

Code User Survey Summary

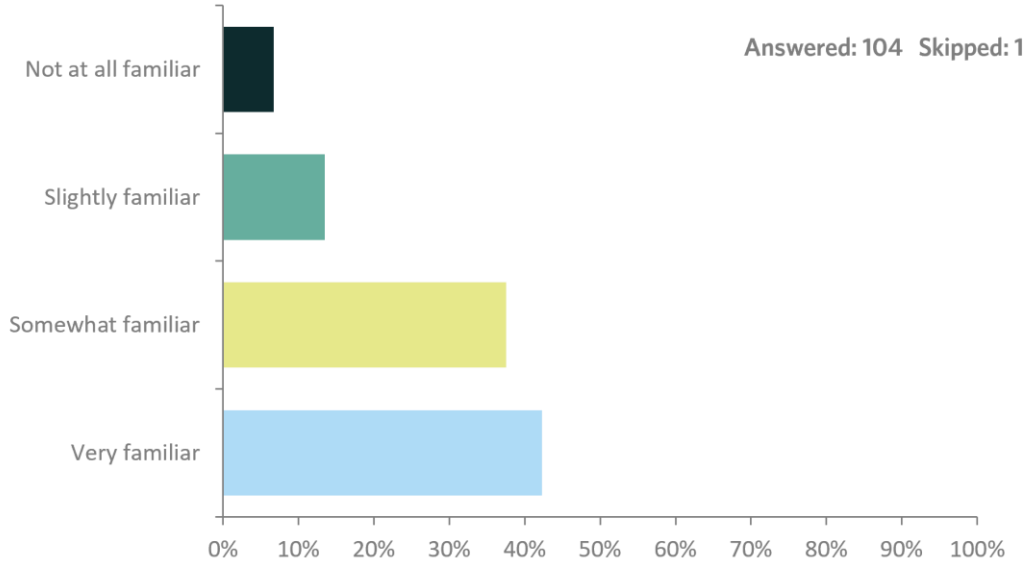
Introduction

The City of Ketchum has begun a multi-phase update of its land use policies and regulations. The project will include targeted updates to the Comprehensive Plan as well as a complete rewrite of Ketchum's land use regulations, which include Title 17, *Zoning*, and Title 16, *Subdivision*. Land use regulations determine how property can be subdivided, developed, and used. The land use regulations will be reorganized and updated to implement the goals and policies of the updated Comprehensive Plan to ensure that future development aligns with the community's vision for the future. The project is being led by the City's Planning and Building Department, along with a consultant team led by Clarion Associates, a Denver-based land use consulting firm. For more information including overall project timeline, please visit the [project website](#).

This document summarizes the results of an initial survey regarding the strengths and weaknesses of the current Ketchum land use regulations. The Code User Survey was available to all members of the public as well as distributed to members of the Code Advisory Group and the Technical Advisory Group and was available on the project website for approximately one month between mid-January and mid-February. A total of 106 individuals responded to the survey.

The results of each survey question are summarized below. To read all submissions to open-ended prompts, please see Appendix A.

1. How familiar are you with the City of Ketchum’s land use regulations (Select one option from below):



ANSWER CHOICES	RESPONSES	
Not at all familiar	6.73%	7
Slightly familiar	13.46%	14
Somewhat familiar	37.50%	39
Very familiar	42.31%	44
TOTAL		104

If you selected not at all familiar or slightly familiar, please elaborate on your selection:

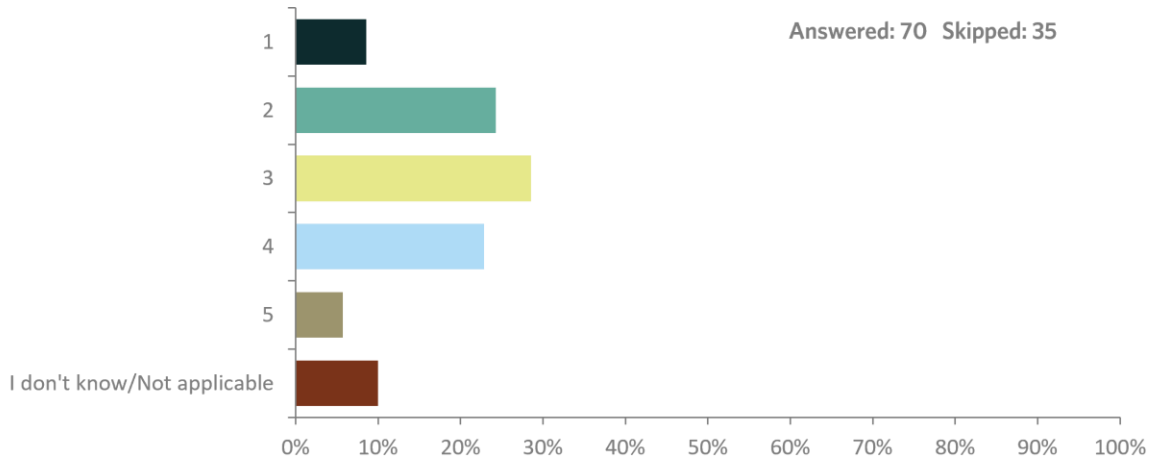
Respondents ranged in their answers to this question. Some were familiar with specific ordinances (e.g., the hillside ordinance) or have read about land use issues and development projects and others are not at all familiar but interested in learning more.

If you selected somewhat or very familiar, please explain in what capacity you use these standards (e.g., neighborhood resident, business owner, developer, technical consultant):

The most common responses to this question included architect/designer, developer, realtor, business owner, and technical consultant.

Organization and User-Friendliness

2. On a scale of 1 to 5, with 1 being very difficult and 5 being very easy, how easy is it to navigate the land use regulations?

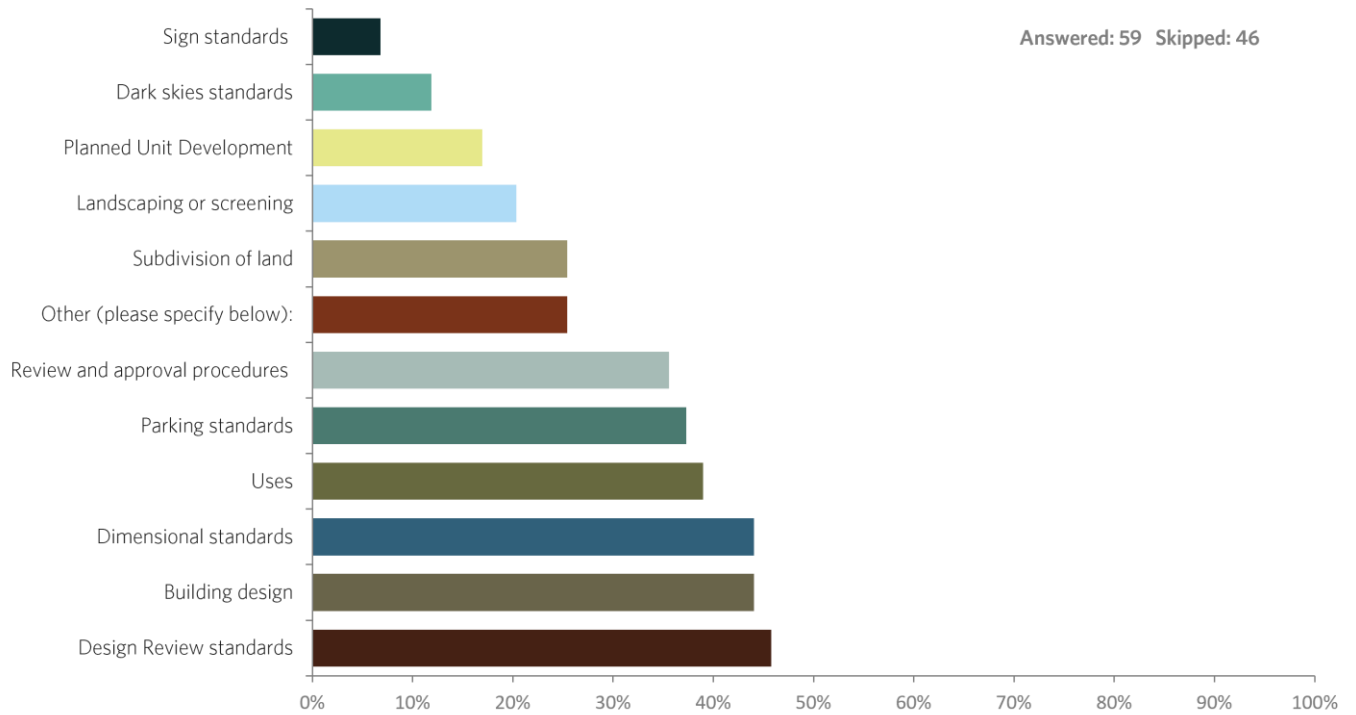


ANSWER CHOICES	RESPONSES	
1	8.57%	6
2	24.29%	17
3	28.57%	20
4	22.86%	16
5	5.71%	4
I don't know/Not applicable	10.0%	7
TOTAL		70

When asked to add more detail to their answer, respondents noted:

- The layout and organization of the code can be confusing, with information scattered across multiple chapters and contradictory code in different sections.
- The search function could be improved, and it can be difficult to find specific information within the Code.
- The terminology used in the code is not always clear, and definitions are not always written in layman's terms.
- There is a need for better checklists and guides to help applicants navigate the application process.
- The interpretation of the Code can vary, leading to inconsistencies and confusion.

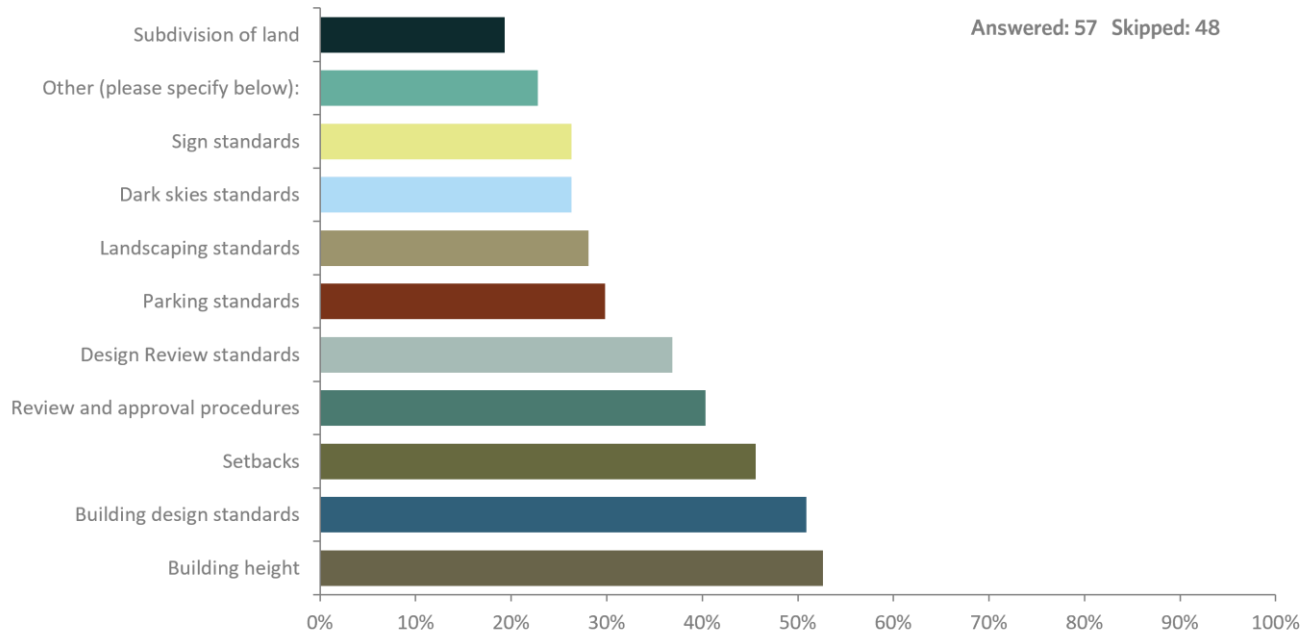
3. Please select the zoning and/or subdivision standards you find challenging, unclear, or confusing (Check all that apply):



ANSWER CHOICES	RESPONSES	
Sign standards	6.78%	4
Dark skies standards	11.86%	7
Planned Unit Development	16.95%	10
Landscaping or screening	20.34%	12
Subdivision of land	25.42%	15
Other (please specify below):	25.42%	15
Review and approval procedures	35.59%	21
Parking standards	37.29%	22
Uses	38.98%	23
Dimensional standards	44.07%	26
Building design	44.07%	26
Design Review standards	45.76%	27
TOTAL		208

Respondents mentioned housing calculations, FAR (floor area ratio) increases, setback calculations, and building height measurements as difficult to understand. They also mentioned that design review criteria are vague and requirements for alterations and remodels are unclear.

4. Are there any standards below that you believe would benefit from an illustration, table, or flowchart? (Check all that apply):



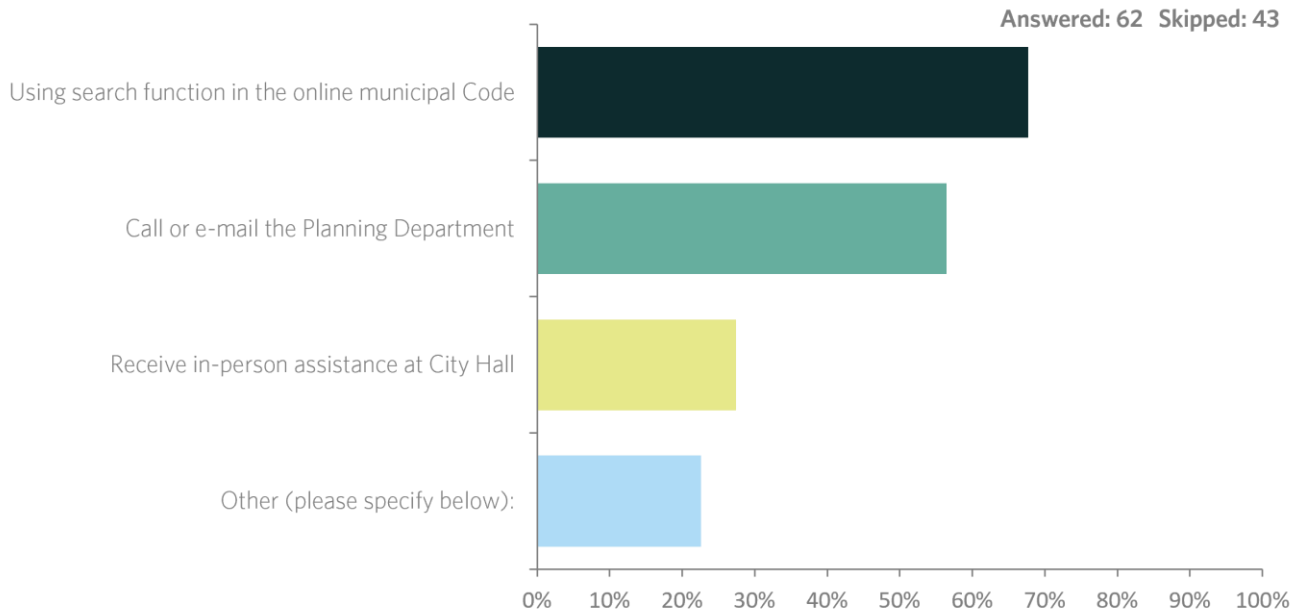
ANSWER CHOICES	RESPONSES
Subdivision of land	19.30% 11
Other (please specify below):	22.81% 13
Sign standards	26.32% 15
Dark skies standards	26.32% 15
Landscaping standards	28.07% 16
Parking standards	29.82% 17
Design Review standards	36.84% 21
Review and approval procedures	40.35% 23
Setbacks	45.61% 26
Building design standards	50.88% 29
Building height	52.63% 30
TOTAL	216

When asked to specify other standards or elaborate on their selections, respondents specifically mentioned flowcharts for the review and approval processes, adding illustrations to the overlay districts, and generally improving the overall quality of the layout of the document and graphics. “A picture is worth 1,000 words.”

5. Are there any existing tables, illustrations, or flowcharts that are unclear or confusing? Share specific examples and if possible the associated Code section (e.g., hillside building height illustration).

The most common response to this question was Illustration B for Building Height calculations.

6. How do you find answers to your questions about the land use regulations? (Check all that apply)



ANSWER CHOICES	RESPONSES
Using search function in the online municipal Code	67.74% 42
Call or e-mail the Planning Department	56.45% 35
Receive in-person assistance at City Hall	27.42% 17
Other (please specify below):	22.58% 14
TOTAL	108

Another common approach mentioned by multiple respondents was consulting with others in the building industry such as architects or contractors.

