



CITY OF KETCHUM, IDAHO

CITY COUNCIL

Monday, September 19, 2022, 4:00 PM
191 5th Street West, Ketchum, Idaho 83340

AMENDED
AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/88135895754>
Webinar ID: 881 3589 5754
2. Address the Council in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Mayor Neil Bradshaw

ROLL CALL:

Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

1. Public comment submitted at participate@ketchumidaho.org

CONSENT AGENDA:

City Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.

2. Recommendation to approve minutes of September 6, 2022 – Interim City Clerk Lisa Enourato
3. Recommendation to receive and file the Treasurer’s financial reports – City Treasurer Shellie Gallagher

4. Recommendation to authorize and approve the payroll register – City Treasurer Shellie Gallagher
5. Recommendation to authorize and approve the disbursement of funds from the City's treasury for the payment of bills in a total sum of \$717,334.52 – City Treasurer Shellie Gallagher
6. Recommendation to approve Purchase Order #22133 for groomer purchase – Facilities Maintenance Supervisor Juerg Stauffacher
7. Recommendation to approve letter to Idaho Public Utilities Commission regarding Idaho Power Case E-22-22 – City Administrator Jade Riley
8. Recommendation to approve Right of Way Encroachment Agreement 22801 with 106 Aspen Drive – Senior Planner Abby Rivin
9. Recommendation to approve Right of Way Encroachment Agreement 22803 for the placement of a snow melted driveway in the public right of way at 600 Walnut Avenue – Associate Planner Adam Crutcher
10. Recommendation to approve Encroachment Agreement 22789 for residential driveway pavers and snowmelt within the right of way adjacent to 491 N. 4th Avenue – Senior Planner Morgan Landers
11. Recommendation to approve Purchase Order 23004 with Thatcher Company, Inc. for Aluminum Sulfate – Wastewater Division Supervisor Mick Mummert
12. Recommendation to approve Purchase Order 23005 with Univar Solutions USA, Inc. – Wastewater Division Supervisor Mick Mummert
13. Recommendation to approve GIS Interlocal Agreement 23008 with Blaine County – City Administrator Jade Riley
14. Recommendation to approve Purchase Order 23006 for Respirator Fit Tester – Fire Chief Bill McLaughlin
15. Recommendation to approve Purchase Order 23003 for a new fire engine – Fire Chief Bill McLaughlin
16. Recommendation to Approve Amended Right-of-Way Encroachment Agreement 20629A for the placement of driveway pavers in the public right-of-way at 162 Irene Street

PUBLIC HEARING:

17. Second reading of Ordinance #1242 amending Chapter 10.05.03 (Traffic Authority) of the Ketchum Municipal Code – City Administrator Jade Riley
18. Recommendation to hold a public hearing, review, and conduct a first reading of Interim Ordinance 1234 amending certain sections of Title 16 and Title 17 of the Ketchum Municipal Code – Senior Planner Morgan Landers

NEW BUSINESS:

EXECUTIVE SESSION:

19. Pursuant to IC 74-206(1)(f) to communicate with legal counsel on pending, imminent, or threatened litigation.

ADJOURNMENT:

Lisa Enourato

From: H Boyle <Boylehp@yahoo.com>
Sent: Friday, September 2, 2022 9:55 AM
To: Participate
Cc: Greg Foley
Subject: Public comment on Item 11 of 9the/6 City Council Agenda

Mediation seems like a much preferable route to eviction. \$50k to prevent 30 evictions seems cost effective. Even if the money just delays evictions it might still be cost effective.

My concern is that there is **no data being provided to the Council on evictions in Ketchum** as opposed to Blaine County. Ketchum taxpayers will be paying \$25,000 for this contract. How many City of Ketchum residents would have benefited from it in prior years and are projected to benefit from in in 2023?

Is this just a transfer of money from Ketchum taxpayers to other jurisdictions within Blaine County? If so, that is NOT covered in the City of Ketchum Housing Plan and warrants public debate on whether this is a reasonable use of Ketchum taxpayer dollars.

Thank you,

Perry Boyle
Ketchum

Lisa Enourato

From: H Boyle <Boylehp@yahoo.com>
Sent: Friday, September 2, 2022 10:11 AM
To: Participate
Subject: Public comment on Item 24 of City Council Agenda 9/6/22 Lease to Locals

I'm all for this program.

However, buried in the staff memo is a confusing sentence:

"The City of Hailey is reviewing a commitment of \$20,000 to \$25,000 towards this administration fee, which will reimburse the City of Ketchum."

Why would the City of Hailey be involved in the City of Ketchum's Lease to Locals program (or vice versa)?

Will Ketchum taxpayer money be subsidizing some program for the City of Hailey? Seems like the Council should be provided with more information on this.

