

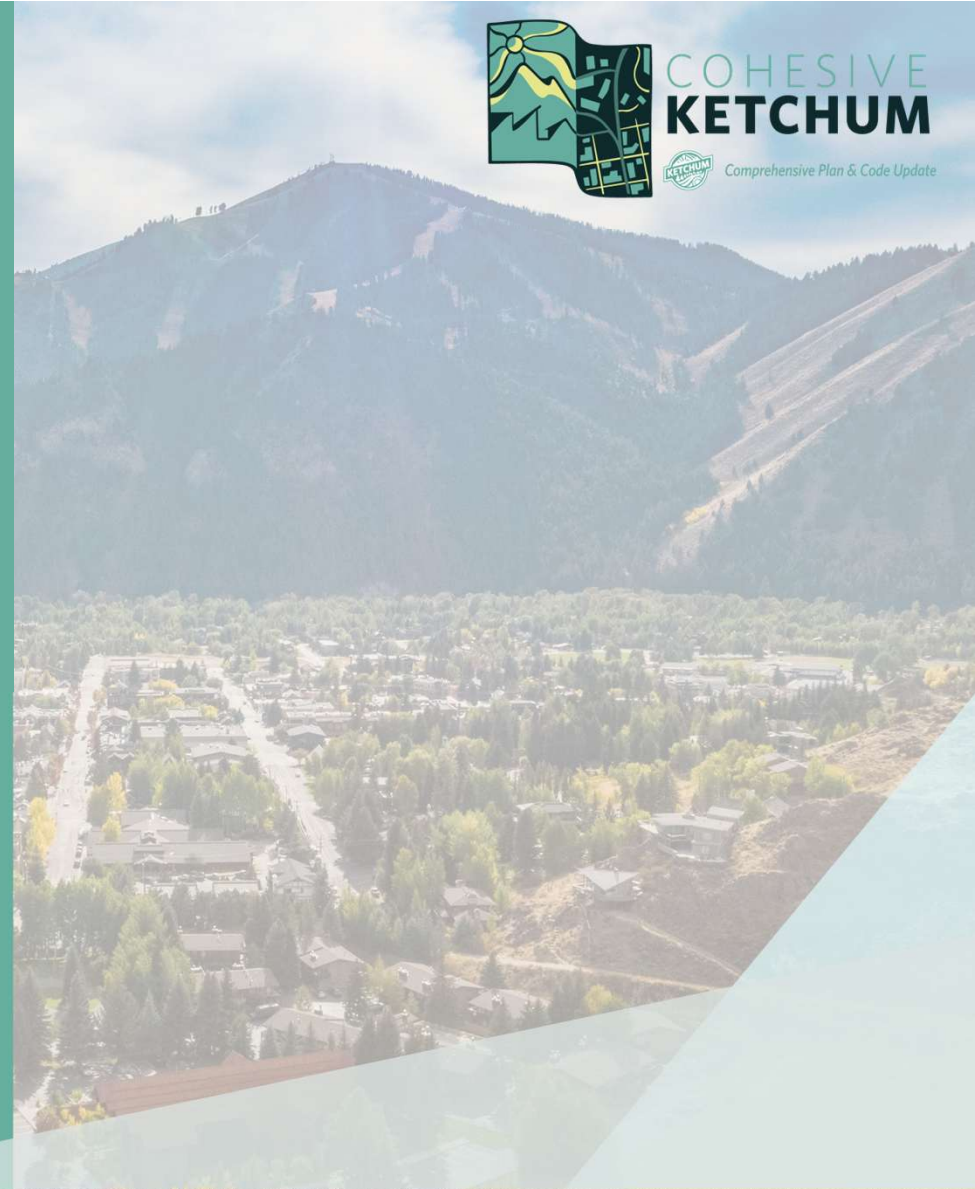
# Phase 3 Code Update Community Listening Session

Cohesive Ketchum  
April 16, 2026



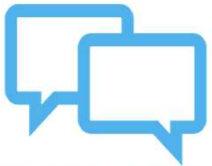
COHESIVE  
KETCHUM

 Comprehensive Plan & Code Update



# Welcome

## Why We're Here



### HEAR FROM YOU

share ideas + gather feedback before draft code changes are developed



### LEARN

identify what's working and what's not + likes and dislikes



### GUIDE

help shape future land use regulations in Ketchum

Your input will directly inform draft code amendments



COHESIVE  
KETCHUM

Comprehensive Plan & Code Update

# What We'll Cover Today

## **Project Overview**

- Cohesive Ketchum project
- Purpose of the Phase 3 Code Update

## **Code Update Process**

- Overall approach and timeline

## **Installment 1 Topics**

- Downtown
- Parking
- Mountain Overlay
- Nonconformities

## **Community Input**

- Share ideas and gather feedback
- Help guide revisions to Ketchum's land use regulations