Review and Approval Procedures

Overall Format and Organization

7. Is there an existing Code section/development process that is easy to follow? Please provide the Code section or the name of the process and explain why you like the format or organization of that section.

The most common Code section mentioned across respondents was the District Use Matrix. Respondents note it is easy to use and a clear way to organize the information.

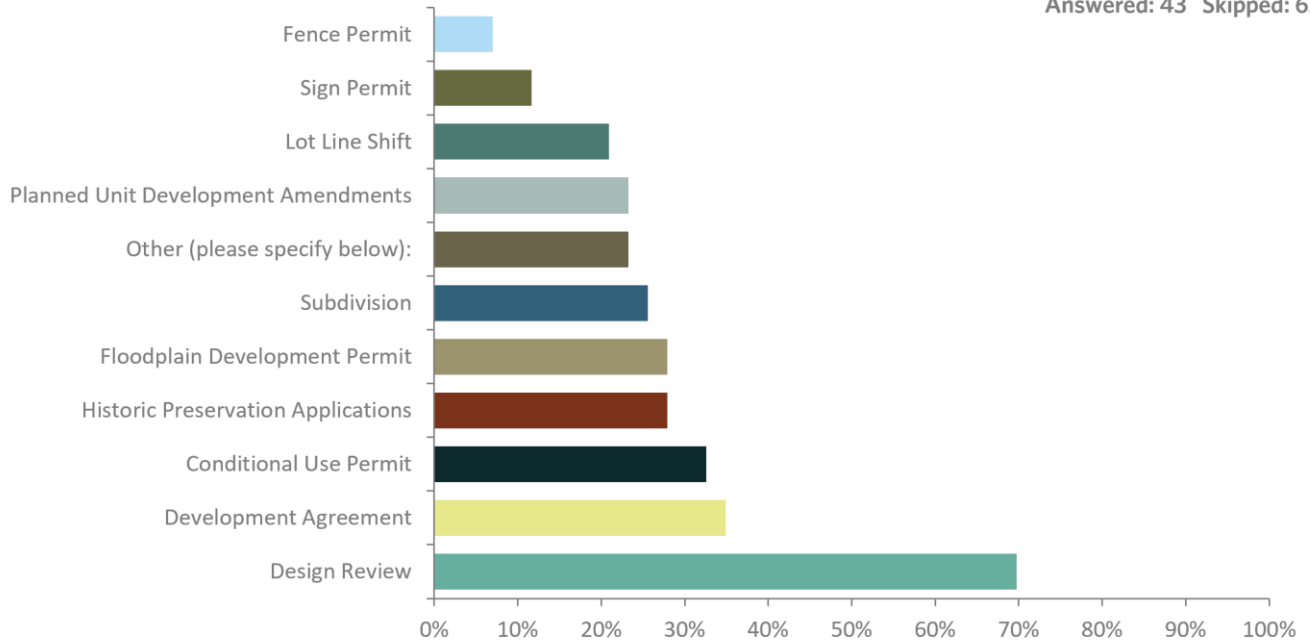
8. Do you have any specific suggestions related to organizations or examples of other Codes you have worked with that flow well?

Respondents mentioned communities within the Wood River Valley as well as other examples in California & Washington as good examples.

Development Process

9. Based on your experiences, which of the following development approval processes could be improved to result in a clear, understandable, and more timely process? (Check all that apply)

Answered: 43 Skipped: 62



ANSWER CHOICES	RESPONSES
Conditional Use Permit	32.56% 14
Design Review	69.77% 30
Development Agreement	34.88% 15
Fence Permit	6.98% 3
Floodplain Development Permit	27.91% 12
Historic Preservation Applications	27.91% 12
Planned Unit Development Amendments	23.26% 10
Lot Line Shift	20.93% 9
Sign Permit	11.63% 5
Subdivision	25.58% 11
Other (please specify below):	23.26% 10
TOTAL	131

Other development approvals mentioned included solar permitting and right-of-way permits. When asked to elaborate on their selections, respondents mentioned the lack of predictability and over-subjectivity of the design review process, confusion related to lot line shifts and the subdivision ordinance generally, and the need for clear application materials to benefit applicants.

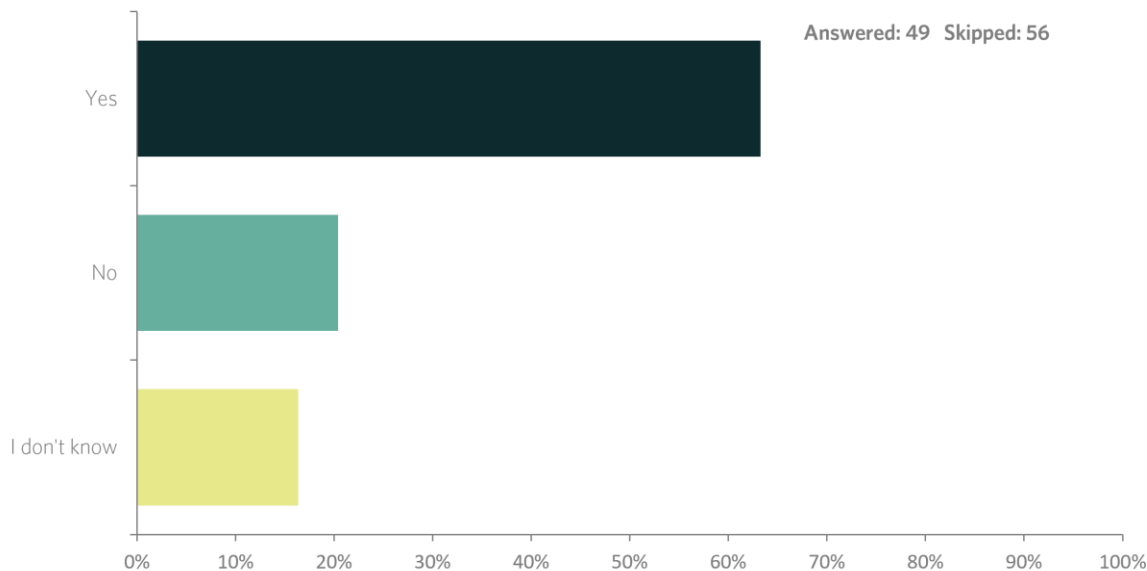
10. Are there certain processes that currently require Planning Commission or City Council approval (e.g., Design Review or Lot Line Adjustments) that should be delegated to a lower decision-making body (e.g., Planning Commission to staff or City Council to Planning Commission)? Please explain which processes and why.

Several respondents noted that right-of-way encroachment permits (e.g., paver driveways), currently reviewed by City Council, could be delegated to staff and lot line shifts could be reviewed by either Planning Commission or staff rather than City Council. Other responses mentioned the potential to establish a tiered approach to the Design Review process that would allow administrative approvals for certain smaller projects.

11. Are there certain processes that currently require staff approval that should be delegated to a higher decision-making body (e.g., Planning Commission or City Council)? Please explain which processes and why.

The majority of respondents answered “no,” however one respondent noted development in the floodplain or wetlands should be reviewed by a higher body and another respondent noted that “most everything should be presented in front of P&Z and City Council.

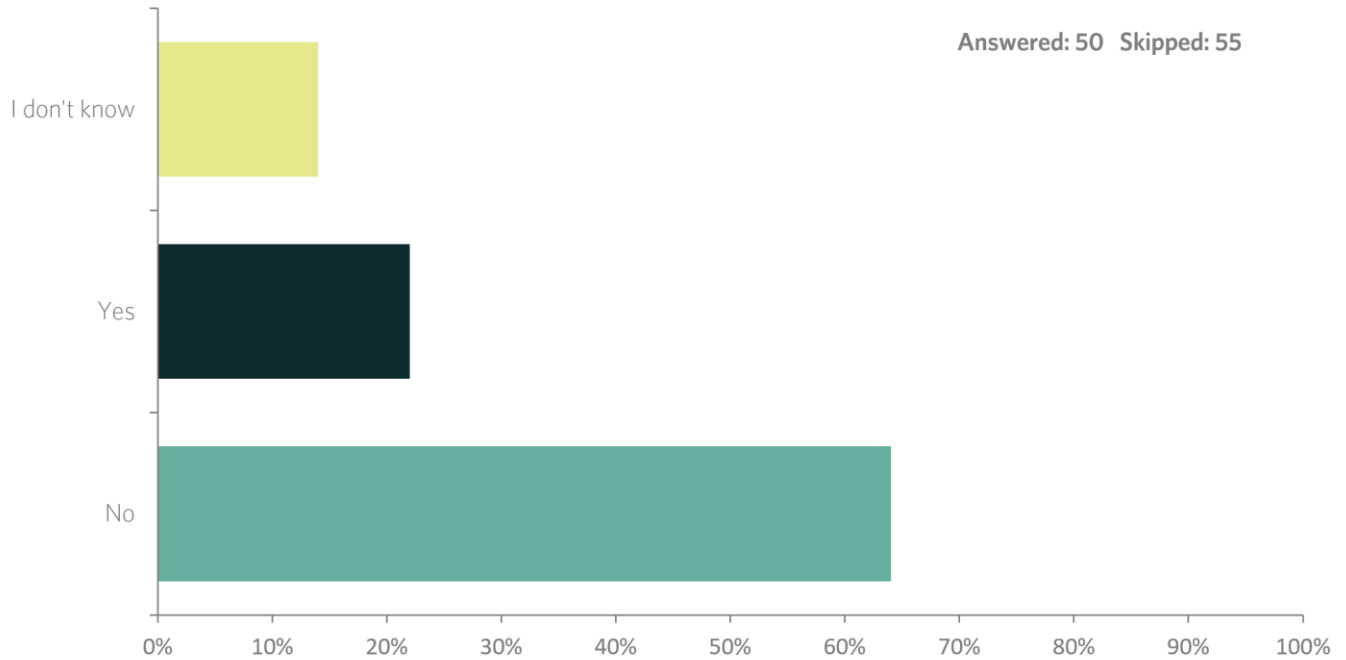
12. Do you feel there is adequate opportunity for public engagement?



ANSWER CHOICES	RESPONSES	
Yes	63.27%	31
No	20.41%	10
I don't know	16.33%	8
TOTAL		49

When asked to provide additional detail, respondents mentioned that the notifications sent by the City are overly vague and should include more description of the project being proposed and that even when public meetings are offered, some public input does not feel received or heard and some decisions seem predetermined.

13. Are the review and decision-making criteria Ketchum uses to make land use decisions applied consistently?



ANSWER CHOICES	RESPONSES	
Yes	22.00%	11
No	64.00%	32
I don't know	14.00%	7
TOTAL		50

When asked to provide additional detail, respondents noted that consistency across City staff has been improving, but that there is a history of and several notable examples of standards and criteria being applied differently between projects and on a “case-by-case basis,” particularly projects that have gone through Design Review.

14. Are there any details currently included in Title 16 or Title 17 that would be better located in a separate administrative manual or user guide outside of the Code? Please provide your thoughts below.

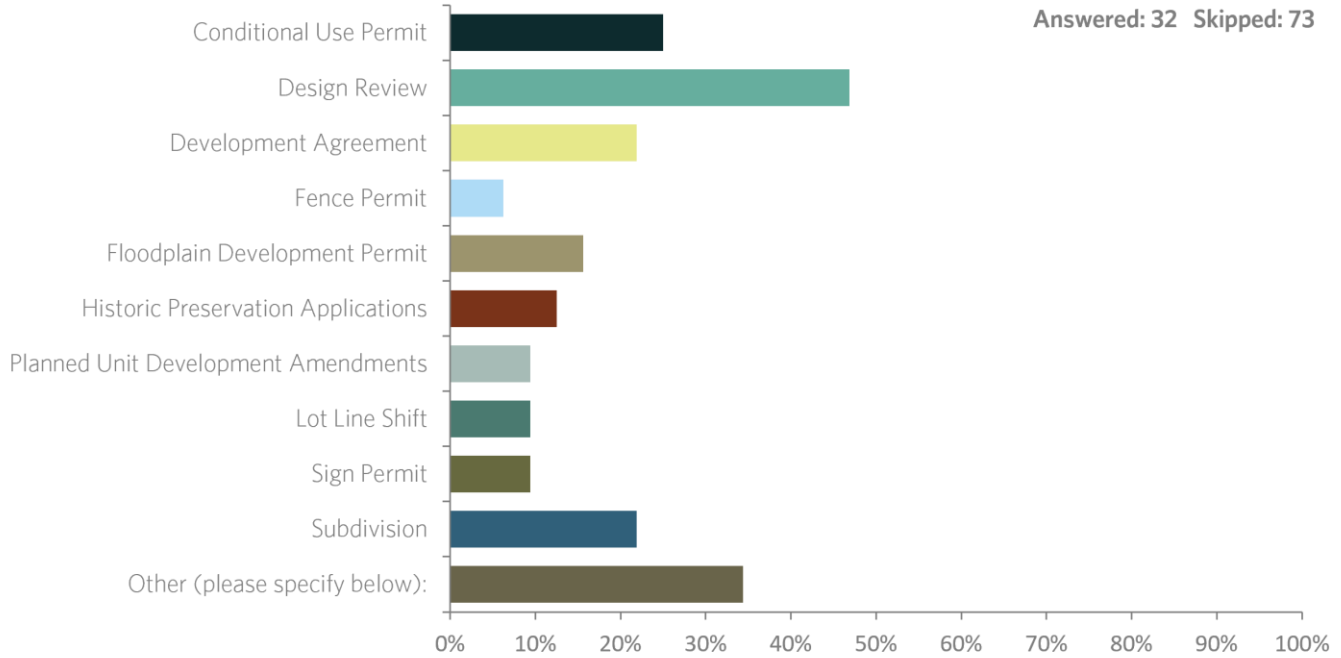
Though Title 16 and Title 17 do not include them currently, respondents mentioned the opportunity to create a sustainability manual, “cheat sheets, general how-tos,” and a User Guide as external supporting documents to the Code.

Development Applications

15. Are there any development application types that are missing from the list of forms, permits, and applications on the Planning and Building Department’s website? If yes, which applications would you like to see added?

General irrigation floodplain development, electric vehicle charging stations/equipment, heating systems for greenhouses, master sign permits, and anything with environmental implications including water flow.

16. Based on your experience, are there certain application types for which *the submittal requirements* are unclear, excessive, or otherwise challenging? (Check all that apply)



ANSWER CHOICES	RESPONSES	
Conditional Use Permit	25.00%	8
Design Review	46.88%	15
Development Agreement	21.88%	7
Fence Permit	6.25%	2
Floodplain Development Permit	15.62%	5
Historic Preservation Applications	12.50%	4
Planned Unit Development Amendments	9.38%	3
Lot Line Shift	9.38%	3
Sign Permit	9.38%	3
Subdivision	21.88%	7
Other (please specify below):	34.38%	11
TOTAL		68

17. Tell us about the options you selected that could be improved. Please explain why these specific applications need to be improved. Share specific examples or experiences.

Specific applications mentioned by respondents included Conditional Use Permit, Floodplain Development Permit, Lot Line Shifts, Final Plat, Fence and Sign Permit, and Design Review. Several respondents noted that the application requirements and criteria can be excessive and unclear as well as inconsistently applied.

Other

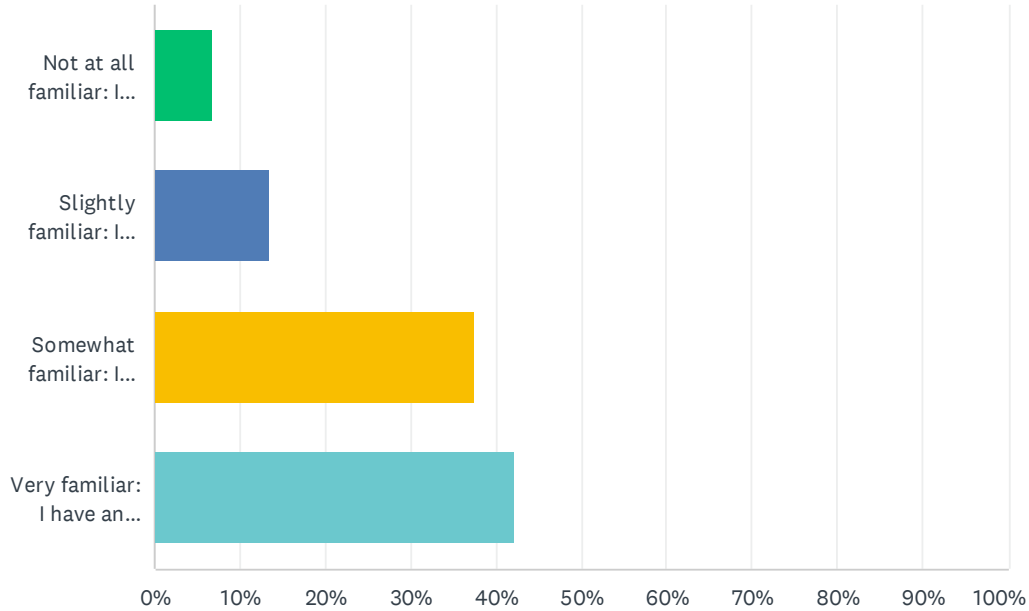
18. Do you have any other comments, questions, or concerns about topics related to the City's land use regulations that were not mentioned in this survey? Please provide your feedback below.

