTURE LAND USE MAP

FLUM



Esri, NASA, NGA, USGS, Blaine County





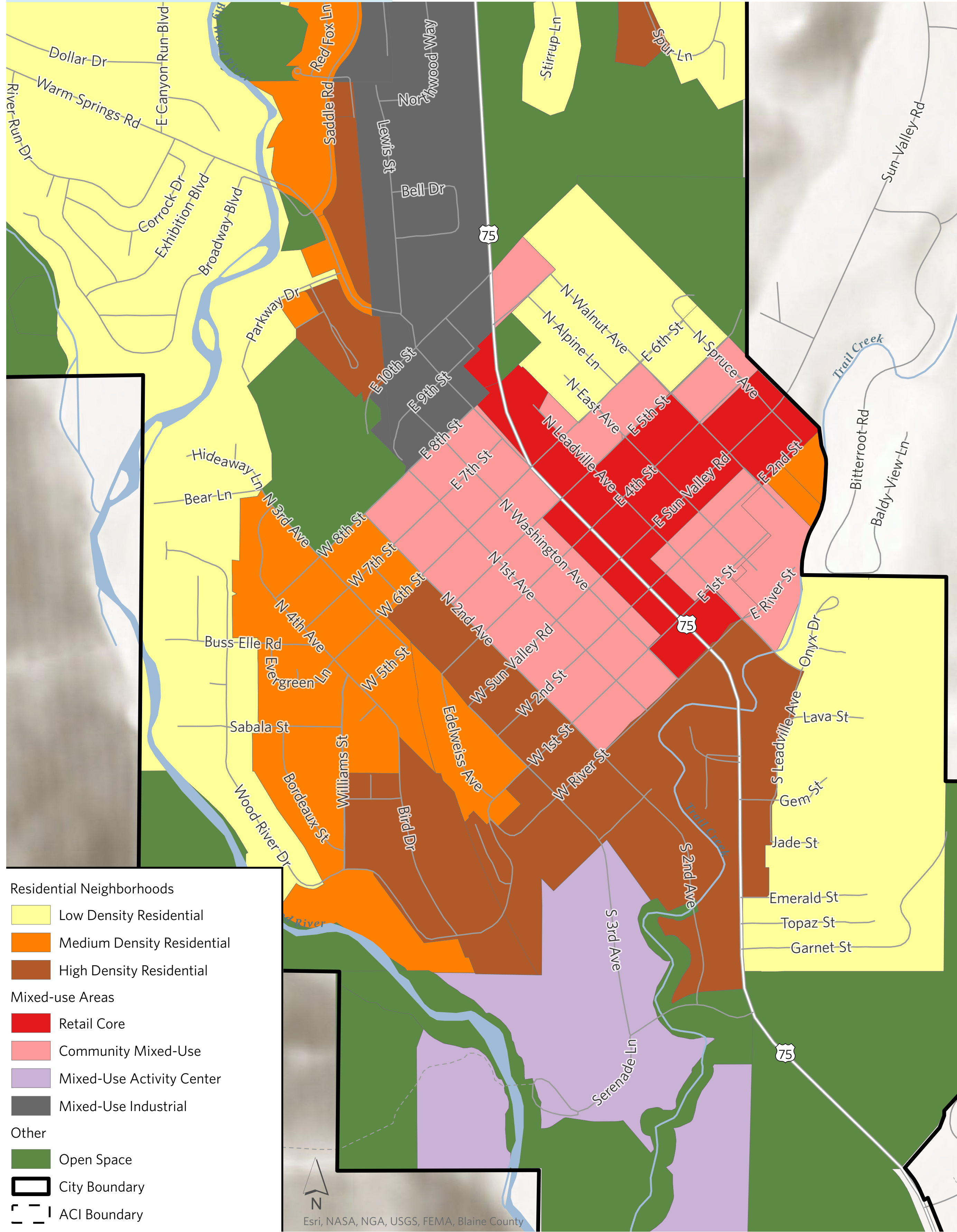
