

**THE
KETCHUM
COMPREHENSIVE
PLAN**



April 8, 1983

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ORGANIZATION AND ACKNOWLEDGEMENTS

The Ketchum Comprehensive Plan was prepared by the Ketchum City Council upon recommendations by the Ketchum Planning Commission and the Ketchum Zoning Commission through a year long process of public meetings and work sessions.

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Assistance was provided by citizens of Ketchum and Blaine County and the Ketchum Planning Department Staff throughout the planning process.

Special and grateful acknowledgement is hereby given:

To the members of the Planning Commission and Zoning Commission for their endless effort and valuable time spent on this planning process.

To the many concerned citizens of Ketchum and the entire community in the Wood River Valley who provided needed public input toward the preparation of this Plan.

To the following for their knowledge and contribution to this document:

City of Ketchum:

Street Department
Water and Sewer Department
Building Department
Fire Department
Police Department
Park Department
City Clerk
City Attorney
City Administrator

Blaine County:

Planning and Zoning Department
Energy Education Program

State of Idaho:

Department of Employment, Job Service, Ketchum

The Ketchum City Council, Planning Commission and Zoning Commission would like to thank Linda Haavik, our City Planner, without whose dedication, forethought and patience the City of Ketchum would not have a Comprehensive Plan to guide its growth and development.

ADOPTION OF THE PLAN

ORDINANCE NUMBER 372

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, ADOPTING A COMPREHENSIVE PLAN AND LAND USE MAP FOR THE CITY OF KETCHUM, IDAHO; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

SECTION 1. That certain Comprehensive Plan and Land Use Map for the City of Ketchum, Idaho, entitled "The Ketchum Comprehensive Plan" dated the 8th day of April, 1983, is hereby adopted.

SECTION 2. That adoption of said Comprehensive Plan and Land Use Map is hereby done by reference, in the manner authorized by Sections 67-6509 and 50-901, Idaho Code. At least three (3) copies of said Plan and Map are on file with the office of the Ketchum City Clerk in the Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho, and are available for public inspection.

SECTION 3. SAVINGS CLAUSE. If any section, paragraph, sentence or provision hereof or the application thereof shall ever be held invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the remaining portions or application hereof, which shall continue in full force and effect.

SECTION 4. REPEALER CLAUSE. "Transitions", the Comprehensive Plan dated on the 17th day of January, 1977, adopted by Ordinance Number 242, and the Land Use Map dated the 15th day of October, 1979, adopted by Ordinance Number 307 are hereby repealed.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED BY THE CITY COUNCIL and approved by the Mayor this 8th day of April, 1983.


GERALD N. SEIFFERT
Mayor

ATTEST:


Betty A. Coles
City Clerk

PURPOSE OF THE PLAN

The Comprehensive Plan and Land Use Map for the City of Ketchum sets forth public statements of goal and policy that provide direction and guidance to the decision making process for which the Commissions and City Council are responsible to the citizens of the community.

The planning process allows the City of Ketchum to formulate the vision of what it wants to be. The Plan recognizes that it is wise to look ahead and anticipate instead of react, and to make decisions that are based on shared community objectives.

The purpose of this Comprehensive Plan and Land Use Map shall be to protect and promote the health, safety and welfare of the residents and visitors of the City of Ketchum, as follows:

1. To protect property rights and enhance property values.
2. To ensure that adequate public facilities and services are provided to the people at reasonable cost.
3. To ensure that the economy of the state and localities is protected and enhanced.
4. To ensure that the important environmental features of the state and localities are protected and enhanced.
5. To encourage the protection of prime agricultural, forestry, and mining lands for production of food, fibre, and minerals.
6. To encourage urban and urban type development within incorporated cities.
7. To avoid undue concentration of population and overcrowding of land.
8. To ensure that the development on land is commensurate with the physical characteristics of the land.
9. To protect life and property in areas subject to natural hazards and disasters.
10. To protect fish, wildlife, and recreation resources.
11. To avoid undue water and air pollution.
12. To promote efficiency in government.
13. To preserve the right of public participation in planning.
14. To provide responsible and sound decision making.
15. To protect the quality of life offered by the City and surrounding resources enjoyed by residents and visitors alike.

The Plan is to be used as a guide by elected and appointed officials of the City for the making of land use decisions and reviewing development projects. The responsibility of those officials is to implement the Plan, and to recognize change and respond to it.

This Comprehensive Plan and Land Use Map constitutes a total revision and update of the Comprehensive Plan and Map known as "Transitions". The update is necessary to set forth the community goals and policies in more detail as well as provide current recommendations for implementation in light of changing conditions. Since Ketchum has addressed the major implementation recommendations including:

- establishing a municipal water system
- upgrading the sewage treatment plant
- adopting avalanche and flood plain zones
- establishing a design review process
- establishing a municipal bus system
- purchasing city hall
- hiring City Administrator, Planner and Attorney

- computerizing city billing procedures
- passage and implementation of local option tax

it is time to determine the direction of Ketchum's future actions and programs. Also, further analysis and citizen input was deemed necessary to determine the appropriate approach to certain long standing areas of concern.

INVENTORY AND ANALYSIS

History

The settlement of the area resulted from westward migration of people who were mainly concerned with fur trading, mining, homesteading, cattle and sheep raising, agriculture and in recent years with recreation. The first recorded expedition into the area was by Alexander Ross in 1824, seeking to expand his company's fur trading operations. Fortune seekers came West in large numbers during the California gold rush in 1849. Gold mining in Idaho attracted many prospectors and additional settlers. While trouble with Indians of the region during the 1870's tended to discourage settlement, the population boom of 1881 followed the treaty that ended the Nez Perce Indian War.

The silver and lead mining boom which brought settlers to the Wood River Valley resulted in the creation of Bellevue, Hailey, Ketchum and Galena. Ketchum was first named Leadville but when the time came in 1881 to officially record the townsite plat with the government land office in Boise, the name had to be changed because there were too many towns in the west with the name Leadville. David Ketchum, a trapper and guide in the area, had his name selected for the town by the new residents. Ketchum thus became part of one of the richest mining districts in the Northwest.

Prosperity increased as fortune hunters poured into the valley by the thousands and Ketchum's location attracted others as a base of supply for the Upper Wood River Mines. Soon the usual service industries sprang up as the mines boomed. The town boasted of two banks, two hotels, six livery stables, a weekly newspaper and a dozen saloons. Population estimates at that time range from 1,500 to 2,000 residents.

Issac I. Lewis came to Ketchum in 1880 as one of the earliest settlers in Ketchum. He and his son organized the Ketchum and Challis Toll Road Company and built the first wagon road over Trail Creek. This freightline connected the valleys surrounding Ketchum to the Philadelphia Smelter and later the Oregon Short Line Railroad. The freightline became a large operation with 30 outfits drawn by mules and horses averaging 12 to 16 miles a day.

The Philadelphia Mining and Smelting Company built a smelter at the confluence of Warm Springs Creek and the Big Wood River to take advantage of the year-round flow of natural hot water. The ore, mostly galena, was smelted into separate minerals - silver, lead and zinc - and freighted from the valley by horse and mule, until the railroad extended the branch line to Ketchum in 1884.

With the decline in the price of silver after 1890, Ketchum began a temporary decline. Early in 1893, the Philadelphia Smelter closed the door and the surrounding mines also

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stopped production. Unlike many of its neighboring towns - Galena, Bullion and others, which completely folded as mining collapsed, Ketchum survived as a center for the farmers and sheep ranchers that had been expanding in the Upper Wood River Valley since the 1880's. Livestock grazing kept Ketchum in business through the early decades of the twentieth century. By 1924, Ketchum had become the largest sheep shipping point in the United States. At that time, some 200,000 sheep were trailed through town to summer grazing in the Sawtooth, Boulder and Pioneer Mountains.

In the 1930's the sheepmen began to suffer from inflation in the form of rising feed costs during winter and many suffered bankruptcy. Sheep ranching continued at a lesser intensity, however, as it does today when 7,000 to 12,000 sheep are trailed through Ketchum annually.

For years Ketchum was a sleepy mountain village living on past grandeur when mining was booming and money was spent with reckless abandon. In the spring of 1929, Carl E. Brandt had the water from the Guyer Hot Springs piped into town. Brandt built a large natatorium and 31 cabins which were heated by the 170° water. This was really the beginning of resort facilities in the area.

In 1935, the Union Pacific Railroad, searching for a place where it could build a resort for its executives, sent an Austrian Count, Felix Schaffgotsch, to several areas looking for a beautiful setting and skiable terrain. The Count declared the mountains around Ketchum perfect and, shortly after, the Union Pacific purchased the 4,300 acre Brass Ranch. The Sun Valley Lodge was built in 1936 and the resort business was well on its way to becoming the mainstay for the Ketchum and Sun Valley area.

Sun Valley quickly acquired an international reputation as a resort for the wealthy, glamorous people. The fact that gambling flourished during the period from 1937 to 1947 assured Ketchum a part of the resort's tourist and recreation business. The Ketchum saloons had casinos and the town established itself as the night life of Sun Valley's select. The old Christiania was the center of the biggest action and an invitation was required for admission. With the institution of liquor licenses in 1947, which had a provision that no gambling could take place on the premises where liquor was sold, big gambling came to an end.

Ketchum remained a quiet town for some years after World War II. In 1964, when the Janss Corporation purchased Sun Valley from Union Pacific, a new era of rapid development began. In addition to the expansion of the skiing on Bald and Dollar Mountains, and development in the Sun Valley Village, summer recreation programs began to develop, with new tennis, golf and horseback riding centers. With the new advertising, new homes and building boom, more people were attracted to the area. Ketchum began to attract its own share offering a less expensive resort life than Sun Valley.

Further national attention came to the Ketchum area in 1973 when it became the site for the headquarters for the Sawtooth National Recreation Area (SNRA). Some one million visitors a year travel to the SNRA, most of whom travel through Ketchum.

Ketchum is now a year-round resort and recreation area.

Population

The City of Ketchum had a permanent population of 2,200 people, as determined in the 1980 Census. Of the 2,200, males numbered 1,142 with the median age of 28 and females numbered 1,058 with the median age of 29. Table 1 illustrates the population counts for Blaine County and its municipalities for regular Census years as well as Special Census' conducted in 1973 and 1977. The permanent population figures do not reflect the varying number of tourists that visit the area each year, however. Winter and summer see the highest number of people living or playing in Ketchum, with the winter season attracting the peak numbers.

Peak population projections, taken from the Ketchum/Sun Valley Wastewater Facilities Plan of 1981, are shown in Table 2. These projections for Ketchum, Sun Valley and areas outside the City are based on recent census data and visitor estimates. Factors utilized in developing the projections included:

Number of residential units, existing and "build-out" maximums established by existing zoning.

Development rate based on historical trends and known building plans.

Peak season occupancy of housing units, assuming densities correlating to known populations and unit capacities.

Table 2 illustrates the visitor impact on population counts. While the permanent population was 2,200, Ketchum was expected to accommodate 7,400 at peak season in 1980. Assuming a similar proportion of permanent population to visitor population, at buildout sometime after the year 2005, the permanent population can be expected to reach 5,435 with a total peak population of 18,300.

Because of the relatively small permanent base population and the difficulty in obtaining data on seasonal population, no attempt has been made to include characteristics such as age, sex and income.

Economic Development

The purchase of Sun Valley by the Janss Corporation in 1964 and the subsequent improvements of the skier facilities on Bald Mountain initiated a period of increased economic activity. Including the Sawtooth National Recreation Area forest lands and national monuments, it is estimated that the area has attracted some 80,000 visitors annually. Table 3 contains Bald Mountain skier counts from 1974 to the present. As a result of the development of recreational facilities in the area, the economy of Ketchum and most of Blaine County is based largely upon retail sales and services relating to the tourist trade. From 1980 figures, the percentage of total county employment accounted for by retail trade and tourist-related services is approximately 51 percent. The construction industry and financial, insurance and real estate sales are also large employers in the area, accounting for approximately 22 percent of the total county employment. Table 4 reflects the steady growth in most categories of employment from 1970 to 1980.

TABLE 1
POPULATION DATA FOR YEARS 1950 - 1980

	1950	1960	1970	1973	1977	prelim 1980	% change 1970 - 80
Blaine County	5,384	4,598	5,749	7,041	8,748	9,841	71.2
Ketchum	757	764	1,454	2,707	2,359	2,200	51.3
Sun Valley	428	317	180	288	399	545	202.8
Hailey	1,464	1,185	1,425	1,840	1,721	2,109	48.0
Bellevue	528	384	537	680	921	1,016	89.2

SOURCE: United States Census

TABLE 2
POPULATION PROJECTIONS - PEAK SEASON

	1980	1985	1995	2005	BUILDOUT
CITY OF KETCHUM	7400	9000	11,600	15,000	18,300
CITY OF SUN VALLEY	5700	8000	10,950	13,200	15,900
ADJACENT DEVELOPMENT					
Northwood	-	-	650	770	770
Big Wood	-	380	1,010	1,200	1,200
Weyyakin (Farmlun)	100	250	290	290	290
Sun Valley Resorts	-	-	-	820	1,900
Lane Ranch (E of Hwy)	-	-	460	550	550
SOUTH OF STEEL BRIDGE					
Cold Springs Area	890	900	960	1,000	1,560
Red Top Meadows	580	670	670	670	670

Basis of Projections: Occupancy

	Ketchum, Sun Valley & Adjacent Development		South of Steel Bridge
	Current	Buildout	
Residential Units	2.7	3.2	} 3.0
Seasonal Units	3.4	3.8	

SOURCE: Ketchum/Sun Valley Wastewater Facilities Plan, 1981

Winter of:	Skier Count:	Capacity:
1974-75	262,000	7,500
1975-76	235,000	7,500
1976-77	80,000	7,500
1977-78	383,000	7,500
1978-79	264,000	7,500
1979-80	383,000	7,500
1980-81	398,000	7,500
1981-82	425,000	7,500

Note: Figures do not include Dollar Mountain.
 SOURCE: U.S. Department of Agriculture, Forest Service, Ketchum
 Ranger District

TABLE 4
 BLAINE COUNTY EMPLOYMENT DATA

	1970	1973	1977	1980
Civilian Labor Force	3,108	4,281	5,115	5,727
Unemployment	327	519	820	361
% Unemployment	10.5	12.1	16.0	6.3
Total Employment	2,781	3,762	4,296	5,366
Non-Agriculture Employment (wage & salary workers)	2,117	3,142	3,912	4,959
Total Manufacturing*	58	210	347	130
Total Non-Manufacturing	2,059	2,932	3,565	4,829
Mining	0**	0**	0**	0**
Construction	189	317	371	436
Transportation & Utility	54	81	101	158
Wholesale & Retail Trade	476	791	1,048	1,324
Finance, Insurance & Real Estate	53	102	373	752
Service & Miscellaneous	954	1,139	1,016	1,437
Government	333	502	653	702

* Includes Food Processing, Lumber, Paper, Chemicals, Metals, Machinery, Electrical
 Equipment & Transportation Equipment

** Zeros indicate no employment or employment data suppressed because of disclosure.

SOURCE: Department of Employment Statistics, State of Idaho

The seasonality of the recreational facilities in the area introduces employment cycles within each year. Due to seasonal employment, the rate of employment fluctuates between a seasonal high and a low during the year. Statistics from the Department of Employment show that the months of January, February, March, July, August and December have the highest number of people employed. While construction activity helps to stabilize the employment, due to its dependence upon interest rates and the general business conditions, it may be of limited effectiveness in stabilizing the seasonal fluctuations in the area's economic base. Residential construction figures for the years 1972 - 1982 contained in Table 5, show the amount of construction undertaken each year can vary substantially.

The manufacturing of ski-related equipment and clothing has also been part of the area's economy. Other light industries have been encouraged to help stabilize the economy and create more year-round opportunities while not compromising the basic qualities of life that are the basis of our long term economy.

The surrounding public lands and natural resources available so near to Ketchum remain the greatest asset to the local economy as well as quality of life.

The economy of Ketchum is tourism. Ketchum has prospered as a destination resort community and preserving that long range tourist economy is the major component to promoting the community's long term economic livelihood.

One of the objectives of the City's Comprehensive Plan is to "provide adequate tourist accommodations and services to meet the needs of visitors". One of the implementation measures under this objective is to develop a tourist information center in the downtown core.

Presently there is a limited tourist information center in a small "A" frame building on city owned property on Main Street. In addition, the City provides the Sun Valley-Ketchum Chamber of Commerce office and meeting space in old City Hall on Main Street.

The tourist information center needs to be expanded and combined with offices and meeting space for the Chamber of Commerce. A possible location for this facility is part of an Ore Wagon display building to be constructed by the City in the summer of 1983 on 5th Street and East Avenue across from the new City Hall building.

A survey conducted by the Ketchum Planning Office indicates that fifty percent of business zoned lots are currently in commercial use. Of those, some have new structures and are fully utilized. Other lots contain converted residential structures and are considered under-utilized. Residential use in the business core takes up thirty-three percent of the total lots available for commercial development and sixteen percent are vacant. The figures illustrate the space for commercial/shopping use is available in the existing core to meet future business needs of the community.

Land Use

The City of Ketchum lies in the narrowing, upper Wood River Valley, defined by the steep hillsides of Bald Mountain and the Warm Springs canyon on the west; the City of Sun Valley on the east; ranch lands, some developed for residential

TABLE 5
CITY OF KETCHUM

HOTEL AND DWELLING UNIT CONSTRUCTION/GROWTH RATE DATA FOR YEARS 1972-1982

YEAR	New Units Added	Cumulative Total	Increase Over Previous Year
Pre 1972		1270	-----
1972	241	1511	19.0%
1973	142	1653	9.4%
1974	40	1693	2.4%
1975	151	1844	8.9%
1976	188	2032	10.2%
1977	114	2146	5.6%
1978	161	2307	7.5%
1979	202	2471	7.1%
1980	71	2542	2.9%
1981	87	2629	3.4%
1982	39	2668	1.5%

NOTES: 1. Average number of new units added per year was 127.
2. Annual average increase or growth rate, over 11 year period was 7.1%.

SOURCES: Ketchum Building Department - Building Permit Records
Ketchum Planning Office Survey, conducted February, 1982

purposes, on the south; and, opening of the valley floor from the north. The south slopes are generally grass and sage brush covered with the north slopes heavily treed with a variety of conifers.

Several natural benches exist in the original townsite and lead down to the old river bottom before the Big Wood River becomes the western City limit. Trail Creek and Warm Springs Creek further define the City.

The few, short blocks of Main Street have accommodated the commercial shopping uses since Ketchum's inception. Business uses have extended beyond Main Street, east and west, to form a core in the original townsite.

That portion of West Ketchum between the commercial core and the Big Wood River contains tourist-related accommodations nearest the River Run access to Bald Mountain and long term residential development north along the Big Wood River. The entrance into the City, being close to River Run, has mainly tourist accommodations with residential uses toward the back of Dollar Mountain to the east.

Adjacent to the commercial core on the north, large rock outcroppings occur, some of which have been acquired by the City to remain untouched by development.

The Saddle area lies between the main townsite and Sun Valley. Saddle Road is second to Sun Valley Road as access to Sun Valley and the Resort. Residential development, tourist and recreation facilities are seen on the less steep hillsides that form the saddle.

The Warm Springs canyon limited by steep hillsides and the Creek has been predominantly in residential use from the bridge over the Big Wood River to just short of the Warm Springs access to Bald Mountain. At the Base of Baldy, tourist accommodations and services have existed and the demand for such development has increased.