Reference page 40 of Appendix A.

Appendix A

Q1 How familiar are you with the City of Ketchum’s land-use regulations (Select one option from below):

Answered: 104 Skipped: 1



ANSWER CHOICES	RESPONSES	
Not at all familiar: I have no knowledge of the land-use regulations.	6.73%	7
Slightly familiar: I know of the land-use regulations through conservations, news articles, City events, or in other ways.	13.46%	14
Somewhat familiar: I know of the types of regulations/standards found in the land-use regulations.	37.50%	39
Very familiar: I have an in-depth understanding of the land-use regulations and how they apply to specific areas and zoning districts throughout the city.	42.31%	44
TOTAL		104

Q2 If you selected not at all familiar or slightly familiar, please elaborate on your selection:

Answered: 12 Skipped: 93

#	RESPONSES	DATE
1	I know a little regarding the hillside ordinance, forest service land, riparian areas, land trusts, etc..	2/6/2024 5:50 PM
2	slightly familiar as with the recent flooding and emergency pumping that was allowed to be dumped into property from a new development, I dug into the land-use regulations and permitting.	2/4/2024 4:48 PM
3	I know nothing	2/2/2024 4:29 PM
4	I have participated with the city in discussions regarding available mortgage financing for deed restricted units in properties that are non-warrantable for conforming financing.	2/1/2024 4:09 PM
5	Just what I read in the Idaho Mountain Express.	1/27/2024 5:52 PM
6	I am a Realtor and ned to be somewhat educated for selling land	1/26/2024 4:58 PM
7	New to town so haven't had a chance to dig in!	1/26/2024 4:11 PM
8	It doesn't really apply to me so I don't pay close attention. But watching what is happening to the city concerns me.	1/26/2024 12:58 PM
9	I have not looked into this matter	1/26/2024 11:21 AM
10	I'm familiar with basic land use designations, zoning, and building envelope regulation.	1/25/2024 3:53 PM
11	By virtue of owning a home here and in the past, I am slightly familiar with the land use codes. I also have been following the comprehensive plan for the downtown core and have participated in the various focus groups.	1/24/2024 9:22 AM
12	I have read the articles in the paper regarding land-use about several projects in the works.	1/22/2024 10:25 AM

Q3 If you selected somewhat or very familiar, please explain in what capacity you use these standards (e.g., neighborhood resident, business owner, developer, technical consultant):

Answered: 75 Skipped: 30

#	RESPONSES	DATE
1	I am a commercial real estate agent and, consequently, the various zoning designations are important to my clients and to me for various uses	2/17/2024 4:35 PM
2	Interested community member.	2/17/2024 1:32 PM
3	Local Civil Engineer & Natural Hazard Consultant specializing in Land Development, Land Surveying, and Avalanche Aware Design.	2/16/2024 4:07 PM
4	Architect/designer	2/16/2024 12:12 PM
5	PZ Commissioner, applying for building permits as a local General Contractor.	2/16/2024 9:26 AM
6	I am a local planning consultant and spent almost a decade working for local government practicing land use planning, code interpretation, enforcement and rewrites. The Ketchum zoning was occasionally referenced throughout my work.	2/15/2024 9:40 PM
7	City staff	2/15/2024 2:18 PM
8	Developer	2/15/2024 10:07 AM
9	Use it for my job	2/15/2024 9:36 AM
10	I refer to the code almost daily a technical consultant	2/14/2024 5:15 PM
11	Business Owner - General Contractor	2/14/2024 1:03 PM
12	Local Architect and business owner	2/14/2024 12:34 PM
13	KSAC	2/14/2024 10:28 AM
14	I am an Architect with a office in Ketchum	2/13/2024 10:22 AM
15	Local architect who has worked on a small number of projects within the city.	2/13/2024 6:19 AM
16	RE Broker	2/12/2024 10:38 AM
17	As designer. Recent projects in CC and LR	2/11/2024 2:57 PM
18	Neighborhood going through transformation of single homes having town houses.	2/10/2024 9:25 AM
19	Local Plumbing and Mechanical Sub-Contractor	2/8/2024 8:15 PM
20	Realtor	2/8/2024 8:55 AM
21	I own a vacant lot in Ketchum and have looked up details in the zoning code to determine the parameters of my future build.	2/5/2024 2:27 PM
22	As a Realtor selling property in Ketchum, it is important to be well versed in the zoning code in order to serve and protect our clients.	2/4/2024 6:14 AM
23	Architect and planning professional.	2/2/2024 3:43 PM
24	I'm an architect who needs to know what the ordinance permits.	2/2/2024 2:22 PM
25	Real estate agent	2/2/2024 1:15 PM
26	previous history of commercial real estate development	2/2/2024 11:50 AM
27	Neighborhood resident. Construction worker	2/2/2024 10:32 AM

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28	Real Estate Agent	2/2/2024 10:27 AM
29	In collaboration with clients as a landscape designer. To adhere to the codes & regulations while delivering the best possible outcome for the client and their neighbors.	2/2/2024 9:58 AM
30	I work for a General Contractor in town in a business development role	2/2/2024 9:49 AM
31	Architect	2/2/2024 9:32 AM
32	Neighborhood resident, business owner	2/2/2024 9:10 AM
33	Development consultant	2/2/2024 9:07 AM
34	general contractor	2/2/2024 8:58 AM
35	Architectural engineer designing buildings and helping to facilitate the permitting process	2/2/2024 8:56 AM
36	attend meetings/read and working on a project	2/2/2024 8:54 AM
37	Real Estate Broker and Developer	2/2/2024 8:37 AM
38	Property owner	2/2/2024 7:28 AM
39	General contractor	2/2/2024 6:21 AM
40	Development adviser	2/1/2024 5:32 PM
41	Realtor	2/1/2024 5:17 PM
42	Neighborhood resident	2/1/2024 5:05 PM
43	real estate professional and my business has been in Ketchum for more than 30 years	2/1/2024 4:55 PM
44	Commercial real estate broker, so need to understand permitted uses and what can be built where	2/1/2024 4:40 PM
45	Developer and Real Estate Agent	2/1/2024 4:37 PM
46	Real estate agent and Ketchum business owner	2/1/2024 4:17 PM
47	Owner, developer, consultant	2/1/2024 3:54 PM
48	Former P&Z member and chair, engineering consultant for land development clients throughout the West.	1/29/2024 9:04 AM
49	Familiarity as an architect that is working on multiple projects in the city of Ketchum.	1/29/2024 7:03 AM
50	Development	1/28/2024 9:22 AM
51	I was part of the Ketchum P&B Dept. staff from 2016 - early 2021. I admit I've been out of the loop on the changes that have occurred since that time so I selected 'somewhat familiar'.	1/26/2024 3:49 PM
52	neighborhood resident and building a home.	1/26/2024 12:10 PM
53	Banker	1/26/2024 11:35 AM
54	Resident	1/26/2024 11:09 AM
55	Architect, CAG member	1/26/2024 8:24 AM
56	Architect	1/25/2024 11:24 AM
57	to advocate for specific projects	1/24/2024 10:09 AM
58	General understanding in conversations	1/24/2024 8:25 AM
59	Developer and property owner of multiple mixed use and residential projects in Ketchum.	1/24/2024 8:21 AM
60	I'm an architect and general contractor. I somewhat regularly Zoom into P&Z meetings.	1/24/2024 8:06 AM
61	General Contractor	1/23/2024 11:37 AM
62	Technical Consultant - Engineer	1/23/2024 9:55 AM
63	Business owner and architect; I use the regulations to perform zoning and feasibility studies	1/22/2024 5:13 PM

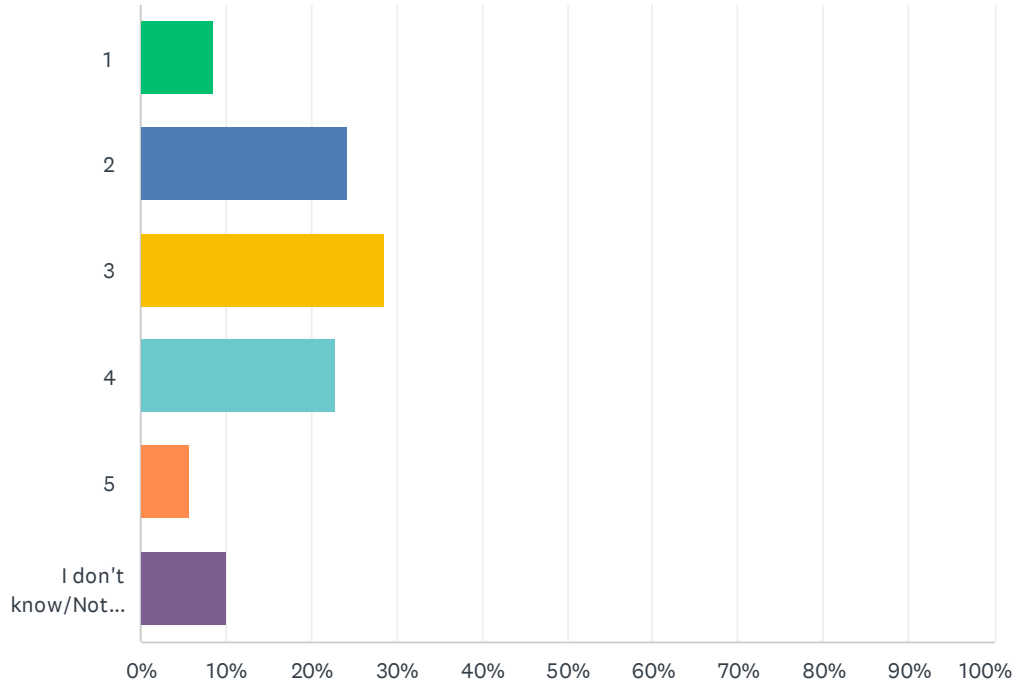
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for clients and prospective clients in regards to new construction, additions, remodels, etc.

64	technical consultant	1/22/2024 4:50 PM
65	Developer. Contractor	1/22/2024 4:30 PM
66	Resident and Business owner	1/22/2024 3:40 PM
67	Realtor	1/22/2024 9:50 AM
68	Local Architect	1/21/2024 1:00 PM
69	As a builder	1/20/2024 2:21 PM
70	technical consultant	1/20/2024 11:16 AM
71	Resident	1/19/2024 5:01 PM
72	As Land Surveyors and Engineers to help homeowners develop their properties.	1/19/2024 4:49 PM
73	Architect	1/19/2024 4:40 PM
74	technical consultant, development analyses	1/19/2024 4:23 PM
75	Structural engineer and architectural designer	1/19/2024 4:10 PM

Q4 On a scale of 1 to 5, with 1 being very difficult and 5 being very easy, how easy is it to navigate the land-use regulations?

Answered: 70 Skipped: 35



ANSWER CHOICES	RESPONSES	
1	8.57%	6
2	24.29%	17
3	28.57%	20
4	22.86%	16
5	5.71%	4
I don't know/Not applicable	10.00%	7
TOTAL		70

#	PLEASE ADD ANY DETAIL YOU WISH TO EXPLAIN YOUR ANSWER:	DATE
1	I have found the code to be fairly understandable and easy to follow for different uses.	2/17/2024 4:37 PM
2	Some Ordinances are scattered throughout Titles 12, 15, 16, and 17. It would be helpful if these were revised or reorganized into categories more along the lines of: Development Standards, Subdivision & Zoning Regulations. The biggest issue is that there are instances of contradictory code dealing with the same topics in different sections. Examples include structures in setbacks and allowable driveway widths. It would also be helpful to have links to the appropriate ordinances within the code sections.	2/16/2024 4:23 PM
3	Now that I understand the code outline I can navigate it well. My early experiences with the code where baffling and frustrating.	2/16/2024 10:01 AM

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4	The layout is not very easy to navigate for users outside of the organization who may not have limited experience with reading and interpreting local land use regulations. For example, the matrix is listed prior to individual information about each zoning district. The code then leads into one overlay district, then design review, then leads to additional overlay districts. The layout and organization does not make much sense from an outside perspective.	2/15/2024 9:54 PM
5	The chapter naming is pretty good but the organization of information within the chapters can be very confusing. The definitions are not always written in layman's terms so it's difficult when first looking for certain definitions	2/15/2024 2:26 PM
6	Titles 12, 16, and 17 can overlap, which is difficult to fully coordinate.	2/15/2024 11:19 AM
7	Unless you know where to look, information can be spread across multiple chapters for a single zoning area.	2/15/2024 10:16 AM
8	Things seem scattered about, not where they should be, i.e. Construction hours in 8.08.050 - Nuisances enumerated instead of in Title 15. Odd/outdated language and examples - there is no such thing as "Plain English" in this code.	2/15/2024 9:40 AM
9	Overall the organization is good. The nature of cumulative amendments over time is a bigger issue.	2/14/2024 5:21 PM
10	KSAC is not in a position to comment on this	2/14/2024 10:41 AM
11	I do think that staff is doing a great job helping an applicant to move through the process	2/13/2024 2:19 PM
12	Some items are split between disparate sections.	2/12/2024 10:40 AM
13	Conflict between State and Local Codes and enforcement.	2/8/2024 8:33 PM
14	I generally have to use the search function to find the sections I'm looking for in the city code.	2/5/2024 2:30 PM
15	the current land use regulations are out of date and do not reflect the current needs of West Ketchum.	2/4/2024 4:58 PM
16	The matrix is arduous.	2/4/2024 6:18 AM
17	Very complicated to actually figure out what can or cannot be done with a property, without hiring and expert ...ie, attorney and or architect/land planner	2/2/2024 11:55 AM
18	The clarity of specifics is not present. When a phone call is made for further detail, no one seems really knowledgeable about details, specifics. And when they are knowledgeable they agree the code is not always clear or precise.	2/2/2024 10:08 AM
19	What is written in the land-use regulations is not always adhered to by the city. Seems to be a case by case decision making process.	2/2/2024 9:14 AM
20	It is difficult to find one point of contact for answers to questions. There should be an easily understood checklist to complete an application.	2/2/2024 9:04 AM
21	Planning and zoning oversteps their authority. Code is code. If you want more or less height etc, change the code. otherwise if a project meets code allow it	2/2/2024 8:58 AM
22	Bordering on impossible to take a specific parcel and clearly identify the myriad applicable code sections	2/1/2024 5:38 PM
23	The interpretation of the code was consistent until this latest administration. Then the code was interpreted very differently and the entire thing became a cluster of confusion and stupidity.	2/1/2024 4:48 PM
24	The Municode platform is pretty easy to navigate, and the matrix is great.	2/1/2024 4:42 PM
25	I find myself calling or emailing city hall to get answers because it's too confusing to figure out online	1/26/2024 5:01 PM
26	I selected 'very easy' but I've worked in public sector planning for 10+ years so I've lived and breathed code in the jurisdictions I've worked for and have spent a fair amount of time comparing regulations across peer communities as well. You could say I'm a code power user!	1/26/2024 3:52 PM
27	layers of approvals required to obtain permits	1/26/2024 12:13 PM
28	Some terms used as the headings /title are not truly descriptive on what is in the chapter.	1/26/2024 8:29 AM