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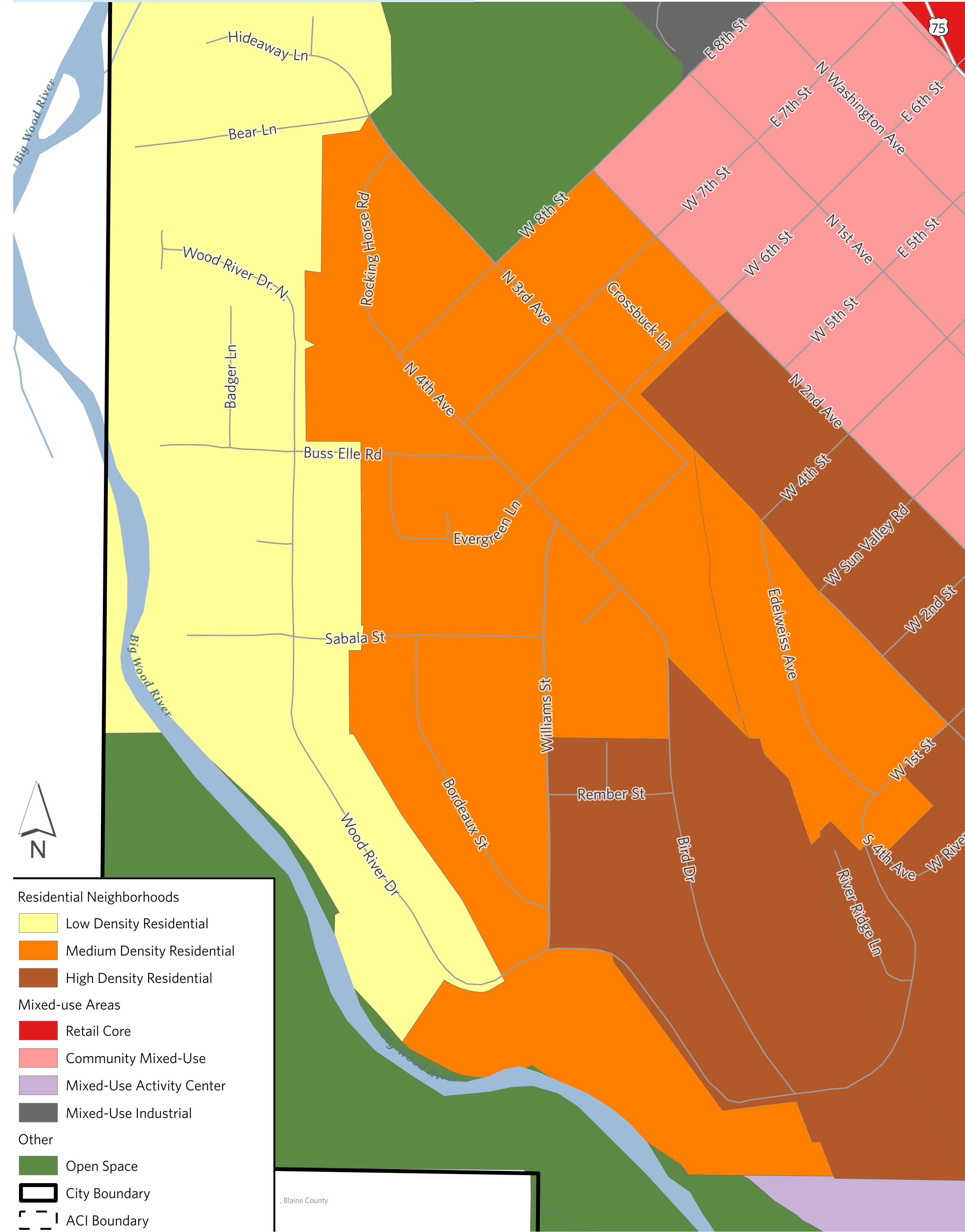
FUTURE LAND USE DETAIL MAPS