Agriculture, forestry and mining are not particularly suitable uses of land within this City of concentrated populations and being surrounded by public and private lands much more suited to these purposes. The large rock outcroppings near the core and untouched hillsides forming the valleys are intended to be preserved as open space. Recreation uses have been set aside for the Atkinson Park area at Hemingway School. The public lands and waters that surround the City afford recreation of all types. Residential development has been drawn to areas along all these water ways as well as the flat valley floor. Light industrial uses grew up naturally along the end of the Union Pacific Railroad line with convenient access to that form of transportation of goods. The flat land and railroad afforded an ideal location for shipping sheep long ago. Since the development of Bald Mountain, that area has become very ski-industry-related. The existing light industrial area has been substantially built-out over the last ten years and additional light industrial area will be needed to accommodate future demand. Land was acquired just south of town for the Sewage Treatment Plant to serve both Ketchum and Sun Valley. The City of Ketchum has located its water storage facilities in a tasteful, unassuming manner in the Warm Springs residential area. The Community Library as well as City Hall in the downtown core are accessible to all.

With all of its diverse and accommodating land uses, the City of Ketchum is the commercial and industrial center of the upper Wood River Valley and reaches beyond, catering to

residential populations from East Fork to Stanley as well as visiting populations spending time in the valley or just passing through.

Existing land use patterns were taken into account in the existing Zoning District Map of Ordinance Number 208. The major land use trends which do not appear on the Zoning Map include increased demand for short term occupancy at the base of the two access points to the Bald Mountain ski area at River Run and Warm Springs; development of a concentrated business/shopping core within the existing business zone; to provide a land use designation reflecting the unbuildable nature of land on slopes of greater than twenty-five percent; and, to plan the land use patterns for areas outside the City which may be annexed.

Natural Resources

Climate: Ketchum is located at the northern end of Blaine County in the center of the Big Wood River Valley at an elevation of approximately 5,840 feet. To the west, the Smoky and Dollarhide Mountains rise to elevations exceeding 10,000 feet. The Boulder and Pioneer Mountains to the north and east rise to elevations over 11,000 feet and to 12,009 feet at Hyndman Peak summit in the Pioneers.

Climatically, Ketchum is under the general influence of continental climatic factors. The winter temperatures are generally cold; the summers have cool nights and warm days. Since the beginning of records at Sun Valley in 1937, temperature extremes have ranged from a high of 96°F in August, 1961, to a low of -46°F in February, 1950. However, the range averages from a high of 82.1°F in July to a low of 1.8°F in February. The average length of period with frost free temperatures is 95 days.

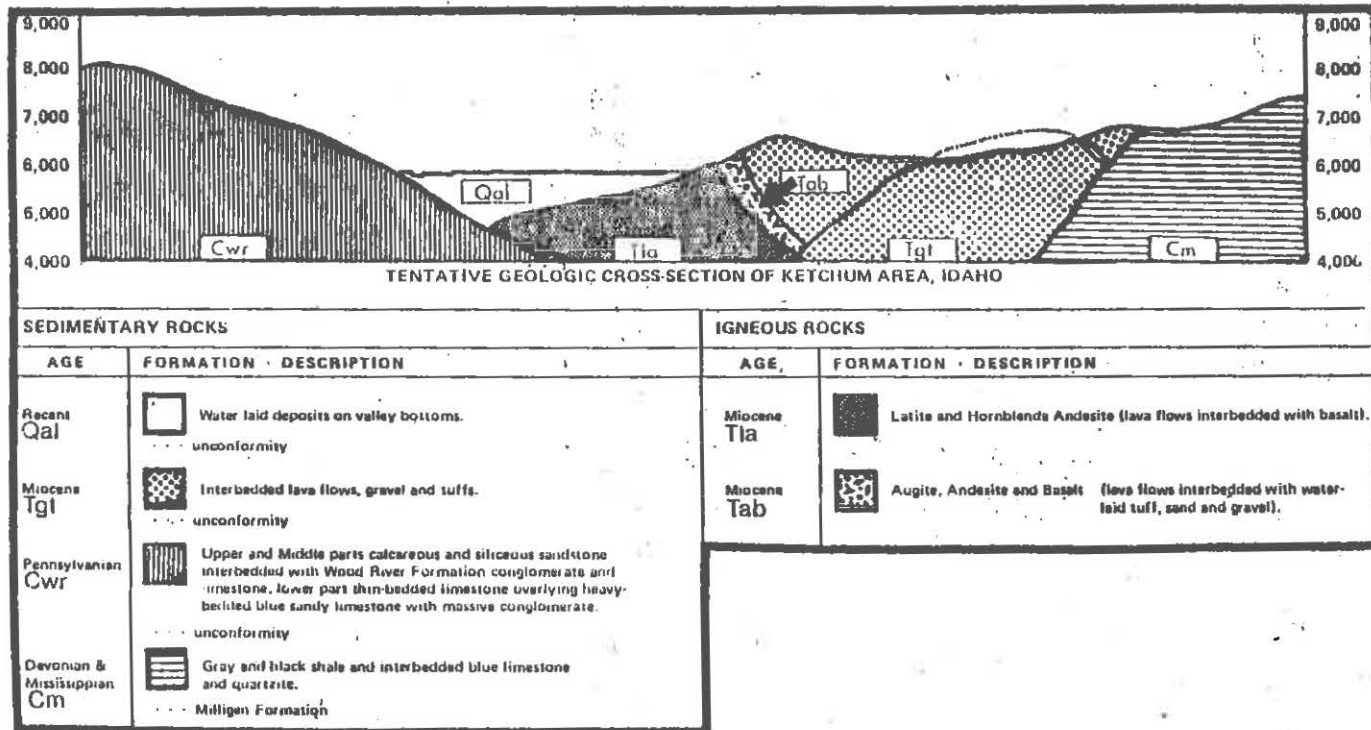
Normal annual precipitation at Ketchum is around 20 inches increasing to over 40 inches in the higher elevations of the Smoky Mountains. Most of the precipitation falls as snow from November through April. Snowfall averages 118 inches for the snow season in the upper watershed areas.

Winds, generally, in the presence of daytime heating or nighttime cooling are convective winds of local origin. Some winds have been known to reach 60 mph velocities in the area. These winds can be quite variable. Greatest variations are noted when air is heated over nearby mountain slopes and other terrain types. Wind regulating influences combine in most instances so that the result is upvalley, upcanyon, upslope flow in the daytime, especially summer months, and downflow at night.

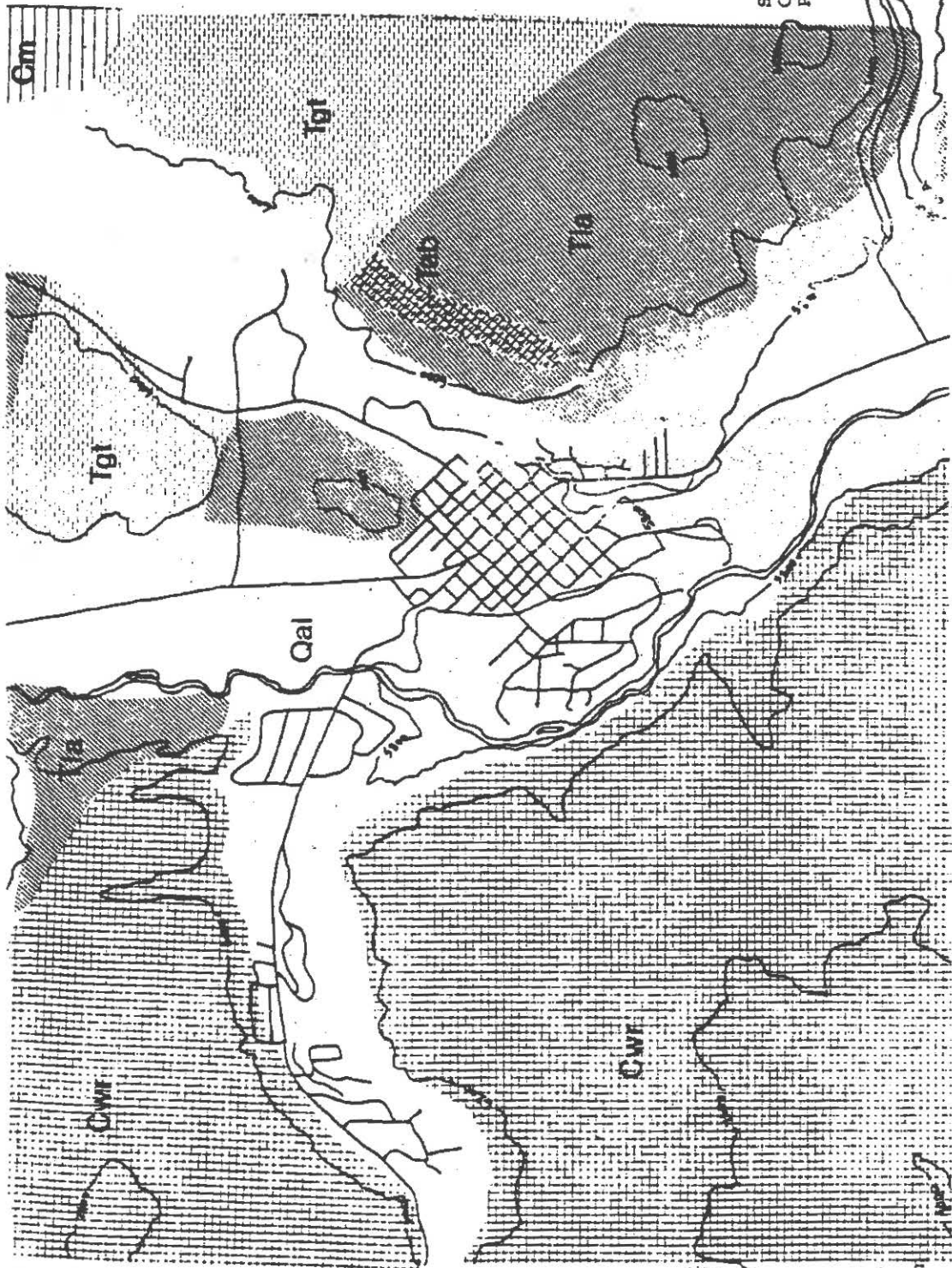
Geology: The Ketchum area is included within the southern extremity of the Northern Rocky Mountain physiographic province, an area of unique topography, climate and geology.

The rocks in the Wood River region can be grouped into two broad categories: 1) sedimentary beds with igneous intrusions, and 2) unconsolidated glacial and alluvial deposits. Figure 1 lists the geologic formations present in the area and their relative ages. Also shown is a geologic cross-section of the Ketchum area. Map 1 is a generalized geologic map of the area showing the surface distribution of the various geologic units.

FIGURE 1 - Geologic Cross-section of Ketchum, Idaho



SOURCE: Roger Egan, Geologist - prepared for the Ketchum Community Project, 1973.



SOURCE: Ketchum
Community
Project - 1973

Map 1 -
Geologic Map
of Ketchum
Area

Legend: See
Geologic
Cross-section
in Figure 1

The sedimentary rock of the Wood River region is basically limestone which in this dry climate is resistant to erosion. Baldy is an example of this limestone with its steep, rugged terrain. The volcanic rocks of the area erupted through river gravels in the form of hot fluid ashes. These ashes welded much of the gravels together forming lava flows several thousand feet thick. Remnants of these volcanoes can be seen on Knob Hill and Dollar Mountain. These rocks erode much more readily than the sedimentary limestones producing a more subdued topography.

The unconsolidated material forms the valley fill and is generally characterized by its coarse-grained, highly permeable nature. Geologic cross-sections of the Big Wood River at Hailey, Ketchum and North Fork indicate coarse alluvial fill bounded by generally impermeable bedrock.

The geologic structure in the area is very complex due to extensive folding and faulting. Faulting, although not always evident at the surface, probably exerts great control on the drainage pattern of the Big Wood River system.

Soils: An understanding of soil properties make it possible to predict suitability or limitations of soils for present and future uses. Factors which affect soil uses include permeability, slope, runoff potential, erosion hazard, high water table and susceptibility to flooding.


Soil information relating to a majority of the private lands in Ketchum and areas anticipated to be annexed into the City is shown on Map 2 and in Table 6. This information is general and an on-site investigation should be obtained for any proposed use. More detailed soil information can be found in the Special Soil Survey of Blaine County prepared by the Soil Conservation Service.

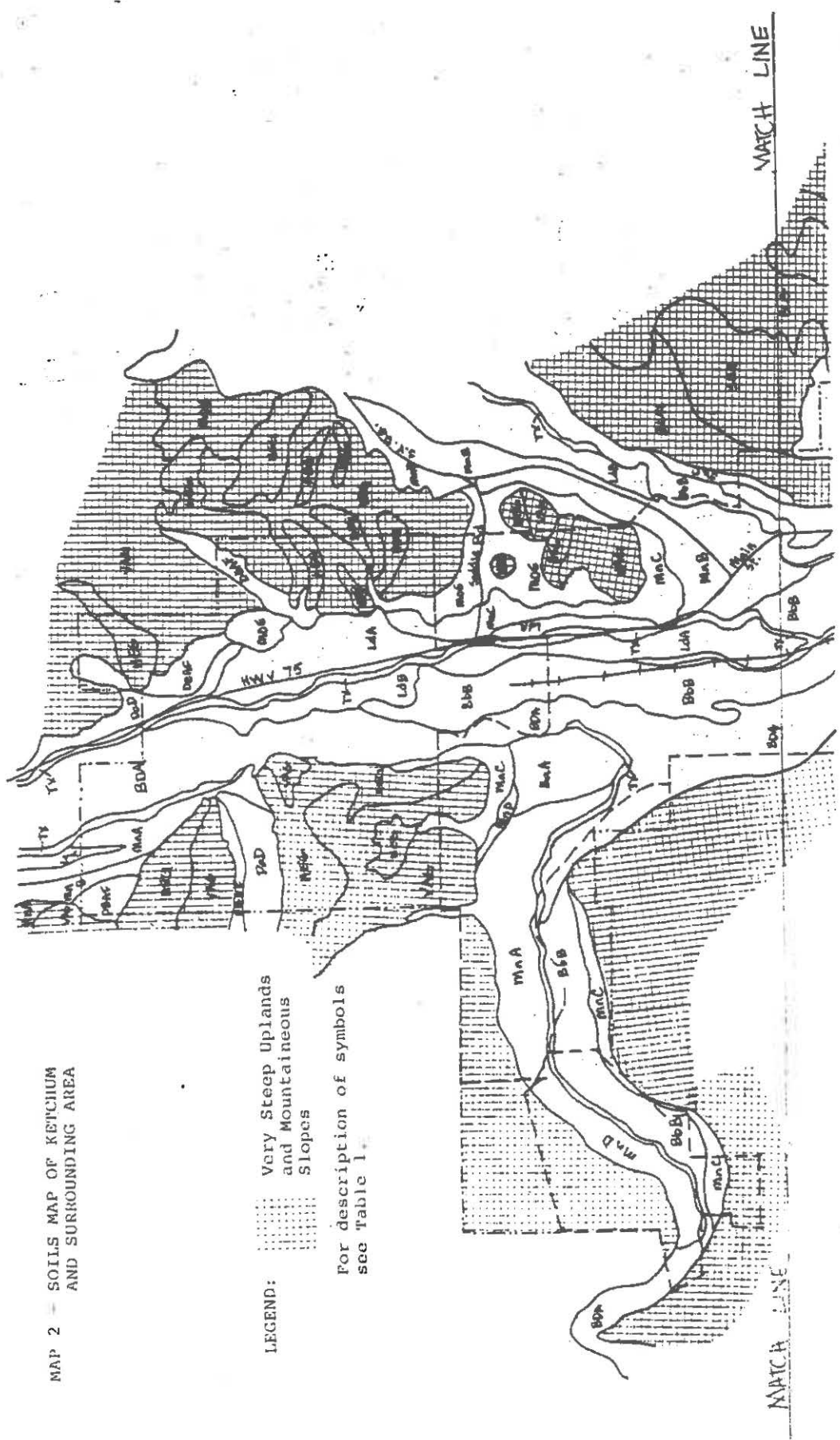
For this report, the soils have been classified according to their landscape position. General topographic and soil information should be more useful in the land use planning process than a detailed soil description of each soil. (See Figure 2)

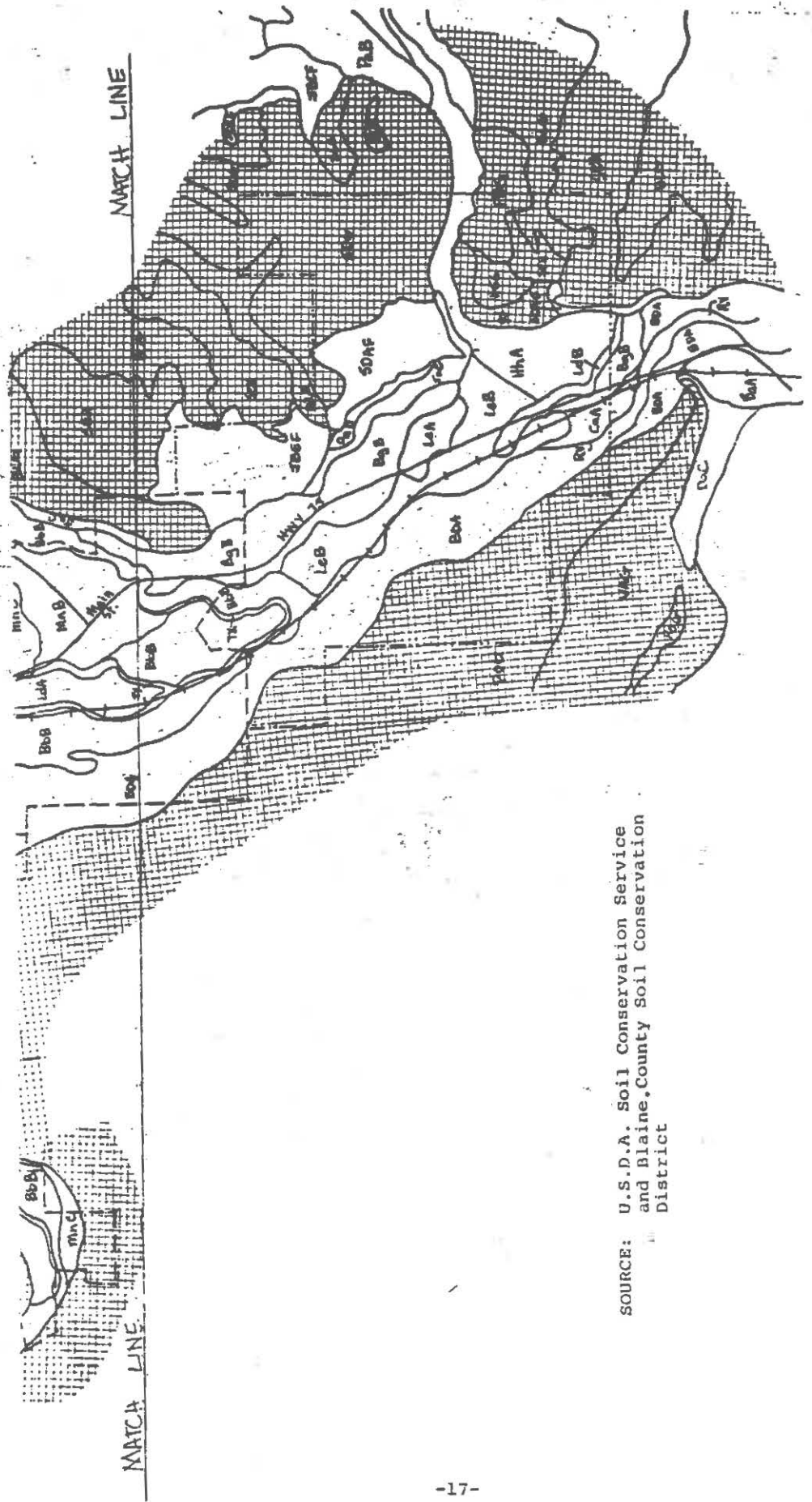
The valley floor is generally composed of highly porous alluvial deposits. These can be separated into three categories: 1) stream channel and flood plain; 2) low terraces and alluvial fans; and 3) high terraces and alluvial fans. The stream channel and flood plain is made up of sand, stony or gravelly river deposits and commonly has a high water table throughout the year. These areas serve as primary relief areas during periods of high water. In the lower terraces, where flooding is common during spring runoff, vegetation consists of dense stands of aspen and cottonwood trees along with extensive ground cover. These areas are important as wildlife habitat and open space. Due to the flood hazard present in these areas, development should be carefully considered. The third category is the high alluvial terrace where flood hazard is minimal. Most of the central business district of Ketchum is located on these high terraces as well as much of the development in the Warm Springs area. Throughout this area, a very distinct break between the terrace levels can be observed. The illustration in Figure 2 shows the terrace escarpment as it relates to the stream channel, low terraces and high terraces.