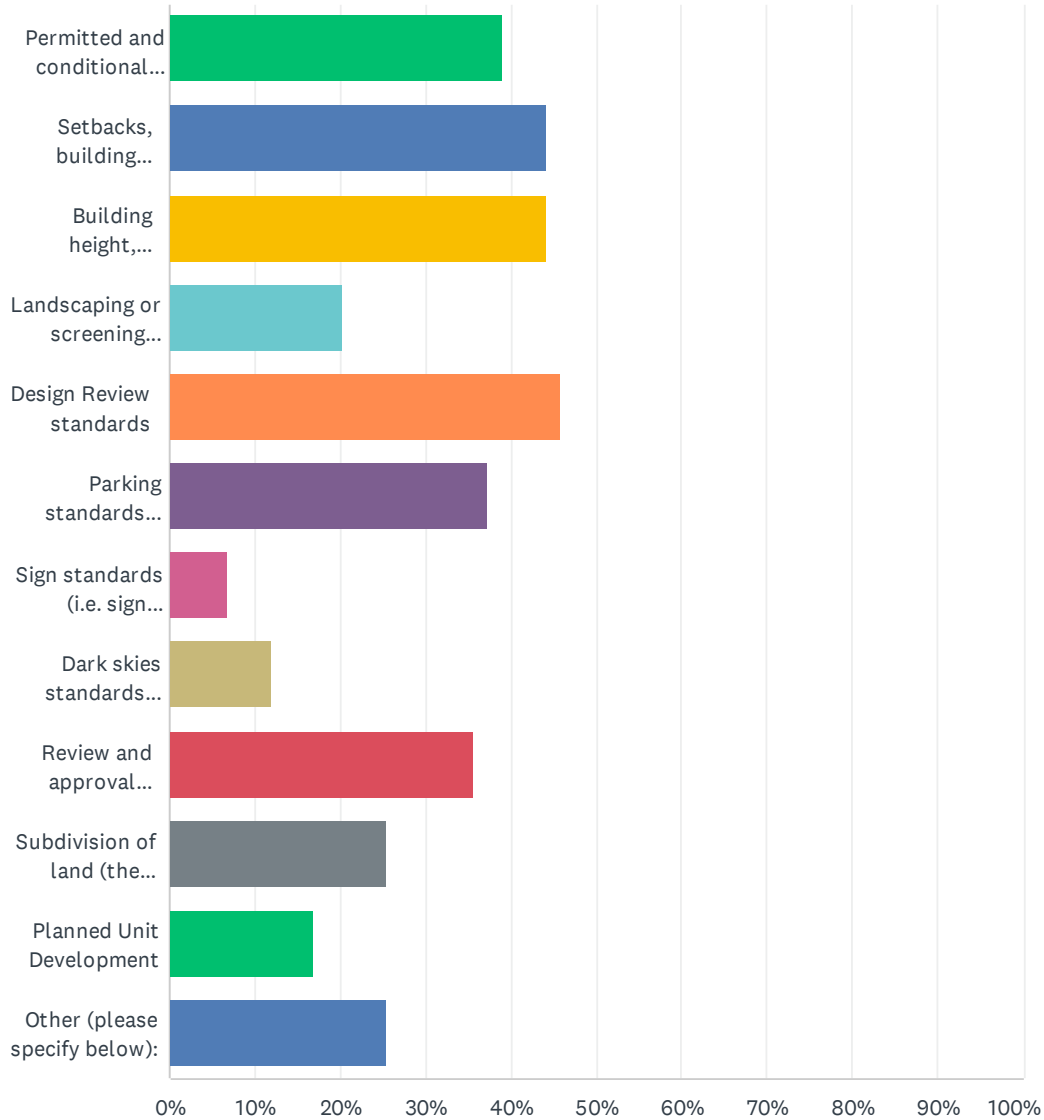
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Cheat sheets/guides on the ketchum website would be helpful.

29	It's pretty easy to navigate the code library. There seems to be some room to improve within the search function, but overall it's very usable and I can always find the answer I'm looking for eventually.	1/23/2024 10:04 AM
30	The search feature can be hit-or-miss. FAR ratios also always seem to be hidden when you want to quickly reference them...the search feature always pulls up the WS base overlay.	1/22/2024 5:24 PM
31	It would be nice if we didn't have to basically search all of the Code to find out if we were missing anything. Really good Application checklists would be a big help so we knew we had everything covered on the first try.	1/19/2024 4:59 PM
32	if you possess a high degree of familiarity with the code and entitlement process, navigation is acceptable, however having to look in several different sections to ensure that all requirements are reviewed (use matrix, dimensions - ex. setback/heights, exceptions, etc., avalanche or floodplain, design review, parking standards, parking mitigation, subdivision or not, zoning district special requirements, F.A.R., community housing and income levels, etc., etc.) is cumbersome. Perhaps a decision tree flowchart i.e. 'if you're project has this, then consider this' format would work	1/19/2024 4:47 PM

Q5 Please select the zoning and/or subdivision standards you find challenging, unclear, or confusing (Check all that apply):

Answered: 59 Skipped: 46



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ANSWER CHOICES	RESPONSES	
Permitted and conditional uses available in different zoning districts (e.g., multi-family dwellings, hotels, restaurants, or hair salons)	38.98%	23
Setbacks, building coverage, lot areas or other dimensional standards that affect site layout	44.07%	26
Building height, architectural details, or other standards that affect the design of buildings	44.07%	26
Landscaping or screening standards	20.34%	12
Design Review standards	45.76%	27
Parking standards (i.e., number of spaces required, parking design, parking reductions or bicycle parking)	37.29%	22
Sign standards (i.e. sign type, size, and location of signs)	6.78%	4
Dark skies standards (i.e., fixture type, brightness, and location of lighting fixtures)	11.86%	7
Review and approval procedures (e.g., the application process and public noticing)	35.59%	21
Subdivision of land (the creation of new lots or division of existing lots)	25.42%	15
Planned Unit Development	16.95%	10
Other (please specify below):	25.42%	15
Total Respondents: 59		

#	OTHER (PLEASE SPECIFY BELOW):	DATE
1	In general, objective standards are pretty clear. The problem is when new administrators decide to interpret those object standards in a way they have never been interpreted before. I struggle with subjective standards, but that is the nature of subjectivity.	2/14/2024 5:21 PM
2	Navigation can be challenging. Concise answers and user interface could be enhanced. Standardized terminology would be helpful as well. Solar applications are not easily found. Water use as well.	2/14/2024 10:41 AM
3	Energy Code Confusions	2/8/2024 8:33 PM
4	It's all very complicated and to cumbersome for the average property owner to comprehend	2/2/2024 11:55 AM
5	Because it seems things are 'open to interpretation', there is lack of continuity, often redefined seemingly at random. Dark Sky standards are NOT being enforced. We are lite up 24/7 which is not compliant to a dark sky!!!	2/2/2024 10:08 AM
6	Excedence criteria	2/1/2024 5:38 PM
7	Affordable housing calculations and F.A.R.	2/1/2024 4:48 PM
8	Intra-code conflicts # of units permitted to build	2/1/2024 4:39 PM
9	WSBA!	1/26/2024 3:52 PM
10	Enforcement is an issue	1/26/2024 11:11 AM
11	Some standards are vague, definitions are not given or not complete. Requires lots of interpretations, you must be an "insider" to know what the actual application of the code will be.	1/26/2024 8:29 AM
12	Allowances for FAR increases, height increases, workforce housing allowances	1/24/2024 8:08 AM
13	Generally, it is language within any one of these standards that can be challenging or unclear. Re: building height, there used to be two exhibits that were referenced (one for the CC and one for a hillside lot). Yet both of these exhibits were hard to find or non-existent on the City website.	1/22/2024 5:24 PM
14	It seems that there are a few contradictions in there and reviewing the Code to make sure it	1/19/2024 4:59 PM

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was consistent would make it easier to navigate.

15	The KPZ needs better direction and understanding of its role, what it is allowed to opine on under Idaho law, and a higher level of expertise in the areas upon which it is being asked to make decisions	1/19/2024 4:47 PM
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Q6 Please elaborate on your answer to Question #5 above. Please feel free to reference specific projects or examples.

Answered: 35 Skipped: 70

#	RESPONSES	DATE
1	Setbacks – It would be helpful to have clear standards for building setbacks. Areas that could be improved involve Townhouse Developments, Double Frontage, Corner, and Reverse Corner Lots. Subdivision of Land – Some of the Subdivision Ordinances within the MOD and other Overlay Districts trigger additional standards that are not listed in the Subdivision Ordinances. Some of these are also not in line with the Comprehensive Plan and are not required when building on a previously undeveloped property. Townhouse Developments – Currently Townhouse Developments are admirably treated as Subdivisions with individual Lots, but the design standards are subject to codes that treat the development as a single Lot. Building height and setbacks are based on the more restrictive building. This part of the ordinance makes sense to me, but I only know about it from Staff Determinations and not Code. I believe changing it would create more problems than it would solve, but I do think it should be elaborated upon within the Code. I also think there should be some changes made to the Townhouse Subdivision process, specifically when an existing Sub-Lot Line is proposed to be changed to meet a new development design. I believe this could be handled administratively when not within an Overlay District. Maybe create a Sub-Lot Line Shift Application? I would also love to see the requirement that states building footprints need to be shown on Townhouse Plats be removed from the Code. This has created the need to go through the entire Subdivision process for minor additions and is not a requirement by Idaho State Survey Code. I believe this should only be necessary for Condominium developments where Common and Limited Common areas are concerned.	2/16/2024 4:23 PM
2	I find that our standards can be murky and difficult to navigate on many fronts. The next question is great-Illustrations and tables would be really helpful!	2/16/2024 12:19 PM
3	Now that I understand how to use the matrices this is easier. Matrices need to be front and center and clearly labeled	2/16/2024 10:01 AM
4	The design review criteria are vague and broad and may be too subjective. Perhaps that's the point? Hard to follow as an applicant I imagine. The permitted, conditional and accessory uses matrix is a lot to digest and overwhelming in its current configuration. Foot candles seem very difficult to inspect and enforce much less comply with. Perhaps a difference method for preserving the night time skies? I see non-compliant lighting throughout the city. An ordinance is unnecessary and useless without education and enforcement.	2/15/2024 9:54 PM
5	Planned Unit Development standards are not built for alterations to buildings within PUD's which makes it difficult to evaluate alterations/additions in PUD's Dark sky standards are not always clear on if opaque fixtures are permitted or not Sign standards could use some clarity on how to treat multi tenant buildings Wish there was a list for appropriate landscaping as currently it is only recommended to use native plantings and "drought tolerant" plants are not always easy for staff to verify building height in CC zone and hillsides needs to be clarified. Would benefit from better illustrations. Would like the exemptions for lot area to be more easily seen rather than just in definition section	2/15/2024 2:26 PM
6	It's not exactly clear what the process is for these applications. A cheatsheet would be incredibly useful for explaining the process for the different application types.	2/15/2024 11:06 AM
7	Setback calculations, far calculations are not clearly defined to consistently allow design professionals to design proper setbacks for FAR calcs.	2/15/2024 10:16 AM
8	primarily, my issue revolves around the language used. It's wordy, confusing, not user friendly.	2/15/2024 9:40 AM
9	see comments above.	2/14/2024 5:21 PM
10	KSAC's primary interests are information on Solar PV installation (distributed energy), water quality/use, recycling, energy use/EE, tree canopy/land/water conservation, alternative transportation and transit, density, air quality, Electric Vehicle Supply Equipment (EVSE)	2/14/2024 10:41 AM

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integration (residential and public). Our priority is facilitating installation of these items and making them easy to find/act upon in the code.

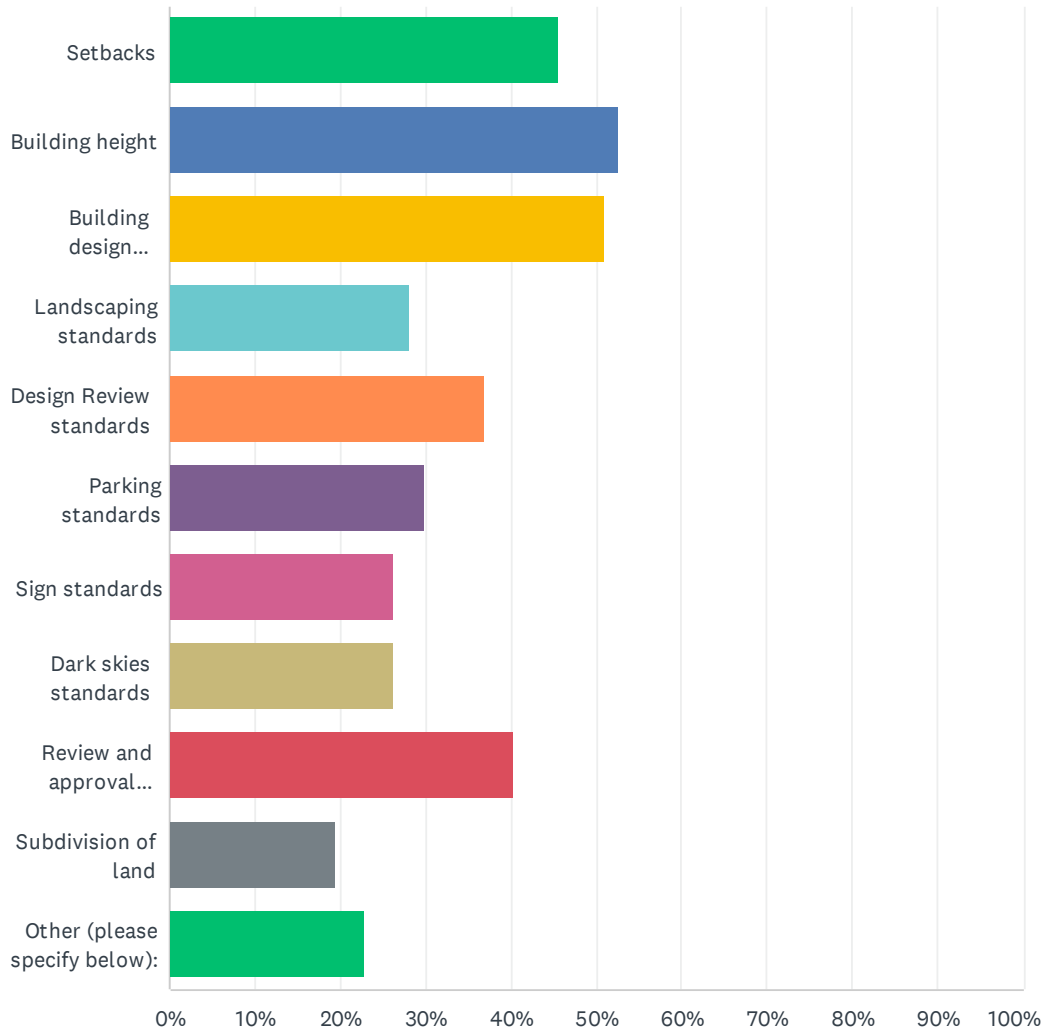
11	illustration B is subjective	2/13/2024 2:19 PM
12	Have had trouble translating heights related to sloping lots with stepping architecture Setbacks related to balconies and overhangs had caused confusion	2/11/2024 3:06 PM
13	Regulations applying or not to Remodels and or additions.	2/8/2024 8:33 PM
14	the recent approval to build in established wetland area on wood river drive without improving the west ketchum drainage and flow from Williams Street that will negatively affect the already poor drainage and flow during the spring run-off.	2/4/2024 4:58 PM
15	There is a historic disconnect between city departments that does often not become evident until presentation or building permit approval that can be compromising to development success. For example, the P&Z commission wants and supports public amenities in the ROW, but the streets & engineering department reject the project because of these amenities. Consistency between departments in terms of standards required is critical. In addition, I would say that P&Z project presentations is an inappropriate forum for P&Z commissioners to adjudicate their disagreements with development code standards. If a project complies with the development codes in effect, as reflected in the associated staff report, that should be the sole basis of discussion. If commissioners are unhappy with a 'concept' or 'aspect' of a compliant building design, there are other, more appropriate avenues to address those concerns. Such behavior is inappropriate in the public hearing process for project design review. City staff and attorney need to be more diligent in educating the commissioners and reminding commissioners of this aspect of their service obligation.	2/2/2024 3:57 PM
16	My opinion is that any rewrite of the ordinance should try to work within the current framework so that one doesn't need to completely rethink how to approach it.	2/2/2024 2:26 PM
17	Every project that I have looked at.	2/2/2024 11:55 AM
18	Dark Sky standards are NOT being enforced. We are lite up 24/7 which is not compliant to a dark sky!!! Set backs from riparian zone are determinately close to the river. We must be more diligent about protecting the environment in which we live. The environment which sustains our community. Wonton tree cutting & clearing for maximum square footage lot use & maximum profit will literally kill our town in the long run.	2/2/2024 10:08 AM
19	FAR's/Net vs Gross SF calcs. / Affordable Housing requirements-income categories.	2/2/2024 9:38 AM
20	Using FAR as a design standard conflicts directly with height, bulk and lot coverage code.	2/2/2024 9:11 AM
21	Project Dox is a disaster and nearly worthless for getting approvals. When all depts have to sign off on a project, if one objects, we have to start all over with all. It should be much simpler.	2/2/2024 9:04 AM
22	Parking should be no parking below 1k feet. This would allow more market rate better units. over 1k feet 1 vehicle. current rules force people to build way too small or way too big because of the current parking rules	2/2/2024 8:58 AM
23	We own vacant lot 171 SV Road	2/2/2024 7:31 AM
24	Design standards are no longer standards- it's become does staff and P&Z "like it" and does it "fit the community " compounded by the "may" of excedence and the incorporation of the Comp Plan vagueness into the 1249 code, with no objective standards - arguably in violation of the state land use statutes.	2/1/2024 5:38 PM
25	The existing guidelines seem to be arbitrarily enforced	2/1/2024 5:19 PM
26	(former staff writing this response) - Permitted / CUP uses are somewhat confusing because some terms/uses are outdated or don't really have relevancy to Ketchum today. The list of uses could use modernization. Also, because the CC sub-districts evolved over time if I recall some of the intent/purpose regarding which uses are permitted where has been lost. Regarding my other answer - PUDs - if I recall there is some some clunky language around "waivers".	1/26/2024 3:52 PM
27	army corps of engineers, county, city and P&Z all seem to have requests	1/26/2024 12:13 PM
28	Some requirements do not seem codified - 3rd floor roofs must be set back per staff/DR - how far? what dimension? where is that in the code?	1/26/2024 8:29 AM