Thank you,

Perry Boyle
Ketchum

Lisa Enourato

From: chris campbell <1luckybulldog@gmail.com>
Sent: Friday, September 2, 2022 11:13 AM
To: amberlarna@blaineschools.org; amccleary@co.blaine.id.us; blancaromero@blaineschools.org; martha.burke@haileycityhall.org; bdufur@sunvalleyidaho.gov; Courtney Hamilton; clerk@blaineschools.org; dbrown@bellevueidaho.us; dfosbury@co.blaine.id.us; gcappel@bellevueidaho.us; gemroof1@qwestoffice.net; heidi.husbands@haileycityhall.org; Jim Slanetz; jconard@svidaho.org; jrangel@bellevueidaho.us; juan.martinez@haileycityhall.org; keithroark@blaineschools.org; kaz.thea@haileycityhall.org; kgoldman@bellevueidaho.us; ksaks@sunvalleyidaho.gov; larastone@blaineschools.org; sam.linnett@haileycityhall.org; Michael David; mdavis@co.blaine.id.us; Neil Bradshaw; NBurns@house.idaho.gov; Participate; phendricks@sunvalleyidaho.gov
Subject: Watch ""The Pandemic Erased Two Decades of Progress in Math and Reading" Says NY Times. Did It?" on YouTube

<https://youtu.be/8lz4ho4MOp8>

Lisa Enourato

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Sunday, September 4, 2022 1:43 PM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Sunday, September 4, 2022 - 1:42pm

Submitted by anonymous user: 65.129.124.234

Submitted values are:

First Name Tony

Last Name G

Email geezak007@gmail.com

Question/Comment

Dear Organizers;

Experiencing the Wagon Days Parade yesterday for my first time, I was thoroughly impressed with the entire event. I have 20+ years of working with non-profit events and know the commitment and time it takes for the leadership of an event like yesterday.....as well as all of the volunteers involved. It went off so well it was like a synchronized swim team all working together but what I found so absolutely beautiful was the entire team of volunteers! Every volunteer I interacted with were so polite, pleasant and grateful that we were there! I know from my past experiences you always run into some person who won't let you drive somewhere or walk somewhere, or sit somewhere, they don't know how to politely handle the situation and end up ruining a guest's day. See when I attend events like this, it's kind of like my thing to think about how the event comes about ever year, what is involved as well as recruiting of volunteers. I figure out who has to be involved from city or county departments to how many port-a-johns you need, yeah, maybe it's weird but it's just how my mind works. I watched all day, and I saw all of the above happen, from people wanting to cross at the wrong time to people wanting to drive through barriers and every single volunteer handled each situation, I saw, perfectly. Everyone says "thank you for your service" to all these people who have chosen a career that they get paid to do. Local volunteers are the one's people should be saying this too because these people do it for one reason....and it ain't for money or the benefits! These volunteers truly make this country great and are completely responsible for every local event held across the entire country! So from someone who has volunteered, organized and led many events, I personally would like to say what an incredible job done and from top to bottom each and every volunteer deserves a huge pat on the back and a true "thank you for their service"!! Bravo to a wonderful day and I can't wait to attend next year!!

The results of this submission may be viewed at:

<https://www.wagondays.net/node/40591/submission/10742>

Lisa Enourato

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Monday, September 5, 2022 10:49 PM
To: James Hungelmann
Subject: Fwd: PUBLIC COMMENT/. OBJECTION TO FY22 PROPOSED BUDGET

----- Forwarded message -----

De: **James Hungelmann** <jim.hungelmann@gmail.com>
Date: lun, 5 sept 2022 a las 22:44
Subject: PUBLIC COMMENT/. OBJECTION TO FY22 PROPOSED BUDGET
To: Neil Bradshaw <nbradshaw@ketchumidaho.org>, Michael David <mdavid@ketchumidaho.org>, <jimslanetz@hotmail.com>, Courtney Hamilton <chamilton@ketchumidaho.org>, Amanda Breen <abreen@ketchumidaho.org>, Participate <participate@ketchumidaho.org>
Cc: <info@ketchumura.org>

September 5, 2022

Ketchum City Council
Public Comment

Objection to Approval of Ordinance 1238, Amended FY22 Budget
(Agenda Item 20)

Dear Mayor and Councilors:

I object to this proposed budget on these grounds:

1
It makes no provision for and ignores completely the most important priority facing Ketchum residents, i.e., the massive liability to the city for immense damages to the health of its residents and visitors directly caused by restrictions imposed by this council as “emergency measures” such as masking and distancing connected with covid19 - or what is increasingly being recognized as absolute covidScam, where every aspect of the core covid narrative is false and fraudulent and fails the most rudimentary evidentiary scrutiny.