# COHESIVE KETCHUM

## Project Overview



**COHESIVE  
KETCHUM**

Comprehensive Plan & Code Update

# Cohesive Ketchum Project



## PHASE 1—SCOPING

*Completed Fall 2023*

- Stakeholder input + plan audit
- Key issues identified
- Engagement strategy



## PHASE 2—PLAN UPDATE

*Adopted September 2025*

- Focus: character, housing, economy
- Vision + policy direction
- Consolidated code (*Jan 2026*)



## PHASE 3—CODE UPDATE

**WE ARE HERE**

- Implementing the comp plan
- Organized into 3 installments



**COHESIVE  
KETCHUM**

Comprehensive Plan & Code Update

# Vision → Outcomes



## VISION

### Comprehensive Plan

The Plan sets policy direction



## TOOLS

### Code

The Code translates policy into standards and rules



## OUTCOMES

### Future Development

Together, they shape how Ketchum grows and changes over time



# Code Drafting Process

## Installments & Timeline



**COHESIVE  
KETCHUM**

Comprehensive Plan & Code Update

# Installments

**#1**

## **Downtown**

- FAR Bonus Program
- Design Guidelines
- Dimensional standards
- Local business support

## **Parking**

- Evaluate requirements & exemptions citywide
- Alternative strategies (shared parking, TDM)

## **Mountain Overlay**

## **Nonconformities**

**#2**

## **Residential Districts**

- Dwelling Unit Sizes
- Lot Sizes
- Dimensional Standards
- ADUs

## **Environmental**

- Floodplain & Riparian
- Water Conservation
- Avalanche Overlay

**#3**

## **Hotels**

## **Ski Base Areas**

## **Light Industrial District**

## **General**

- Signs
- Dark Skies
- Appeal Procedures
- Clarify enforcement procedures
- Administrative Manual



# Code Drafting Process

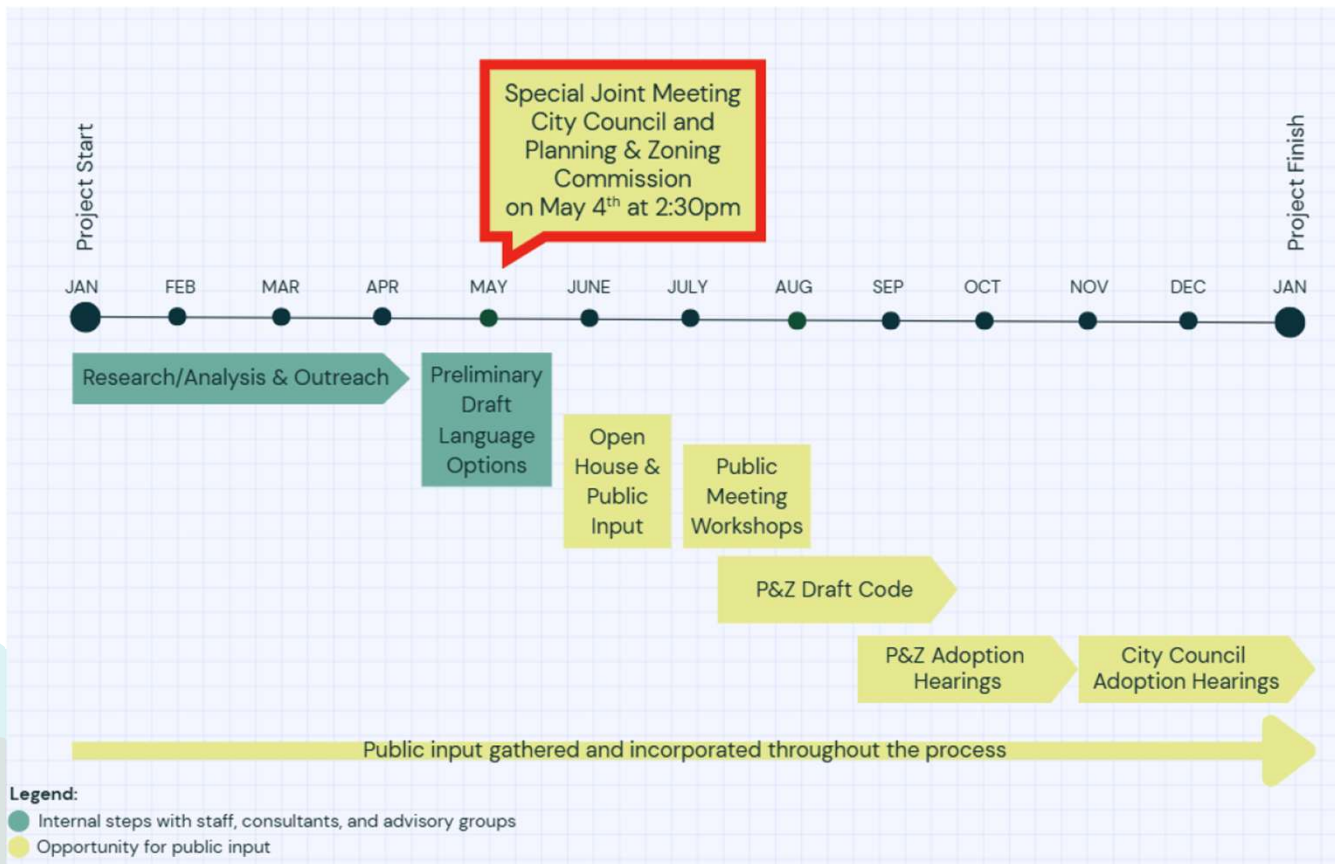
A transparent, iterative process—refined through ongoing community input