Other soils in the area include minor alluvial deposits in valleys created by natural drainages and intermittent streams. These soils vary a great deal with regard to slope, stoniness, permeability and runoff potential. For most uses, special planning and design may be required in these areas.

MAP 2 - SOILS MAP OF KETCHUM AND SURROUNDING AREA

LEGEND:  Very Steep Uplands and Mountainous Slopes
 For description of symbols see Table 1.





SOURCE: U.S.D.A. Soil Conservation Service
and Blaine, County Soil Conservation
District

TABLE 6 - Soil Characteristics and Qualities

SOIL SYMBOL	SOIL NAME	% SLOPE	Natural Drainage Class	Subsoil Permeability	Runoff	Hydro-logic Soil Group ^{1/}	Susceptibility to Flooding	Erosion Hazard (bare soil)	Available Water Capacity ^{2/}	Vegetative Soil Group ^{3/}	Potential Frost Action
STREAM CHANNEL AND FLOOD PLAINS											
RV	Riverwash		excessively drained	very rapid	slow	too variable to rate	Common, May - June	high	low	J	too variable to rate
LOW TERRACES, ALLUVIAL FANS & VALLEY BOTTOMS											
BDA	Balaam & Adamson soils and riverwash	0-4%	well to somewhat excessively drained	moderate to moderately rapid	very slow	too variable to rate	Common, May - June	slight	low	J	too variable to rate
BaA	Balaam gravelly sandy loam	0-2%	well to somewhat excessively drained	moderately rapid	very slow	A	Common, May - June	slight	very low	B	low
BbB	Balaam very gravelly sandy loam	2-4%	well to somewhat excessively drained	moderately rapid	medium	A	Rare, June	moderate	very low	B	low
BgB	Brinegar loam	2-4%	moderately well drained	moderately slow	medium	B	Rare, June - September	moderate	high	A	moderate
CaA	Carey Lake loam	0-2%	moderately well drained	moderate	very slow	B	Common, June - September	none or slight	high	A	moderate
HhA	Hutton clay loam	0-2%	somewhat poorly drained	slow	very slow	B	Rare, June - September	none or slight	high	E	high
HnA	Hutton gravelly clay loam	0-2%	somewhat poorly drained	slow	very slow	C	Rare, June - September	none or slight	high	E	high
LdA	Little Wood very gravelly loam	0-2%	well to somewhat excessively drained	moderate	very slow	B	Common, May - June	none or slight	low	B	low
LdB	Little Wood very gravelly loam	2-4%	well to somewhat excessively drained	moderate	slow	B	Rare, May - June	slight	low	B	low
LeA	Little Wood gravelly loam	0-2%	well to somewhat excessively drained	moderate	very slow	B	Common, May - June	none or slight	low	B	low

SOIL SYMBOL	SOIL NAME	% SLOPE	Natural Drainage Class	Subsoil Permeability	Runoff	Hydro-logic Soil Group 1/	Susceptibility to Flooding	Erosion Hazard (bare soil)	Available Water Capacity 2/	Vegetative Soil Group 3/	Potential Frost Action
LeB	Little Wood gravelly loam	2-4%	well to somewhat excessively drained	moderate	slow	B	Rare, May - June	slight	low	B	low
<u>SLOPING FRONTS OF TERRACES</u>											
TX	Terrace escarpment		well drained	variable	rapid	B	none	high	variable	J	too variable to rate
<u>HIGH ALLUVIAL FANS</u>											
MnA	Molyneux loam	0-2%	well drained	moderate	very slow	B	none	none or slight	high	A	moderate
MnB	Molyneux loam	2-4%	well drained	moderate	slow	B	none	slight	high	A	moderate
MnC	Molyneux loam	4-8%	well drained	moderate	medium	B	none	high	high	A	moderate
MnD	Molyneux loam	8-12%	well drained	moderate	rapid	B	none	high	high	A	moderate
MOE	Molyneux loam	12-20%	well drained	moderate	rapid	B	none	high	high	A	moderate
<u>ALLUVIAL FANS</u>											
DaD	Drage gravelly loam	8-12%	well drained	moderately slow	rapid	B	none	high	moderate	A	moderate
DBAF	Drage very stony loam	0-30%	well drained	moderately slow	slow to rapid	B	none	slight to high	moderate	B	moderate
<u>HILLY AND ROLLING UPLANDS</u>											
JaC	Justesen loam	4-8%	well drained	moderately slow	medium	B	none	high	high	A	moderate

TABLE 6 - Soil Characteristics and Qualities

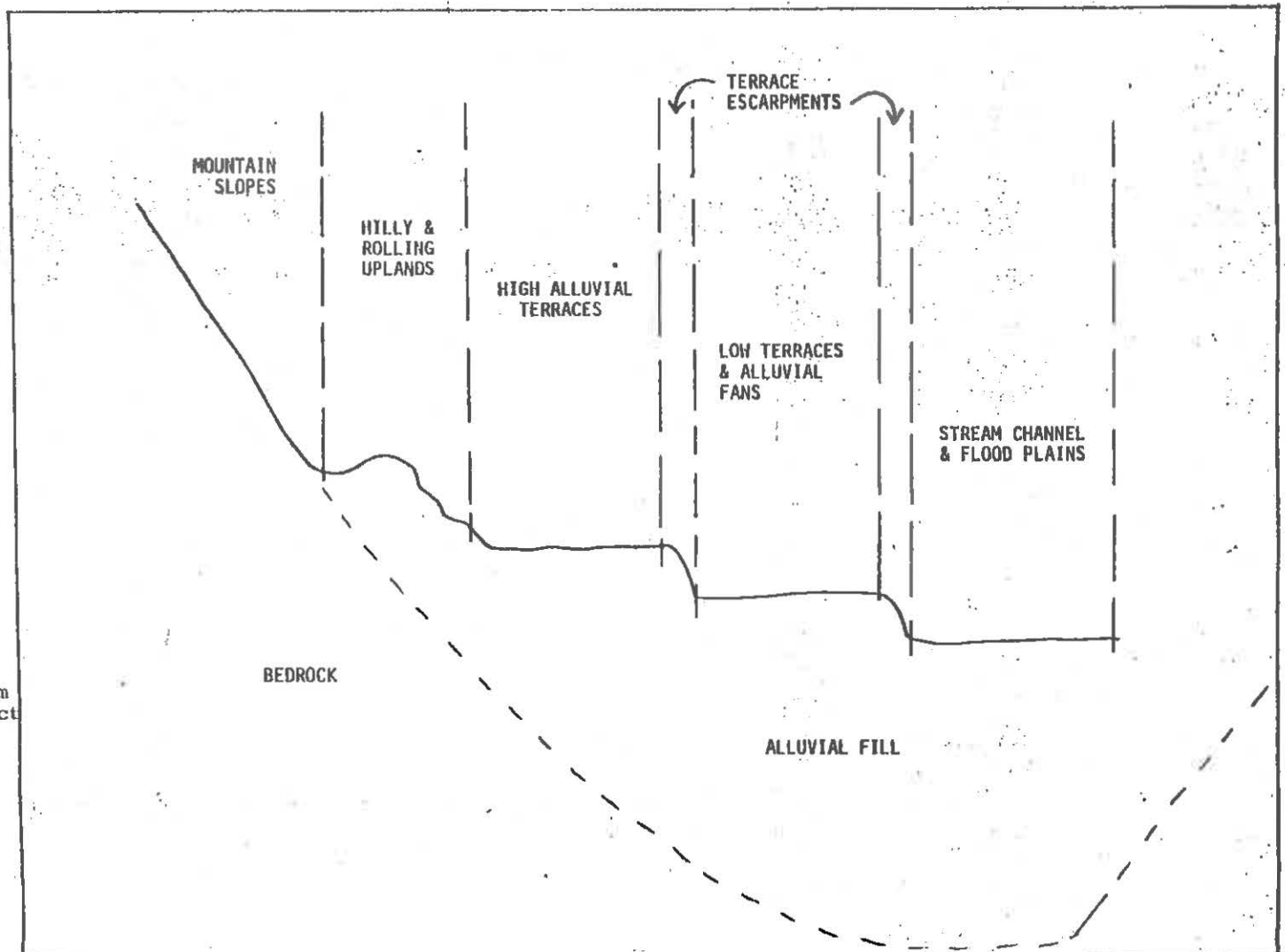
TABLE 6 - Soil Characteristics and Qualities

SOIL SYMBOL	SOIL NAME	% SLOPE	Natural Drainage Class	Subsoil Permeability	Runoff	Hydro-logic Soil Group ^{1/}	Susceptibility to Flooding	Erosion Hazard (bare soil)	Available Water Capacity ^{2/}	Vegetative Soil Group ^{3/}	Potential Frost Action
JBEF	Justesen loam	12-30	well drained	moderately slow	medium	B	none	high	high	A	moderate
JCEF	Justesen stony loam	12-30	well drained	moderately slow	rapid	B	none	high	high	A	moderate
SDAF	Gabica stony loam	0-30%	well drained	moderately slow	slow to rapid	B	none	none to high	very low	J	moderate
VERY STEEP UPLANDS & MOUNTAINOUS SLOPES											
BLG	Belring stony loam	30-60	well drained	moderately slow	very rapid	B	none	very high	moderate	J	moderate
HEG	Heiner stony loam	30-60	well drained	moderate	very rapid	C	none	very high	low	J	moderate
POG ³	Povey gravelly loam	30-60	well drained	moderate	very rapid	C	none	high	low	J	moderate
SDG ¹	Gabica stony loam	30-60	well drained	moderately slow	rapid to very rapid	B	none	very high	very low	J	moderate
SEH	Gabica stony loam - rock outcrop complex	60-80	well drained	moderately slow	very rapid	B	none	very high	very low	J	moderate
VAG	Vitale very stony loam	30-60	well drained	moderate	very rapid	B	none	slight to high	low	J	moderate
RX	Rock outcrop	very steep	well drained	variable materials	very rapid	D	none	high	variable	J	too variable to rate

1. Hydrologic Soil Group - used for estimating the runoff potential of soils on watersheds. Group A has the lowest runoff potential and Group D has the highest runoff potential.
2. Available Water Capacity - ability of soils to hold water for use by most plants.
3. Vegetative Soil Group - a grouping of soils which have similar properties and qualities that characterize the group from a plant adaptation and use standpoint. Used to determine the best adapted plants by defining the limiting major soil feature or problem. Group A - All climatically adapted plants suited. Group B - Choice of plants limited by droughtiness and low fertility level. Group E - Choice of plants limited by wetness. Group J - Choice of plants depends upon on-site investigation.

SOURCE: U.S.D.A. Soil Conservation Service and Blaine County Soil Conservation District

FIGURE 2 -
Topography
Profile



SOURCE: Ketchum
Community Project
1973

The hilly and mountainous slopes have several severe limiting factors. These soils are generally steep, highly erosive and have high runoff potentials. Soils in this category are either unsuitable for most uses or require very careful planning and above-average design and management to overcome their limitations, often involving major soil reclamation work.

Water: Due to the impermeable bedrock bounding the valley, the only source of water in the valley is precipitation, most of which falls as snow between November and April. The water supplied to Ketchum comes in the form of surface water and ground water. Based on the geology of the area, the surface water and ground water systems in the Big Wood River valley appear to be closely interrelated.

The Big Wood River with its major tributaries, Trail Creek and Warm Springs Creek, drains the Ketchum area. The watershed areas at Ketchum for the three streams are 340 square miles for the Big Wood River, 69 square miles for Trail Creek and 99 square miles for Warm Springs Creek. Numerous smaller perennial and intermittent streams also contribute water to these major tributaries. The Big Wood River has an average slope approximately 46 feet per mile, varies in width between 60 and 120 feet and has an average maximum depth of about 5 feet. These water ways afford recreation use and visual beauty for the area.

The ground water system presently supplies a dependable, constant-quality supply of water for most of the municipal and domestic uses in the basin. Whether this continues to be the case will depend almost entirely upon the degree of ground water development which will occur in the future. Before any meaningful projections can be made regarding potential for development, better estimates for basin yield will have to be obtained. Special attention must be given to protecting the ground water, including the watersheds underlying aquifer, from pollution.

Geothermal Resource: Geothermal water from Guyer Hot Springs, located on Warm Springs Creek approximately 2.5 miles west of Ketchum town center, has been utilized for space heating homes and businesses and recreation pools since the 1880's. The main springs discharge at the rate of 2.22 cubic feet per second (cfs) and have a surface temperature of 159°F. Water from the springs is diverted into two small holding reservoirs and then directed into a pipeline and conveyed to homes, businesses and recreation areas for heating purposes. The end point for the system is Bald Mountain Hot Springs Resort, 2.9 miles from the source.

In 1980, Ketchum was selected for a site development analysis by William Eastlake and Alex Sifford for the United States Department of Energy to evaluate the geothermal resource present in Ketchum and to determine the economic feasibility of a geothermal space heating system for the town. The conclusions in their report indicate that a space heating system appears to be economically viable especially when compared to the cost of conventional fuels, such as natural gas, electricity and fuel oil. The resource potential available can provide for a system to meet the heat load requirements for Ketchum. Development of this resource for space heating would generate substantial savings for the residents of Ketchum.

Forests: Essentially surrounded by public lands, including the Sawtooth National Forest, the residents and visitors have convenient access to forested lands for commercial and recreation uses. The north facing mountain slopes within the City are heavily treed, while south slopes are primarily sage brush covered. Mountainsides are becoming increasingly limited to recreation use or undisturbed space due to the community's desire for restricting development to the valley floor as well as acknowledging the potential for avalanche hazard if the slopes are disturbed.

Wildlife: The water ways in the area provide great habitat for fish, beaver and other water wildlife. A fairly common sight are deer and elk feeding on the south facing slopes in the Warm Springs canyon during years of deep snow in the back country. Higher elevations accommodate grouse, chukar and other game birds. Birds of prey are seen along ridge lines and steep cliffs year-round. Due to encroachment of development onto areas providing wildlife habitat, more attention to mitigating adverse impact on wildlife is necessary. Due to the detrimental ecological impact of rip rapping and other stream alterations, special attention must be given to such proposals.

Hazardous Areas

Flooding: Past floods in Ketchum from Trail Creek, Warm Springs Creek and the Big Wood River have all been due to spring snowmelt conditions, generally during years marked by heavy snowpack, with rapid melting during warm weather periods. These conditions have sometimes been accompanied in the past by warm spring rains, which hasten the snowmelt, leading to more rapid runoff and higher stream stages. Flooding on these streams is aggravated by two factors: debris collecting behind channel obstructions, such as bridges, fences and trees, and, especially on the Big Wood River, the tendency of the channel to change alignment abruptly due to channel obstructions. This phenomena makes flood plain development particularly risky in many areas along the Big Wood River. All structures located roughly within the limits of the 500-year flood plain are, therefore, subject to inundation (if not the direct impact of the channel itself) during future floods.

The City of Ketchum has adopted an ordinance to help reduce losses from floods by regulating development within the 100-year flood plain. Copies of the ordinance and Flood Insurance Studies prepared for the City of Ketchum by the United States Department of Housing and Urban Development, also adopted by the City, are on file in the office of the City Clerk. Those studies are available and should be inspected.

Avalanche Hazard: The history of avalanche activity in the Warm Springs canyon is moderately long, dating back to the 1920's, and is fairly well known. Numerous avalanches are observed on the upper and lower slopes annually. The number of observed avalanches along with the terrain, vegetation and weather factors characteristic of the area, are sufficient to verify frequent avalanche hazard to the canyon floor. The occurrence of avalanches on the west slope of Dollar Mountain above Trail Creek is also regularly observed.

Due to the potential avalanche hazard in these areas, the City of Ketchum requested studies be prepared to identify

the areas where avalanche potential exists. As a result of the studies and reports prepared by Norman Wilson and Arthur Mears, the City established an avalanche zone overlay district where special regulations and restrictions apply. Copies of these avalanche studies and maps and the Avalanche Zone regulations are available and should be inspected in the office of the Ketchum City Clerk and the Ketchum Planning Department.

Public Services, Facilities and Utilities

Ketchum Water Supply: Ketchum and the surrounding area are currently receiving domestic water from two main sources: the privately owned Ketchum Spring Water Company and the publicly owned Ketchum Municipal Water System. The Ketchum Spring Water Company currently services most of the original townsite east of the railroad right-of-way, and the Bigwood area. Based on the number of dwelling units at build-out from Figure 3, the Ketchum Spring Water Company service area in Ketchum has 1,330 potential housing units, plus the commercial area. The Ketchum Spring Water Company's service supply in the original townsite is inadequate to provide required fire flows and reasonable domestic service demands.

The Ketchum Municipal Water System presently serves the Warm Springs area, all of Ketchum west of the railroad right-of-way, excluding the Parkwood Subdivision and Hemingway School, and that portion of east Ketchum east of Highway 75 and south of Trail Creek. In addition, the Municipal Water System serves the Weyyakin Subdivision and is designed to serve the Lane Ranch south of Ketchum. There is also the possibility of extension of the Municipal Water System to serve the Bigwood, Northwood, and Sun Valley Resorts areas presently outside the City limits of Ketchum. From Figure 3, the service area within the existing City limits of Ketchum contains a potential of 3,654 dwelling units at buildout. From Table 7, the possible service area outside the City contains a potential of 1,375 dwelling units at buildout. Based on an assumed occupancy of 3.1 persons per unit, there is a potential service population of 11,327 within the City and an additional 4,263 outside the City for a total potential service population of 15,590.

The Warm Springs Booster Plant is designed for a maximum population of 8,418 people. Ketchum Well #1 was completed in the summer of 1978 and Well #2 was completed in 1981. Current pumping capacity from both wells is approximately 1,350 gallons per minute. To serve the 15,590 potential service area will require: 1) Additional water storage tank(s) totalling 500,000-1,000,000 gallons to supplement the existing 1,000,000 gallon tank. The elevation of this tank(s) should be at least 6,100 feet to gravity feed the system instead of relying on booster pumps. 2) Additional water wells to increase the water supply from the existing 1,350 gpm to 5,350 gpm - four additional wells of 1,000 gpm each.

