



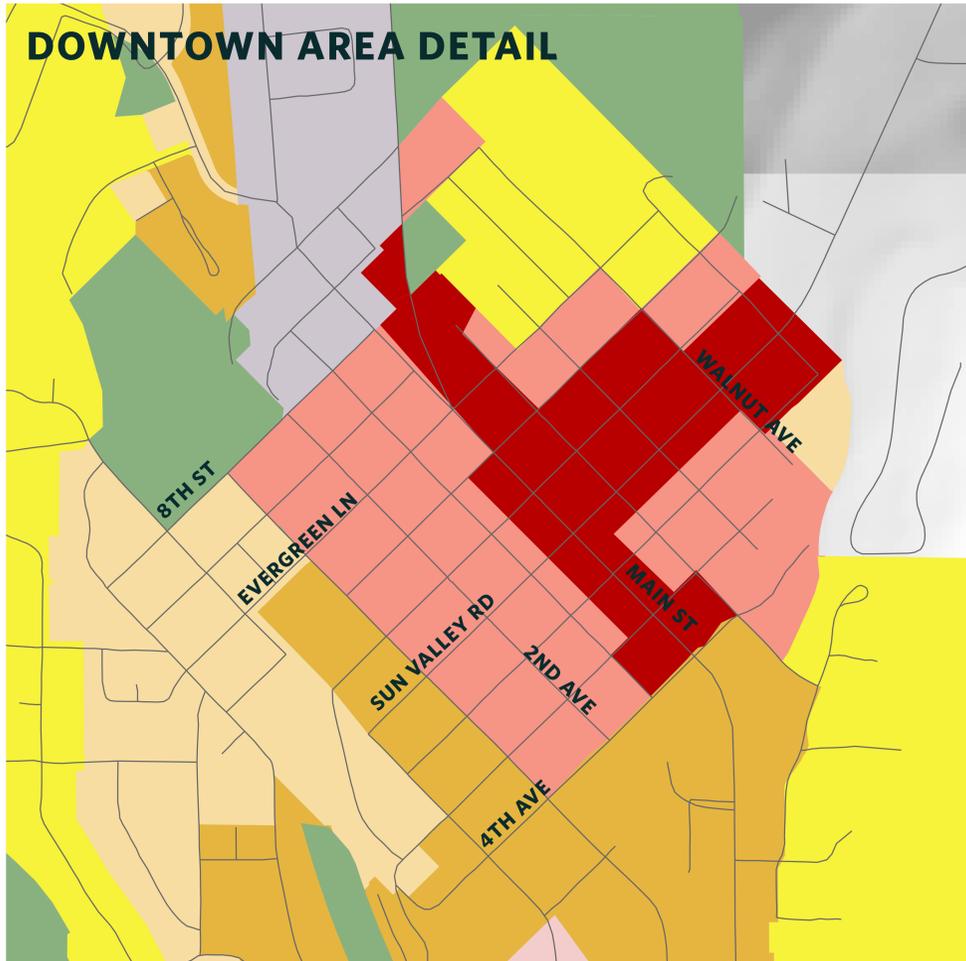
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