Principally impacted if not targeted have been those in our community most vulnerable to predation and least able to understand and protect their rights, specifically, all minor children, those with disabilities, and the entire working class with disproportionate racial minority makeup.

The inducement to vaccinate is also on this council, an insanity that many insist is effectuating the sickening, crippling, and killing of people en masse, with the devastation already catastrophic yet just beginning to show up.

In the minds of many, what was especially heinous was the strong push for masking in his council from two councilors who had the benefit of US legal education yet who had no qualms about stomping their boots in the

face of due process, the most vital protection in American democracy from tyrannical dictatorships found in savagely fascist havens like Nazi Germany and White Rhodesia. These councilors together with their brethren now would like just to move on, as if it never happened, while reserving the right to re-Boot a free citizenry if it becomes politically expedient for them to do so. Not so fast: We the People are onto you.

Must not this council account for the crimes and casualties of Idaho covidScam including identifying, hunting down, and bringing to civil and/or criminal justice, in government, the press and medical-pharma industry, those perpetrators and collaborators of Idaho covidScam?

Recently this mayor and council cut a deal to further extend the developer's "rights" at The Grand Hole (Hotel) at south downtown entrance, citing a simple "tort claim notice" filed by the developer as a threat to sue for \$100 million, a claim that many in Ketchum found to be horse-laughably frivolous - How many more years do we deserve that grand hole? How would our mayor and council compare the merits and value of the developer's claim - settled by them so quickly with yet further extensions - with those claims of the many thousands of innocents butchered in what many insist has been the most horrific human rights abuse in the history of Idaho statehood? What would be a fair amount to reserve in the budget for this? Some say north of \$10 billion, that those perpetrators and collaborators of covidScam in this valley better get ready for a Big Hit.

Every child beaten and badgered by this council's 'choke out and poison' covidScam Measures has until six months past attaining age 18 to make the call to file a Tort Claim, for intentional and reckless infliction of severe emotional distress, violations of inalienable civil rights, and the like. Class actions by victimized minor children and others seem inevitable. Where is this mayor and council providing for this most shameful and potentially monumental liability?

2

The proposed budget assumes the ongoing progress of projects that were approved in significant stages under cover of covidScam, where the public's actual physical presence in meetings freed of masking was illegally blocked, constituting grave violations of Idaho Open Meeting law, Idaho Code Section 74-203 (5), and rendering null and void as a matter of law any action taken in such meetings. Idaho Code Section 74-208 (1). The projects under scrutiny include Bluebird (aka Blueball); the Ketchum Tribute (to some, the Ketchum Kramit) Hotel; and the most recent harebrained project, to convert another prime downtown location (parking lot) into more "affordable housing" project using the mechanism of KURA aka KuraSCAM, an agency wildly illegal from its start, as never have there existed anywhere in Ketchum any "deteriorated or deteriorating conditions which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents" as required to utilize urban renewal under Idaho law. Idaho Code Section 50-2001 et seq.

3

No funds are included to investigate and reduce or eliminate serious toxicities facing us -

On several prior occasions, most notably perhaps in October 2019 (copy attached, below), I urged Council act on several items of grave concern to public health and safety that are obvious to the simplest of inquiry yet have been abjectly ignored and denied by The Blaine Pretender and the rest of our sustainably stumbling elitists:

- a. Round up the Roundup (glyphosate) – Get it out of the valley; disgracefully, the most chemically toxic land in all of Idaho.
- b. Stop 5G Fast – For openers, require the telecoms and friends who were given this council's free-rein license to install new infrastructure and facilities during the pandemic as "Essential" Activities while private businesses were shut down or restricted. The public needs to know – What towers and other

facilities have they installed and what public and environmental health and safety issues do they represent, if any, and what can the public do to protect? Given such preferred treatment, the Council must insist on public explanation.

c. Put That Needle Down – Stop the crazed government push to vaccinate all (This warning was given before covid!)

d. Strip Search the Elephant in the Sky - the ongoing climate engineering/ “cloud seeding” activity involving aerial spraying of biochemically toxic heavy metals and polymers all around us.

Many of the symptoms or ill health experienced in the covid era and claimed to be ‘covid-caused’ are exactly what so many experts have insisted all along would result from poisoning from glyphosate, microwave radiation and the aerial spraying – “Will cripple and kill us in very few years”.

Rather than support investigation and appropriate protective action, this Council has blocked legitimate citizen concern and inquiry and has stuck with the lame and unsupportable covid narrative as exclusively causative of all these health problems. This Council must dedicate resources to understand and protect us on these four items, along the lines previously requested many times and abjectly ignored.

4

Until all mention of anything related to covid is gone from BCSD schools, as well as predatory government agendas such as CRT and gender identity being forced upon all children, Ketchum City must in good conscience provide needed funding to those parents who desire to educate their children alternatively such as by home schooling.