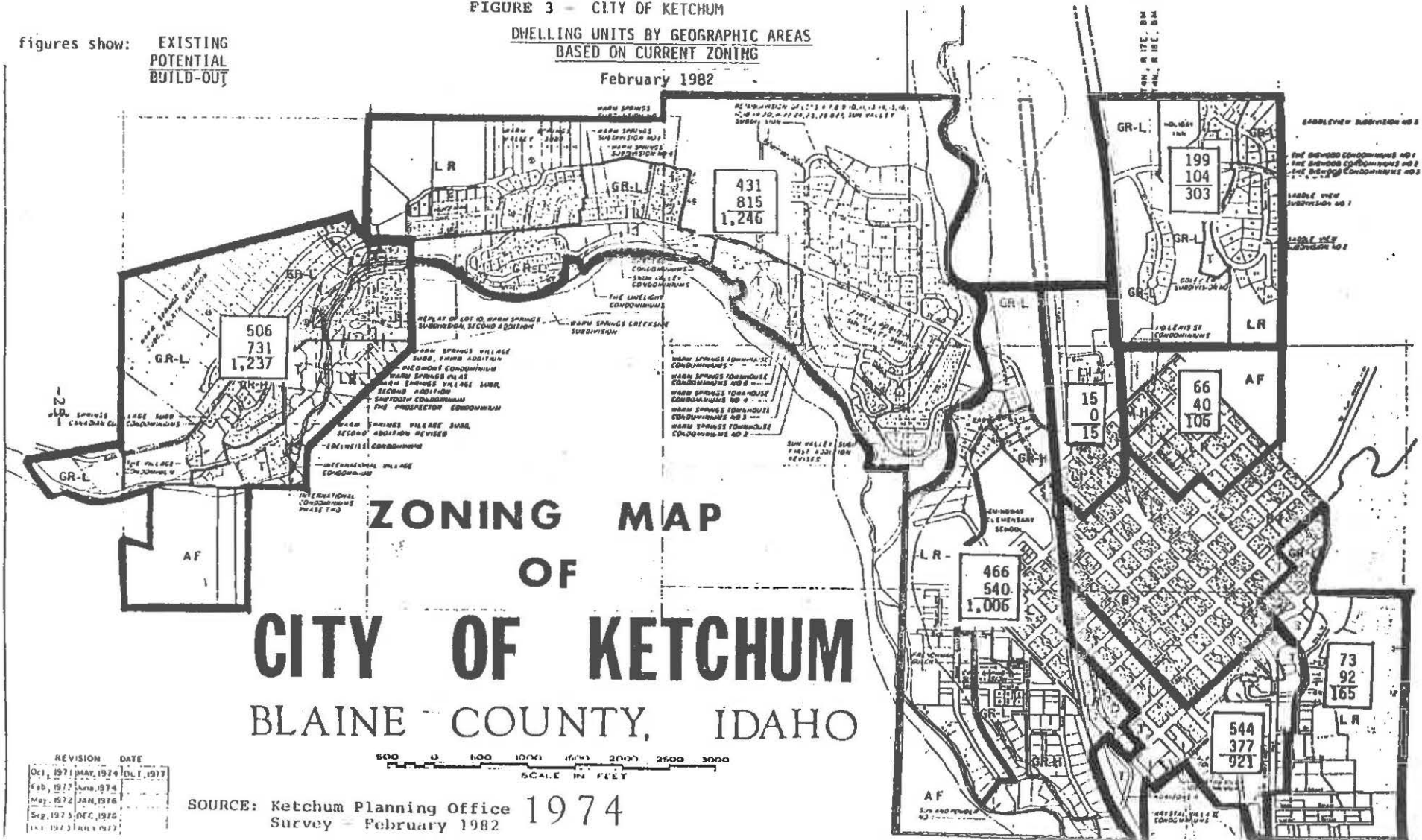
The Ketchum Municipal Water System is required by the State Department of Water Resources to add chlorine to its water supply for the purpose of disinfection. It is added at the rate of 2/10 of a milligram per liter of water or 2/10 parts per million gallons of water. No other additives are supplied. At the present time, chlorination is not required of the Ketchum Spring Water Company.

Prior to the existence of the Municipal Water System, the only domestic water available for the Warm Springs area and

FIGURE 3 - CITY OF KETCHUM
 DWELLING UNITS BY GEOGRAPHIC AREAS
 BASED ON CURRENT ZONING

February 1982

figures show: EXISTING
POTENTIAL
BUILD-OUT



west Ketchum came from private wells. According to well drillers reports on file with the Department of Water Resources, the number of wells in the Sun Valley-Ketchum area exceeds 300. These reports have been required only since 1953, so more wells probably exist in the area. Along the Warm Springs Valley and the west side of Ketchum at least 179 wells are known to exist.

Sewer System: The Ketchum/Sun Valley Sewage Treatment Plant in operation since 1970, provides sewer treatment facilities for both the Cities of Ketchum and Sun Valley. By agreement, the plant is operated by the City of Ketchum personnel with each City paying operating expenses in direct proportion to its use of the plant. As of the end of the 1982 fiscal year (September, 1982), Ketchum contributed 50.91% and Sun Valley contributed 49.08% of the total flows going into the plant.

Existing capacity at the plant is 1.5 million gallons per day (mgd). Due to peak flows that reach as high as 1.8 mgd (See Figure 4), the plant is currently undergoing \$4,751,000 worth of improvements to expand the plant capacity to 2.48 mgd. One half of the cost of these improvements is being financed by a City of Ketchum Sewer Revenue Bond in the amount of \$2,575,000. This revenue bond is being repaid over a seventeen year period by sewer capital improvement fees for all new hookups to the sewer plant and increased sewer user charges.

Long range needs at the sewage treatment plant include further expansion to 4.73 mgd (See Table 7) at a cost in 1982 dollars of \$8,637,000 or \$4,318,500 per community. This plant capacity is projected to be sufficient for build out in Ketchum and Sun Valley as well as providing sewer service to the adjacent developments at Northwood, Bigwood, Weyyakin, Sun Valley Resorts and the Lane Ranch.

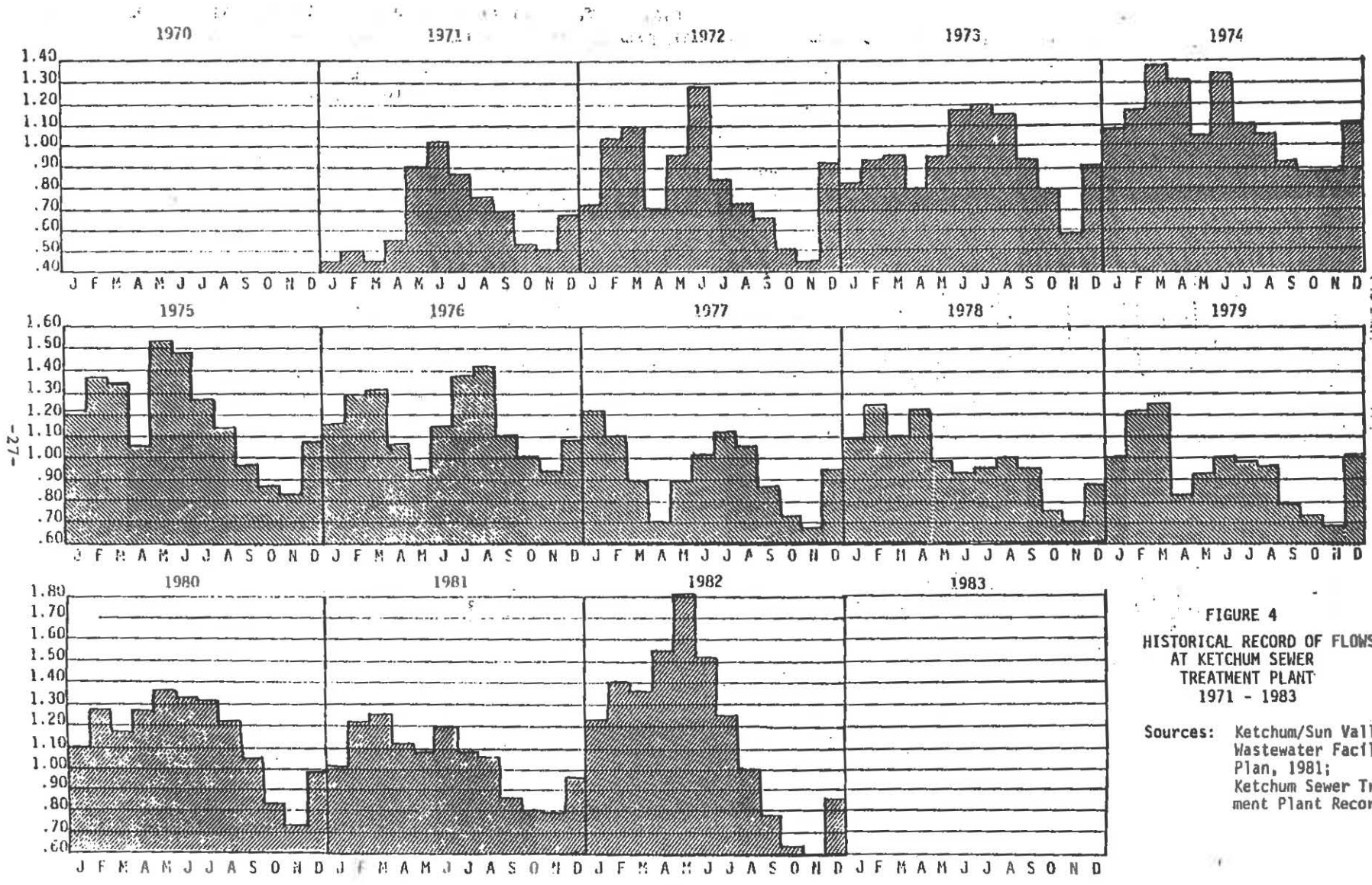
Utilities: The upper Wood River Valley is served by Idaho Power Company with a major substation located between Ketchum and Hailey on State Highway 75.

Utility corridors basically follow major transportation corridors - State Highway 75 and Warm Springs Road. These corridors appear to be adequate. However, the utility poles should be moved out of the Warm Springs right-of-way to enable full use of that right-of-way on the already undersized and over-burdened road.

There is no evidence that future power demands will require additional power plant or transmission line construction within the City of Ketchum.

Library: The Ketchum Community Library located in downtown Ketchum serves the upper Wood River Valley. As a non-profit corporation, the library has acquired two lots adjacent to the four lots that the facility currently utilizes for future expansion. The library is of the highest caliber and is operated in a fashion to continue to meet the needs of the community.

Schools: Ketchum is served by three public schools: Ernest Hemingway Elementary School in Ketchum, Wood River Junior High School and Wood River High School, each in Hailey. A



MONTHLY AVERAGE FLOW - MILLION GALLONS PER DAY (MGD)

-27-

FIGURE 4
HISTORICAL RECORD OF FLOWS
AT KETCHUM SEWER
TREATMENT PLANT
1971 - 1983

Sources: Ketchum/Sun Valley
Wastewater Facilities
Plan, 1981;
Ketchum Sewer Treat-
ment Plant Records

TABLE 7 - PROJECTED PEAK POPULATIONS AND WASTEWATER FLOWS

YEAR	CURRENT				1985				1995				2005				BUILDOUT			
	Res. Units	Seas. Units	Peak Pop. Proj.	Waste Water mgd	Res. Units	Seas. Units	Peak Pop. Proj.	Waste Water mgd	Res. Units	Seas. Units	Peak Pop. Proj.	Waste Water mgd	Res. Units	Seas. Units	Peak Pop. Proj.	Waste Water mgd	Res. Units	Seas. Units	Peak Pop. Proj.	Waste Water mgd
SUB AREA																				
City of Ketchum	1727	798	7400	0.92	2110	970	9000	1.13	2710	1250	11600	1.45	3600	1560	15000	1.88	3790	1620	18300	2.27
City of Sun Valley	922	952	5700	0.73	1350	1285	8000	0.96	2025	1610	10950	1.25	2495	1900	13200	1.52	2574	2022	15900	1.82
SUBTOTAL	2649	1750	13100	1.65	3460	2255	17000	2.09	4735	2860	22550	2.70	6095	3460	28200	3.40	6364	3642	34200	4.09
Adjacent Dev.																				
Northwood	-	-	-	-	-	-	-	-	240	-	650	0.08	240	-	770	0.10	240	-	770	0.13
Big Wood	-	-	-	-	140	-	380	0.05	373	-	1010	0.13	373	-	1200	0.15	373	-	1200	0.15
Weyyakin	36	-	100	0.02	90	-	250	0.05	90	-	290	0.05	90	-	290	0.05	90	-	290	0.05
S.V. Resorts	-	-	-	-	-	-	-	-	-	-	-	-	-	240	820	0.09	-	500	1900	0.22
Lane Ranch (E. of Hwy)	-	-	-	-	-	-	-	-	172	-	460	0.08	172	-	550	0.09	172	-	550	0.09
SUBTOTAL	36	-	100	0.02	230	-	630	0.10	875	-	2410	0.34	875	240	3630	0.48	875	500	4710	0.64
South of Bridge																				
Cold Springs	295	-	890	-	300	-	900	-	320	-	960	0.20	320	15	1000	0.21	320	200	1560	0.30
Red Top Meadows	144	48	580	0.08	168	54	670	0.10	168	52	670	0.10	168	52	670	0.10	168	52	670	0.10
SUBTOTAL	439	48	1470	0.08	468	54	1570	0.10	488	52	1630	0.30	488	67	1670	0.31	488	252	2230	0.40

-28-

Definitions

1. Res. (Residential) Units: single family, duplexes, apartments, condominiums, etc., except seasonal units (census count less condos for rent).
2. Seas. (Seasonal) Units: condominiums for rent plus lodge/motel rooms; cabins plus R.V. spaces south of steel bridge.
3. Peak Season Population Projections:

	<u>Ketchum, Sun Valley & Adjacent Development</u>	<u>South of Steel Bridge</u>
	Current	Buildout
Residential Units	2.7	3.2
Seasonal Units	3.2	3.8
		3.0

4. Wastewater Flows Peak Season: Per capita sanitary flow: 90 gpcd (current) - 100 gpcd (buildout); 130 gpcd South of Steel Bridge

SOURCE: Ketchum/Sun Valley Wastewater Facilities Plan - 1981

number of private pre-schools are operating in the Ketchum area as well as the private Ketchum-Sun Valley Community School catering to grades 7 through 12. Montessori and various religious schools are also available in the area.

While no new school construction is anticipated, caution should be exercised to insure that the existing facility and level of education is at least maintained.

Health and Welfare: The Health and Environmental Services and Public Health Nurse are located in Hailey serving all of Blaine County. The State Department of Health and Welfare provides Community Social, Financial and Mental Health Services, also located in Hailey. State Vocational Rehabilitation Service is available in Twin Falls. Moritz Community Hospital in Sun Valley offers full medical and surgical services. Blaine County Medical Center in Hailey offers hospital services and contains an extended care wing. There are a number of chiropractic, medical and dental clinics throughout the County, as well.

Solid Waste Disposal: The Blaine County operated landfill is located in Ohio Gulch about midway between Ketchum and Hailey. This site is adequate to handle present and projected solid waste disposal needs of the Wood River Valley.

Performing Arts: In the fall of 1982, the Sun Valley-Ketchum Chamber of Commerce formed a working group, called the Consortium for Cultural Planning, to develop a long range plan to: 1) coordinate cultural planning between the public and private sector; 2) utilize existing cultural facilities; 3) plan and attract needed new cultural facilities; and, 4) market cultural events in the Ketchum/Sun Valley area.

Although this planning process has just begun, a need for a new multi-purpose performing arts center may be forthcoming. The City of Ketchum is a member of this planning consortium and is supportive of its efforts.

Downtown Improvements: In the spring of 1980, the City obtained a federal grant to prepare a downtown development plan. The objectives of this plan, prepared by Resources Northwest of Boise, were to:

1. Enable downtown Ketchum to reach its full potential as an economic, social and aesthetic asset to the community.
2. Retain the compactness of the downtown which permits visitors to walk anywhere in the business district in a few minutes.
3. Establish a healthy downtown for retail businesses.
4. Hold and enhance downtown Ketchum's prestige as the headquarters for professional services in Blaine County.

The plan and subsequent public hearing identified the following immediate improvement needs:

1. Construct sidewalks, curbs and gutters throughout downtown Ketchum.
2. Construct a storm drainage system.
3. Develop parking on East and First Avenue.
4. Acquire public parking lots.

The following long range improvement needs were also identified:

1. Leadville pedestrian mall.
2. Widen and landscape pedestrian walkways on Main Street.
3. Widen and landscape pedestrian walkways on Sun Valley Road.

In addition, the undergrounding of utilities in the downtown has been identified as a long standing need particularly along Sun Valley Road.

City Government Organization: The City of Ketchum was incorporated as a village on February 10, 1947 and became a city under Title 50 of the Idaho Code on October 16, 1961.

The City of Ketchum is organized under the Mayor/Council form of government whereby the Mayor is the chief administrative official of the City having the power and authority to enforce all ordinances of the City. The legislative authority rests with a four member City Council. Both the Mayor and Council are elected to a four year term of office.

City staffing includes the following departments: Clerk/Treasurer, Police, Fire, Street, Sewer and Water, Building, Planning, and Parks. There is also a full time City Administrator and City Attorney.

City Services - Overview: Although the permanent population of Ketchum is 2,200, the population swells to approximately 7,400 during the winter and summer tourist seasons. In addition, Ketchum is the service center for the upper Wood River Valley which includes the City of Sun Valley. Located within Ketchum are the two major grocery stores, four financial institutions, the two lumber yards, the major light industrial service area, numerous retail shops, offices, restaurants and the only library, public elementary school and public park serving the greater Ketchum/Sun Valley area.

Thus, basic police, fire, street, recreation and water and sewer services have to be provided not only to the expanded City population of 7,400 during peak tourist seasons, but these services are also affected by the population residing in Sun Valley and areas in northern Blaine County that use the City of Ketchum as the major employment and service center for the area. A graphic example is provided during the winter season when skiers on Bald Mountain must travel through Ketchum to get to the ski lifts. When 2,000-8,000 skiers per day use either automobiles or buses on Ketchum City streets to get to Bald Mountain, an immediate and direct impact is made on the street maintenance and snow removal budget of the Ketchum Street Department.

Being a destination resort city also requires the provision of additional services. The Ketchum/Sun Valley Rescue Unit, which is operated by Ketchum Fire Department personnel and

funded jointly by the cities of Ketchum and Sun Valley, operates an ambulance service to transport injured skiers from the mountain to Moritz Community Hospital in Sun Valley. The Ketchum/Sun Valley Public Transit Authority, which is also jointly funded by both cities, provides public transportation between the Ketchum and Sun Valley communities all year round.

Costs for these additional services as well as the provision of basic City services to tourists that visit our area are partially offset by a 5% tax on hotel/motel/condominium rooms rented for less than 30 days and a 5% tax on liquor served by-the-drink. Revenue from this tax, which has been in effect since December 15, 1979, accounts for approximately 20% of all City revenues, which is second only to the property tax (36%), as the largest source of City revenue.

To keep pace with the demand for services, additional revenue sources must be developed. The Idaho State Legislature, which controls the taxing authority of local governments, must allow cities like Ketchum the opportunity to enact local real estate transfer taxes or local sales taxes. Vail, Colorado, which is a destination ski resort, generates 46% of its total revenue from a 4% local sales tax and an additional 12% of its revenue is derived from a 1% real estate transfer tax. In Vail, only 8% of its total revenue comes from local property taxes.

Specific city service needs are identified by city department or area of service in a report titled "City of Ketchum Service Needs" dated March, 1983. The service needs were identified in discussions with city staff, in the process of developing the City's Comprehensive Plan, or were previously identified in studies commissioned by the City.

City Facilities: The following is a brief description of all City owned facilities:

1. City Hall, 480 East Avenue North; includes an office building, fire station and two parking lots.
2. City Hall, 411 Main Street North; includes a public meeting hall and offices.
3. Street Yard, 929 Warm Springs Road; includes a maintenance building, a yard for storage of street equipment, sand and gravel, and impound lot.
4. Sewage Treatment Plant, 3 miles south of Ketchum on Highway 75; provides secondary sewage treatment for both Ketchum and Sun Valley.
5. Booster Station, 1300 Warm Springs Road; includes water well, booster pumps, and 1,000,000 water storage tank.
6. Atkinson Park, Third Avenue and Ninth Street; 16.5 acres with softball, hardball, and soccer/rugby fields, 4 tennis courts, and children's play area.
7. Knob Hill Park, East Avenue and Eighth Street; .8 acre of open space.
8. Big Wood River Park, Warm Springs Road at Big Wood River; 1.9 acres of open space with public access to Big Wood River.

9. Little Park, 571 Fifth Street East; .2 acre with sitting area and children's play area.

Police: Ketchum has nine police officers including the Chief, an office manager and a half time clerical assistant. One animal control officer and a half time assistant also are under the jurisdiction of the Police Department. The 1982-83 budget of the Police Department is \$243,588 of which \$204,800 or 84% is for salaries.

Because of the influx of tourists during the winter and summer seasons, police services have to be provided for a peak population of 7,400 plus the influx of people coming into Ketchum from Sun Valley and the adjacent population in Blaine County. In addition, Ketchum has eleven bars with liquor licenses and twenty-six taverns and restaurants serving beer and/or wine all of which create a need for a Police Department that is large enough to maintain a high level of visibility to the public.