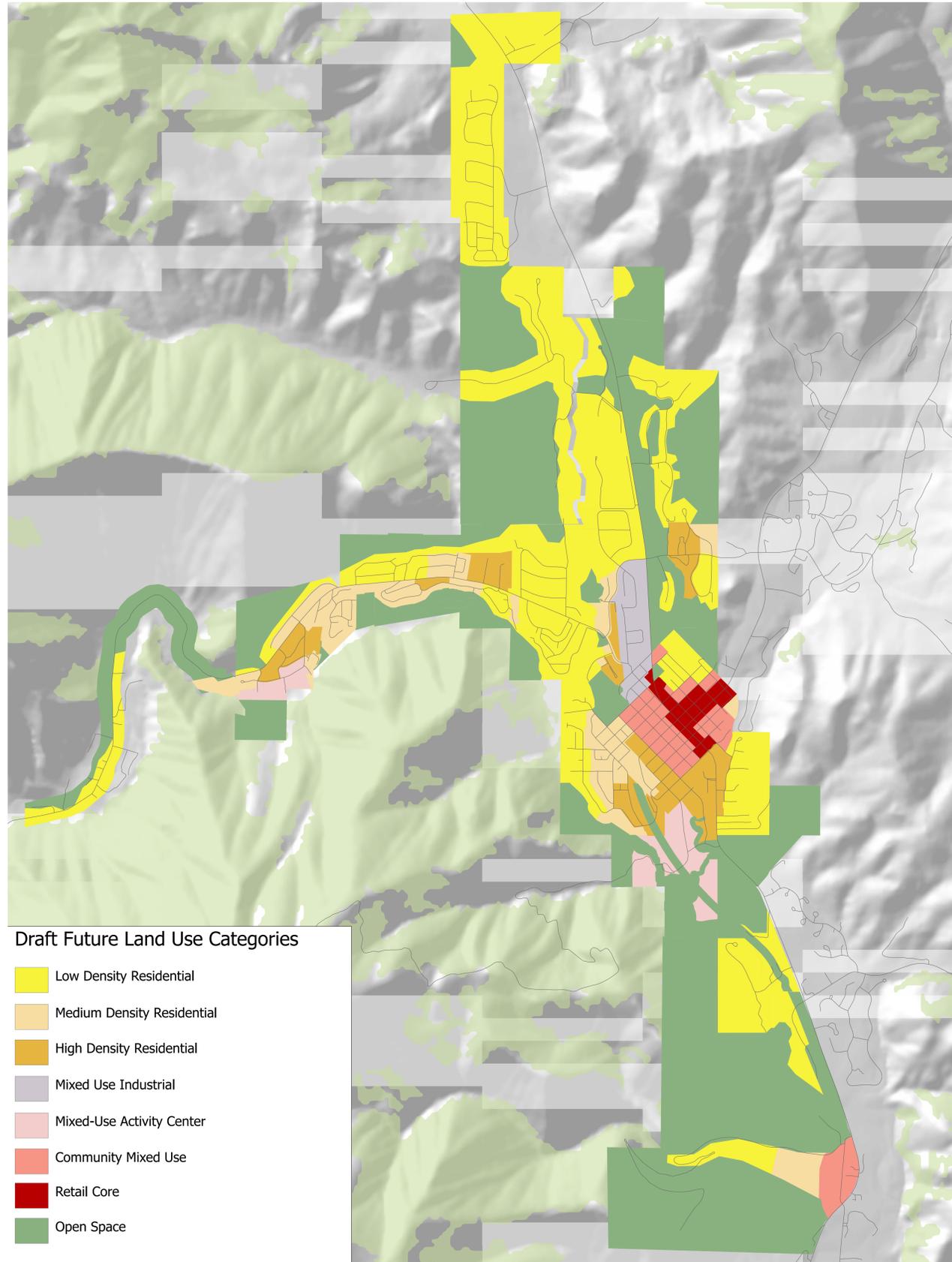
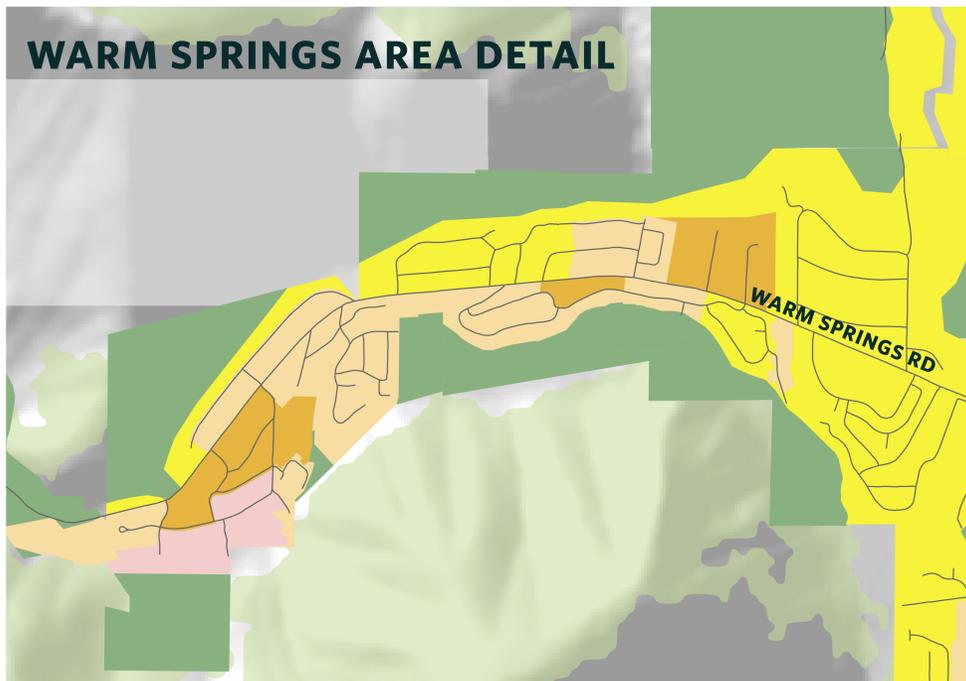
PROPOSED FUTURE LAND USE MAP

