



City of Ketchum
Planning & Building

Request for Qualifications and Proposals
Update to City's Comprehensive Plan and Land Use Regulations
Questions & Responses

Date Issued: April 19, 2023

Has the City committed to a specific type of code they are interested in creating as part of the rewrite, such as form-based, traditional, hybrid, etc?

The first phase of the comprehensive plan update and land use regulations rewrite will include a project scoping exercise intended to determine the approach for the code rewrite and the framework for the new land use regulations. While the City is not yet committed to a specific format, it is anticipated that the final product will be a hybrid code incorporating some elements of a form-based code while maintaining valid content and overall structure of the existing code.

The RFP/Q lists "integrate progressive and sustainable policies and practices" as a key objective of the project. Can you elaborate on what this means in terms of housing supply and affordability? Is housing affordability a key focus of this project?

Ketchum's intention is to use the principles of sustainability to guide community development in the future. The City seeks to integrate progressive and sustainable policies into new land use regulations that would apply to the physical development of buildings, including affordable housing projects. In addition, Ketchum intends to use the principles of sustainability and progressive practices to enhance economic resiliency and prosperity, conserve natural resources, preserve history and culture, and create year-round social and economic vibrancy. A healthy, vibrant community relies on local housing for a range of income levels.

The City of Ketchum is experiencing a significant population increase and a severe shortage of housing for the local workforce at all income levels, threatening the livelihood and straining the resources of the City, its citizens, and businesses. The City's average annual population growth rate is approximately 1%, however, the population of the City increased 25% from 2019 to 2020. The City lost 475 long-term rental and ownership housing units from 2000 to 2019. Ketchum is losing its workforce and some year-round residents because most people cannot afford to live here. Ketchum seeks to provide a variety of housing options and increase the City's supply of affordable housing units for locals who live and work in town.

[The 2022 Housing Action Plan](#) ("HAP") emphasizes the importance of increasing the housing supply for Ketchum's local workforce and year-round residents. Goal 1 of the HAP is to produce and preserve housing. Ketchum needs to build, preserve, or convert approximately 100 residential housing units per year to address the community's urgent need and meet future demand. Local housing for a range of income levels is critical to maintain long-term vibrancy downtown and ensure the future viability of Ketchum's economy.

We understand the budget for Phase 2 and 3 is to be finalized after Phase 1. However, a full code rewrite is a significant undertaking and the resources required vary substantially based on a number of factors. Can you provide a range or estimate of the budget that will be potentially available?

The City has budgeted \$150,000 for Phases 2&3 with the possibility of additional funding depending on the outcomes of the scoping phase of work.