Presently the Police Department needs two additional officers to provide adequate police patrol and to enable one existing officer to become a full time investigator. In addition, the half time clerical assistant needs to be full time. Other immediate needs of the Police Department include the construction of police quarters in the new City Hall, audio and video equipment for the police quarters, and a third police car which can be used in winter storms to assist stalled vehicles.

Long range needs of the Police Department include dark room photographic equipment, an intoximeter, portable burglar alarm system, bullet proof vests, Police Chief's car with radio, one additional animal control officer, a new animal control truck, and two additional police officers.

Fire/Ambulance: Ketchum has a full time paid Fire Department of eight persons including the Fire Chief. Under contract, the Ketchum Rural Fire Department responds to fire calls in the Ketchum Rural Fire District which extends north to North Fork and south to East Fork. Fire Department personnel who are trained advanced emergency medical technicians also staff an ambulance service providing twenty-four hour on call emergency service to northern Blaine County. The City will also begin a twenty-four hour emergency dispatch service utilizing a 911 emergency telephone number in June, 1983. This service will require an additional three full time employees. The Ketchum Fire Department is supplemented by about twenty-five to thirty volunteers, some of whom are also emergency medical technicians who assist the ambulance service.

The 1982-83 budget of the Fire Department/Ambulance Service is \$283,315 of which \$198,175 or 70% is for salaries. The department has seven vehicles including three pumper trucks, one ladder truck, two ambulances, and a pickup truck with plow. All three pumper trucks, which are 1949, 1957 and 1970 models, need to be replaced. In addition, a 1974 ambulance needs to be replaced, a skid pump and tank are needed on the pickup truck to extinguish small brush or car fires, and a diesel generator is needed to keep the emergency dispatch center in service during power failures. The department currently has two man shifts. To provide adequate first line response to fire emergencies, three man shifts are required which means an additional two fire fighters.

Another immediate need of the Fire Department/Ambulance Service is the installation of two apparatus doors to expedite the exit of vehicles from the apparatus room.

Long range funding needs of the department include a satellite fire station (probably in Warm Springs), three additional fire fighters to provide twenty-four hour staffing at the satellite fire station, the replacement of the 1976 ambulance, the purchase of a twenty channel logging tape recorder for the emergency dispatch center, and the replacement of a 1957 aerial ladder truck.

Transportation

The major traffic thoroughfare entering and leaving the City of Ketchum is State Highway 75, which is named Main Street in the City. A spur of State Highway 75 follows Sun Valley Road and constitutes the major access between Ketchum and Sun Valley. Warm Springs Road connects the business core to the Warm Springs access to Baldy as well as public lands beyond the Ketchum City limits.

Main Street, with four lanes of traffic for six blocks, at its intersection with Sun Valley Road is the hub of activity and a very focal point for residents and visitors alike. Warm Springs Road sees heavy traffic demand and severe limitations for improvement with its narrow width and adjacent development. Requiring greater building setbacks along the major streets, except in the downtown core, provides a more open feeling, aids in snow storage in the winter and aids in mitigating adverse impact of traffic on adjoining properties. Limiting and combining the number of accesses off major streets and prohibiting new accesses off the highway assists in achieving better circulation patterns and increasing the safety of the road system. Maintaining street grades at seven percent or less and requiring a sufficient number of accesses in and out of developments helps achieve adequate health and safety protection. The existing street standards for roadway construction of various classifications of streets are adequate to protect public health, safety and welfare.

A connection between Saddle Road and Warm Springs Road near the bridge over the Big Wood River has long been seen as part of the solution to problems at various intersections in town. The five-way intersection of Main Street, Sixth Street and Warm Springs Road and the intersection of the highway and Tenth Street are awkward and over-burdened. The "connector road" will help alleviate congestion at these intersections as well as others in the area by allowing a more direct route from Sun Valley and the Saddle area to the base of Baldy in Warm Springs. The connector road is anticipated to assist with more efficient, safe access to the light industrial area as well. A safe intersection with Warm Springs Road and straightening the "S-curve" on that road are the major keys to the success of the circulation pattern to be created with the connector road.

The remaining City street alignments and width are adequate as set forth in the City of Ketchum L.I.D. Number 1-A map. Those streets which are not paved should be. Those which are paved should be maintained in good condition. The annual street paving and repair program should be continued and expanded based upon funding limitations.

The proposal by the State Highway Department to construct a by-pass, or divided highway or relocation of the highway to

the west along the Union Pacific Railroad right-of-way would have a negative impact on the City. Such a roadway would reduce the amount of traffic through the business core adversely affecting the businesses which depend on tourist traffic. The proposed route would pass through the long established west Ketchum residential area and Hemingway Elementary School to the detriment of those areas. The existing highway alignment adequately serves the existing and future growth patterns of the City.

Public Transportation: In April, 1979, the Cities of Ketchum and Sun Valley formed the Ketchum/Sun Valley Public Transit Authority to provide public transportation between the two cities. Public transit is considered by both cities as one of the necessary services to support a tourist oriented economy. Many tourists come to the Ketchum/Sun Valley area by airplane and/or bus and are dependent on public transportation to get around. In addition, by providing convenient public transportation, the congestion of automobiles in Ketchum is lessened since tourists do not need private automobiles for transportation between the two cities and Bald Mountain.

The public transit system, Ketchum Area Rapid Transit (KART), is supported entirely from revenue raised by the 5% tax on hotel/motel/condominium units rented for less than thirty consecutive days and the 5% tax on liquor served by-the-drink and from federal grants. For the 1982 calendar year, public transit expenses totalled \$293,326 of which \$171,645 was funded from federal transportation grants, \$70,818 from the City of Sun Valley and \$50,863 from the City of Ketchum.

KART currently owns eight buses, one van and leases six buses during the winter season for an expanded Elkhorn service. KART employs a full time resident manager, four bus drivers and one mechanic all year round. In the winter season, nine additional bus drivers are added and one mechanic's assistant for a total staff of fifteen. Yearly KART ridership for 1981 and 1982 has averaged 294,371 passengers.

Recreation

Atkinson Park, operated by the Ketchum Park and Recreation Department, is the only active recreational park serving the residents of northern Blaine County. This 16.5 acre park has three baseball fields, four tennis courts, an outdoor basketball court, a volleyball court, horseshoe pits, a picnic shelter, tot lot, and a physical fitness course. Atkinson Park is located next to Hemingway Elementary School so the park receives heavy use during the school year as well as during the summer. The Little Park, a .2 acre sitting area and children's play area located next to the new City Hall, is a second park maintained by the Park and Recreation Department.

The Park and Recreation Department has a recreation director and two maintenance people employed full time for the five month summer season (May-September). The 1982-83 budget is \$35,604 of which \$21,075 or 59% is for salaries.

Recreational facilities at Atkinson Park were developed by the summer of 1975 and each year has seen increased usage by 35-40 softball teams, Pee Wunk, Little League, Pony League, and American Legion Hardball teams, and soccer, rugby, and lacrosse teams. To relieve the pressure on Atkinson Park, a soccer, rugby, and lacrosse field was developed in the fall

of 1982 on land adjacent to Atkinson Park owned by the Blaine County School District. This field, the development of which was jointly financed by the Cities of Ketchum and Sun Valley and the Blaine County Recreation District, should be ready for use by July, 1983.

Needed improvements at Atkinson Park include the construction of a fourth baseball field in the area vacated by the soccer, rugby, and lacrosse teams so that softball and Little League teams can have more playing time. Because most of the fields are in use all day long, seven days per week, most of the watering of the grass must be done in the evening hours. To facilitate evening watering, an automatic sprinkler system should be installed. Fencing is needed at the new soccer, rugby and lacrosse field and the four existing tennis courts need to be resurfaced.

Park and recreation needs, other than Atkinson Park, include the acquisition and development of a major passive park near the Big Wood River. Such a facility would provide adequate public access to the Big Wood River for fishing, picnicking and nature study. The Union Pacific right-of-way through Ketchum, which is currently being abandoned by Union Pacific, should be preserved for such recreational uses as biking, jogging, horseback riding, and cross country skiing. In cooperation with the Blaine County Recreation District, a bike path should be developed from Warm Springs Road near Lewis Street north to Hulén Meadows.

Long range needs include the acquisition and development of a second active recreational park to include a public swimming pool and gymnasium. Also, the City should actively pursue the preservation and continued use by the public of the Warm Springs golf course and Bigwood golf course.

The City has secured, mainly through the subdivision approval process, various public easements that will eventually be connected and create a continuous pathway system throughout the City and the County. Fisherman's and Nature Study easements along, and access to, the rivers and creeks from public ways have been committed to public use in many areas. This pathway system is vital to public safety of persons traversing the rivers as well as to help preserve the ecological balance. This pathway system together with adequate setbacks and other land use regulations create a river bank green belt area. Off-street bicycle paths exist in segments inside and outside the City. Pedestrian pathways have been secured, where possible, to facilitate walking access to Warm Springs and River Run lift areas. The desire for equestrian and jogging/cross-country trails has been expressed by citizens of the area, some have been secured. The ultimate pathway system in the City will connect with the system proposed by the Blaine County Recreation District. Some trails will be multi-purpose for compatible uses, others with single use restricted. The Planning Office maintains a map illustrating the location of secured easements that will be continually updated as the system is added to and completed.

Special Areas or Sites

The City of Ketchum boasts of many sites of historical and architectural significance. The current site of Mountain State Savings was the Comstock Building - the home of a dry goods store in 1886. Today's Whiskey Jacques was the Metropolitan Hall, a bar and ballroom. In the 1880's, the school house was located where Giacobbi Square sits today. With no evidence remaining, the Philadelphia Mining and Smelting

Works smelter was located at the confluence of the Big Wood River and Warm Springs Creek. In the 1920's, the Old Fellows Hall (now the Magic Lantern Theatre shares the building) was the location for Saturday night dances. The Christiania was the center for the biggest gambling action between 1937 and 1947. At the end of the Oregon Short Line Railroad, the City saw 200,000 sheep trailed through. Ernest Hemingway built a home in Ketchum overlooking the Big Wood River. Other areas or sites special to the community include the old Golden Rule building at the corner of Main Street and Second Street and Bald Mountain Hot Springs, both on the National Register of Historic Places, the Ketchum Drug building and Knob Hill that has come into City ownership all in or near the downtown core. Areas of special ecological and wildlife significance include the three water ways and the mountainsides themselves. Areas of scenic significance including the entrances into the City and the perpetual open space preserved by Ellie Reinheimer just south of town provide natural beauty and feeling of rural, open space. Beautiful Bald Mountain with the Big Wood River and Warm Springs Creek at its base is a very special place to residents and visitors alike. There are no areas within the City presently found to have archeological significance.

Housing

To establish an accurate picture of the number and type of housing units in Ketchum, the Planning Office conducted a survey of all the units in Ketchum as of the end of 1981. Table 8 shows, by existing Zoning District, that 1,297 units are available in residential areas; 1,160 units are available for tourist accommodations; and in the business core 154 units remain in residential use at present. The fact that the number of housing units at 2,629 exceeds the permanent population count of 2,200 indicates the second home industry, seasonal demand for short term visits, and speculation have flourished in the housing industry locally.

The number of new units constructed each year since 1972 has been compiled, as well as each years' growth rate. Table 5 shows that over the eleven year period from 1972 to 1982, the growth rate was 7.1%. The 1980 U.S. Census figures show the mean value of dwellings, reported by owners occupying those units, was \$134,500, with the range from \$60,300 to \$200,000. Renters reported that the mean rent paid was \$299, with the range from \$189 to \$435.

Looking at the permanent population data for Blaine County, Hailey and Bellevue in Table 1, there appears to be a movement of residents from Ketchum to those cities down valley and in the County. With increased commercial and business activity and construction in Ketchum, it may be assumed that the local permanent work force is gradually locating its residency out of Ketchum. With the apparent high profitability of speculative and second home construction, the private sector has done little to develop housing affordable by residents of lower and moderate incomes.

In order to provide for improvement of housing standards and provision of safe, sanitary and adequate housing, the City should continue the existing design review process and continue to update building, fire and other regulatory ordinances. In order to encourage the construction of employee housing and affordable housing for low and moderate income persons, incentive should be developed by the City.

TABLE 8
CITY OF KETCHUM - EXISTING UNIT COUNT
as of December 31, 1981

Zoning District	Condominium Units	Single Family or Apartment Units	Hotel Units	TOTAL UNITS
LR - Limited Residential	32	340	30	402
GR-L General Residential - Low Density	193	273	0	466
GR-H General Residential - High Density	307	70	26	403
T - Tourist	742	87	156	985
MH - Mobile Home	0	26	0	26
LI - Light Industrial	0	15	0	15
AF - Agriculture & Forestry	0	3	0	3
B-1 - Business Shopping District	59	154	116	329
TOTALS	1333	968	328	2629

SOURCE: KETCHUM PLANNING OFFICE SURVEY, conducted February, 1982.

Community Design

The City of Ketchum established procedures and criteria for the review, prior to construction, of new dwelling units and commercial projects in 1978 and 1980, respectively. The goals to be achieved in this review process include 1) enhancing the appearance, character and beauty of the City; 2) strengthening local neighborhoods by avoiding conflicting uses; 3) assuring the safety of new housing and inhabitants; 4) protecting the economic base of the community; and, 5) assuring that development is commensurate with the physical characteristics of the land. Safe traffic circulation, adequate parking, compatibility with the neighborhood and landscaping are also elements of the design scrutinized and assured through the process. The design review process has contributed to improved quality of construction in Ketchum. Safety factors and aesthetic considerations are taken into account from the early stages of design producing the high quality projects that the people have come to enjoy and expect.

Energy

Future sources of energy, resource conservation and efficient utilization of energy have become increasingly important in recent years. Through the encouragement of the Blaine County Energy Education Program, the City of Ketchum has included an Energy element as part of this Comprehensive Plan. Efforts are underway to coordinate and cooperate with Blaine County and Hailey, jurisdictions also recently adopting an Energy element in their respective Comprehensive Plans, in the implementation of the stated goals and policies.

Recent energy use and conservation technologies are surfacing in a variety of plans for construction in Ketchum. Solar access is becoming a growing concern in the planning stages for development. Local codes and ordinances need to address these concerns to assure plentiful energy sources and efficient use of those resources.

Areas Outside the City

The City of Ketchum has the authority, through the Idaho Code, to review and act on subdivision and planned unit development proposals within a one mile radius of the City limits. At present, this includes areas north to Hulen Meadows and south to the bridge over the Big Wood River.

The City was instrumental in securing a portion of an open space corridor into the City through the review and approval of the Weyyakin development. Other areas either currently proposing plans or at present lying idle and vacant, include the Lane Ranch to the south and Northwood, surrounded on three sides by the City of Ketchum, the Bigwood area, and Adams Gulch to the north.

Recognizing that these areas are related closely to the City by geographic and economic influences, the City has stated its intention to annex some of these areas and make them part of the City at some point in time.

With this recognition, this Comprehensive Plan addresses areas outside the City in order to be prepared when

the time comes to annex. Upon annexation, the City must identify the appropriate land uses and apply zoning designations to those areas. Being the commercial center of north Blaine County, the growth and development of the areas currently outside the City are of great importance to the City and its function.

Growth Management

Since 1978, the City of Ketchum has controlled the manner in which building permits shall be issued to insure that during any one calendar year the total number of permits for residential construction shall not exceed 180 new equivalent sewer connections. Among the purposes for this limitation are: 1) to avoid pollution of the Big Wood River and violation of the discharge limitations of the permit granted the Ketchum Sewage Treatment Plant; 2) to maintain and expand community services and facilities in an orderly manner; 3) to protect and promote stabilization of the rate of construction, available housing and the general economy of the City; 4) to preserve the natural environment of the community; and, 5) to promote balanced development of the City along historical growth patterns.

Along with the overall limitation, no single development may apply for building permits equalling more than twenty-four equivalent sewer connections during any one year. The purpose is to allow a more even distribution of available new connections among those interested in building in any given year.

With equivalent sewer connections calculating to approximately one connection per one dwelling unit, Table 5 indicates that in 1978 and 1979 the allocation was depleted, or nearly so. In the years since then, the economy appears to have dictated a falling off of construction and the total number of available new connections was not applied for.

Knowing the maximum number of dwelling units that may be added each year benefits the City in planning for future needs.

At the polling places during the election in 1981, the City conducted an Opinion Poll. In the official election, 73% of all registered voters in Ketchum voted (483 votes). Out of 403 answering the question "In your opinion, has the rate of growth and development in the City been controlled in the past few years?", 54% responded "too little"; 7% "too much"; and, 39% "adequately". Out of 405 answering "In the future, do you favor controlling the rate of growth and development in the City?", 73% said "more"; 19% said "same"; and, 8% said "less". The final question asking if the voter favored "a local bond issue to finance improvements to rehabilitate and/or expand the Sewage Treatment Plant" received 64% "yes" and 36% "no". That bond issue subsequently was passed by voters in Ketchum and limited improvements to the Plant have begun. Future plans for the sewage treatment plant are discussed in the Public Services, Facilities and Utilities analysis.

GOALS
POLICIES
STATEMENTS OF IMPLEMENTATION

DEFINITIONS

- GOAL:** Statement indicating a general aim, purpose or end to be achieved through the Plan
- POLICY:** Statement establishing a definite course of action or strategy which will guide present and future decisions and ensure that the goals are realized
- IMPLEMENTATION:** Statement identifying specific actions or programs (i.e. zoning and subdivision ordinances and/or amendments thereto) to carry out and ensure fulfillment of the Comprehensive Plan

USE OF THE PLAN

- INTERPRETATION:** This Comprehensive Plan language and Land Use Map are to be read and considered together as a whole. Due to the inter-relationship between sections of this Plan, relevant inventories, analysis, goals, policies and implementation on any particular topic may be found throughout the document.

The Land Use Map is intended to identify basic existing land uses and designate areas for future expansion of those uses when the City Council deems appropriate. The land use designations are for planning purposes only and do not reflect the existing zoning regulations regarding permitted uses and allowable densities.

- IMPLEMENTATION PROCEDURES:** The timing and extent of the implementation recommendations for actions and programs shall be at the discretion of the City Council. The order of implementation recommendations is not a listing of priority and does not prevent other actions, programs and laws the City may embrace in order to protect and promote the stated goals and policies.

This community recognizes that planning is an on-going process. Therefore, implementation recommendations to examine, explore, research, study, investigate and similar language of consideration shall include the ability to adopt actions, programs and laws consistent with the results thereof, and shall not be construed as language limiting the alternatives or powers available to the City to promote and protect the stated goals and policies.

**LONG RANGE
PLANNING
OBJECTIVES:**

The importance of long range planning is a cornerstone of this Comprehensive Plan. The need to continually update planning in all sectors of municipal affairs includes updating existing inventories of existing capacities; an analysis of future needs; evaluation and pursuit of funding sources (property tax, local option taxes, L.I.D., developer impact fees, liquor taxes, etc.); and, comparison of alternative courses of action, with particular attention to public services, facilities and utilities.

*** POPULATION ***

I. **GOAL:** To accommodate anticipated population maintaining the unique qualities of a rural, recreational community.

A. **POLICY:** Provide for the needs of the permanent year round population.

IMPLEMENTATION:

1. Preserve and protect existing residential neighborhoods.
2. Provide adequate area for single and multi-family neighborhoods to accommodate residents.
3. Encourage a stable, year round economy to ensure employment opportunities.
4. Study and develop methods to encourage the construction of affordable housing within the community.

B. **POLICY:** Provide for the needs of the seasonal vacationing population.

IMPLEMENTATION:

1. Provide adequate area to accommodate necessary tourist oriented facilities.
2. Review zoning for tourist services and facilities in light of expansion of Bald Mountain and other changes in uses of public and private lands.
3. Encourage convention facilities to be developed within the City providing a well rounded attraction for visitors.