- 1. Listen & Understand**  
Gather input from the community + stakeholders  
*What's working? What needs to change?*
- 2. Evaluate & Align**  
Review existing code alongside the Plan  
Identify gaps, conflicts, and opportunities
- 3. Draft Updates**  
Prepare code revisions  
Focused on community priorities and desired outcomes
- 4. Test & Refine**  
Apply draft concepts to real-world examples + scenarios  
*TAG Input • Public Workshops • Iterative Revisions*
- 5. Review & Adopt**  
Public review and hearings  
*P&Z Commission → City Council*



**Technical Advisory Group (TAG)**  
local professionals in development,  
design, and construction

# Installment 1 Timeline



# Policy Framework

Installment 1

Downtown ▪ Parking ▪ Mountain Overlay ▪ Nonconformities



**COHESIVE  
KETCHUM**

Comprehensive Plan & Code Update

# DOWNTOWN

*Vibrant, Active, and Distinct*

## Role of Downtown

Economic engine + heart & soul of the city  
Supports local businesses + community life

## Development Pattern

Encourage infill + redevelopment  
Retail Core = commercial center  
Mix of uses + small-scale development

## Key Considerations

Right-size buildings—scale + massing that fit downtown  
Active ground floors + pedestrian-friendly streetscape  
Use incentives strategically to achieve community goals



Local Business + 4<sup>th</sup> Street Life



# DOWNTOWN

## *Character, Design, and Vitality*

### **Character + Design**

Preserve eclectic, small-town character

Require context-sensitive design

Create engaging, pedestrian-oriented environments

### **Economic Vitality**

Support local businesses

Address key challenges like workforce housing



**COHESIVE  
KETCHUM**

Comprehensive Plan & Code Update

# PARKING

*Balancing Access, Mobility, and Character*

## Key Considerations

Balance all transportation modes  
*driving, bicycling, walking, and transit*

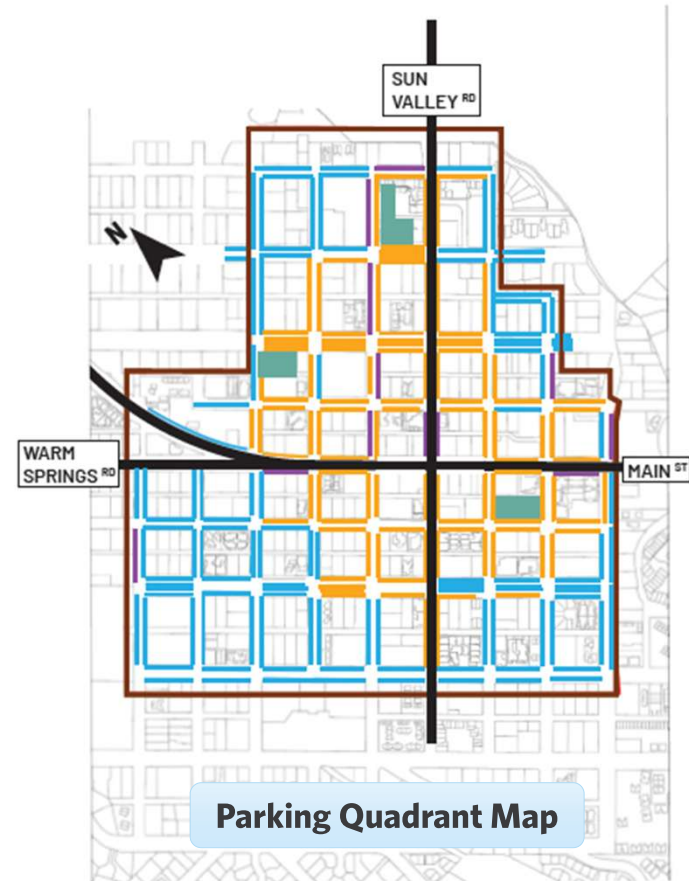
Right-size parking supply  
*Avoid too little or too much*