FLUM

DOWNTOWN AREA DETAIL



WARM SPRINGS AREA DETAIL



Draft Future Land Use Categories

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use Industrial
-  Mixed-Use Activity Center
-  Community Mixed Use
-  Retail Core
-  Open Space





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PROPOSED FUTURE LAND USE PLAN

WHAT IS THE PURPOSE OF THE FUTURE LAND USE PLAN?

The Future Land Use Plan consists of two parts:

- **Future Land Use Map (FLUM).** The FLUM depicts the planned distribution and intensity of future land uses—residential, mixed-use, and civic/public areas—within the City of Ketchum and the surrounding Areas of City Influence (ACI).
- **Future Land Use Categories.** Each of the land use categories shown on the FLUM is accompanied by a description that defines its existing and intended density range/height, primary and secondary uses, location and other defining characteristics.

The Future Land Use Plan establishes policy guidance that is used by the City to inform changes to land use regulations and evaluate the compatibility of proposed developments or zone change requests.

WHAT TYPES OF CHANGES ARE PROPOSED?

The draft FLUM and land use categories reflect common themes that emerged from community and stakeholder input received over the past nine months as part of the Cohesive Ketchum effort, and most recently, as part of the staff-led walking tours conducted in July:

- Support for the expansion of community housing options (in a variety of locations).
- A desire to see Ketchum get “more bang for its buck” out of the limited land the City has available for future development.
- A desire to retain the character of Downtown Ketchum.
- The need to clarify growth parameters (e.g., density, height, and allowed uses) in different areas of Ketchum.

The draft FLUM and land use categories will continue to be refined based on input received through ongoing outreach in August and early September.

LAND USE CATEGORY		
2014 PLAN	→ PROPOSED	WHAT TYPES OF CHANGES ARE PROPOSED?
RESIDENTIAL NEIGHBORHOODS		
Residential Transitional	Low-Density Residential (LDR)	<ul style="list-style-type: none"> • Clarify/increase density ranges to reflect desired housing types • Establish opportunities for higher densities/more diverse housing options to support community housing goals and promote the efficient use of land • Adjust boundaries to better reflect existing development patterns, zoning, and desired outcomes
Low-Density Residential		
Medium-Density Residential	Medium-Density Residential (MDR)	
High-Density Residential	High-Density Residential (HDR)	<ul style="list-style-type: none"> • Clarify/increase density ranges to reflect desired housing types • Provide opportunities for limited commercial uses • Expand to incorporate 2nd Avenue transition area and other areas that include high-density residential developments
MIXED-USE AREAS		
Retail Core	Retail Core (RC)	<ul style="list-style-type: none"> • Expand Retail Core to align with CC zoning district (and extend to the south to strengthen link between post office and Retail Core) • Clarify primary/supporting uses to distinguish from Community Mixed-Use (active uses - such as retail - required, less flexible overall) • Emphasis on historic character/adaptive reuse
Mixed-Use Commercial	Community Mixed-Use (CMU)	<ul style="list-style-type: none"> • Clarify boundary (in conjunction with recommendations for Retail Core and HDR) • Clarify primary/supporting uses to distinguish from the Retail Core (more flexibility overall, ground floor retail not required)
Commercial/Employment	Mixed-Use Activity Center (MUAC)	<ul style="list-style-type: none"> • Clarify boundary and purpose to focus on opportunities that are unique to base area activity centers and distinguish from other mixed-use districts
Mixed-Use Industrial	Mixed-Use Industrial (MUI)	<ul style="list-style-type: none"> • Expand opportunities for supporting services • Tie incentives more directly to community housing moving forward
OTHER		
Open Space/Parks/Recreation	Open Space/Parks/Recreation	

HOW WILL THE PROPOSED CHANGES BE IMPLEMENTED?