C. **POLICY:** Locate population recognizing hazardous areas and protecting valuable natural resources.

IMPLEMENTATION:-

1. Review and make changes in land use regulations within the City and for areas to be annexed into the City creating the least negative impact on the natural surroundings.
2. Protect and preserve natural resources by locating types of development that will ensure the availability of such areas to the public.
3. Protect the public health and safety by limiting densities in hazardous areas.

* ECONOMIC DEVELOPMENT *

I. GOAL: To enhance and strengthen the economic well being of the community while maintaining the quality of life including the valuable natural and human resources.

A. POLICY: Promote and encourage a stable year round economic base.

IMPLEMENTATION:

1. Promote the location of light industries compatible with the aesthetic values of the area within the City to broaden the economic base by providing additional and year round employment opportunities.
2. Provide adequate area and efficient access for light industrial uses to meet future needs and to lessen the demand for such spaces away from population centers in the County.
3. Encourage the development of convention and meeting facilities within the City to provide a new source of employment for local residents and to provide a viable means to stabilize the year round economy.
4. Formally comment on management plans of the Sawtooth National Recreation Area, Idaho Fish and Game, Idaho Water Resources, U.S. Forest Service, and Bureau of Land Management.

B. POLICY: Promote a viable attractive commercial core.

IMPLEMENTATION:

1. Maintain a single concentrated commercial core to maximize efficient provision of public services and to provide a viable center of activity.
2. Prohibit strip commercial development along transportation routes within the City and Blaine County to protect the business cores within the population centers.
3. Promote new commercial development within the core to facilitate the location of new business providing a balance of retail, store front, office and food service alternatives.
4. Create a parking and circulation system compatible with the pedestrian oriented commercial core.
5. Review zoning and develop means to buffer the various land uses.
6. Improve specific development standards to enhance the attractiveness of the downtown core.
7. Encourage the development of a downtown pedestrian mall and pocket parks.

C. POLICY: Provide adequate tourist accommodations and services to meet the needs of visitors.

IMPLEMENTATION:

1. Encourage the location of adequate tourist services, accommodations and an information center in the downtown core.

2. Encourage limited tourist services in conjunction with or immediately adjacent to recreation facilities, tourist accommodations and/or convention facilities.

3. Encourage tourist oriented accommodations/facilities to locate close to or at the major accesses to Bald Mountain.

D. POLICY: Preserve and protect the diversity of the area's economy.

IMPLEMENTATION:

1. Support the sheep and cattle industry of the area by continuing access through the City and from public and private grazing lands.

2. Support the retention of lands for agricultural use through appropriate zoning in the southern portions of the County.

3. Preserve and protect waterways for their aesthetic value as well as recreational uses.

4. Support retention of the Union Pacific Railroad right-of-way for rail service, commercial and/or passenger, and/or for non-motorized circulation.

E. POLICY: Maintain accessibility to and around the community.

IMPLEMENTATION:

1. Promote through public education the use of the mass transit system by residents and visitors.

2. Encourage expansion of mass transit service between Ketchum and portions of the County to the north and to the south and within the business core and into residential areas.

3. Encourage and designate safe non-motorized traffic routes.

F. POLICY: Promote a well rounded livable community.

IMPLEMENTATION:

1. Encourage the development of facilities for continuing and adult education and the arts and humanities by cooperating with the City of Sun Valley and Blaine County.

2. Study housing needs and devise methods to encourage development of all types of housing for all income levels including seasonal workers and full time employees that act as the backbone of the business community.

3. Protect and preserve residential areas both historically used for long term occupancy and to meet the future needs of the community's residents.

4. Require developments in and adjacent to the City to provide assistance in financing and/or dedication of land and facilities for public recreation use.

II. GOAL: To minimize the additional tax burden on City residents caused by growth and development.

A. POLICY: Encourage efficient and orderly development allowing the ability to provide public services and amenities to keep pace.

IMPLEMENTATION:

1. Evaluate on-site provision of services within each new development and impact on public services and amenities.
 2. Develop methods for new development to equitably share in the cost of upgrading and expanding services, facilities and amenities.
- B. POLICY: Seek alternative forms of generating revenue to support the public services.

IMPLEMENTATION:

1. Lobby the State Legislature for a real estate transfer tax.
2. Lobby the State Legislature for relief from the restrictions of the one percent tax initiative.
3. Support continued use and expansion of local option taxes.
4. Examine alternatives for ongoing funding to support the maintenance of services.
5. Investigate and implement, if feasible, impact fees for capital improvements needed as demand for public services increases.
6. Lobby for equitable distribution of tax revenues to the cities.

* LAND USE *

- I. GOAL: To identify suitable present and future land use needs, thereby establishing an orderly pattern of development.

LAND USE POLICIES FOR GENERAL APPLICATION:

- A. Encourage land uses harmonious with existing natural resources.
- B. Prohibit detrimental alteration of existing topography and terrain.
- C. Protect natural land features and wildlife habitat.
- D. Prohibit alteration of hilltops, rock outcrops, knolls, ridges, river banks, marshes, and river channels through development standards and other regulations.
- E. Establish land use policies that ensure orderly development relative to public services and facilities.
- F. Include public uses, for example, facilities and utilities, in all zoning districts under conditional uses that may be allowed by permit requiring public notice and hearing before location.
- G. Adopt land use policies that promote energy efficiency.
- H. Protect property valuation by land use compatibility and transition between uses.
- I. Create buffers between various non-residential land uses and housing to prevent displacement.

- J. Concentrate densities within the existing community to most efficiently provide services and commercial necessities.
- K. Protect views and minimize noise interference along major transportation routes by requiring open space corridors along entrances to the City and through the use of adequate setbacks and/or landscaping.
- L. Consider reduction of allowable zoning densities in appropriate areas.
- M. Require new roadways to be constructed at a grade no greater than 7% and that two road accesses be provided for new development where determined necessary for public safety.

RECREATION LAND USE POLICIES:

- A. Protect and maintain existing recreational opportunities and promote new opportunities.
- B. Assure that development of residential, commercial and industrial uses will not detract from but instead will enhance the recreation orientation of the area.
- C. Ensure public access to public waters and lands.
- D. Preserve natural recreational areas by minimizing development in flood plain areas and prohibiting development within a mountain overlay district.
- E. Protect water quality of rivers and streams and the underground aquifer through monitoring of public and private water and sewage treatment systems.
- F. Preserve aesthetic and sensitive areas in their natural states through open space zoning, purchase of land and/or cooperation with public and private entities.
- G. Promote maintenance and improvement of existing and development of new private and public recreational facilities that supplement the natural recreational opportunities available.
- H. Promote continued safe and efficient access to and on Bald Mountain for year around public recreation.
- I. Participate in all new, expansion and upgrading plans for public lands impacting the City.
- J. Determine appropriate locations for additional active public parks and play fields while continuing to support the City owned Atkinsons' Park.
- K. Maintain high standards for safety and aesthetics for all types of recreational development through design review.
- L. Protect and enhance the health and life style of the residents and visitors through the availability of quality recreational alternatives.
- M. Protect existing and promote new open spaces for public recreation and uses.
- N. Adopt a public pathway system within the City.

TOURIST LAND USE POLICIES:

- A. Provide adequate tourist accommodations and services to meet the needs of the seasonal vacationing population.

- B. Encourage limited tourist services in conjunction with or immediately adjacent to appropriate recreation facilities, tourist accommodations, convention facilities and the commercial core.
- C. Review zoning for tourist services and facilities in light of expansion of Bald Mountain and other changes in uses of public and private lands.
- D. Encourage the provision of short term occupancy units particularly close to recreation and tourist related facilities and located close to or at major accesses to Bald Mountain.

RESIDENTIAL LAND USE POLICIES:

- A. Preserve and protect existing and provide adequate land areas for new long term, residential neighborhoods of varying densities thereby providing for the needs of the permanent year round population.
- B. Promote safe, adequate long term housing available at costs that are reasonably affordable.
- C. Promote medium and high density residential development, taking physical land restraints into account, in and near the downtown core.
- D. Stimulate the development of service housing in and adjacent to the community.
- E. Examine the feasibility of creating an apartment zone or other mechanisms to make more available long term rental housing units.
- F. Allow minimum lot sizes appropriate for townhouse forms of ownership in appropriate areas that permit duplex and high density long term residential occupancy - provided that no additional density may accrue through the creation of sub-standard size lots.
- G. Establish incentives for dwelling units committed to long term rental occupancy and low income housing.
- H. Study suitable locations and development standards for mobile home parks as one source of moderate income housing within and outside City limits.

COMMERCIAL LAND USE POLICIES:

- A. Maintain a single concentrated, shopping/commercial core prohibiting strip and satellite shopping/commercial use outside the present core.
- B. Create a buffer zone within the bounds of the existing B-1 to minimize the affects of commercial uses and buildout on areas to be protected for long term residential occupancy and other land uses although not to the detriment of the strength of the commercial core.
- C. Prohibit strip commercial development along transportation routes within the City and in Blaine County to protect the business cores within the population centers.
- D. Promote a viable attractive commercial core.

- E. Eliminate the zoning designation B-2 as it exists in Zoning Ordinance Number 208 accommodating those uses permitted within the business/shopping or light industrial areas as appropriate.

INDUSTRIAL LAND USE POLICIES:

- A. Promote the location of light industries compatible with the aesthetic values of the area within the City to broaden the economic base by providing additional employment opportunity.
- B. Provide adequate area and sufficient access for light industrial uses to meet future needs and to lessen the demand for such spaces in the County.
- C. Prohibit heavy industrial uses within the City due to the inherent conflict with the aesthetic appeal of a recreation and tourist oriented community.
- D. Create and maintain definite distinctions between business and light industrial uses.
- E. Refine the light industrial zoning district to accommodate light industrial demands in this community and to provide a transition between the business/commercial core and industrial uses.
- F. Prohibit pure office buildings in the Light Industrial zone but allow a mix of industry related offices within light industrial complexes.
- G. Prohibit strip light industrial development and any new access to light industrial areas directly off the highway.

HAZARDOUS AND SPECIAL LAND USE POLICIES:

- A. Prohibit construction unless clearly proven in the public interest and minimize potentially detrimental landscaping in flood ways.
- B. No density shall be assigned, calculated or transferred to or from hillsides with a slope of 25% or greater or areas above that slope line, except areas designated other than Recreation/Open Space on the Land Use Map. No density shall be assigned, calculated or transferred to or from areas in the flood way.
- C. Locate population away from hazardous areas and in a manner protecting valuable natural resources.
- D. Protect and preserve natural resources by locating types of development that will ensure the availability of such areas to the public.

LAND USE POLICIES FOR AREAS OUTSIDE THE CITY:

- A. Support continued prohibition and limitation of construction on hillsides leaving them open and unobstructed.
- B. Encourage the retention of existing golf courses for continued use by the public and as valuable open spaces.
- C. Establish land uses that are compatible with surrounding uses, providing a reasonable and logical transition from the highest density within the population center of Ketchum to the more open, lower densities within the County and providing a consistent, predictable pattern of development.

- D. Examine areas that will help meet the passive and active recreation needs of the community's present and future populations.
- E. Prohibit strip commercial development thereby assisting in reaching the goals and policies for commercial land use in the Blaine County Comprehensive Plan.

IMPLEMENTATION:

- 1. Amend the Official Zoning Ordinance and Map to reflect the stated goals and policies of the Comprehensive Plan and Land Use Map.
- 2. Allow the transfer of appropriate uses and densities across zoning district lines without increasing base densities limited to planned unit developments requiring a conditional use permit.
- 3. Review and make changes necessary to allow flexibility in design as well as in City approval of planned unit developments.

* NATURAL RESOURCES *

- I. GOAL: To protect the aesthetic values and resources of the natural environment.

- A. POLICY: Encourage land uses harmonious with existing natural environment.

IMPLEMENTATION:

- 1. Review the impact of developments with regard to natural topography, geology, soils, surface and ground water, wildlife, forest and vegetation with particular attention to sensitive areas to minimize or prohibit detrimental effects thereon.
- 2. Encourage soil conservation through minimizing adverse effects of erosion.
- 3. Prohibit detrimental alteration of existing topography and terrain.

- B. POLICY: Preserve and promote utilization of geothermal and solar resources.

IMPLEMENTATION:

- 1. Review impacts of development with respect to solar and geothermal access.
- 2. Encourage solar and geothermal utilization.
- 3. Research techniques to minimize development that reduces solar or geothermal access for surrounding properties.

- C. POLICY: Preserve and promote the current standards of air quality.

IMPLEMENTATION:

- 1. Coordinate with government agencies to quantify air quality standards.
- 2. Consider adoption of ordinances to preserve and promote air quality.

3. Consult with State Department of Health and Welfare to determine existing air quality levels and what action may be necessary to preserve clean air.
4. Review uses in zoning districts to ensure air quality.

D. POLICY: Preserve and promote the current standards of water quality.

IMPLEMENTATION:

1. Coordinate with government agencies to quantify water quality standards.
2. Consider adoption of local ordinances to preserve and promote water quality.
3. Restrict the use of septic sewage system to the lowest density developments in outlying areas and away from the concentrated, highest densities within the City.
4. Protect the quality and quantity of potable water.
5. Minimize or prohibit increased demand on the sewage treatment plant when the Environmental Protection Agency or other governmental permit is being violated.
6. Encourage water and other resource conservation.
7. Explore alternative means for sewage disposal.

E. POLICY: Protect inherent natural characteristics of water courses.

IMPLEMENTATION:

1. Encourage open space use for flood plain areas through the use of restrictive setbacks for buildings.
2. Control main or minor channel and runoff ditch alterations or disruption through City stream alteration permit requirement.
3. Coordinate with state and local agencies having jurisdiction over and around waterways in enforcement of standards and management efforts.
4. Examine closely development and subdivision in particularly delicate/sensitive and/or potentially dangerous areas of waterways and their banks with aid from Idaho Fish and Game, Water Resources, Soil Conservation Service and Corps of Engineers.

F. POLICY: Protect natural land features and wildlife habitat.

IMPLEMENTATION:

1. Prohibit alteration of hilltops, rock outcrops, knolls and ridges through development standards and restrictions.
2. Prohibit harassment of wildlife by dogs or humans through the adoption of ordinances.
3. Preserve natural drainage courses.
4. Coordinate with appropriate agencies in an effort to maintain and properly manage wildlife, land and water, habitats and population.

5. Establish a mountain overlay that would prohibit or limit construction on hillsides leaving them open and unobstructed. No density shall be assigned, calculated or transferred to or from hillsides with a slope of 25% or greater or areas above that slope line, except areas designated other than Recreation/Open Space on the Land Use Map. No density shall be assigned, calculated or transferred to or from areas in the flood way.

G. POLICY: Consider adoption of noise pollution standards.

* HAZARDOUS AREAS *

I. GOAL: To protect the public health, safety and general welfare in naturally hazardous areas.

A. POLICY: Minimize development in avalanche prone areas.

IMPLEMENTATION:

1. Research criteria to require site specific studies at the expense of the developer but approved by the City prepared by an approved avalanche expert prior to design review approval for any building in designated avalanche zones.
2. Establish criteria to determine when such site specific studies will be required in any areas not currently designated as hazardous.
3. No density shall be assigned, calculated or transferred to or from hillsides with a slope of 25% or greater or areas above that slope line, except areas designated other than Recreation/Open Space on the Land Use Map. No density shall be assigned, calculated or transferred to or from areas in the flood way.

B. POLICY: Minimize development along waterways especially in known flood prone areas.

IMPLEMENTATION:

1. Prohibit construction unless clearly proven in the public interest and minimize potentially detrimental landscaping in flood ways.
2. Conduct planning studies of areas where development and subdivision has already occurred in the flood plain and in areas where streams have been altered to define limitations on additional developments and alterations in those areas.
3. Minimize or prohibit the impact of further subdivision of land in the flood plain.
4. Establish specific and substantially adequate setbacks for all construction from existing year round flowing waterways, minor channels with intermittent flow, and runoff ditches.
5. Require a City stream alteration permit for any construction in the flood way or alteration to any channel, ditch, or water way.

C. POLICY: Discourage public access to hazardous areas particularly during periods of high risk.

IMPLEMENTATION:

1. Discourage or prohibit new roadways through hazardous areas.
 2. Promote the use of signs advising the public of the avalanche risk.
- D. POLICY: Adopt additional regulations as may become necessary which establish building and fire standards adequate for local conditions.

IMPLEMENTATION:

1. Periodically review building and fire codes to update requirements as new regulations for hazardous areas become available.
2. Research snow load design requirements for all structures after reviewing local and other mountain communities' experiences.
3. Consider adopting requirements for on-site fire protection in areas that may be inaccessible during hazardous times.

* PUBLIC SERVICES, FACILITIES, AND UTILITIES *

I. GOAL: To efficiently provide public services, facilities, and utilities to promote the health, safety and welfare of the public.

A. POLICY: Provide adequate and safe public utilities and facilities to meet existing and future needs.

IMPLEMENTATION:

1. Expand the Ketchum/Sun Valley Sewage Treatment Plant supported by new development to prevent violation of the E.P.A. discharge permit and protect the integrity of the Bigwood River.
2. Increase the efficiency of the existing sewage treatment plant through upgrading the plant processes and utilizing the latest technologies.
3. Encourage a program of water conservation that will aid in reduction of flow to be treated at the sewage treatment plant.
4. Review densities in areas beyond reach of the central sewer system to avoid use of alternative waste disposal systems that may pollute water sources.
5. Require extension by new developments of the municipal water system to serve areas currently receiving inadequate water supplies for domestic uses as well as fire protection.
6. Acquire the private water system currently inadequately serving portions of Ketchum for fire protection and/or determine the feasibility and manner in which to upgrade that system.
7. Determine appropriate locations in or near the City for additional water storage facilities and require dedication to public use of such sites upon approval of development plans.

8. Require monitoring major private disposal systems to assure that the water quality of nearby waterways, wells or the aquifer are not jeopardized by those sewage disposal systems.
 9. Encourage the development of the existing geothermal hot water system for space heating and other uses.
 10. Continue long range planning for all City utilities, services and facilities.
 11. Minimize visual impact of utilities by requiring, where appropriate, undergrounding in new subdivisions and developments and undergrounding of existing surface utilities.
 12. Require new subdivisions to extend all available utilities including, but not limited to natural gas, electricity, telephone and television cable.
 13. Develop the storm drainage system particularly in the downtown core to control and direct runoff utilizing existing and future curb, gutter and sidewalks that create drainage ways.
 14. Cooperate with Idaho Power Company to assess needs and future demands to adequately supply electric power.
 15. Coordinate and cooperate with other governmental jurisdictions to develop consistent policies regarding public services and utilities.
- C. POLICY: Provide services for the safety, welfare and convenience of the public.

IMPLEMENTATION:

1. Update master plans for the adequate provision of fire and police services to meet future needs.
2. Identify locations for satellite fire department facilities as may be needed to protect the future populations and increasing development in and around the City.
3. Review applicable codes and requirements for on-site methods of fire and safety protection to help alleviate the impact on City services.
4. Continue the public availability of meeting space in City Hall.
5. Consolidate as many City departments as is practical in new City Hall.
6. Study the need for construction of and enlargement of Street Department facility to further the efficient and adequate maintenance of City streets.
7. Continue seeking the use of open lands, public or private, for snow storage without causing undue fuel consumption or affecting the quality of waterways.
8. Encourage area wide cooperation and consolidation of land use planning, fire, police and other public services to most efficiently serve residents and visitors in the area.

- D. POLICY: Coordinate and cooperate with semi-public and private institutions in the provision of services and facilities for public use.

IMPLEMENTATION:

1. Analyze the best means for adequate provision and monitoring of all franchise services within the City and outside the City limits.
2. Coordinate with area schools regarding needs and capacities relative to new development that may place additional demand on area educational facilities.
3. Cooperate with other jurisdictions to assess future needs for new or expanded facilities such as hospitals, clinics, nursing homes, preschools, day care and job service.
4. Continue providing zoning for and revise ordinances as necessary to permit uses related to human services compatible with surrounding uses.
5. Encourage the development and/or expansion of facilities available for public use for the arts and humanities, continuing adult education, including a theatre, auditorium, conference space, convention hall, visitors center and library.