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29	these standards themselves are reasonably clear but the P&Z does not use them to make a dispassionate assessment of project compliance; this indicates the P&Z does not understand	1/24/2024 10:16 AM
30	My general thought is the code allows too many allowances for the above	1/24/2024 8:08 AM
31	Hard to understand P and Z design criteria	1/23/2024 11:39 AM
32	Even after Ordinance 1249, I feel non-building related setbacks are unclear and do not mesh with building setback requirements very well. I recommend adding specific non-building setbacks to tables per Zoning district. This comes up on so many projects and I feel like we're always asking Planning Staff to clarify setbacks for retaining walls, etc.	1/23/2024 10:04 AM
33	Community Housing is defined na footnote to a table. It's not clear who is required to have a minimum vs average 4th story setback. Eg Bluebird. The standards are honored on the breach. Why have a zoning code if you waive it for a Marriott? Dark skies are easily avoided with lit stairwells and unshaded floor to ceiling windows. See PEGs description of the Marriott. Or just look at the lit up night sky photos SVC uses to advertise SV. P&Z won't prove fully code complaint buildings on a timely basis (Serva location).	1/19/2024 5:08 PM
34	It seems as if you need to look at almost everything to make sure you didn't miss anything. Maybe a flowchart that would direct you to the appropriate Permits and Applications would streamline it. Are you buliding single family or multi family, in Hillside Overlay, Avalanche or Floodplain.	1/19/2024 4:59 PM
35	removal of certainty by allowing an appointed body of non-experts (KPZ) to essentially make policy which is not allowed under Idaho Code (example KPZ comments - "the building is too big" "I don't like the color" "it would be OK in some other location" - i.e. spot zoning, "this isn't a good deal for us so change the building") by refusing to accept projects that 100% follow written code that the very same body (KPZ) recently approved is ludicrous (and not done for example in Hailey), which actions will be further enabled and compounded by having included the very subjective standards of the comprehensive plan into the zoning code via Ord. 1249	1/19/2024 4:47 PM

Q7 Are there any standards below that you believe would benefit from an illustration, table, or flowchart? (Check all that apply):

Answered: 57 Skipped: 48



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ANSWER CHOICES	RESPONSES	
Setbacks	45.61%	26
Building height	52.63%	30
Building design standards	50.88%	29
Landscaping standards	28.07%	16
Design Review standards	36.84%	21
Parking standards	29.82%	17
Sign standards	26.32%	15
Dark skies standards	26.32%	15
Review and approval procedures	40.35%	23
Subdivision of land	19.30%	11
Other (please specify below):	22.81%	13
Total Respondents: 57		

#	OTHER (PLEASE SPECIFY BELOW):	DATE
1	building height could use three illustrations for flat lots, hillside lots, and CC zoned lots	2/15/2024 2:26 PM
2	Building height calculations on lots with substantive slope / grade differences.	2/15/2024 11:19 AM
3	Review and approval process could benefit from a easy to follow flow chart.	2/15/2024 10:16 AM
4	A picture can be worth 1,000 words.	2/14/2024 5:21 PM
5	All noted sustainability items in Q6 could stand alone in a graphic next to the noted sections.	2/14/2024 10:41 AM
6	Public Right of Way accessibility and clearance requirements.	2/2/2024 3:57 PM
7	It's all way to complicated for any layperson to understand without seeking professional help.	2/2/2024 11:55 AM
8	(2/2/2024 8:52 AM
9	Probably all of them.	2/1/2024 4:48 PM
10	I think the city should offer classes / workshops	1/26/2024 5:01 PM
11	I checked allllll the boxes because a picture really is worth 1,000 words!	1/26/2024 3:52 PM
12	All the graphics should be re-done, and many added.	1/26/2024 8:29 AM
13	dark skies already has an illustration, so I checked that box so it stays in there. Same for building height...just that it be readily accessible where it is noted on the muni code site.	1/22/2024 5:24 PM

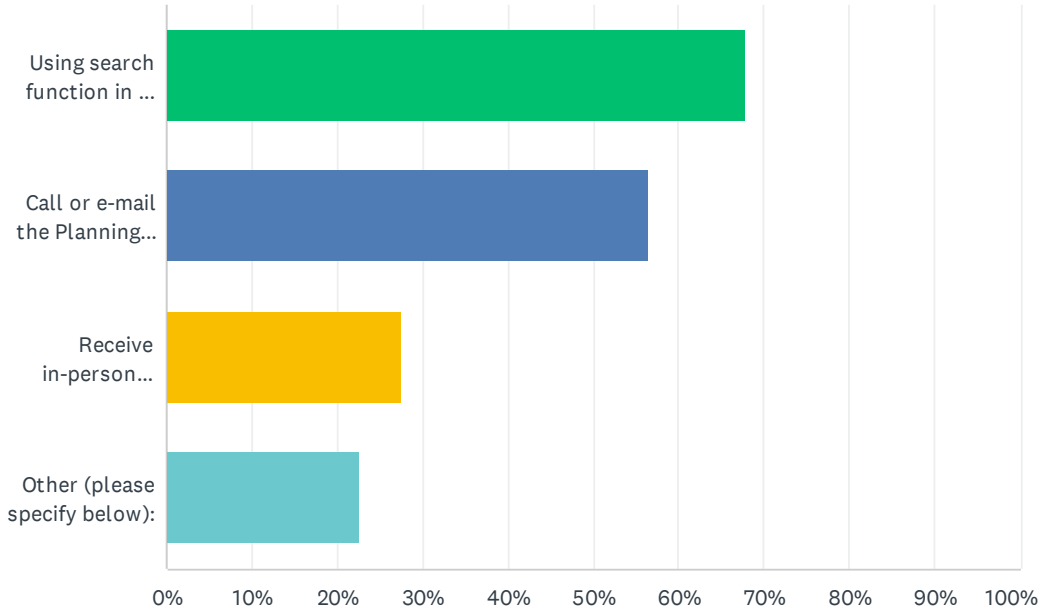
Q8 Are there any existing tables, illustrations, or flowcharts that are unclear or confusing? Share specific examples and if possible the associated Code section.

Answered: 19 Skipped: 86

#	RESPONSES	DATE
1	Building Height – “Illustration B” should be expanded upon to clearly show the required LAG HAG values and how these are used by the City to determine allowable building heights. Nearly every architect and designer we work with have trouble understanding the differences between existing and proposed LAG and HAG, and how it relates to allowable building height.	2/16/2024 4:23 PM
2	There aren't many, but one I've revisited recently is the setback illustration. It should demonstrate setbacks in different instances (streetside, hillside, etc...). Clear visual resources will be helpful for all!	2/16/2024 12:19 PM
3	building height illustrations & sign standards. Most illustrations are old and hard to read	2/15/2024 2:26 PM
4	Most, if not all, of the graphics appear to have been run through a copy machine many times, therefore very grainy and difficult to read. See examples in 17.101.010 and 17.127.	2/15/2024 11:19 AM
5	Illustration B. If the design of a project doesn't align with this illustration, it can be difficult to apply/read.	2/15/2024 11:06 AM
6	Parking.	2/15/2024 10:16 AM
7	Building Height measured on a sloped lot. There has been a diagram handed out by staff, but not readily available in the code.	2/14/2024 12:38 PM
8	Consistent design and terminology throughout would be optimal.	2/14/2024 10:41 AM
9	Illustration B	2/13/2024 2:19 PM
10	As much as time and budget allows, I believe diagrams are helpful for all aspects of the code. If you are familiar with Francis Ching's book 'Building codes illustrated'. I think this was successful as it helps designers learn and remember code issues using graphics. As the building code is mostly written, but many designers are very graphic learners. Also, a photo is worth a thousand words.	2/11/2024 3:06 PM
11	Ketchum Green Building Code	2/8/2024 8:33 PM
12	The matrix makes our head spin with needing to memorize the different letters and side notes associated with the applicable code.	2/4/2024 6:18 AM
13	Everything in your zoning ordinance and approval process ... seems like you really don't know what can be done until you actually go before P&Z and City Council??	2/2/2024 11:55 AM
14	Almost all because of the difficulty of identifying every section applicable to a specific parcel.	2/1/2024 5:38 PM
15	Everything included in WSBA. Illustration A and Illustration B.	1/26/2024 3:52 PM
16	New tables and colors / layout will help greatly.	1/26/2024 8:29 AM
17	mountain overlay district illustrations	1/24/2024 10:16 AM
18	The whole HPC process is confusing. Ex of moving a historic building out of town as something the staff thinks is historic preservation of land use.	1/19/2024 5:08 PM
19	Building height illustration could use some work and better definitions. The Zoning matrix seems to simplify things. I still like the flowchart idea.	1/19/2024 4:59 PM

Q9 How do you find answers to your questions about the land-use regulations? (Check all that apply):

Answered: 62 Skipped: 43



ANSWER CHOICES	RESPONSES
Using search function in the online municipal Code	67.74% 42
Call or e-mail the Planning Department	56.45% 35
Receive in-person assistance at City Hall	27.42% 17
Other (please specify below):	22.58% 14
Total Respondents: 62	

#	OTHER (PLEASE SPECIFY BELOW):	DATE
1	I first start with trying to find the answer myself. I read the chapter titles and follow subsection titles. If I cannot find the information, I then use the search function. Ultimately, I call City Staff for assistance if I cannot find the answer.	2/15/2024 9:54 PM
2	Ask Others in Building Trades / Construction Industry what current situation is regarding conflict or standard to follow for compliance and approval when Inspection is conducted.	2/8/2024 8:33 PM
3	N/A	2/2/2024 4:31 PM
4	Seems to be a trial and error process. Municipal code is available online, but you do not know if you will get approval or rejection from the city until you pay the non-refundable permit fees and receive a response.	2/2/2024 9:14 AM
5	This is what we try to do, however, we often do not reach anyone who can help or don't get a return call for days or weeks.	2/2/2024 9:04 AM
6	builder and architect	2/2/2024 8:58 AM
7	no comment	2/2/2024 8:52 AM

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8	municode website.	2/1/2024 4:42 PM
9	architect and contractor	1/26/2024 12:13 PM
10	Search function is not great. Email staff - I am sure one goal of the rewrite is to cut down on amount of emails staff answer re: code. Some jurisdictions have a dedicated email and "office hours" for phone calls for questions.	1/26/2024 8:29 AM
11	consult with local architects and developers with past experience	1/24/2024 10:16 AM
12	It should all be clear from the website. If it was clear, there would be no need for personal assistance.	1/19/2024 5:08 PM
13	We typically review the Code and then request a pre-application review, hopefully in person with Staff so we know that we have a complete application package. It's a lot easier now that Staff is easier and more enjoyable to work with.	1/19/2024 4:59 PM
14	read the code then hope the KPZ will follow it	1/19/2024 4:47 PM

Q10 Is there an existing Code section/development process that is easy to follow? Please provide the Code section or the name of the process and explain why you like the format or organization of that section.

Answered: 19 Skipped: 86

#	RESPONSES	DATE
1	The Preliminary Plat and Final Plat processes have been done very well. The included checklists make providing a complete document easier to accomplish. The District Use Matrix is also very well done and helpful.	2/16/2024 4:25 PM
2	Conditional use permit. The chapter is organized well and is clear to follow	2/15/2024 2:27 PM
3	Chapter 17.12 is easy to follow.	2/15/2024 11:22 AM
4	Title 17.96 - Design review. The standards and process are clear and outlined well.	2/15/2024 11:07 AM
5	I love the district use matrix and how it is setup. Easy to follow. Granted where the descriptions of the uses are is a whole other story... would be nice if the descriptions actually outright described business types that are IN Ketchum.	2/15/2024 9:42 AM
6	I think a lot of the negative feedback from the public regarding code and processes was the result of "new interpretations" of existing code. The former administrator was allowed to just make stuff up. Just be consistent.	2/14/2024 5:23 PM
7	the district use matrix 17.12.020 is very helpful	2/11/2024 3:11 PM
8	Uniform Plumbing Code (UPC) with Idaho specific Guidelines	2/8/2024 8:39 PM
9	No, not really. Each code is so muddled with exemptions that the code itself loses its significance. The lack of detailed specifics coupled with the variance, conditional use, exceptions possible make the reading not a code but free for all. Submit application & pay \$ & city says ok fine. Why bother with the codes if they're not followed. If they don't uphold the Comp Plan??	2/2/2024 12:00 PM
10	All of them	2/2/2024 11:55 AM
11	Several direct codes that conflict with each other making review difficult and confrontational	2/2/2024 9:13 AM
12	district use matrix is very easy to understand, in conjunction with definitions.	2/1/2024 4:43 PM
13	District use matrix and dimensional standard matrix are easy to use. I find this way of organizing information helpful.	1/29/2024 7:16 AM
14	It has been a while, but I recall the MOD chapter being easy to follow. And although some of the terms in the District Use Matrix are outdated ("Tourist House" for example) I find the matrix format preferable because you can compare permitted uses across all zoning districts.	1/26/2024 3:55 PM
15	Maybe dark skies because it is short and all the info is in one section.	1/26/2024 8:34 AM
16	na	1/24/2024 10:35 AM
17	Not familiar enough to answer	1/24/2024 9:30 AM
18	At the last meeting, Mr Morrow made it very clear that if you don't go through the pre planning step, you aren't going to get approved even if you are compliant. That seems arbitrary, but given that approach, why not make pre plan mandatory.	1/19/2024 5:09 PM
19	The Zoning matrix works well for Zoning and could maybe be applied to other Code items so it is all right there in front of you.	1/19/2024 5:01 PM

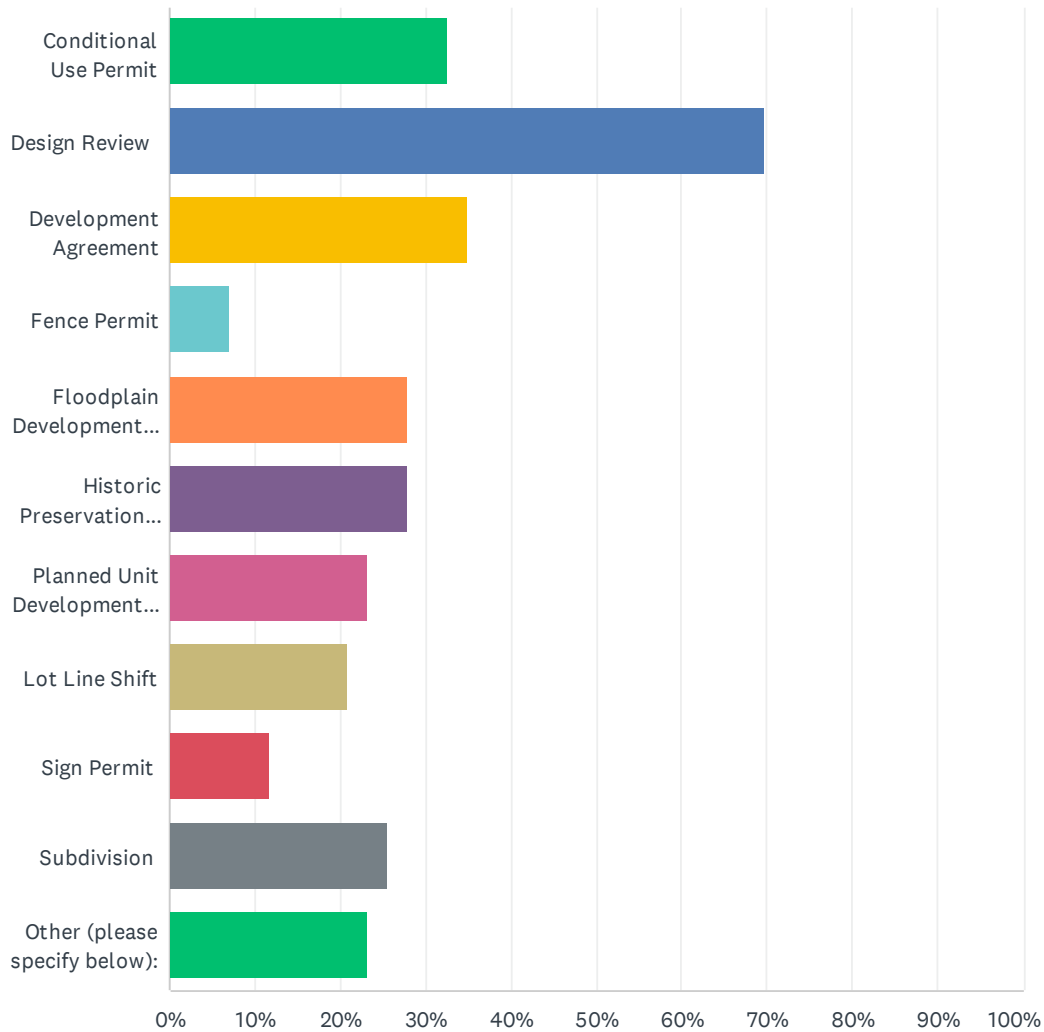
Q11 Do you have any specific suggestions related to organizations or examples of other Codes you have worked with that flow well?