The Comprehensive Plan provides a basis for updating the City’s zoning and subdivision regulations. Following the adoption of the updated Comprehensive Plan in early 2025, changes to zone districts, allowed uses, and development standards will be brought forward to align the regulations with the new FLUM and land use categories, as well as other goals and policies in the plan.





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PROPOSED LAND USE CATEGORIES

RESIDENTIAL NEIGHBORHOODS



LAND USE CATEGORY	DENSITY/HEIGHT	MIX OF USES	CHARACTERISTICS
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Low-Density Residential</p> 	<p>Density. Typically ranges from one to six dwelling units per acre; however, pockets of moderate-density development may be accommodated to support community housing goals.</p> <p>Height. Generally three stories or less.</p>	<p>Primary. Single-family detached homes and duplexes</p> <p>Secondary. Accessory dwelling units, townhomes, small multi-family buildings, home-occupations, as well as other supporting and complementary uses.</p>	<ul style="list-style-type: none"> ▪ Lot sizes. Include a mix of lot sizes, ranging from 5,000 square feet to more than 1 acre. Flexibility in lot sizes is provided to encourage the efficient use of available land. ▪ Mix of housing types. The diversification of housing options is encouraged through the integration of ADUs, the subdivision of large lots, or the division of large existing homes into multiple units. ▪ Public realm. Generally feature wide streets with no curb and gutter or sidewalks to accommodate on-street parking and snow storage. Low traffic volumes and speeds support a mix of pedestrian, bicycle, and vehicular movement.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Medium-Density Residential</p> 	<p>Density. Typically ranges from six to 18 dwelling units per acre; however, pockets of higher-density development may be accommodated to support community housing goals.</p> <p>Height. Generally three stories or less.</p>	<p>Primary. Townhomes and smaller multi-family residential buildings</p> <p>Secondary. Existing single-family detached homes and duplexes, accessory dwelling units, home-occupations, as well as other supporting and complementary uses.</p>	<ul style="list-style-type: none"> ▪ Lot sizes. Include a mix of lot sizes, ranging from 8,000 to less than 2,500 for townhouse sublots, or as part of a planned unit development. Flexibility in lot sizes is provided to encourage the efficient use of available land and/or the subdivision of large lots. ▪ Mix of housing types. The diversification of housing options is encouraged through the integration of ADUs, the subdivision of large lots, or the division of large existing homes into multiple units. While large single-family detached homes on large lots and duplexes exist, minimum densities and minimum/maximum unit sizes will be required moving forward. ▪ Public realm. Off-street parking on the shoulder is common, but centralized off-street parking facilities will be required for higher-density development.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">High-Density Residential</p> 	<p>Density. Typically ranges from 18 to 30 or more dwelling units per acre based on underlying zoning. Minimum residential densities apply in some zone districts.</p> <p>Height. Generally three stories or less.</p>	<p>Primary. Townhomes and multi-family residential</p> <p>Secondary. Supporting and complementary uses, such as existing single-family homes and duplexes, and small-scale commercial services and offices.</p>	<ul style="list-style-type: none"> ▪ Mix of housing types. Although pockets of existing single-family detached homes on large lots or duplexes may exist, townhomes and smaller multi-family residential buildings are required to promote the efficient use of land and expand community housing options. ▪ Public realm. Sidewalks are present in some locations and should be provided as part of new development and City capital improvement initiatives to enhance pedestrian safety and access. Off-street parking is provided on shared lots. ▪ Shared Amenities. Should include private recreational amenities, such as common open space, indoor or outdoor recreational facilities, tot lots, or garden/courtyards. ▪ Neighborhood Activity Centers. Where present, neighborhood-serving uses (e.g., restaurants, small-scale commercial or office) should be concentrated in walkable activity centers or along the primary street frontage where they can be easily accessed on foot or bike.