Thank you.

Regards,

Jim Hungelmann

Ketchum

KETCHUM CITY COUNCIL/ OCTOBER 2019

PUBLIC COMMENTS

Please include this in the record of yesterday’s council meeting, as the full content of what I tried to get through in my three minutes:

Hello, my name is Jim Hungelmann, Ketchum resident.

I respectfully offer this perspective to address the mayor’s question planted at the Limelight Hotel last week - on what is Ketchum /what do we want to be?

Ketchum is a city of 2600 voting residents, really shareholders responsible for our own destiny.

We know we live in rarefied air (non-elite) in every respect and we want to keep it that way.

We want to be free to do our own thing within the bounds of the law and the ordinances and the comprehensive planning, and in harmony with our natural surroundings which we clearly understand is essential for our survival.

We expect city government to abide by the law and ordinances and comprehensive planning now in place, and in harmony with the preservation of nature.

City governance should be simplified/ efficient/ transparent. No agencies on agencies (eg, KURA, KCDC). Collapse all of that and get it into a straight-line transparent accountability within the structure of the city administration.

The fact that any particular item is approved in an annual budget doesn't mean we continue to pursue it if it has run its course (e.g., KIC - well intended, but not working so cut it loose).

We know the flow of folks here is inevitable with population pressures and the search for the rarified air, which is also economically desirable for us.

We welcome visitors and recognize that to live and work here is tough, as it is everywhere. We don't want to subsidize anything or anyone thinking about coming here that would unfairly pressure and create economic hardship for our existing workforce and businesses who make their way here the old-fashioned way.

We recognize that what we have here is unlike virtually every other resort-oriented area that has scrambled for economic growth and has ended up in a scrambled pile of bodies pushing and shoving, with gnashing of teeth all around.

On important issues especially, we work together with and support the other municipalities and businesses in the valley. We especially recognize and support the vital economic and lifestyle importance of SV Company for all of us.

Capital investment projects by the city should be carefully planned and monitored with progress periodically communicated to assure that we the shareholders are tracking and comfortable before new big ones are undertaken.

We want to minimize the tax burden for locals and visitors and challenge the wisdom of continuing the one percent LOT as unnecessary and in fact counterproductive to the “rarified air” most economically attractive positioning of K/SV.

Sustainability is not just cocktail party chat chat. We expect the city to promote and encourage full understanding of pressing health and welfare issues, especially those that are most threatening and controversial, which today include several items brought to your attention in some detail on several occasions over the last many months.

1

Round up the round up (please read what glyphosate is and does and its devastating pervasiveness through the food chain)

2

Stop 5G fast (10x current radiation and here comes the surveillance state)

3

Government forced/sponsored vaccine injections of children and others (permanent irreversible damage to our most vulnerable)

4

Strip search the elephant in the sky - the geo-engineering/ weather warfare that we all know about going on right up there in our skies but are afraid to ever discuss.

On these and other important issues, we expect City council leadership to arrange professionally assisted public discourse and debate - in the process modeling for our children democratic free speech and independent thinking and inquiry.

The fact that an issue may involve the US government does not give us comfort nor require we acquiesce in any of its lunacies. So sad to say but too often on the important stuff, we have been badly burned so as not to trust good old Uncle. We can and must work with other municipalities around the country who are taking courageously proactive approaches to these issues.

City government must welcome formal and informal interaction with We the shareholder citizenry, and when concepts and ideas and questions are raised, there must be respectful and professional follow up.

The Council should continually reach out to engage the considerable intelligence and diverse capabilities of all of the shareholder citizenry, most of whom today are on the sidelines – intimidated, discouraged and no longer interested. The one-shot, 180 second rapid fire at the CC meetings is quite insulting and unprofessional, almost impossible for those who struggle with age and health issues, and an exceptionally poor model for citizen participation.

Thank you.

Lisa Enourato

From: Yahoo! <boylehp@yahoo.com>
Sent: Tuesday, September 6, 2022 5:15 PM
To: Participate
Subject: Public Comment on 460 N Main development

On 460 N Main, hopefully the Council noted Mr. Wilson's comments that it is hard to find a tenant at \$1100 for a 750sf apartment with washer/dryer in the city core if it has no parking spot (which his 4 units do not). This concept that people want to live in downtown Ketchum without cars does not seem substantiated by the experience of landlords of affordable housing units.

This has policy implications. First of all, is it in the interest of the community to increase residential density in the commercial core while simultaneously removing parking spots from the core? Also, does it make sense to give parking relief as an incentive to get affordable housing units if the people who will live in them want the parking space?