FLUM

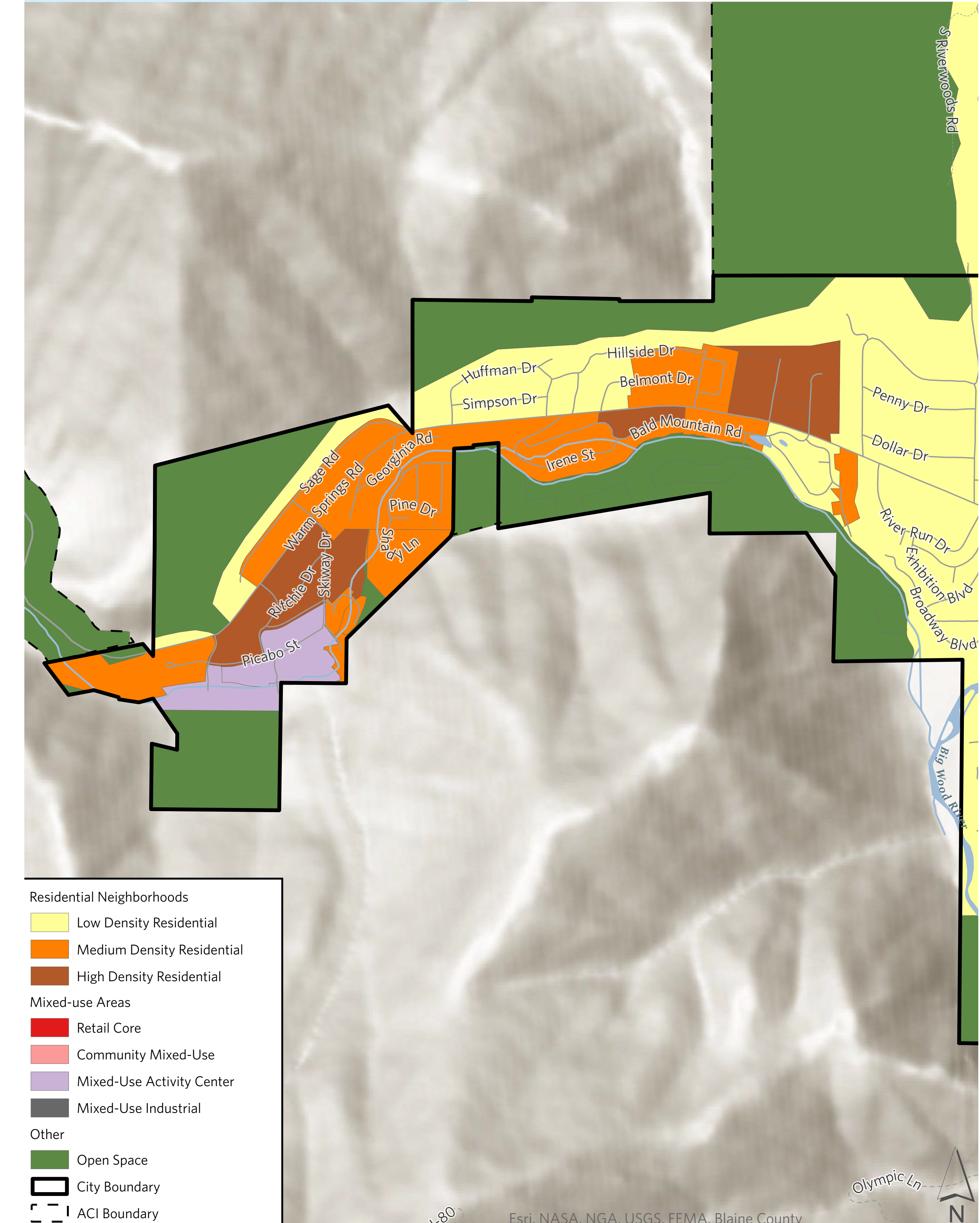
DOWNTOWN



WEST KETCHUM



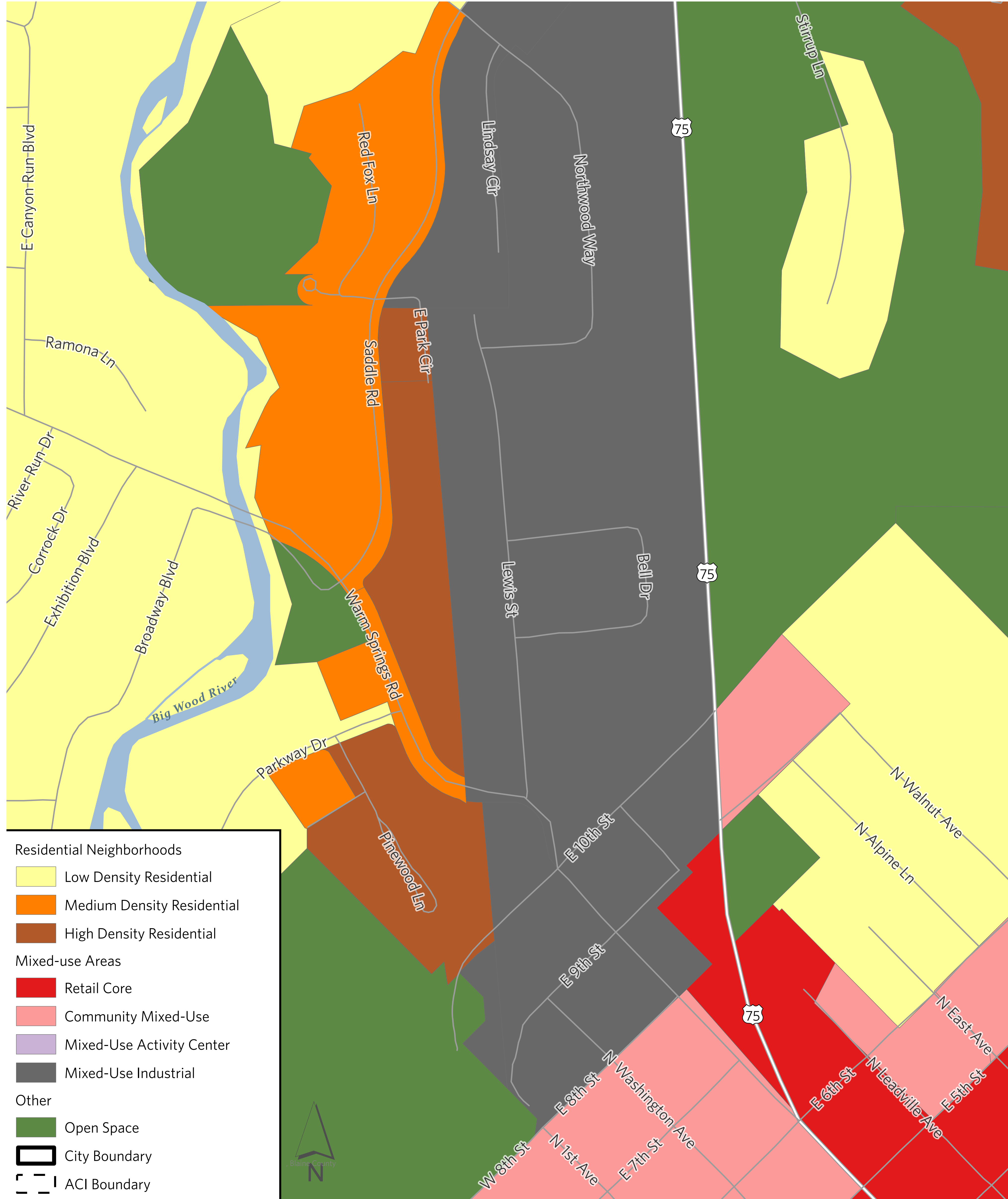
WARM SPRINGS



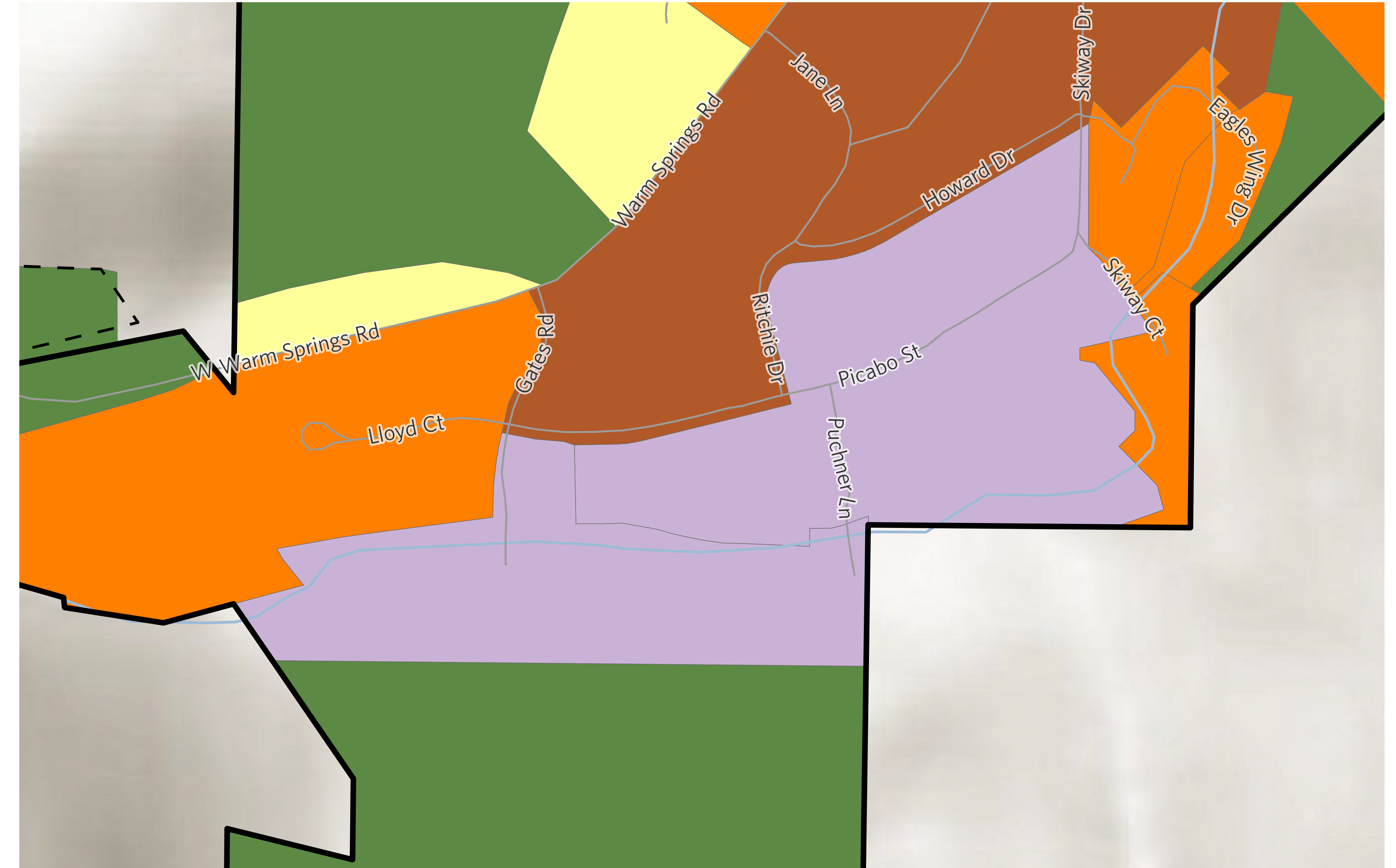


FUTURE LAND USE DETAIL MAPS

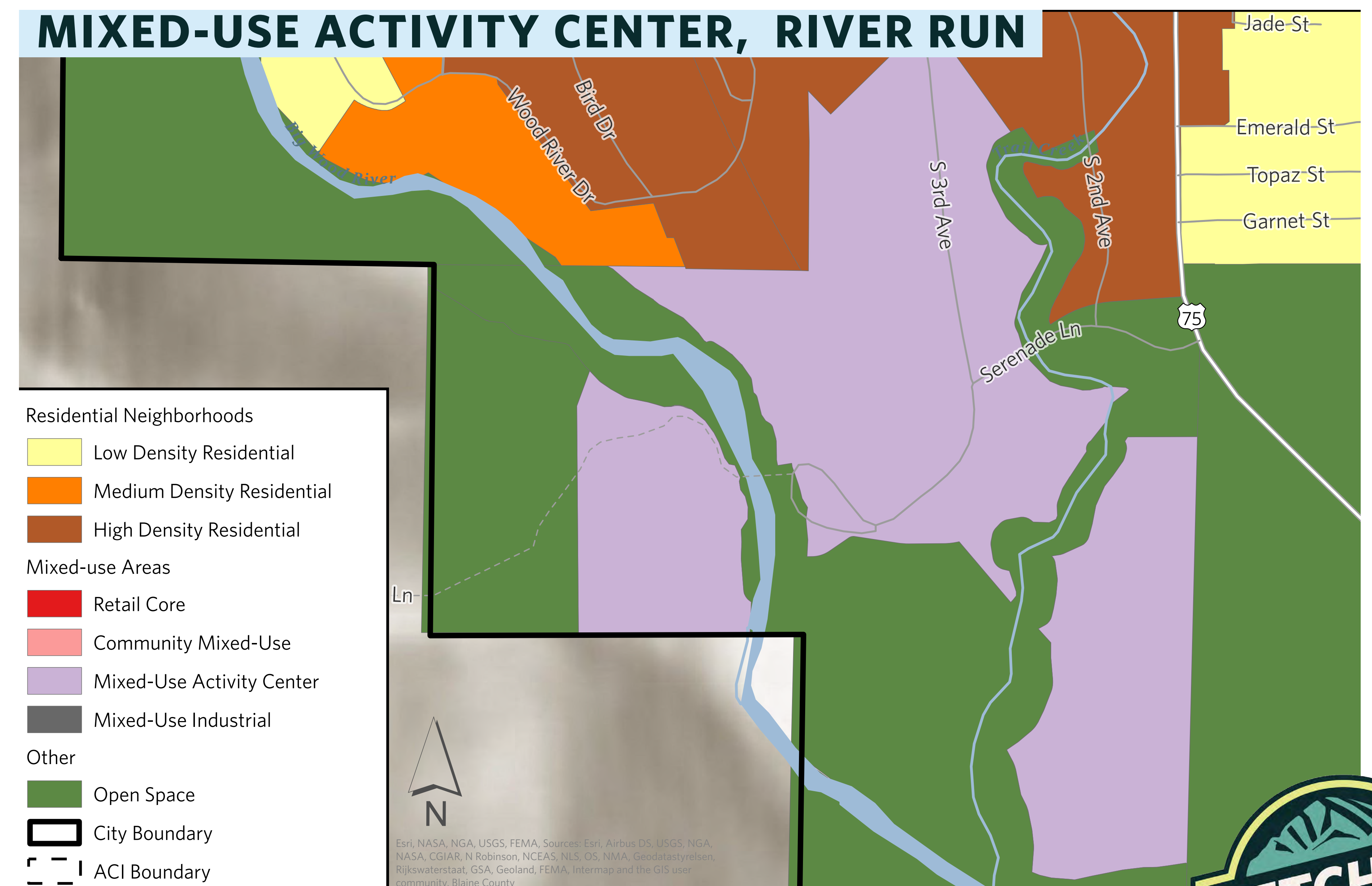
MIXED-USE LIGHT INDUSTRIAL



MIXED-USE ACTIVITY CENTER, WARM SPRINGS



MIXED-USE ACTIVITY CENTER, RIVER RUN



IMPLEMENTING THE COMPREHENSIVE PLAN



KETCHUM'S LONG-TERM PLANNING FRAMEWORK

In 2023, The City of Ketchum adopted a new integrated planning framework that aligns long-term visionary goals with mid- and short-term work plans. This framework, also referred to as the Citywide Work Plan, contains three parts:

PART 1: COMPREHENSIVE PLAN

The Comprehensive Plan states the City's vision, goals, and policies for future development within Ketchum and in the surrounding Area of City Impact. The Plan covers a broad range of topics with a ten- to twenty-year planning horizon. Ketchum has also completed a number of topic-specific functional plans, that are adopted by reference into the Comprehensive Plan. These plans provide more specificity and more detailed recommendations, than is provided in the Comprehensive Plan.

PART 2: CITY GUIDEBOOK

The City Guidebook (Chapter V of this Plan) serves as the bridge between the Comprehensive Plan and the more detailed annual work plan by outlining the City's top priorities for a four-year period based on the implementation strategies in the Plan.

PART 3: ANNUAL WORK PLAN

The Annual Work Plan identifies the projects each department will be working to complete in a given year based on the priorities identified in the City Playbook.