* TRANSPORTATION *

- I. GOAL: To promote the safe and efficient movement of people.

- A. POLICY: Encourage the use of mass transit as an alternative to the private automobile.

IMPLEMENTATION:

1. Study and determine the need for centralized parking to further encourage the use of public transportation to Baldy accesses as well as the shopping district.
2. Improve bus service thereby providing more convenient access to the transit system.
3. Examine increasing transit routes into the residential areas and the downtown.
4. Consider a centralized transit facility in Ketchum to more efficiently serve the public.
5. Encourage and promote expansion of mass transit alternatives between Ketchum and the southern portion of the Wood River Valley to ease the pressure on State Highway 75.
6. Review and implement changes in the parking requirements in the downtown core that minimize the priority of the automobile and encourage the use of mass transit and pedestrian circulation.
7. Continue long range planning for public transportation facilities and services.
8. Coordinate with the Blaine County School District for possible combination of services.
9. Secure bus shelters along transportation routes, where appropriate.

- B. POLICY: Encourage the safest means of circulation to destination points and around the City.

IMPLEMENTATION:

1. Consolidate accesses onto major thoroughfares to serve a maximum amount of development and to minimize the impact on that roadway.
2. Prohibit new access onto major thoroughfares when safe alternate access can be made available.
3. Require the preservation of existing and provision of additional parking areas at River Run access point to Bald Mountain with the continuation and any expansion of the capacity of Baldy by the owner of U.S. Forest Service lease to this public recreation area.
4. Modify design review criteria to adequately address loading and delivery areas in the downtown core that won't interfere with general circulation.
5. Encourage and support retention of the railroad right-of-way for rail service and/or means of other public non-motorized transportation.
6. Coordinate with the Blaine County Recreation District and the City of Sun Valley in establishing safe non-motorized routes throughout the area.
7. Study means to encourage or require use of the River Run access to Bald Mountain by skiers and Sun Valley Company employees to help alleviate the already over-burdened Warm Springs Road.
8. Determine the location and secure rights-of-way necessary for construction of a connector road between Saddle Road and Warm Springs Road, including a safe intersection with and straightening the "S-curve" in Warm Springs Road.
9. Anticipate the potential future need for a more direct and safe access than exists from State Highway 75 to the base of Baldy at River Run.
10. Improve access to and within the Light Industrial District to help alleviate existing congestion at certain major intersections.
11. Review and update residential parking requirements to assure adequate on-site space for residents and guests and to alleviate pressure on residential street rights-of-way.
12. Establish regulations for the location of new accesses relative to existing intersections.
13. Pursue the provision of centralized parking areas to coordinate with shuttle bus service to Bald Mountain ski lifts.
14. Require provision of bus stop areas and shelters by appropriate developments.

- C. POLICY: Promote convenient access to the commercial core and to strengthen and support the business community.

IMPLEMENTATION:

1. Retain State Highway 75 and Main Street in their present alignment as the main access to and through the existing downtown core prohibiting any future by-pass of the business core or relocation of the highway out of the downtown.
 2. Encourage use of mass transportation to and from the commercial cores of Ketchum, Sun Valley and Elkhorn.
 3. Complete the system of storm sewers and curb, gutter and sidewalks to assure safe pedestrian access.
 4. Encourage adequate maintenance of sidewalks.
 5. Oppose the development by the State Highway Department of any divided highway within the present or future City limits.
- D. POLICY: Encourage viable methods of transportation into the Wood River Valley.

IMPLEMENTATION:

1. Encourage the State Highway Department to adequately maintain those highways providing access into the area.
2. Continue the City's participation as a member of the Blaine County Airport Commission.

II. GOAL: Minimize public expenditure for road maintenance and capital improvements.

- A. POLICY: Minimize the financial impact of new commercial and residential developments on the road system and parking.

IMPLEMENTATION:

1. Continue to require construction by the developer of new roadways to adopted street standards.
2. Adequately fund the Street Department budget to enable planning for and maintenance of roadways.
3. Investigate the establishment of a roadway use permit with fees based on load weight of vehicles (for example: buses, trucks), renewed periodically, to contribute to the cost of maintenance of roads.
4. Continue long range planning for roadway and parking improvements and maintenance.
5. Require new roadways to be constructed at a grade no greater than 7% and that two road accesses be provided for new development where determined necessary for public safety.

I. GOAL: Protect the land uses along major transportation routes by minimizing the noise interference.

- A. POLICY: Promote the use of landscape screening along transportation routes.

IMPLEMENTATION:

1. Require open space corridors along entrances to the City through the use of adequate setbacks and other appropriate means.
2. Require landscape screening along all major transportation routes.

* RECREATION *

I. GOAL: To protect and enhance the health and life styles of residents and visitors through the availability of quality recreation alternatives.

A. POLICY: Expand existing and assure new facilities for recreation use by residents of Ketchum and the public.

IMPLEMENTATION:

1. Continue the functioning park and recreation board to oversee the operations and assess needs at Atkinson Park and all other public recreation facilities.
2. Seek the review by the parks and recreation board of all plans having public recreation facilities planned.
3. Establish and/or continue user fees for active recreation programs to maintain and upgrade public facilities.
4. Encourage the development of natural hot water springs for the recreational use and benefit of the public.
5. Participate in public hearings that will be required for future recreation developments on public lands.
6. Coordinate and cooperate with the Forest Service and the Sun Valley Company on future recreational plans encouraging upgrading and expanding downhill and cross-country skiing capacities.
7. Participate to the extent possible in assuring that downhill and other skiing on public lands will be made available at a reasonable cost.
8. Continue long range planning for recreation facilities and services available for use by the public, including, but not limited to, tennis, softball, baseball, rugby, soccer, skating, hockey, swimming, equestrian and running facilities.

B. POLICY: Protect existing and promote new open spaces for public recreation uses.

IMPLEMENTATION:

1. Inventory, designate and reserve such areas through the recreation use district.
2. Annex, when appropriate, into the City and include Warm Springs Golf Course and Bigwood Golf Course in the recreation use zoning district.
3. Research means whereby the two existing golf courses will be in perpetuity available to the public for summer and winter activities compatible with their primary use.
4. Coordinate with Forest Service and the Bureau of Land Management to ensure the future option of creating a family oriented passive park along the Bigwood River and west Ketchum and on other public lands.

C. POLICY: Preserve the right of public access on and to public lands and waters within and outside the City limits.

IMPLEMENTATION:

1. Continue to update inventory of existing trails in use, granted easements, and all other public ways providing access for pedestrians, equestrians, bicyclists, cross-country trails, skiers and fishermen.
2. Continue coordination with Blaine County Recreation District in development of the Wood River Trails System.
3. Establish a trail system in and through the City to accommodate all non-motorized movement summer and winter and to link up with those established by the County, the City of Sun Valley and other governmental jurisdictions taking into consideration the rights of the private property owners.
4. Provide continuance of corridors historically used by the public to reach public lands.
5. Require that private development of and dedication to the public of those portions of the trail system that cross private lands and provide consistent signing of said trails.
6. Require that all roads even when owned and maintained privately are available for access by the public protecting privacy of driveway access to residences.
7. Adopt the Wood River Trails System to provide uniform construction standards, signage and location of paths in and around the area.

* SPECIAL AREAS OR SITES *

I. GOAL: To preserve sites and buildings with historical value to the community.

A. POLICY: Identify, along state historic guidelines, those sites and buildings through the resources of historical records, newspapers and long time residents.

IMPLEMENTATION:

1. Complete an inventory of the community of those areas that should be designated historical sites or buildings to be preserved.
2. Establish criteria for reviewing development plans that include such sites or buildings.
3. Develop incentives such as historical easements on non-commercial buildings and other means to encourage the restoration of such buildings.
4. Examine the feasibility of adopting by ordinance the designation of historical sites and buildings.
5. Explore means to raise revenues for acquisition of areas or buildings.

II. GOAL: To protect areas of special interest to the community.

A. POLICY: Identify those areas to be used for the general enrichment of life in the community.

IMPLEMENTATION:

1. Inventory areas that may be of special interest to the community.

2. Designate specific areas for use in educational endeavors, for open space in perpetuity, for display of historical artifacts.
3. Develop criteria for review of plans that include or affect such sites.
4. Develop means to raise revenues earmarked for improvements or maintenance of such sites.

* HOUSING *

I. GOAL: To protect the health, safety and welfare of residents relative to housing.

A. POLICY: Establish land use policies that ensure orderly development relative to public facilities and services.

IMPLEMENTATION:

1. Protect property valuation by land use compatibility and transition between uses.
2. Continue to plan for the orderly and efficient expansion of and necessary public expenditure for sewer and water facilities, fire and police protection, and public transportation as required by future controlled growth.
3. Examine impact of housing developments on area schools and other public facilities in the community and Blaine County.
4. Concentrate densities within the existing community to most efficiently provide services and commercial necessities.
5. Restrict the use of individual septic systems to the lowest density developments in outlying areas and away from the concentrated, highest densities within the City.
6. Discourage the development of private wells.
7. Provide adequate zoning for the provision of short term occupancy units particularly close to recreation and tourist related facilities and business core.
8. Negotiate the zone of impact with Blaine County and the City of Sun Valley.
9. Periodically review the Uniform Building Code and the Uniform Fire Code to ensure public safety.
10. Encourage the rehabilitation and upgrading of existing housing units to strengthen neighborhoods and protect investments.
11. Encourage new construction methods in energy conservation without compromising health and safety through codes as technologies become available.
12. Continue long range planning for housing to meet future needs.

II. GOAL: To promote safe, adequate long term housing available at costs that are reasonably affordable.

- A. POLICY: Stimulate the development of service housing in and adjacent to the community.

IMPLEMENTATION:

1. Investigate requiring the provision of on-site employee housing in resort and tourist oriented projects to house seasonal employees.
2. Investigate requiring service units in future condominium projects to function as management and/or long term housing for employees and include alternatives to the provision of such units on-site.
3. Cooperate with Blaine County and other jurisdictions in planning for affordable housing.
4. Establish incentives for incorporating employees/service community housing units within commercial developments in the downtown core and buffer zones.
5. Consider provisions for caretakers units in appropriate areas that will be restricted to long term occupancy by service employees.
6. Examine the feasibility of creating an apartment zone or incentives to build apartments to make more housing units available for long term rentals.

- B. POLICY: Provide for alternative forms of ownership.

IMPLEMENTATION:

1. Consider regulations and appropriate ordinances that permit forms of ownership alternate to condominium ownership in multiple unit projects, including, but not limited to townhouse ownership.
2. Address appropriate areas within the City and necessary regulations for alternative forms of ownership, including, but not limited to time-share and co-operatives.
3. Protect residential neighborhoods for long term occupancy of housing units.

- III. GOAL: To cooperate with Blaine County, Sun Valley and other jurisdictions in an overall effort to provide housing.

- A. POLICY: Encourage the creation of a County wide housing committee including governmental jurisdictions and private industry.

IMPLEMENTATION:

1. Develop a comprehensive housing market analysis determining the supply, market, needs and projections.
2. Maintain consistency in collection and projection of housing data.
3. Analyze groups displaced by high costs including seasonal employees and the permanent work force and encourage an area wide approach to deal with the results.
4. Investigate alternative means of financing low income housing.
5. Monitor and investigate the possibility of acquiring Federal lands for the purpose of providing needed housing.

6. Study suitable locations for mobile home parks as one source of moderate income housing within and outside City limits.

* COMMUNITY DESIGN *

I. GOAL: To maintain and enhance the aesthetic qualities of Ketchum's rural, recreation and tourist oriented character - the economic mainstay of the community.

A. POLICY: Encourage a commercial core that will be conducive to economic growth and enhance the quality and viability of the business community.

IMPLEMENTATION:

1. Encourage the use of covered sidewalks to reduce the need for snow removal and to facilitate pedestrian access.
2. Consider an ordinance that adjacent property owners be responsible for snow removal from public sidewalks.
3. Establish standards and require by ordinance the construction and maintenance of screening for all trash receptacles.
4. Consider development of bulk standards for commercial buildings that relate to the size of the parcel being developed and to allow more flexibility in architectural and site design.
5. Evaluate design review criteria and performance of the process and make changes necessary to achieve the purposes of such review.
6. Develop changes in on-site parking requirements to facilitate a tight commercial core and promote pedestrian circulation.
7. Reevaluate the in-lieu parking provisions relative to reduced on-site requirements and the City's ability to obtain peripheral parking lots.
8. Create a buffer within the existing commercial area between the concentrated commercial core and adjacent low density residential zoning districts by encouraging a mix of commercial and residential development.
9. Prohibit strip commercial development to reduce the need for private automobile use and to encourage public transportation within a single commercial core.
10. Encourage the development of a central transportation center to facilitate the use of mass transit in and around the City including a shoppers bus in the downtown core.
11. Modify ordinances to adequately address needs of safe and efficient loading and unloading and storage requirements of businesses.
12. Examine safe circulation routes for bicycles throughout the downtown area.
13. Examine alternatives to asphalt surfacing of parking areas without compromising efficient use and maintenance.

14. Encourage creation of pocket parks in the commercial core.
15. Minimize commercial development in areas other than the commercial core.

B. POLICY: Ensure through design review high standards and compatibility of building design and quality to enhance the appearance of the community and protect the public health, safety and welfare.

IMPLEMENTATION:

1. Consider adoption of refined bulk standards for all types of development that relate to the size of the parcel being developed, reflecting scale and setbacks that provide true open space, protect views and solar access.
2. Develop criteria specifically for light industrial developments that address the use and function as well as aesthetic appearance.
3. Encourage the use of external building materials that are compatible with the natural surroundings of the community.
4. Review residential design review criteria and performance of the process and make changes necessary to achieve the purposes of such review.
5. Establish standards and require by ordinance the construction and maintenance of screening for all trash receptacles throughout the City.

C. POLICY: Protect and enhance the overall livability and natural beauty, safety and function of the community.

IMPLEMENTATION:

1. Establish and adopt criteria by ordinance for the preservation of desirable existing vegetation, topography and natural resources.
2. Establish and adopt specific standards for appropriate landscape screening of uses, transportation corridors and parking areas including adequate area for storage of snow.
3. Minimize visual impact of utilities by requiring undergrounding where feasible.
4. Periodically review building, fire and zoning code compliance, including, but not limited to a business license.
5. Reevaluate the sign ordinance and make changes necessary to achieve the purposes and provide uniform application of the code.
6. Encourage through design review and other appropriate means the use of attractive open space, landscaping, lighting and street furniture for the benefit of the public with new and expanding developments.
7. Require that public buildings and municipal projects are included within the design review process.

* ENERGY *

I. GOAL: To maximize the conservation and efficient utilization of all types of energy for the benefit of public health, safety and welfare.

A. POLICY: Encourage energy conservation through sound land use planning policies and regulations.

IMPLEMENTATION:

1. Increase access to public transportation to reduce the consumption of fuel for the private automobile.
2. Maintain a single concentrated commercial core to decrease the length of daily required trips and to facilitate consolidation of related trips.
3. Promote medium and high density residential development taking physical land restraints into account in and near the downtown core to reduce the need for motorized travel to places of employment and shopping.
4. Reduce recreation related transportation needs by promoting close-in recreation opportunities, for example: adequate passive and active parks.
5. Adopt land use policies that promote development in an orderly, compact and efficient manner.
6. Encourage the use of renewable resources and existing natural resources and characteristics of the land by new development to aid energy conservation.
7. Cooperate with utility suppliers in assessing future needs and demands in light of conservation and protection of the availability of energy sources.
8. Encourage energy conservation in industrial activities.
9. Provide for adequate safe circulation by non-motorized means throughout the area.

B. POLICY: Increase the energy efficiency of the City operations.

IMPLEMENTATION:

1. Maintain and rehabilitate existing and construct new City buildings so as to maximize the conservation of energy when cost effective.
2. Encourage the procurement of the most energy and cost effective goods, equipment and vehicles.
3. Review street lighting and explore means to reduce energy used.
4. Pursue energy conservation programs made available by State and Federal Departments of Energy.
5. Coordinate with other governmental jurisdictions to develop consistent policies and provide a central energy information source.

II. GOAL: To encourage the use and development of renewable energy sources.

A. POLICY: Seek and encourage alternatives to the conventional sources of energy.

IMPLEMENTATION:

1. Promote active conservation programs through schools and community organizations.
 2. Encourage and assist wherever feasible in the reuse of recyclable materials and recycling programs.
 3. Encourage the development and increased efficiency of the geothermal hot water system for space heating and other uses.
 4. Provide flexibility in local codes to allow the development of wind energy systems and devices.
 5. Provide design review criteria and other code regulations that encourage the use of solar water and space heating systems.
 6. Cooperate with Blaine County in the possibility of the County land fill as a source of energy.
- B. POLICY: Facilitate maximum energy efficiency of new development and rehabilitation projects.

IMPLEMENTATION:

1. Encourage new lots in subdivisions and/or building envelopes be designed to allow for the use of solar energy, i.e. southern orientation.
2. Cooperate with Blaine County in efforts to develop an energy management plan.
3. Encourage new construction methods in energy conservation without compromising health and safety through codes as technologies become available.
4. Refine design review criteria regarding architectural design, building orientation, landscaping and site planning to strongly encourage the use of solar energy.
5. Consider incentives to stimulate the development of solar construction.
6. Protect solar access, where appropriate.
7. Review building codes periodically to ensure advanced construction techniques for energy conservation are permitted.
8. Encourage weatherization and rehabilitation of sub-standard structures.

* AREAS OUTSIDE THE CITY *

I. GOAL: To assure that areas outside the City, yet related by geographical and economic influences, are developed in a manner compatible with the rural, recreational character of the community.

A. POLICY: Protect open spaces that preserve the aesthetic value of natural features of the land and for use and enjoyment by present and future populations in the area.

IMPLEMENTATION:

1. Coordinate with the Idaho Park Foundation and any other organizations and agencies to preserve the open space corridor into Ketchum, including, but not limited to the Reinheimer Ranch.
 2. Require adequate setbacks on new developments to continue the open space corridor at both entrances to town.
 3. Support continued prohibition and limitation of construction on hillsides leaving them open and unobstructed through adoption of a mountain overlay and other appropriate regulations.
 4. Require various public easements where appropriate through all new developments to ensure safe public access to public lands and waters, including, but not limited to bicycle, equestrian and pedestrian easements.
 5. Coordinate with the Blaine County Recreation District in locating needed public easements.
 6. Cooperate with the Blaine County Recreation District in efforts to acquire the railroad right-of-way for a non-motorized transportation and recreation corridor.
 7. Encourage the retention of the Big Wood Golf Course and the Warm Springs Golf Course for continued use by the public and as valuable open spaces.
 8. Protect the integrity of the Big Wood River and other waterways and access to them from adverse impacts created by encroachment of development.
 9. Encourage the establishment of conservation and agricultural districts through protective regulations, and tax and other incentives where urban development is inappropriate.
 10. Protect the agricultural lands and the owners right to farm from being encroached upon by residential development.
 11. Consider adoption of overlay districts for wildlife, avalanche and flood plain areas consistent with the regulations in the County for the City and the Area of City impact.
- B. **POLICY:** Plan to annex, when appropriate, those areas named in City of Ketchum Resolution Number 185 and other privately held lands having economic influence on the City, and/or related to the City by geographic features.

IMPLEMENTATION:

1. Establish fees whereby newly annexed areas will pay an equitable share of the cost of the necessary additions to services and facilities currently paid for by owners of property within the existing City limits.
2. Consolidate existing and locate new accesses to developments along State Highway 75 to minimize adverse impacts on the highway and City streets, including prohibiting new accesses onto State Highway 75 where safe, alternative access can be made available.
3. Establish land uses that are compatible with surrounding uses, providing a reasonable transition from the highest density within the population center of Ketchum to the more open, lower densities in the County and providing a consistent, predictable pattern of development.