Also it seems like the City's fixation on Level 4 for income affordability is hampering development of affordable housing units. The developers feel a bit misused on this issue. Not only did Mr. Wilson bring this up, but also Mr. Bariteau for his development at 1st/4th. As Councillor Hamilton noted, something is not working with the City's policy on this if a landlord is challenged to find Cat 4 renters, and it seems like there should be more flexibility on this issue.

Thank you,

Perry Boyle
Ketchum

Lisa Enourato

From: Yahoo! <boylehp@yahoo.com>
Sent: Tuesday, September 6, 2022 5:35 PM
To: Participate
Subject: Public Comment on Water Treatment Facility bonds

While we have no other option at this point in the process other than to repair the existing WTF, now that we are going to issue bonds to pay for it, I suggest that the City includes a clause in the referendum language to increase its chance of success—that any excess borrowings can only be applied to reducing the amount of debt.

One pushback on the Fire Station is that the funds in excess of those required to construct the station were available for other uses. This was inconsistent with the understanding of some of the voters who voted for that bond issuance.

Let's set up this referendum for success.

Thank you,

Perry Boyle
Ketchum

Lisa Enourato

From: Adrian Carter <carter04.2012@gmail.com>
Sent: Wednesday, September 7, 2022 7:07 PM
To: Participate
Subject: Re: Warm Springs unit owner addressing avalanche ordinance

I am one of the many owners of a unit on the warm springs side that was never informed of the avalanche chapter... I have read it multiple time and I believe we(owners and city) can find a middle ground that covers everyone... With most of the units in the avalanche zones why could us owners provide some kind of documentation that has to be notarized? This would state that us as owners understand the risk and won't hold the city liable in a event of an avalanche... and in order for us to continue renting it out and not losing money we could have guests sign a waiver acknowledging they are aware they are staying in an avalanche zone and they release liability to the owners and city... that way the city wont have any issues with any one and the owners won't loose any income... let's come together and work on something everyone is happy with

Only enforcing the chapter when someone gets caught is just like having speed limit signs ...

We really like to come to a middle ground with the city...

Thank you
Adrian

Sent from my iPhone

> On Sep 7, 2022, at 5:42 PM, Participate <participate@ketchumidaho.org> wrote:

>

> Hello and sorry for the delay in getting back to you. Can you please outline your concerns and send it to this email address. I will present it to the Mayor and City Administrator for consideration. Thank you and please let me know if you have additional questions.

>

>

> -----Original Message-----

> From: Adrian Carter <carter04.2012@gmail.com>

> Sent: Monday, August 22, 2022 1:44 PM

> To: Participate <participate@ketchumidaho.org>

> Subject: Warm Springs unit owner addressing avalanche ordinance

>

> Good afternoon,

> To whom it may concern, I am one of the many owners of units located

> on warm springs side... I would like to know how I can address the city

> council regarding the avalanche ordinance...

>

> I have many concerns and a case i would like to work out with the city

> without pursuing legal action along side the other owners in the area...

>

> Kindly respond accordingly,

> A warm springs unit owner... Adrian

>

> Sent from my iPhone

Lisa Enourato

From: Jan <janswanberg@gmail.com>
Sent: Wednesday, September 14, 2022 11:30 AM
To: Participate; Warm Springs Preserve; Neil Bradshaw
Subject: Need a Trail to Access Warm Springs Preserve From the North End

Dear City of Ketchum and Mayor Bradshaw:

As a taxpayer of Ketchum and resident of the Aspen Drive neighborhood, I want to express my strong interest in preserving access to the **WARM SPRINGS PRESERVE** from the Norwegian Woods (North) side. I understand that you are soliciting resident input as this park is restored, and want to let you know that this access is my **TOP PRIORITY** for the park.

I am a regular dog walker, who used to visit this park on a daily basis. Now that access has been restricted from our neighborhood, it is very cumbersome to drive to the Bald Mountain Road access point. We need a trail from our side!

It is wonderful that the City residents have paid for the preservation of this important open space, and now it's up to the City to make sure it is accessible to all neighbors by trails. My husband and I were donors to this worthwhile project.

My neighbors and I want to continue accessing the Preserve as we have for many years from the area now known as Norwegian Woods. Otherwise, we will need to drive or walk a mile to the Bald Mountain Road parking area, creating additional traffic and utilizing scarce parking. More driving leads to more air pollution ... and we don't want that!

We look forward to hearing about progress to make our wishes a reality.