ALIGNMENT WITH CODE UPDATE

The Comprehensive Plan provides a basis for updating the City's zoning and subdivision regulations. An update to the regulations is currently underway that will combine Title 17 (Zoning Regulations) and Title 16 (Subdivision Regulations) into a Unified Development Code (UDC), eliminate redundancies and inconsistencies, update graphics, and improve usability. Following the adoption of the updated Comprehensive Plan in early 2025, changes to zone districts, allowed uses, and development standards will be brought forward to align the regulations with the new FLUM and land use categories, as well as other goals and policies in the Plan. The implementation matrix highlights some of the specific regulatory changes that will need to be taken to support the implementation of the Plan.

PLAN IMPLEMENTATION

Chapter 5, Implementation, outlines actions the City will take, alone or in partnership with other organizations, to support the implementation of the Comprehensive Plan. The implementation matrix is intended to act as the City's Guidebook, bridging the gap between the Comprehensive Plan and more detailed annual work plans by outlining the City's top priorities for a four-year period.

ABOUT THE IMPLEMENTATION MATRIX

The implementation matrix includes **actions that are organized by the goals associated with each core value**. Not every goal or policy in the Plan has a corresponding action. A number of actions are "cross-cutting"—meaning they help implement (either directly or indirectly) goals and policies related to more than one of the core values. Cross-cutting actions are not necessarily of greater importance or considered a higher priority than any of the individual strategies listed. Rather, they highlight opportunities to leverage available resources and staffing, and to reinforce the need for ongoing collaboration and coordination among elected officials, City departments, appointed commissions, and other partner organizations on the implementation of the Comprehensive Plan.

TABLE 5-2: IMPLEMENTATION MATRIX

| ACTION | RESPONSIBILITY | PRIORITY |
|---|----------------------------------|----------|
| CV 3: Diverse Community Housing Options | | |
| GOAL H-1: EXPAND AND PRESERVE COMMUNITY HOUSING AND OTHER HOUSING OPTIONS THAT ARE AFFORDABLE TO KETCHUM'S LOCAL WORKFORCE. | | |
| Action H-1.a. Establish minimum and maximum residential unit sizes, tailored to the housing types and densities in individual zone districts. | Lead: PBD Support: HD, CA | \$ |
| Action H-1.b. Establish a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size. | Lead: PBD Support: HD, CA | \$ |
| Action H-1.c. Establish requirements or other mechanisms processes to offset new development impacts on housing needs by requiring Community Housing based on impacts identified in the New Development Housing Nexus Study. | Lead: PBD Support: HD, CA | \$ |
| Action H-1.d. Explore the potential of streamlining the review process for community housing units in the LI district by amending existing standards that are overly complex like permitted residential unit size calculations and modifying design review standards to apply more pertinently to light industrial projects. | Lead: PBD Support: HD, CA | \$ |
| Action H-1.e. Amend standards for the LI district to allow for the sale of individual community housing units. | Lead: PBD Support: HD, CA | \$ |
| Action H-1.f. Recalibrate community housing contribution for excellence projects for all development. | Lead: PBD Support: HD, CA | \$ |
| GOAL H-2: EXPAND AND LEVERAGE HOUSING RESOURCES AND CAPACITY. | | |
| Action H-2.a. Expand the use of density incentives such as increased Floor Area Ratio (FAR) allowance and/or lot coverage to zone districts outside of the Community Core to incentivize construction of Community Housing units and payment of fee in lieu. | Lead: PBD Support: HD | \$ |
| Action H-2.b. Explore providing incentives for larger housing unit sizes (in concert with base zoning maximums) in exchange for Community Housing units. | Lead: PBD Support: HD | \$ |
| Action H-2.c. In partnership with large employers, explore opportunities for employer provided housing programs. | Lead: HD Support: PBD, CA | M |
| Action H-2.d. Identify resources to support employer housing programs and funding of housing unit creation. | Lead: HD Support: PBD, CA | M |
| Action H-2.e. Explore increasing lodging and sales taxes on Short-Term Rental (STR) units in Ketchum to generate funding for Community Housing to offset impacts of employee generation from the STRs. | Lead: CA - F Support: PBD, HD | \$ |

Lead organization/
department
and supporting
partners



Take a closer look at the Implementation Matrix in Chapter 5.

Actions are organized into two tiers of priorities:

- Short-term actions (S) that should be implemented over the next 1-2 years; and
- Mid-term actions (M) that should be implemented over the next 3-4 years.