- 4. Examine areas that will help meet the passive and active recreation needs of the communities present and future population.

C. POLICY: Coordinate and cooperate with Blaine County in the review and approval process for all new developments and land uses.

IMPLEMENTATION:

- 1. Negotiate the Area of City Impact that may include the area one mile south of the steel bridge; one mile north of Adams Gulch Road and to the Forest Service property on the west and the Board Ranch.
- 2. Protect the stock driveway for continued use by the sheep industry and/or the Blaine County Recreation District for a non-motorized corridor.
- 3. Prohibit strip commercial development thereby assisting in reaching the goals and policies of the Comprehensive Plan for Blaine County for commercial uses.
- 4. Encourage the County to designate land uses that are compatible with the goals and policies the City has established.

* GROWTH MANAGEMENT *

I. GOAL: To manage the growth and development of Ketchum preserving the character of the town while enhancing its attractiveness and viability as a tourist and recreation as well as family oriented community and to provide a stable long term economic base.

A. POLICY: Achieve an equitable balance between development and the City's ability to provide public facilities and services, the character of the town, and quality of life.

IMPLEMENTATION:

- 1. Regulate the rate of growth and development in the community.
- 2. Continue to monitor and review annually the existing growth management system and make appropriate changes therein in light of changing conditions.
- 3. Continue the design review of development proposals as a qualification for building permit issuance to assure quality, safety and compatibility.
- 4. Minimize or prohibit increased demand on the sewage treatment plant when the Environmental Protection Agency or other governmental agency permit is being violated.
- 5. Refine the zoning ordinance and other necessary ordinances creating incentives to provide housing types needed in the community.
- 6. Consider reduction of allowable zoning densities in appropriate areas.

B. POLICY: Coordinate and cooperate with area jurisdictions to further the common purpose of protecting the viability of the tourist community and the resident population.

IMPLEMENTATION:

1. Encourage other jurisdictions to adopt growth management plans to compliment each other.
2. Negotiate the Area of City Impact with the County and the City of Sun Valley.
3. Coordinate with Blaine County and the City of Sun Valley to ensure development in the vicinity of Ketchum will be compatible with the goals and policies of this plan.
4. Promote a single, coordinated, area-wide approach to growth management based on geographic and land use criteria, recognizing the diversity and similarity of the economics in the County.

* LAND USE MAP *

The following classifications appear on the Land Use Map identifying areas suitable for present and projected uses of the land:

Short-Term Occupancy and Support -

Area appropriate for facilities, services and/or housing accommodations supporting the tourist industry.

Long-Term Residential Occupancy -

Area appropriate for housing of permanent and second home residents.

Recreation/Open Space -

Area appropriate for open space preservation and/or primarily open recreation and areas over 25% slope which are generally precluded from development.

Business/Shopping -

Area appropriate for retail, financial, office, restaurant and like commercial uses serving the business needs of the community.

Light Industry -

Area appropriate for warehousing, manufacturing, wholesaling and automobile-, recreation-, construction-related industries, including incidental, limited retail sales and offices.

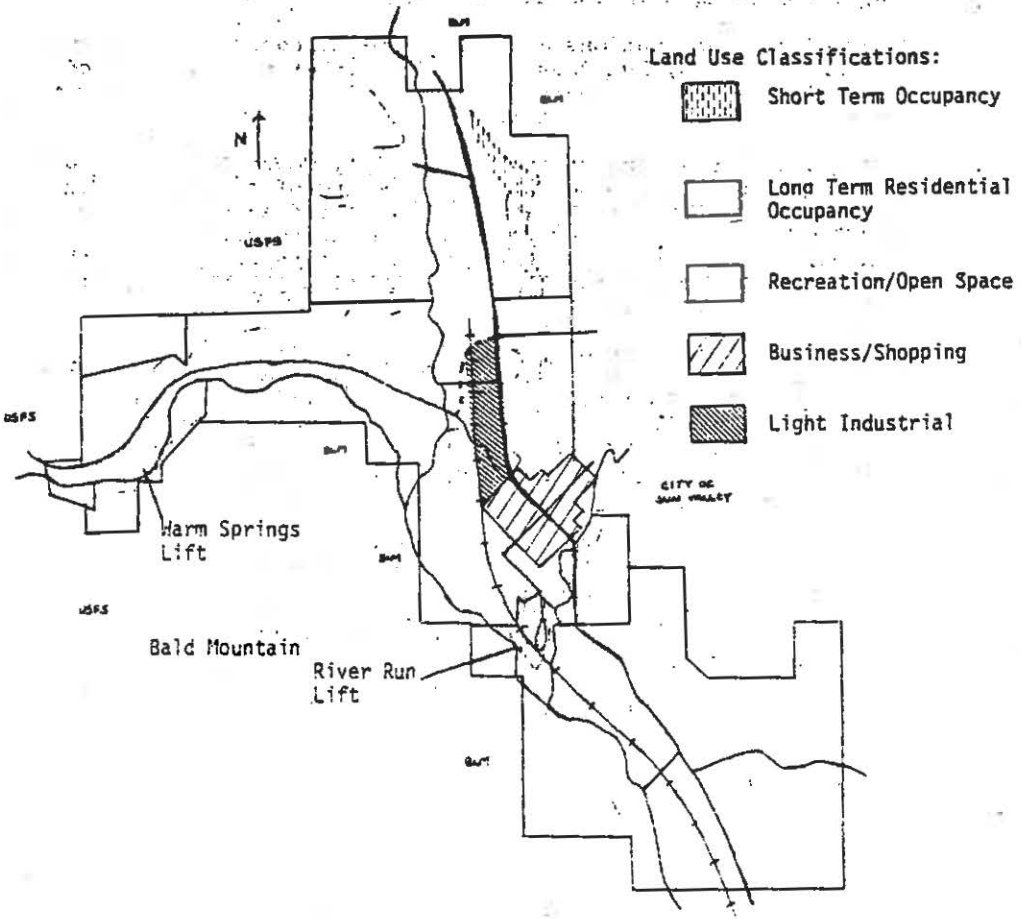
Interpretation and Use of Land Use Map

1. Precise distinctions between the various land uses will be more specifically defined upon application of the goals and policies throughout this Plan and the land use classifications to the Zoning Ordinance and Zoning District Map.
2. Land use classifications have been identified for areas presently outside the City to guide zoning decisions at the time any of those areas are annexed into and become part of the City. Specific densities, uses and zoning districts will be identified through the appropriate public hearing process at the time any parcel of property is annexed. Decisions on density and uses should be guided by the goals, policies and statements of implementation contained in this Plan.

3. North of the existing City limits, the location of a connector road from Highway 75 to Warm Springs Road has been tentatively identified. Minor adjustments in the final design and placement of the road may result in minor adjustments to the locations of the various adjoining land use and such adjustments shall not be considered changes in the Land Use Map.
4. The land use designations are defined with regard to the primary uses of the areas, but does not exclude other uses determined compatible during the zoning process so long as consistent with the goals and policies of this plan.
5. In amending the zoning ordinance, the City Council shall be guided by the Land Use Map. The extent and timing of changes in zoning to reflect the Land Use Map shall be at the discretion of the City Council and until such time as the zoning districts are changed, development of property shall be considered under the goals and policies of the Comprehensive Plan together with the applicable zoning regulations.
6. Due to the scale, lack of detail or illegibility of the map, application of the land use designation to specific lands and/or developments may require clarification, minor adjustment, or refinement of the boundaries as depicted on the Land Use Map. Such clarification, minor adjustment, or refinement shall not be considered as a change in the Land Use Map.
7. The Land Use Map with all notations and other information shown thereon, exhibited herein by a copy thereof, is hereby adopted and incorporated herein by reference as part of this Comprehensive Plan. Regardless of the existence of purported copies of the Land Use Map which from time to time may be made or published, the Official Land Use Map shall be the one located in the office of the Ketchum City Clerk and said map shall be the final authority as to the current land use designations of lands under this Plan.

This map is to be used for planning and zoning purposes only. It is not to be used for any other purpose. The City of Ketchum, Idaho, is the owner of this map.

**LAND USE MAP OF THE CITY OF KETCHUM
 AND OUTLYING AREAS**



Note: The Official Land Use Map is located in the Office of the Ketchum City Clerk, 480 East Avenue North, Ketchum, Idaho, and should be referred to for detailed review.

AMENDMENT PROCEDURE
COMPREHENSIVE PLAN AND LAND USE MAP

According to Idaho Code, Section 67-6509, any person may petition the City of Ketchum to request a change or the City may initiate change to the Comprehensive Plan and Land Use Map.

The Planning Commission and Zoning Commission shall hold at least one public hearing to receive public comment on the proposed change.

Upon receipt of the recommendation of the Planning Commission and Zoning Commission on the proposed change, the Ketchum City Council shall hold at least one public hearing on said change.

The Plan or any amendment thereto shall be effective upon adoption by the Council of a City Ordinance enacting such Plan or change.

Three copies of all changes shall be on file with the Ketchum City Clerk.

BIBLIOGRAPHY

The following materials were used in the preparation of the Comprehensive Plan for the City of Ketchum and are hereby incorporated into said Plan by reference:

1. "Aerial Photographs", prepared for the City of Ketchum by ENH Mapping, Inc., Salt Lake City, Utah, in 1977 and 1982.
2. "Assessment Roll, L.I.D. No. 1-A, City of Ketchum, Idaho, Sewer Project 1968-1969 Maps", prepared for the City of Ketchum by J-U-B Engineers, Inc.
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7. "1980 Census of Population and Housing", U.S. Department of Commerce, Bureau of the Census.
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9. "City of Petaluma, California - Environmental Design Plans", March 27, 1972.
10. "Climatological Summary" prepared by Kenneth A. Rice, NOAA Weather Service, Climatologist - Idaho Federal Office Building, Boise, Idaho, 83702, December, 1970.
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20. "Flood Insurance Study" for Ketchum, Idaho, by U.S. Department of Housing and Urban Development, Federal Insurance Administration, December, 1977.
21. "Flood Plain Information - Ketchum, Idaho and Vicinity - Big Wood River" prepared for Blaine County, Idaho, by the U.S. Department of the Army Corps of Engineers, Walla Walla, Washington District, June, 1970.
22. "Flood Plain Information - Ketchum, Idaho and Vicinity - Warm Springs Creek" prepared for Blaine County by the U.S. Department of the Army Corps of Engineers, Walla Walla, Washington District, October, 1972.
23. "Flood Plain Information - Trail Creek - Ketchum/Sun Valley, Idaho" prepared for Blaine County by the U.S. Department of the Army Corps of Engineers, Walla Walla, Washington District, June, 1974.
24. "Greyhawk Resort Transportation Impact Analysis" prepared by TDA Intermountain, Inc., January, 1982.
25. "Housing Needs Analysis: The Magic Valley" by Laddie J. Sula, Assistant Professor of Economics, Boise State University, November, 1977.
26. "Idaho Almanac" published by the Executive Office of the Governor John V. Evans and the Idaho Division of Tourism and Industrial Development, State Capital Building, Boise, Idaho, 1977 Edition.
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28. "Idaho Environmental Quality Profile 1978", prepared by the U.S. Environmental Protection Agency, Region 10, 1200 Sixth Avenue, Seattle, Washington, 98101.
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41. "Planning Handbook for Local Government" compiled and edited by L. Ray Mickelson, April, 1976, and revised by Art Tackett, April, 1979, State of Idaho, Bureau of Community Affairs.
42. "The Practice of Local Government Planning" by the International City Management Association, 1979.
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44. "A Report of a Preliminary Ecological Survey of the Big Wood River and Little Wood River Basins" by Karl Holte, Fred Rose and Charles Trost, for the Walla Walla District of the U.S. Corps of Engineers, June, 1970.
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Publish: Wood River Journal--April 21, 1983

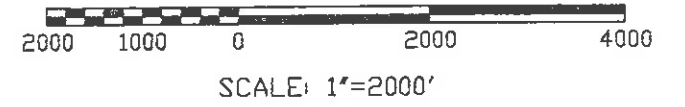
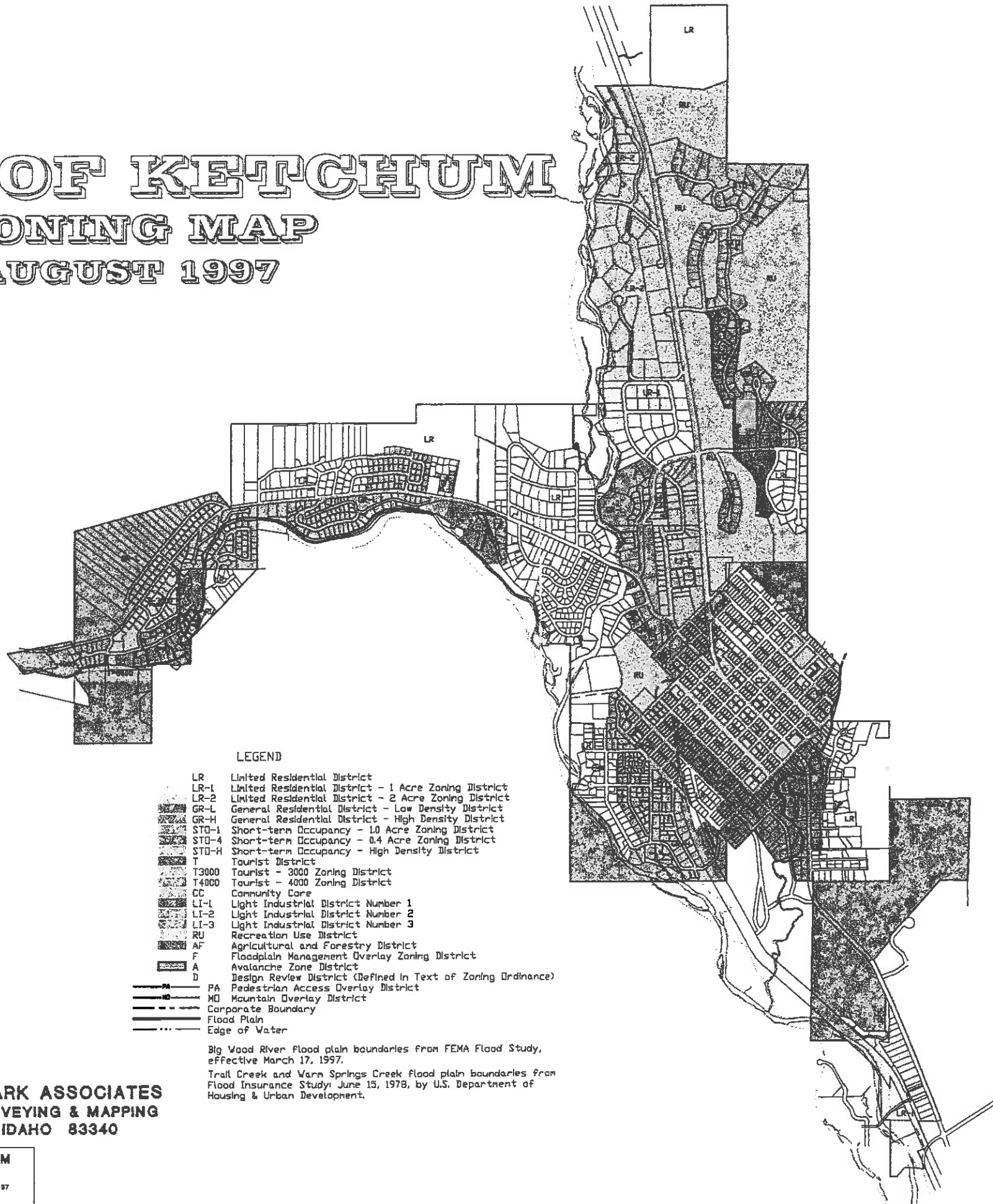
**Extra Copies Available at
Ketchum City Office**



CITY OF KETCHUM

ZONING MAP

AUGUST 1997



- LEGEND**
- LR Limited Residential District
 - LR-1 Limited Residential District - 1 Acre Zoning District
 - LR-2 Limited Residential District - 2 Acre Zoning District
 - GR-L General Residential District - Low Density District
 - GR-H General Residential District - High Density District
 - STD-1 Short-term Occupancy - 1.0 Acre Zoning District
 - STD-4 Short-term Occupancy - 0.4 Acre Zoning District
 - STD-H Short-term Occupancy - High Density District
 - T Tourist District
 - T3000 Tourist - 3000 Zoning District
 - T4000 Tourist - 4000 Zoning District
 - CC Community Core
 - LI-1 Light Industrial District Number 1
 - LI-2 Light Industrial District Number 2
 - LI-3 Light Industrial District Number 3
 - RU Recreation Use District
 - AF Agricultural and Forestry District
 - F Floodplain Management Overlay Zoning District
 - A Avalanche Zone District
 - D Design Review District (Defined in Text of Zoning Ordinance)
 - PA Pedestrian Access Overlay District
 - MO Mountain Overlay District
 - Corporate Boundary
 - Flood Plain
 - Edge of Water

- LEGEND**
- 100 YEAR FLOOD PLAIN
 - RIVER
 - CORPORATE LIMITS
 - STREET VACATIONS
 - PROPERTY LINE
 - 1200 ADDRESS WITH BUILDING
 - 1200 ADDRESS WITHOUT BUILDING
 - 1200 ADDRESS NUMBER RESERVED FOR FUTURE USE

Big Wood River Flood plain boundaries from FEMA Flood Study, effective March 17, 1997.
 Trail Creek and Warm Springs Creek flood plain boundaries from Flood Insurance Study June 15, 1978, by U.S. Department of Housing & Urban Development.



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 P.O. BOX 733, KETCHUM, IDAHO 83340

CITY OF KETCHUM
ZONING MAP
 DATE: 7/24/97 PROJECT NO. 97
 DRAWN BY: L. CRISSEON

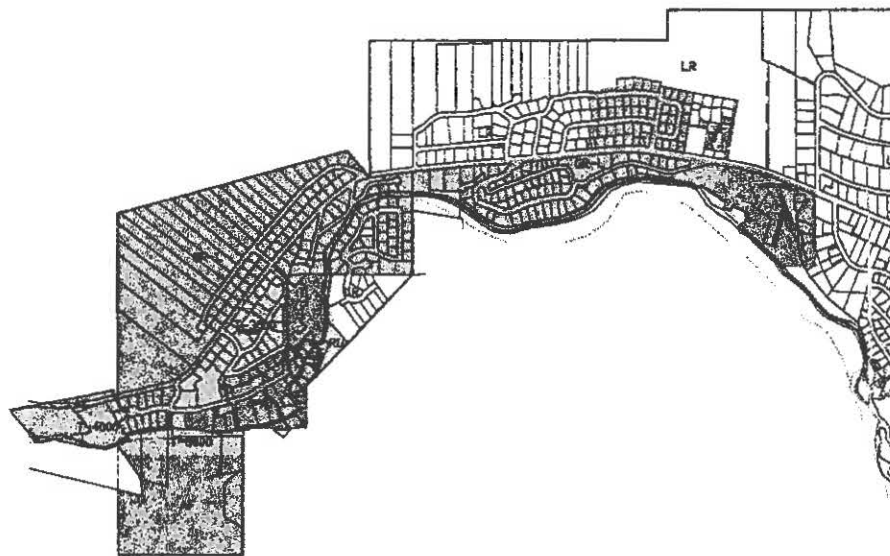
NOTE:
 This map is a graphic representation of the City of Ketchum corporate boundaries, lots, subdivisions, streets, rivers and other physical features for the purpose of assigning and locating street addresses. This map shall not be construed as showing accurate angles, distances, property boundaries or floodplain boundaries.

REUSE OF DRAWING:
 This map, or any portion thereof, shall not be altered or represented on other than its original form except by agreement in writing by the City of Ketchum.

CITY OF KETCHUM

ZONING MAP

AUGUST 1997



LEGEND

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CITY OF KETCHUM
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 DATE: 7/24/97 PROJECT NO. 97
 DRAWN BY: L. ERKOSCH