Thanks so much,
Jan Swanberg
215 Aspen Drive, Ketchum

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Jan Swanberg

jan@swanberg.com janswanberg@gmail.com Skype: swannygal

Website: <http://www.swanberg.com> Blog: <http://www.partnersinadventure.com>

Lisa Enourato

From: Scott Roberts <gsa1200sar@gmail.com>
Sent: Wednesday, September 14, 2022 11:38 AM
To: Participate; Warm Springs Preserve; Neil Bradshaw
Subject: Maintaining Direct Access to Warm Springs Preserve from the Aspen Drive neighborhood

Dear City of Ketchum and Mayor Bradshaw,

My family has lived on the corner of Fir and Pine since I was born 54 years ago. My mother and father bought several lots in the neighborhood in the mid 60's and have provided workforce housing by way of 14 affordable housing apartments built in the 70's and 80's. I have fond memories of both skiing and walking down the golf course when it was still a golf course and having honey buttered scones at the now gone Warm Springs Restaurant.

Obviously my family has paid taxes here over decades of time. Access through what is now the Norwegian Woods development has always been open to us and maintaining that access is very important to me and all of my remaining tenants. I understand you are soliciting resident input as the park is restored so I'm sending you this note.

I appreciate your consideration,
Sincerely,
Scott and Kristine Roberts

Lisa Enourato

From: Adrian Carter <carter04.2012@gmail.com>
Sent: Friday, September 16, 2022 12:01 PM
To: Participate
Subject: Copy of email sent to mayor

Good morning/afternoon mayor of Ketchum and city Council president, I am one of many owners of a home in the city that is being screwed over by this avalanche chapter... within the last 40+years there has not been any avalanches... there has been more forest fires in the area then avalanches...

There are STR's that are on California fault lines and STR's in Hawaii where there is volcanic activity... care to explain the city's decision making on the Avalanche Chapter and screwing over owners?

if us owners can not rent out our homes/condos during ski season then shut down river run and warm springs lifts and lodges! Oh and Galena lodge also! They are in avalanche zone as well! and why is our lives any less important then tourists?

Ketchum is the only city in the state that screws over owners and members of the community... I am working closely with other owners and are considering whether to present this issue to the Mt. Express to expose the issue affecting owners and businesses in the community ...shutting down STR's by the lodges hits your bottom line! (Tourism) especially during peak season! We are all tax paying members of the community and we will have a case against the city and with the backing others in the community you will have no other choice but to revoke the chapter or it will affect your chances of getting re-elected... Other tourist destinations don't even think about shutting down their bottom line! If needed we will get the state government involved going as far as the governor...

Examples of ski destinations that have STR's that don't screw STR owners over are Aspen, Colorado- Jackson, Wyoming You think states back east shut down tourism during hurricane season? Ya they DON'T

Owners in the area would like to find a way we could all meet in the middle somehow... without this getting out of control...

Sent from my iPhone

Lisa Enourato

From: cfabian0202@aol.com
Sent: Friday, September 16, 2022 3:05 PM
To: Participate; Warm Springs Preserve; Neil Bradshaw
Subject: Access to Warm Springs Preserve from Aspen Drive

Dear City of Ketchum and Mayor Bradshaw,

My husband and I have lived on Aspen Drive for 25 years and we want to encourage you to preserve access to the Warm Springs Preserve from the Norwegian Woods side. We have always been able to access it from our end until now and are hoping that we will be able to continue to do so in the future. It is important to all of us in the neighborhood and many of us contributed to preserving the park-it is a wonderful asset to the city-and we don't have a dog anymore but still it's nice to walk over there! Thanks in advance.

Cindy and Mike Fabian
216 Aspen Drive

Lisa Enourato

From: H Boyle <Boylehp@yahoo.com>
Sent: Saturday, September 17, 2022 4:53 PM
To: Participate
Subject: Public comment 9/19 Council meeting.

At the same time the Council is pushing IPC to clean energy, the Council is being asked to approve multiple snow melting applications in the consent agenda.

Snow melting is energy intensive. What is the source of energy for these projects? Solar/wind? The usual IPC mix which is heavy on coal from WY, or natural gas that is being phased out in states like CA?

This is logically inconsistent on the part of the Council.

Thank you,

Perry Boyle
Ketchum

Lisa Enourato

From: H Boyle <Boylehp@yahoo.com>
Sent: Saturday, September 17, 2022 4:48 PM
To: Participate
Subject: Public Comment for 9/19 meeting
Attachments: ITEM-Attachment-001-7b4e9e3338734753b88519593360c17e.pdf

In the consent agenda is a letter to IPC. I struggled to understand the letter and what the Cities want IPC to do.

Am I correct the “asks” of IPC are

1. Consider in sight solar in their over all clean energy analysis.
2. Give a subsidy to households for insight energy generation.

As to the first, for solar to be apples to apples to baseload forms of generation like gas, coal or nuclear, the associated cost of energy storage should be included in the ask by the cities.

As for the second, given that on site generation via solar is cheaper than IPC rates, why is a subsidy necessary? Unless it isn't cheaper? This part was particularly confusing.

As members of the general public are unlikely to follow the contents of this letter, hopefully IPC will be able to.