Answered: 20 Skipped: 85

#	RESPONSES	DATE
1	The City of Hailey has a much more thorough list of Definitions that can help answer questions without having to ask the City.	2/16/2024 4:25 PM
2	The city of Sun Valley is slightly easier to navigate as the layout is cleaner and better organized. I do also like how many organizations have much more information specific to each zoning district in code. For example, if you are only interested in a general residential district, you can read an entire section on the purpose, permitted, accessory, conditional, and dimensional details without flipping all over the place in code to find that information.	2/15/2024 10:00 PM
3	No.	2/15/2024 11:22 AM
4	N/A	2/15/2024 11:07 AM
5	City of Boise Sustainability Roadmap and project management structure.	2/14/2024 10:42 AM
6	Stick to code and not subjective interpretations	2/13/2024 2:20 PM
7	I didn't spend a lot of time working with it, but I found the Berkeley code well organized. It was easy to follow online with charts and diagrams. There were some odd components, but my limited experience showed it to be user friendly.	2/11/2024 3:11 PM
8	Idaho State Plumbing Code...Not always though. There's updates and changes going on by Governor Little's administration that are addressing this...	2/8/2024 8:39 PM
9	I would spell out each use that use the district use matrix.	2/4/2024 6:19 AM
10	P&Z Staff is doing a better job at evaluating projects relative to design review standards than is P&Z Commission.	2/2/2024 2:28 PM
11	Simplify your overall codes so they can easily understood by any property owner.	2/2/2024 11:55 AM
12	Eliminate FAR as a design standard. Simply review height, bulk, setbacks as the design standard.	2/2/2024 9:13 AM
13	The process at Sun Valley is much easier.	2/2/2024 9:05 AM
14	parking as I explained. you will either handle growth with sprawl or height. You can't avoid both. If you do and ketchum stays desirable then price will even go higher	2/2/2024 9:00 AM
15	no	2/1/2024 4:43 PM
16	I do not have extensive experience with Berkeley code, but did find it user friendly for some projects I was working on. Everything organized into charts. https://berkeley.municipal.codes/BMC/23	1/29/2024 7:16 AM
17	Okay codes: Kirkland, WA (but bad layout) Horrible codes: Sammamish, WA City of Bellevue, WA has an okay website to help people find what they need in the code. Bellevue also "hops" between sections easily, and hovering on a term will bring a pop-up of a definition which is nice so you don't have to leave the page to find the definition. King County has a good way to help people understand timelines - sheets for different types of projects and dates on the sheets so people know how recent the timeline data is.	1/26/2024 8:34 AM
18	no	1/24/2024 10:35 AM
19	No	1/24/2024 9:30 AM
20	Blaine County code is fairly easy to follow	1/19/2024 5:01 PM

Q12 Based on your experiences, which of the following development approval processes could be improved to result in a clear, understandable, and more timely process? (Check all that apply):

Answered: 43 Skipped: 62



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ANSWER CHOICES	RESPONSES	
Conditional Use Permit	32.56%	14
Design Review	69.77%	30
Development Agreement	34.88%	15
Fence Permit	6.98%	3
Floodplain Development Permit	27.91%	12
Historic Preservation Applications	27.91%	12
Planned Unit Development Amendments	23.26%	10
Lot Line Shift	20.93%	9
Sign Permit	11.63%	5
Subdivision	25.58%	11
Other (please specify below):	23.26%	10
Total Respondents: 43		

#	OTHER (PLEASE SPECIFY BELOW):	DATE
1	These would all benefit from such a treatment	2/16/2024 10:05 AM
2	I'm not intimately familiar with these processes and timelines.	2/15/2024 10:02 PM
3	Solar / PV permitting	2/14/2024 10:47 AM
4	N/A	2/2/2024 4:32 PM
5	There seems to be myopic view for any new development. A holistic long term view of the impact & necessity for & the actual value to for the best & highest good of the community needs to be considered #1 BEFORE any financial, economic favorability or fear of turning away outside developers who 'bring in money' is even considered. We are selling out to greed. Listen to the character of Ketchum, a small town, a ski resort NOT akin to Aspen or Jackson and proceed with OUR values not outside influence of 'how it done' elsewhere. We are unique. Let's grow from our values which will not look like everywhere else!	2/2/2024 12:39 PM
6	update sign code on building sites	2/2/2024 9:03 AM
7	Excedence	2/1/2024 5:44 PM
8	How about a clear answer and a reasonable time frame.	2/1/2024 4:55 PM
9	Sign permit is unclear what a "master sign permit" is and what is required. Templates or fill-in documents are more helpful here. Design Review	1/26/2024 8:41 AM
10	Right-of-Way Permit	1/23/2024 10:17 AM

Q13 Please elaborate on your answer to Question #12 above and why these specific processes need to be improved. Share specific examples or experiences.

Answered: 27 Skipped: 78

#	RESPONSES	DATE
1	All permit applications submitted to the City suffer during the review and approval process. There are commonly 4 to 7 rounds of revisions before a permit is approved. The worst is when during the third revision phase a different reviewer deems a project fundamentally flawed. The City commonly has different members of staff review different phases of the project and the comments are almost always inconsistent. Then there are the engineering, water, and sewer comments that come after. This process turns into a major time suck that costs applicants thousands of additional dollars that are not experienced in any of the other local municipalities. I believe staff throughout all departments need to better coordinate the review process.	2/16/2024 5:47 PM
2	I'm not intimately familiar with these processes and timelines.	2/15/2024 10:02 PM
3	Floodplain is not clear due to past director interpretations of when a permit is required/not required. A section reads, " Prior to issuance of a building permit for a structure located on a parcel that contains SFHA, whether or not the structure is partially or wholly located in the SFHA, a floodplain development permit is required if development will occur in the SFHA." Past directors have determined that this then means that any development which occurs on a parcel which contains the SFHA, even if the development is 200+ ft away from the SFHA boundary, that a floodplain development permit is required. This is not clear when reading the code for staff or applicants. PUD section only talks about new PUD's. Most PUD's in Ketchum are 20-50 years old and when people come in with additions to an existing residence, they have to go to P&Z and City Council for approval, no matter what the size of the addition as that is what is required for a new PUD. Should have some more clear process for additions/amending PUD's.	2/15/2024 2:47 PM
4	Lot Line Shift applications are an umbrella for a variety of application types. Also, the process of which approval body is required for Lot Line Shifts and Subdivisions is not clear.	2/15/2024 11:16 AM
5	I have not had the same process twice in a row for any of the approvals above.	2/15/2024 10:23 AM
6	The subdivision ordinance was designed for a city with a lot of open land. Ketchum is beyond developing large tracts of land with one exception. The new code should be modeled after codes written for mature (in the development cycle) areas and include abbreviated processes for low impact (lot readjustments, etc.) applications. Floodplain development permits should not be required (just because a portion of a lot is within the FP) if no development is proposed within the floodplain. That requirement only results in "busy work" (i.e. no benefit to the city) for city staff.	2/14/2024 5:33 PM
7	Always room for improvement.	2/14/2024 10:47 AM
8	It seems that personal opinion governs over ordinance. Code should rule over personal opinion	2/13/2024 2:24 PM
9	These processes are much improved from where they were a few years ago. Not sure if there is drastic further improvement needed at this time.	2/11/2024 3:19 PM
10	We install Groundwater Pumps and Piping systems in these areas and dwellings. Usually in Crawlspace or Basements. Homeowners Now Commonly also use the Inflatable Bladders to protect Buildings. This causes additional Challenges for Groundwater pumps and piping since they now must pump water out, up, and over bladder perimeters to discharge excess Groundwater instead of simply outside and away from Dwelling/Building.	2/8/2024 9:08 PM
11	I'm told that the design review and permitting process in Ketchum is very burdensome and time consuming.	2/5/2024 2:35 PM
12	N/A	2/2/2024 4:32 PM

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13	P&Z Commission must evaluate projects based on existing design review standards as opposed to what they would like the standards to be.	2/2/2024 2:38 PM
14	Title 17 often building design, height, density does not comply with Comp Plan. 16.04.030.J #15,16,17,19 often not followed, no continuity for visual impact or consideration for character of town. to name a few.	2/2/2024 12:39 PM
15	they need over simplification. and in residential neighborhoods where a "large or excessive development is being planned ..the entire neighborhood needs to be able to be notified and have their opinions heard about how this type of project will affect the entire neighborhood.	2/2/2024 12:04 PM
16	Design review is often arbitrary. Historic preservation should only be for an architecturally or historically significant building, not just because it's old.	2/2/2024 9:10 AM
17	way too long	2/2/2024 9:03 AM
18	Answers to questions can be inconsistent	2/2/2024 7:33 AM
19	The heart of the "character " debate is permissible density or rather visual impact wrongly characterized as FAR. No one has any idea what you can and can't do- Hot Dog Hill, Leadville and 2nd, Rico's, etc. Staff is unable to provide meaningful guidance prior to an applicant expending considerable time, energy and money trying to guess what may be acceptable.	2/1/2024 5:44 PM
20	there have been instances of a developer submitting a project that meets the code, and the design review subjectivity derails the project.	2/1/2024 4:45 PM
21	too subjective. should be code based, not personal opinions	2/1/2024 4:30 PM
22	Design Review is difficult because the professional Staff have comments about the project that the Commission either ignores or doesn't care about, and the Commission is usually on a different page than staff. The only way to fix this is to change the control and function of the Commission. Staff are the professionals. It is hard to go to a DR hearing knowing that what one Commissioner is fixated on (and then the others) is a wild gamble and not something Staff (and therefore the code) is necessarily concerned with.	1/26/2024 8:41 AM
23	Design Review - Code should state the required level of design drawings submitted for plan review. Currently, there is no direction on if Schematic (30%), Design Development (~50%), or fully designed, stamped plans (100%) are required. ROW Encroachment Permit - for many projects, this permit seems like a duplicative step...how many individual permits do we need to build in the CC? Can this permit not be wrapped into a Building Permit review when it's obvious? Also, 12.12.060(A.) and 12.12.060(G.) are n/a to simple residential driveway connections and ignored...is someone's driveway paver replacement analyzed for ADA compliance? A public benefit? Does it really need to go to Council? Maybe a short-form version of this for simple residential projects would be appropriate.	1/23/2024 10:17 AM
24	Once the required application materials are more clearly outlined for each of these items, I believe you'll see more applications that can be deemed complete when they are initially turned in. I also believe that -- barring errors -- permits should be able to be approved in the first round of review given clear application requirements as well as concise and timely information and feedback from staff.	1/22/2024 5:29 PM
25	Lot line shift as a public comment item when there is no possible way a public comment can sway the outcome is a waste of time.	1/19/2024 5:16 PM
26	Again, I think that a flowchart would help.	1/19/2024 5:11 PM
27	In Idaho, standards are meant to be objective, not subjective. IF they are written objectively but acted upon subjectively, that purpose is defeated.	1/19/2024 4:52 PM

Q14 Are there certain processes that currently require Planning Commission or City Council approval (e.g., Design Review or Lot Line Adjustments) that should be delegated to a lower decision-making body (e.g., Planning Commission to staff or City Council to Planning Commission)? Please explain which processes and why.

Answered: 24 Skipped: 81

#	RESPONSES	DATE
1	Please see comments on Townhouse Developments in Question 6.	2/16/2024 5:47 PM
2	No	2/16/2024 10:05 AM
3	I'm not intimately familiar with these processes and timelines.	2/15/2024 10:02 PM
4	ROW encroachment agreements currently go to city council. Would like to see simple ones like paver driveways stick with staff. Currently, any non-residential building requires design review approval by the P&Z. There have been a couple instances of a storage/restroom building or a clubhouse building near 1,000 square feet that then have to go to P&Z for approval. In those instances I don't believe that design review should be required. Maybe put a size limit on new buildings that can be approved by staff.	2/15/2024 2:47 PM
5	Simple ROW Encroachments (ex. driveway pavers) should be delegated to staff (ex. City Engineer and Planning Director). Also, work/live CUPs should be delegated to the Planning Director.	2/15/2024 11:16 AM
6	Minor modifications to as built designs or plats should be delegated down the planning and zoning director, but owner shall have ability to request higher review/decision if desired. As much as you can plan and design, construction doesn't always come out exactly as planned or circumstances change. Community housing provisions through a development agreement should be allowed to switch from rental to sale at any point and only have to go back through the CC if change to the sqft or number of units is requested.	2/15/2024 10:23 AM
7	I think Plats/LLS - all subdivision applications in general only need to be handled by PZC. Makes no sense to me why these go to City Council.	2/15/2024 9:44 AM
8	Has the city ever considered using a hearing examiner? You should trust your staff and allow professionals to do what they do best.	2/14/2024 5:33 PM
9	Not thinking of any currently	2/11/2024 3:19 PM
10	Probably Fire Chief and his subordinates on a few of these issues they certainly have better experience with.	2/8/2024 9:08 PM
11	It might help streamline if some processes were approved at a lower level for those zones outside the city core where the decisions affect only immediate residential neighbors and not the more shared use areas downtown.	2/5/2024 2:35 PM
12	City council is too politically driven to make DR decisions. A truly well trained Planning Commission could be more objective, serve the voices of local full time people and eliminate as much bias as possible. They would be able to have a comprehensive design guide & make sure it is adhered to.. Write the codes clearly with specifics AND follow them. All the variances, conditional uses etc need to be reserved for very special & specific projects.	2/2/2024 12:39 PM
13	NO.... the "Staff" of the City Government come and go ..and make decisions that have long-term effects go =f the neighborhoods..in the mean time most all Staff members are long gone and we ..who live here long-term are effected by those decisions???	2/2/2024 12:04 PM
14	In our experience, the gatekeepers already reject proposals before they even get to the planning commission or city council.	2/2/2024 9:19 AM

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15	Encroachment agreements and exceedance agreements	2/2/2024 9:17 AM
16	Creating condominiums within an existing building	2/2/2024 8:40 AM
17	The entire process needs to be reworked and made more user-friendly	2/1/2024 4:55 PM
18	I think it's working OK as is. I'm able to get pretty quick answers from city staff.	2/1/2024 4:45 PM
19	There likely could be additional allowances for Design Review at the admin level for smaller scale changes to existing buildings. Certain types of lot line adjustment / plat amendment may also be candidates for admin. approval.	1/26/2024 4:36 PM
20	Staff should have a greater say in whether a project meets DR requirements, before it gets to the Commission.	1/26/2024 8:41 AM
21	Right of Way Encroachment Permit - consider how duplicative this is for larger projects, and how overly complicated this is for simple residential projects. How often is this a Code Enforcement issue? Should be a sign that the process doesn't match the work.	1/23/2024 10:17 AM
22	See above.	1/19/2024 5:16 PM
23	Simpler things like Lot Line Shifts could be handled by Staff. The more complicated a project is, the more bodies need to review it.	1/19/2024 5:11 PM
24	not until the KPZ includes more members with expertise in the areas upon which they are tasked with making decisions	1/19/2024 4:52 PM

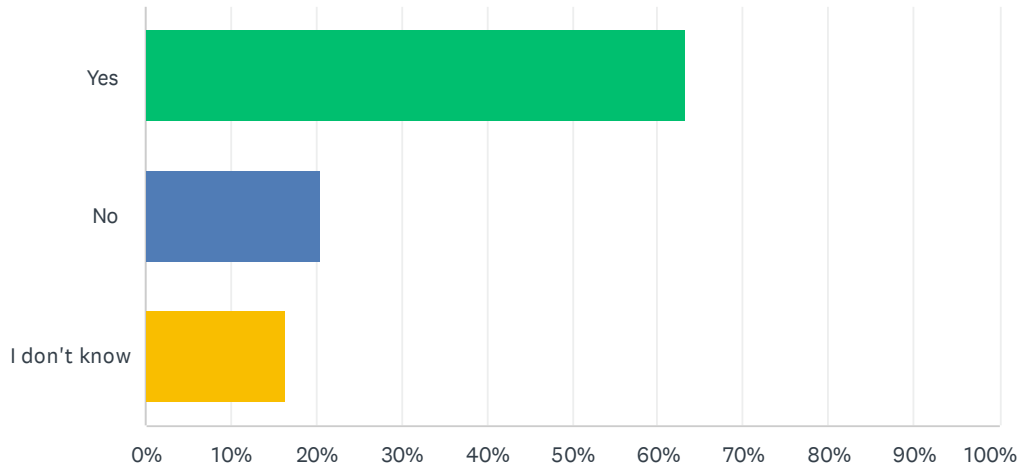
Q15 Are there certain processes that currently require staff approval that should be delegated to a higher decision-making body (e.g., Planning Commission or City Council)? Please explain which processes and why.