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PROPOSED LAND USE CATEGORIES

MIXED-USE AREAS



LAND USE CATEGORY	DENSITY/INTENSITY/HEIGHT	MIX OF USES	CHARACTERISTICS
Retail Core 	<p>Density/Intensity. Minimum number of housing units required (2 to 5 dwelling units/Ketchum Townsite lot) based on lot size/commercial space included. Baseline floor area ratio (FAR) allowance is 1.0, but FARs of up to 2.25 may be achieved through incentives for community housing.*</p> <p>Height. Typically ranges from 1-3 stories; however, up to 4 stories may be achieved through incentives for community housing, and up to 5 stories through incentives for hotels.*</p> <p><i>*With required setbacks for upper stories</i></p>	<p>Primary. Retail, restaurants, offices, residential, entertainment, hotels, institutional, and cultural uses</p> <p>Secondary. Other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.</p>	<ul style="list-style-type: none"> ▪ Relationship of uses. Includes single-use buildings with a residential or retail character and vertical mixed-use buildings (e.g. residential, office, or hotel uses over retail) with a traditional “main street” character. Active uses are required at the street level. ▪ Character. Buildings vary in age and architectural character, contributing to an eclectic “funkiness” that reflects Ketchum’s evolution over time. ▪ New Residential Uses. Encouraged above or behind commercial uses or other ground floor uses in mixed-use buildings. New single-use residential buildings are not permitted.
Community Mixed-Use 	<p>Density/Intensity. Minimum number of housing units required (2 to 5 dwelling units per Ketchum Townsite lot) based on lot size/commercial space included. Baseline floor area ratio (FAR) allowance is 1.0, but FAR of up to 2.25 may be achieved through incentives for community housing.*</p> <p>Height. Typically ranges from 1 to 3 stories; however, up to 4 stories may be achieved through incentives for community housing.</p> <p><i>*With required setbacks for upper stories</i></p>	<p>Primary. Provides opportunities for a wide range of land uses, including hotels, offices, medical facilities, health/wellness-related services, limited retail services, recreation, institutional, and a mix of residential housing types.</p> <p>Secondary. Other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.</p>	<ul style="list-style-type: none"> ▪ Relationship of uses. A horizontal mix of uses is most typical, either side-by-side or as part of a larger planned development. ▪ Retail uses. Range of retail uses is more limited to retain focus on Retail Core. ▪ Built form. Varies greatly from lot to lot. Most buildings are set back from the street and oriented internally.
Mixed-Use Activity Center 	<p>Density/Intensity. Minimum number of housing units required (2 to 7 dwelling units per Ketchum Townsite lot) based on lot size/commercial space included. Baseline floor area ratio (FAR) allowance is 0.5, but FAR of up to 2.25 may be achieved through incentives for community housing or other preferred uses.</p> <p>Height. Typically ranges from 2 to 4 stories; however, up to 6 stories may be achieved for community housing or other preferred uses.</p>	<p>Primary. Provides opportunities for hotel, motel and other types of visitor lodging, higher-density residential, visitor and neighborhood-serving retail and restaurants, office, and hospitality service uses.</p> <p>Secondary. Other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.</p>	<ul style="list-style-type: none"> ▪ Relationship of uses. Provides opportunities for a vertical or horizontal mix of uses on sites, including high-density residential. ▪ Built form. Uses are concentrated into compact, walkable activity centers designed to maximize mountain views and recreational access. Design standards vary by location.
Mixed-Use Industrial 	<p>Density/Intensity. No requirements.</p> <p>Height. Typically ranges from 1 to 3 stories; however, up to 5 stories may be achieved for buildings that incorporate a qualifying ground floor (that accommodates commercial uses). Buildings along Highway 75 are required to step back from the road based on height.</p>	<p>Primary. Light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution, offices, and other similar uses.</p> <p>Secondary. Multi-family residential and work/live units are allowed with special restrictions and approvals that prioritize community housing. Supporting commercial and retail uses are allowed, with some limitations on size.</p>	<ul style="list-style-type: none"> ▪ Relationship of uses. Provides opportunities for a vertical or horizontal mix of uses on sites, including high-density residential. ▪ Built form. Varies from lot to lot. Buildings along Highway 75 are required to step back from the road based on height. ▪ Public realm. Detached and attached sidewalks and formal landscaping are present in most locations and should be provided as infill and redevelopment occurs.

- **Historic and cultural resources.** Many of Ketchum’s historic and cultural resources are concentrated in Downtown. The rehabilitation and adaptive reuse of these resources is encouraged.
- **Public realm.** A mix of attached and detached sidewalks, public art, lighting, landscaping, street trees, and other streetscape enhancements contribute to the character and walkability of the area.
- **Parking.** Uses are served by a mix of on- and off-street parking. Exemptions exist.