## Potential Strategies

Use data to understand demand

Consider alternatives + expand options  
*shared parking + transportation demand strategies*

Reevaluate current parking requirements  
*Align exemptions + standards with today's needs*



# MOUNTAIN OVERLAY

## *Protecting Hillsides + Mountain Views*

### **Primary Goal**

Protect undeveloped hillsides + natural features

### **Key Considerations**

- Preserve natural landforms
- Minimize grading + disturbance
- Preserve mountain views + scenic character



**Warm Springs  
Neighborhood**



# MOUNTAIN OVERLAY

## Potential Updates

- Limit building height
- Reduce site disturbance and lot coverage
- Encourage low-impact development
- Strengthen standards for grading + excavation



# NONCONFORMITIES

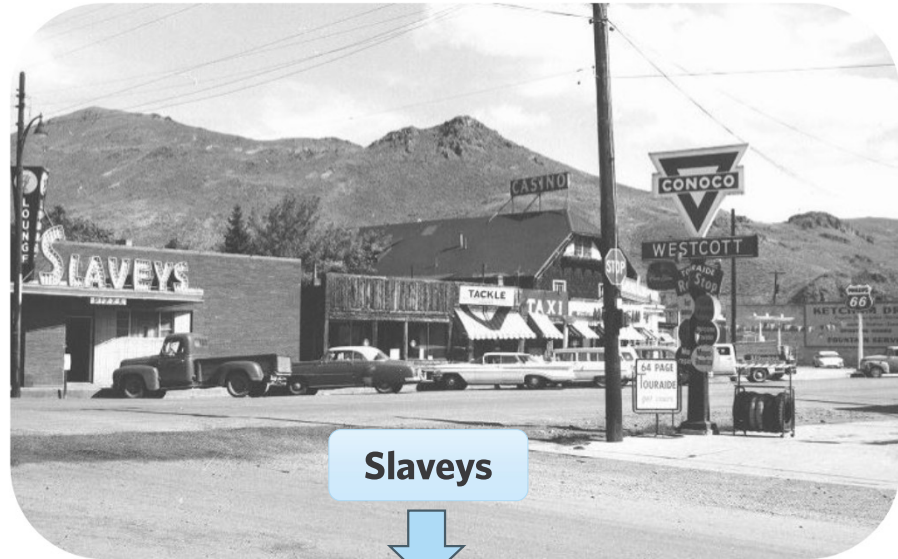
## *Reusing What We Have*

### Goal

Support reinvestment + reuse of existing buildings to maintain Ketchum's character

### Key Ideas

- Make it easier to adapt existing structures + allow flexibility for older buildings
- Discourage demolition



Slaveys



The Warfield



# Listening Session

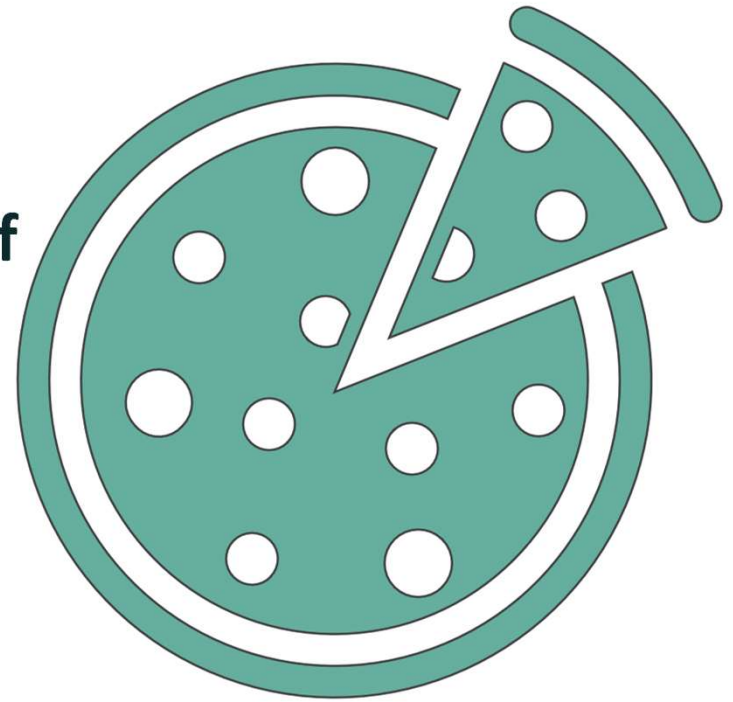


**COHESIVE  
KETCHUM**

Comprehensive Plan & Code Update

# How to Participate Today

- Eat pizza
- Visit topic tables (30 minutes)
- Share ideas and feedback with staff
- Provide written comments



# Next Steps

- May 4 City Council + P&Z Commission Joint Work Session
- Visit the project website for updates, materials, and ways to participate



[projectketchum.org/code-updates](https://projectketchum.org/code-updates)