Answered: 15 Skipped: 90

#	RESPONSES	DATE
1	No, if anything the Commission and P&Z lack the power needed to enforce criteria that would stop projects from going forward. Staff seems to be able to better control unrefined and opulent development within the City before it even gets out of the conceptual phase.	2/16/2024 5:47 PM
2	NO	2/16/2024 10:05 AM
3	I'm not intimately familiar with these processes and timelines.	2/15/2024 10:02 PM
4	N/A.	2/15/2024 11:16 AM
5	No	2/11/2024 3:19 PM
6	yes, and development of flood-plain or wetlands should be reviewed by a higher decision-making body given the impact on surrounding properties.	2/4/2024 5:03 PM
7	Most of the staff is fearful to make decisions and they are all under the eye of the Mayor so closely they must do his bidding so what difference does it make?	2/2/2024 12:39 PM
8	Most everything should be presented in front of P&Z and City Council	2/2/2024 12:04 PM
9	Yes. For example, staff should not be the gatekeeper for whether or not you can paver your driveway or parking area, etc.	2/2/2024 9:19 AM
10	staff is very good	2/2/2024 9:03 AM
11	Whatever is necessary to NOT give developers free rein	2/1/2024 5:27 PM
12	no.	2/1/2024 4:45 PM
13	None that I can think of.	1/23/2024 10:17 AM
14	Staff can approve building permit time extensions but not lot line shifts that comply with code. How does that make sense? This is the illusion of transparent government without the substance.	1/19/2024 5:16 PM
15	Although Consent Agenda doesn't take much of Councils time, it seems like an extra step that takes longer than Staff Approval. Expenditures should be approved by Council.	1/19/2024 5:11 PM

Q16 Do you feel there is adequate opportunity for public engagement?

Answered: 49 Skipped: 56



ANSWER CHOICES	RESPONSES
Yes	63.27% 31
No	20.41% 10
I don't know	16.33% 8
TOTAL	49

#	PLEASE ADD ANY DETAIL YOU WISH TO EXPLAIN YOUR ANSWER:	DATE
1	I think the notifications that are sent out by the City to the public are somewhat hidden in large attachments and reference obscure ordinance numbers. I believe a one-page summary should be included that highlights the list of items on the agenda in terms that the general public can understand. This could be done with a brief summary of the staff report, and should provide images and renderings from the application package. Currently the attachments are too large for the majority of users who only access the internet from their phones. This adds to the situation where public comment is commonly not related to the item on the docket and is completely irrelevant. I also feel the City should coordinate with the Idaho Mountain Express about upcoming items on the agenda for the paper to help notify the public. Currently the greater part of the reporting takes place after deliberations have been made.	2/16/2024 5:47 PM
2	I almost feel there has become to much public engagement on issues probably irrelevant to most people in reality.	2/8/2024 9:08 PM
3	I am glad the new development on wood river drive went to the city council for review and an open opportunity for the public to comment. I am not sure in most cases and current regulations, this would.	2/4/2024 5:03 PM
4	You ask for feedback on predesigned & often redetermined projects. You don't actually ask for input or ideas, just to choice an option which may or maynt be appropriate. Your surveys are BS and need to be written far more intelligently. And in a small town even one person's idea should be at least authentically listened to & considered. City gov presently is frustrated, controlled by fear, many not appropriately qualified or knowledgeable to make decisions. You have to think for the whole community. Presently that is not happening. The aesthetics of Main Street- benches, planters do not require an outside design firm from Boise. We must use local people. We have lots of very creative professionals available that could form a coalition &	2/2/2024 12:39 PM

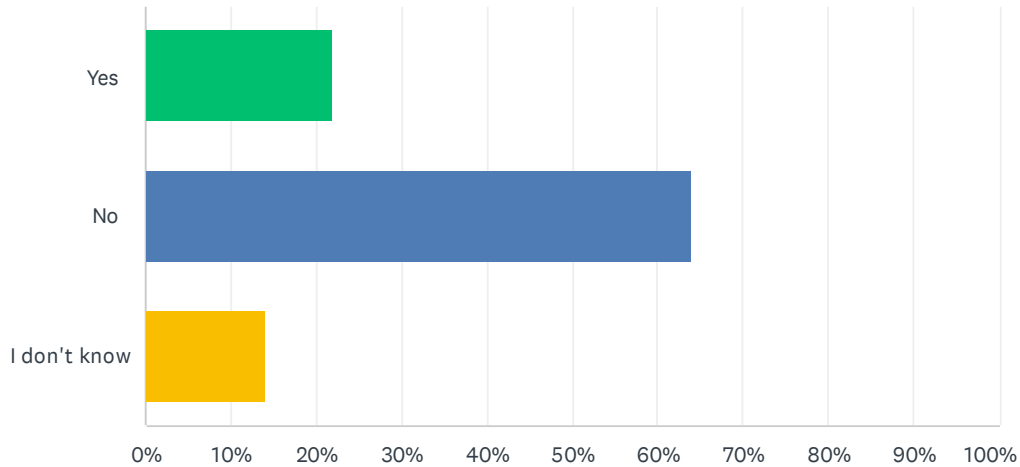
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come up with a much more Ketchum aesthetic & fiction based on we move, act and live in our town.

5	In my West Ketchum neighborhood there was a proposed (still ongoing) major SFR development which we left up to the Staff to give their approval, which was given without allowing any neighborhood feedback..we were basically ignored by Staff until an appeal was made by a neighbor ...this project with have an enormous negative effect on the immediate neighborhood ... flood plain issues, traffic during construction issue.. noise and privacy issues, etc... yet we as neighbors had no ability to be f=heard in front our elected officials. THIS IS WRONG!!!	2/2/2024 12:04 PM
6	Proposed development plans should be available upon verification of complete application not weeks or months later after staff report appears late Thursday for a Monday hearing.	2/1/2024 5:44 PM
7	There are council meetings, but I don't feel like there is a true desire to gain feedback and guidance. From the public. It feels more like they do only what they have to do and often have attempted to slide things through that they think should be in place, despite heavy kickback.	2/1/2024 4:55 PM
8	The last ordinance is a prime example of how the Mayor likes to keep the public in the dark on development. Shameful.	1/19/2024 5:16 PM
9	Public meetings and Open Houses give the Public an opportunity to know what is going on, if they care.	1/19/2024 5:11 PM

Q17 Are the review and decision-making criteria Ketchum uses to make land-use decisions applied consistently?

Answered: 50 Skipped: 55



ANSWER CHOICES	RESPONSES
Yes	22.00% 11
No	64.00% 32
I don't know	14.00% 7
TOTAL	50

#	PLEASE ADD ANY DETAIL YOU WISH TO EXPLAIN YOUR ANSWER:	DATE
1	The City Staff has been making a clear effort to review and make decisions on applications in a consistent manner. We all appreciate this, but the actions of prior staff members were so egregious that it may take more time for the public to understand that Ketchum is a fair place to work in again. I think enforcement of non-conforming uses and buildings, specifically within the riparian and floodplain areas, could be more consistent.	2/16/2024 5:47 PM
2	Yes, they currently are; however, for several years prior to a year ago they were not.	2/15/2024 11:29 AM
3	Not always. Some projects are subject to a more strict interpretation of the (subjective) design review requirements than others.	2/15/2024 11:16 AM
4	This is getting better under new leadership. It was a major problem and liability to the city for a period of time.	2/14/2024 5:33 PM
5	The city allows the political whims of the noisy few to influence land use decisions. The City, its administrators, staff, and attorney should intervene when public processes are derailing for any reason. Someone needs to be responsible for ensuring that public processes and land use decisions are being made according to defensible input and for valid reasons.	2/14/2024 12:51 PM
6	the commission can sometime act subjective in their review	2/13/2024 2:24 PM
7	Standards need to be more objective, ESPECIALLY design review.	2/12/2024 10:41 AM
8	More so now that prior. Of course it is hard for any agency to be perfectly consistent .	2/11/2024 3:19 PM
9	It definitely seems to apply differently in different areas...or possibly Local Contractors are better suited to alleviate and address the concerns of the community due to Experience and	2/8/2024 9:08 PM

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	knowledge of past issues and solutions.	
10	I am only referencing two experiences with the planning and zoning, which relate to the water allowed to be pumped all the way from Bird Dr. down to Williams street, which added to the already difficult situation at Williams and Wood River Drive and the recent permitting for the house on Wood River Drive adjacent to Williams street.	2/4/2024 5:03 PM
11	The "Hot Dog Hill" project proposed in 2020 appeared to meet the standards, was rejected. Currently an application for 200 N. Main could see same fate if Commission ignores Staff carefully evaluated recommendation.	2/2/2024 2:38 PM
12	It really seems it is based on the amount of money the city will receive & not the personality of us as a collective, as a community, as a small ski & summer resort town.	2/2/2024 12:39 PM
13	Absolutely done on a case by case basis. Warm Springs Road for example. Look at the houses and driveways. Approval given to some, but not to others.	2/2/2024 9:19 AM
14	A building of significant bulk and height is approved outright while a lesser sized building is challenged by P&Z Commissioners and an uniformed biased City Council member	2/2/2024 9:17 AM
15	for sure not. so much has do with relationships. more than once I was told ... small town	2/2/2024 9:03 AM
16	As above	2/2/2024 7:33 AM
17	Hard to believe you would ask this question with all the chaos surrounding the existing process. We have excellent staff., a P&Z with very limited applicable expertise and a largely unengaged Council- all leading to a very arbitrary process and such a lack of certainty that high quality developers are reluctant to engage.	2/1/2024 5:44 PM
18	30 years of interpretation was erased by one person and her personal views. Now, it's just a cluster...	2/1/2024 4:55 PM
19	Over time, elevators next to interior property lines have been interpreted differently.	1/26/2024 8:41 AM
20	200 N Main/old Ricos project is most recent example of P&Z not following the rules equitably	1/24/2024 10:38 AM
21	Re: 200 N Main St. project...this project checks all the land-use boxes, receives a glowing Staff report, but shot down by P&Z. How does a developer operate under these conditions?	1/23/2024 10:17 AM
22	Read the staff memo for Bluebird. The. Read the staff memo for Solstice. Same planner. 100% opposite application of the same code provisions.	1/19/2024 5:16 PM
23	Violations of Code are an item that maybe shouldn't be applied as consistently as those that do play be the rules.	1/19/2024 5:11 PM
24	see above	1/19/2024 4:52 PM

Q18 Are there any details currently included in Title 16 or Title 17 that would be better located in a separate administrative manual or user guide outside of the Code? Please provide your thoughts below.

Answered: 14 Skipped: 91

#	RESPONSES	DATE
1	I like all the info provided in Titles 16 and 17, but too many items in Title 17 trigger different requirements in Title 16 which can become hard to keep straight.	2/16/2024 5:47 PM
2	I'm not sure.	2/15/2024 10:02 PM
3	Yes - the process and requirements for subdivisions and lot line shifts.	2/15/2024 11:16 AM
4	A sustainability manual would be helpful, but would like to see it in the code.	2/14/2024 10:47 AM
5	Code should be kept as code and not a guideline	2/13/2024 2:24 PM
6	Don't believe I have helpful feedback to contribute toward this question	2/11/2024 3:19 PM
7	Both have huge environmental impact factor. The City Council & Mayor have clearly demonstrated they are ignorant of this knowledge. A planning team with insight, experience & knowledge of environmental health & the time to check up, follow through on the decisions made is vital. Warm Spring Ranch subdivision is a gross display of riparian disregard. It displays trophy homes in a mix most unpleasing to the eye as if it is a MindCraft village. Very disappointing. Once precedents are set is harder to avoid their repeat error next time around. Long term health of where we live, the natural environment is key to our long term health as a small resort town. Destroy nature, destroy ourselves. Start caring & planning fro what town will be for generation ahead. We don't even consider this. Shame on us.	2/2/2024 12:39 PM
8	Not taht I am aware of at this time??	2/2/2024 12:04 PM
9	Not while the FAR and building code conflict	2/2/2024 9:17 AM
10	As referenced above an interested party should be able to enter a parcel description and access every applicable code section.	2/1/2024 5:44 PM
11	We don't know title 16 or title 17. We are immersed in our own businesses and lives. What we DON'T want is uninteresting boxes rising 3 or more stories lining our streets, creating homogeneous canyons. You're destroying our town's character. Look at how McCall maintains it's character	2/1/2024 5:27 PM
12	I think there are lots of guidelines, timeline info, cheat sheets, general how-to's that could be on the website instead of in the code.	1/26/2024 8:41 AM
13	NA	1/19/2024 5:16 PM
14	A user Guide with flowchart would be a good checklist	1/19/2024 5:11 PM

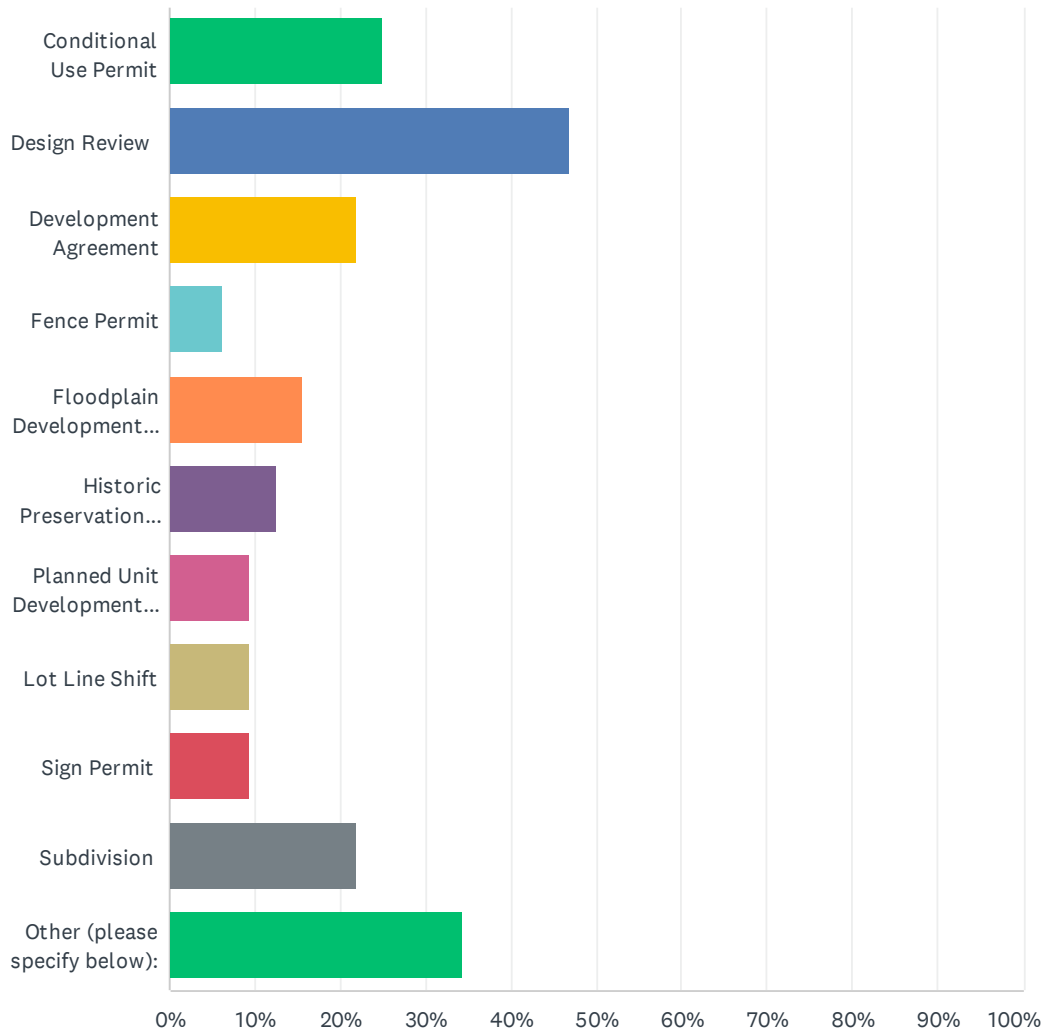
Q19 Are there any development application types that are missing from the list of forms, permits, and applications on the Planning and Building Department's website? If yes, which applications would you like to see added?