- **Public realm.** Generally features wide streets without curb and gutter or sidewalks to accommodate snow storage; however, sidewalks are present in some locations. Off-street parking is provided on shared lots.
- **Parking.** Uses are served by a mix of on- and off-street parking.
- **Areas of City Impact (ACI).** Areas in the ACI with this designation will require evaluation with regard to the provision of access, utility service, safety, and environmental impacts.

- **Public realm.** Generally features wide streets without curb and gutter or sidewalks to accommodate snow storage; however, sidewalks are present in some locations and should be provided as these areas are built out.
- **Parking.** Uses are generally served by off-street surface lots or structured parking. Some limited on-street parking is available.

- **Use conflicts.** Supporting commercial and retail uses should generate little traffic from tourists and the general public to minimize impacts on the day-to-day functions and viability of employment uses.
- **Parking.** Uses are generally served by off-street surface lots and/or on-street parking.





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TOURISM/ECONOMY FOCUS

I SUPPORT THESE RECOMMENDATIONS

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

I DO NOT SUPPORT THESE RECOMMENDATIONS

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



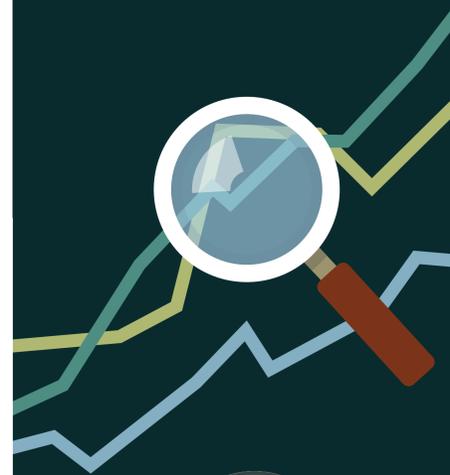
TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

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



QUESTIONS FOR DISCUSSION:

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





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CHARACTER FOCUS

I SUPPORT THESE RECOMMENDATIONS

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

I DO NOT SUPPORT THESE RECOMMENDATIONS

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



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

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



QUESTIONS FOR DISCUSSION:

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





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HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

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

I DO NOT SUPPORT THESE RECOMMENDATIONS

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



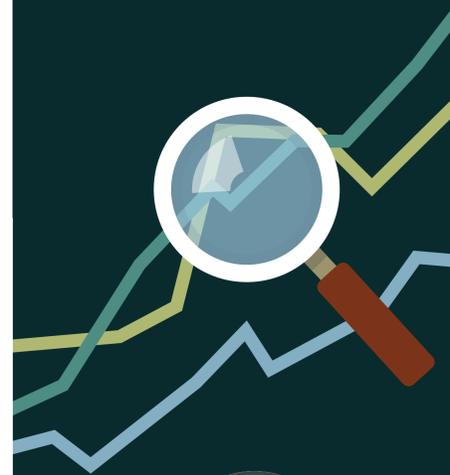
TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

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



QUESTIONS FOR DISCUSSION:

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





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WELCOME!

PROGRAM SCHEDULE



6:00 PM PRESENTATION

6:15 PM - 7:45 BREAKOUT GROUP DISCUSSIONS

7:45 PM REPORT OUT / WRAP UP

WORKSHOP STATIONS



Tourism/Economy Focus



Character Focus



Housing Focus



Each round of breakout discussions will begin with a short overview of: (1) what each focus area entails; and (2) recommendations to support each focus area and how they would apply to different areas of Ketchum.



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WELCOME!

PROGRAM SCHEDULE



11:00 AM PRESENTATION

11:15 PM - 12:45 BREAKOUT GROUP DISCUSSIONS

12:45 PM REPORT OUT / WRAP UP

WORKSHOP STATIONS



Tourism/Economy Focus



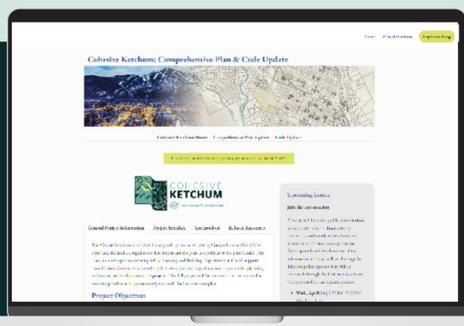
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