Thank you,

Perry Boyle
Ketchum

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/ketchid-meet-2c29b3625c5f421aaae5440ab3cbd9be/ITEM-Attachment-001-7b4e9e3338734753b88519593360c17e.pdf>



September 13, 2022

Commission Secretary
Idaho Public Utilities Commission
P.O. Box 83720
Boise, Idaho 83720-0074

Via Email: secretary@puc.idaho.gov

RE: Case No. IPC-E-22-22: Blaine County, City of Bellevue, City of Hailey, and City of Ketchum Comments on Idaho Power Company's Value of Distributed Energy Resources Study

Dear Commission Secretary:

On behalf of Blaine County and the City of Bellevue, the City of Hailey, and the City of Ketchum, Idaho, hereinafter collectively referred to as the "Parties", please accept these comments on Case No. IPC-E-22-22, in regards to Idaho Power Company's ((hereinafter referred to as "IPC") Value of Distributed Energy Resources Study (hereinafter referred to as the "VODER Study"). The aforementioned Parties, and all municipalities organized under the laws of the state of Idaho, have agreed to provide comments on the VODER Study's methodology, results, and potential impacts.

DIRECT AND SUBSTANTIAL INTEREST

The Parties established a coalition through a memorandum of understanding for the purpose of monitoring, providing comment, and intervening in cases brought before the Idaho Public Utility Commission as deemed necessary by the Parties to protect the public interests of the Parties' respective organizations and the residents, businesses, and populations served, all of which are Idaho Power Company customers that make up the Parties' constituency. Collectively, the Parties have mutually beneficial interests in the outcome of cases brought before the Idaho Public Utility Commission as the decisions may affect local self-governance, the promotion of welfare, and preservation of public health.

Countywide, constituents include a population of 24,729 of which 23% are Hispanic / Latino; 38% of households earn less than \$50,000 annually; 12.6% of persons' income is below the poverty line including 23% of children and 5% of seniors; 1,569 employer establishments; and 3,817 nonemployer establishments. (U.S. Census, 2021)

LOCAL AND NATIONAL SOLAR INDUSTRY

The Parties have been working together to make solar energy even more affordable, available, and accessible. Over the past few years, the local solar capacity grew an average of 20% annually. This growth helps to diversify the local economy and create new, good paying jobs for residents. The solar generating capacity of IPC customers in Blaine County reached 2.367 megawatts from 242 solar energy systems.

In 2022 compared to 2021, Idaho jumped from 35th to 27th for the overall solar adoption ranking, signaling a boom in the solar industry statewide. Jobs in the solar market are at an all-time high, providing 586 Idahoans with a livelihood (SEIA 2022). The Bureau of Labor Statistics projects an annual growth in solar photovoltaic installers of 27% through 2031. The U.S. median annual salary for solar installers in 2021 was \$47,670.

Decisions relating to case IPC-E-22-22, the VODER Study, have the potential to reduce the Parties' and our constituents' access to clean energy and the economic benefits of local, distributed energy generation. Additionally, local solar businesses and jobs will likely be negatively impacted by IPC's recommended methods for valuing customer on-site generation energy exports as evidenced by similar situations in neighboring states.

Nevada Case Study - Social Cost of Carbon

In 2015, the Nevada Public Utilities Commission voted to decrease the state's net-metering export credit rates. In turn, Nevada's largest solar companies fled the market. New residential solar permit rates dropped by 92% (Murro, Shaha, 2016). More than 2,600 jobs were lost. Undervaluing the solar export credit rate will likely lead to similar outcomes in Idaho.

OVERALL VODER STUDY CONSIDERATIONS

Both the Parties and IPC have committed to clean energy and climate goals. The Parties committed to achieve 75% clean energy for municipal electricity use by 2025; 100% clean energy for municipal electricity use by 2030; 100% clean energy for the communitywide electricity supply by 2035; 100% clean energy for municipal fleet vehicles and equipment to by 2035 as technologically and economically feasible; and 100% clean energy for all energy use by 2045. The Parties further committed reduce greenhouse gas emissions by 60% by 2030.

IPC also announced a voluntary commitment to 100% clean energy by 2045. IPC further established short-term, medium-term, and long-term targets to reduce CO₂ emissions intensity from company-owned generation resources compared to the 2005 baseline year by 35% for the period of 2021-2025, 86% by 2030, and 100% by 2045.

These goals are reflective of the United States' commitment to reduce greenhouse gas emissions by 50-52% by 2030 and achieve a 100% carbon pollution-free power sector by 2035. The Bipartisan Infrastructure Investments and Jobs Act will invest more than \$65 billion in clean energy and grid modernization, and the Inflation Reduction Act includes \$369 billion in clean energy and climate investments that will create extraordinary opportunities for state and local governments that are working toward commitments to clean energy and greenhouse gas emissions reductions.