Answered: 18 Skipped: 87

#	RESPONSES	DATE
1	None come to mind	2/16/2024 10:05 AM
2	should have a general irrigation floodplain development permit as it is mentioned in floodplain code.	2/15/2024 2:50 PM
3	N/A	2/15/2024 11:19 AM
4	If necessary, EV charging equipment/EVSE	2/14/2024 10:52 AM
5	no	2/14/2024 9:22 AM
6	Not that I am aware of	2/11/2024 3:20 PM
7	Homeowners Have inquired about heating in their personal greenhouses obviously to Utilize year-round to increase their gardens yield. I have declined being uncomfortable with requests of possible gas piping for heating devices as well as H2O piping requested for irrigation needs and desires. Not sure if Homeowners found someone else who would be comfortable or stopped their ambitions for such a thing at that time. There does appear to a demand for maybe some guidelines on such endeavors. Just guidance though, overregulation and laws just encourage less disclosure at all of such ideas and plans, and keeping such places secret and free from inspection/permit/fees requirements anything similar to Requirements of traditional buildings and standards...	2/8/2024 9:57 PM
8	any changes for new developments that negatively impact water flow.	2/4/2024 5:04 PM
9	Environmental implications for any build or subdivision.	2/2/2024 12:47 PM
10	More public input in front of elected officials	2/2/2024 12:07 PM
11	Whatever it takes to stop the de-Idahoing of Ketchum	2/1/2024 5:28 PM
12	don't know	2/1/2024 4:46 PM
13	I think there should be lots added! Master sign permit, different apps and checklists for different type projects based on size, complexity, etc.	1/26/2024 8:43 AM
14	I don't know	1/24/2024 9:32 AM
15	This has been much improved over the past year and a half...great job!	1/23/2024 10:20 AM
16	more tailored checklists for each application type, as you are currently working on	1/22/2024 5:32 PM
17	NA	1/19/2024 5:17 PM
18	I think you have it covered	1/19/2024 5:12 PM

Q20 Based on your experience, are there certain application types for which the submittal requirements are unclear, excessive, or otherwise challenging? (Check all that apply):

Answered: 32 Skipped: 73



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ANSWER CHOICES	RESPONSES	
Conditional Use Permit	25.00%	8
Design Review	46.88%	15
Development Agreement	21.88%	7
Fence Permit	6.25%	2
Floodplain Development Permit	15.63%	5
Historic Preservation Applications	12.50%	4
Planned Unit Development Amendments	9.38%	3
Lot Line Shift	9.38%	3
Sign Permit	9.38%	3
Subdivision	21.88%	7
Other (please specify below):	34.38%	11
Total Respondents: 32		

#	OTHER (PLEASE SPECIFY BELOW):	DATE
1	I'm not intimately familiar with these applications.	2/15/2024 10:02 PM
2	Solar / PV (incentivize and not punitive process)	2/14/2024 10:52 AM
3	Innovative businesses with their own design specific criteria...Such custom businesses don't need Commercial Building standards...they usually have trade-group or industry standards that are up-to-date of best and safest practices to follow regardless, and local/state codes are unnecessary, costly, and new business prohibitive...I've personally seen 2 businesses never get off the ground after these additional costs and project delays overran the Finances of the individuals to the point they abandoned the endeavor altogether.	2/8/2024 9:57 PM
4	Checklists posted for what is required in any given application naturally need to be complete and comprehensive, but it is often difficult to know how to respond when something on the checklist is not applicable to the project in question.	2/2/2024 2:42 PM
5	They are all mostly unclear and too complicated for the average property owner to understand	2/2/2024 12:07 PM
6	forced to sign to appear in front of zoning then was the challenge of an appeal on a document i was forced to sign to appear	2/2/2024 9:04 AM
7	Again the elephant excedence/FAR/visual impact issue	2/1/2024 5:46 PM
8	while i haven't personally gone through design review, i have heard complaints from those who have.	2/1/2024 4:46 PM
9	All need more clarity, info and definitions of what staff is asking for.	1/26/2024 8:43 AM
10	Right-of-Way Encroachment Permit	1/23/2024 10:20 AM
11	NA	1/19/2024 5:17 PM

Q21 Tell us about the options you selected that could be improved in Question #20 above. Please explain why these specific applications need to be improved. Share specific examples or experiences.

Answered: 20 Skipped: 85

#	RESPONSES	DATE
1	I do not think that any of the City Applications are challenging once you have filled out a few, but they definitely can be excessive and unclear. Examples would be when narrative responses are required (MOD and CUP). The applications do not state that responses need to be explicitly given for all the permit criteria, but this is what the City has expected. The problem is most of the criteria are statements that do not need to be replied to, just complied with. Floodplain Development Permit – The City Code is not clear on when these are required, and staff have been inconsistent in requiring them. Sometimes it is required if a Lot is partially within the Floodplain Management Overlay, and other times they are only required if proposed development is within a FEMA designated floodplain. Avalanche CUP – I truly believe that the City's requirement for both the Structural Engineer and the person responsible for that Avalanche Study to give definitive statements that a structure will not deflect towards adjacent properties is a completely unreasonable and dangerous requirement. (17.92.010.D.2) The second part of this line that states "or otherwise threaten to increase the danger to persons or property are prohibited" should be more than enough to satisfy the requirement. The problem is that the line that states "threaten to deflect toward property of others" is vague to the point in which it becomes undefinable. No licensed professional should be forced to make professional statements of certainty, and thereby assume liability, for requirements that can be interpreted in vastly different ways. Also, a structural engineer with no experience in avalanche flow mechanics should not be required to make any statement in regard to avalanche deflection and should only speak to the structure itself.	2/16/2024 5:47 PM
2	I'm not intimately familiar with these applications.	2/15/2024 10:02 PM
3	There are many standards in floodplain development that need to be verified which are not on the application when originally submitted. For lot line shifts of parcels with an existing residence, applicants should need to submit setback & building coverage measurements for staff to review. Always have to ask for that information as it is not listed on application.	2/15/2024 2:50 PM
4	There are corrections being made, but prior to those being incorporated, the information requirement check list for pre-application design review and final design review were the same making the preapplication process ineffective.	2/15/2024 11:33 AM
5	All of the applications need to outline the City's commitment of review turnaround times.	2/15/2024 11:19 AM
6	The final plat process should be allowed much earlier in the building process for projects in the core. The time that it takes to gather approvals and signatures is lengthy and unnecessary and not in line with state statutes. They also have to be shipped around the state to gather proper signatures as a few engineers are not local. Allowing final plat prior to construction or at the latest after framing is complete would elevate undo delays or financial costs.	2/15/2024 10:27 AM
7	There should be examples of what Fence and Sign permit requirements are. Most applying for those permits are not professionals, but property owners/small business owners and they have no clue what the requirements are - they understand the words, but not the context. CUP - there just seems to be much more that is asked for than what the code states when these applications are submitted.	2/15/2024 9:49 AM
8	The default development agreements are written in a way that tries to [in our clients' opinion] illegally shift risk from public property over to the land owners. A fair and equitable agreement should be drafted that distributes risk appropriately so that several iterations with the city and outside attorneys are not necessary. Historic Preservation in this town is also off the rails. There should be an actual academic or historian that comes in to evaluate the existing building stock, and determine if any of them hold any relevance. The current windshield study simply labeled things that are 'old' not necessarily historically 'relevant'.	2/14/2024 12:56 PM

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9	It seems subjective but held in a higher standard.	2/14/2024 9:22 AM
10	I have generally found the application material appropriate	2/11/2024 3:20 PM
11	See answer I submitted above to Question #20...Same Response to this Question #21	2/8/2024 9:57 PM
12	There are excessive terms in fact most all are too lenient. Too often disregard. The historic preservation is way too late to game. We've lost most al of our buildings. Saying we are 'saving' the old Thai restaurant house was it has a monstrous building attached to it is not historic preservation. Warm Spring Ranch subdivision is a riparian atrocity. The flood plan connectivity is not only not existing but the agreement to give that subdivision the rights of the stream bank on the other side disallow efficient & functional steam restoration at WSP. Stupid oversight. Our natural environment is what keeps this small resort town alive. When will we take its health into consideration first & foremost.	2/2/2024 12:47 PM
13	every one of the applications need to be simplified yet still allow for public input in front of elected officials	2/2/2024 12:07 PM
14	Need consistent answers	2/2/2024 7:34 AM
15	The whole notion of "fit" needs to be addressed with specific criteria, 3D neighborhood modeling, and clear staff guidance prior to pre-app.	2/1/2024 5:46 PM
16	What is required for a master sign permit? How is it phased, or what happens when a new tenant moves in? DR just needs to make sure all requirements applied are codified.	1/26/2024 8:43 AM
17	See previous comments.	1/23/2024 10:20 AM
18	For design review, the intent and requirement for an exterior lighting study is unclear; the code only regulates lighting trespass between different zone types; the coordination with the City Engineer and the street light supplier is challenging to say the least.	1/22/2024 5:32 PM
19	NA	1/19/2024 5:17 PM
20	I think Design Review may be the most difficult process and the user Guide and/or Flowchart could make it easier.	1/19/2024 5:12 PM

Q22 Do you have any other comments, questions, or concerns about topics related to the City's land-use regulations that were not mentioned in this survey? Please provide your feedback below.

Answered: 23 Skipped: 82

#	RESPONSES	DATE
1	Affordable housing should not be in the core. Affordable housing that is in the core should be designated for essential workers.	2/16/2024 8:27 PM
2	The ROW Encroachment Code drastically needs radical changes. As it is written, engineers are required to do things wrong, and in the process not comply with numerous other codes. The code covering driveway approaches needs to be revised so that it meets IFC requirements. Also, the definition of "intersection" in this code needs clarification. Is the required setback distance from the edge of asphalt or ROW? The requirement for Engineers to sign Plats needs to be removed. The requirement for engineers to do grading plans in the MOD and FP needs to be evaluated. I would like to see better definitions on when existing non-conforming uses within the Floodplain and Riparian Zones need to be addressed and rectified.	2/16/2024 5:54 PM
3	Thanks for all your efforts to improve the code	2/16/2024 10:06 AM
4	I do not.	2/15/2024 10:03 PM
5	N/A	2/15/2024 11:19 AM
6	Thank you for this opportunity. This project is long due. I am happy that it is happening.	2/14/2024 5:35 PM
7	Increasing density, land/water conservation, tree canopy preservation, energy efficiency/savings and some accounting for embodied carbon might be helpful (whether through the market / awareness, or through code).	2/14/2024 10:56 AM
8	I worry about parking within the city of Ketchum I have had a lot of coworkers, clients, and friends comment that the CC zone should be limited to less height and that Ketchum is losing its character. This is a tough topic, as I do support development. I think Ketchum should consider requiring bonds for certain types of large work. Eg a bond could ensure that holes don't get dug and indefinitely stay open. The bond would cover filling it in after a certain number of days of no work starting. I've seen them successful in other municipalities making sure GCs finish public improvements tied to a permit in a timely manner, as well as cover costs to clean things up when projects fall through.	2/11/2024 3:30 PM
9	It would be Great if Ketchum could finally get serious about Utilizing the Geothermal Water source from Warm Springs for Public and or Private Use. The City and taxpayers paid for 4th Street to have all the tubing installed for Snowmelt in 2007-Currently I believe. It's all there just waiting to someday be filled and finally utilized for its Original purpose...Surely helping alleviate Snow-Clearing and Storage issues common during every Winter.	2/8/2024 10:06 PM
10	Please reconsider the current Ketchum core minimum parking requirements for new development. The current system allows for little to no on site parking which is going to be a big problem in Ketchum's future. It's unrealistic an utopian to think Ketchum residents won't have cars if they live in town.	2/5/2024 2:38 PM
11	I appreciate the planning and zoning department's goal of updating the building codes to reflect the current needs of the community. I would like to see more regulations and accountability for developers to share in the costs to upgrade surrounding infrastructure and water flow given the historical problems in West Ketchum. Today, the builders profit tremendously and do the minimum to get permitted. We need to change the regulations to shift more ownership and accountability to contribute to the greater Ketchum community.	2/4/2024 5:07 PM
12	Land reciprocity is key to ANY community's ability to thrive. We live surrounded in natural setting, yet we continue to obliterate it by allowing every development to overreach its boundaries in the effort to deliver maximum profit. Shameful. We are killing the place we live.	2/2/2024 12:53 PM

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Our codes, law etc must place the health of place above financial greed so the people of our community can also thrive. At present the direction of our zoning development is void of any consideration of the people who live here. It's not about building more it's about NOT striving for the most money. You can see our community has plenty of money flow but not enough people who care about the day to day function of a community. People before profit. I don't care if you're rich, you can't live here if it means all the skilled people who make a town run can't live here. New paradigm necessary.

13	Please don't let the fixation on an arbitrary reduction in permissible FAR overwhelm a well-informed set of architectural guidelines that are what actually influence visual impact and community character. Arbitrarily reducing FAR may not have any discernible affect on visual impact and may just further deter development by driving pricing targets to infeasible levels.	2/1/2024 5:50 PM
14	AirBnB and VRBO needs much stricter regulations	2/1/2024 5:28 PM
15	Nope - thanks for providing a platform for community engagement.	2/1/2024 4:47 PM
16	Kudos to Ketchum for the code overhaul + Comp Plan update project! Every public sector planner across the nation understands the challenges that result from incremental amendments over time, especially when a code's foundation is decades old. Staff, property owners, and design professionals will all benefit from the end-to-end code rewrite.	1/26/2024 4:39 PM
17	The issue is lack of enforcement	1/26/2024 11:15 AM
18	Staff do an amazing job, let's get them a code that supports them.	1/26/2024 8:44 AM
19	the priority between parking and workforce housing is unclear	1/24/2024 10:39 AM
20	During this code re-write session, I hope that the City can address density needs in a way that better suits the community (i.e. provide for higher density development in places that fit), fix our chronic under-parking issues (we're in rural Idaho, not NYC...you need a vehicle here), and promote high-density residential development in a way other than penalizing developers from not providing shoeboxes to BCHA...how about some incentives, rather than disincentives?	1/23/2024 10:24 AM
21	The code is clearly not in compliance with the state requirement that it be in plain English. Ex of community housing definition.	1/19/2024 5:18 PM
22	Nothing I can think of right now. Incentives for Housing might help.	1/19/2024 5:13 PM
23	the survey does not seek input into solutions to the City's most pressing issues, that would necessarily become part of the zoning code (height, bulk, parking requirements, density in all zoning districts, conversion of underutilized LI land into CH units, etc.)	1/19/2024 4:57 PM

Q23 Want to stay up to date? Please provide your e-mail to be added to the list for project updates.

Answered: 13 Skipped: 92

#	RESPONSES	DATE
1	alexnelson@alpineenterprisesinc.com	2/16/2024 5:54 PM
2	Already on it, thank you	2/11/2024 3:30 PM
3	flanaganplumbing@gmail.com	2/8/2024 10:06 PM
4	brianparmstrong@hotmail.com	2/4/2024 5:07 PM
5	tom@mongeinvestments.com	2/2/2024 12:07 PM
6	jim.d.garrison@outlook.com	2/2/2024 9:19 AM
7	sflavin@windermere.com	2/1/2024 4:55 PM
8	matt@kenny-bogue.com	2/1/2024 4:47 PM
9	bskelton@sunvalleyidaho.gov	1/26/2024 4:39 PM
10	nicole@mediciarchitects.com	1/26/2024 8:44 AM
11	mk@melissainteriordesign.com	1/24/2024 9:33 AM
12	matt@galena-benchmark.com	1/23/2024 10:24 AM
13	bsmith@alpineenterprisesinc.com	1/19/2024 5:13 PM