Additionally, the U.S. Environmental Protection Agency (EPA) recently announced a new regulatory initiative that will address the nation's largest sources of both climate- and health-harming pollution. The EPA is currently considering rulemaking in the power sector – the largest stationary source of greenhouse gases in the U.S. – as well as other sectors.

CALCULATING THE EXPORT CREDIT RATE

In the Idaho Public Utility Commission (the Commission) Order 35284, page 27, the Commission ordered IPC to include “an evaluation of all benefits and costs that are quantifiable, measurable and avoided costs that affect rates.” Section 4 of the VODER Study outlines the methodology and variables analyzed to estimate an export credit rate for on-site generating customers that participate in the net metering program.

It is the Parties’ opinion that certain considerations of both the costs and benefits of solar were left out of Section 4 of the VODER Study, and therefore did not lend to a just and reasonable calculation of an export credit rate. The Parties urge the Commission to ensure that environmental costs and benefits that can be quantified and that would provide direct savings to customers and communities be considered.

Avoided Environmental Costs of Solar

In Section 4.1 of the VODER Study, IPC valued the avoided environmental costs and benefits of on-site solar generation at \$0.00. It reads “Environmental benefits that do not result in direct savings, or an avoidable cost, are not included in this study. Similarly, environmental benefits based on non-quantifiable or speculative values are not included in this study.” (VODER Study, page 61).

However, IPC’s 2021 Integrated Resource Plan utilized three separate methodologies to determine the social cost of carbon (Section 9.3, page 126). Despite acknowledging the social cost of carbon, and the associated methodologies to quantify it, these were left out of the VODER Study calculations. The social cost of carbon is a relevant metric that aims to measure the impact of climate change, such as the impact of ongoing drought conditions to hydroelectric energy generation and the impact of wildfires to transmission lines and grid resilience.

The social cost of carbon is a metric that estimates the economic damages that result from emitting one additional ton of carbon dioxide into the atmosphere (Interagency Working Group on Social Cost of Greenhouse Gases, United States Government, 2016). The metric is used to establish national climate policy and regulations. Currently, the National Academies of Sciences, Engineering, and Medicine is guiding an Interagency Working Group charged with updating the social cost of carbon. Until a new cost can be set, the working group is using \$51 as the social cost of adding one ton of carbon pollution into the atmosphere.

A new tool developed by the National Oceanic and Atmospheric Administration details the financial impact of climate change on counties and tribal lands. For example, the tool estimates that Ada County can expect an annual loss of \$6.1 million from wildfires and \$387,603 from drought.

Minnesota Case Study - Social Cost of Carbon

In a similar study evaluating the value of distributed energy resources, the Minnesota PUC approved pricing carbon emissions using the federal social cost of carbon. In 2015, the cost of carbon was priced at \$37 per metric ton resulting in a calculation of 3¢ per kWh of avoided environmental costs for the net metering export credit rate.

Equity Considerations

Rooftop solar is finally becoming a realistic option for low-income residents. Prices have dropped 53% over the past 10 years (SEIA 2022). The proposed methods for valuing distributed solar

generation have the potential to significantly decrease low-income residents' access to solar energy and ability to share in the benefits of the rapidly growing solar industry.

IPC MENU OF CLEAN ENERGY OFFERINGS

In December 2021, IPC submitted an application, Case No. IPC-E-21-40, to expand its optional clean energy offerings to customers. Specifically, IPC requested establishment of a regulatory framework for a future voluntary subscription program to be called *Clean Energy Your Way*. The application was the result of a significant increase in customer preferences and desires for clean energy. Through the application, IPC stated that it "set out to design a menu of clean energy offerings that would appeal to customers of all sizes."

In comments submitted in that case, the Parties encouraged IPC and the Commission to consider the *Clean Energy Your Way* program holistically as an element of a comprehensive set of clean energy offerings for customers. The Parties reiterate that decisions on the VODER Study will determine net metering rates and whether on-site customer generation are cost-effective investments for customers, including municipalities. And decisions on IPC-E-21-43, IPC's 2021 Integrated Resource Plan, will determine investments in energy efficiency and other beneficial clean energy programs.

The Parties encourage the following considerations:

- The ability of small, rural communities to participate in the *Clean Energy Your Way* – subscription program may be out of reach financially.
- If on-site customer generation becomes out of reach financially, then small, rural communities will be left out of both access to clean energy and the economic benefits of a rapidly growing clean energy economy.
- On-site customer generation should be included in IPC's "menu" of affordable clean energy offerings.

The Parties ask that the Commission take into consideration the long-lasting and far-reaching impacts of the decision on IPC-E-22-22. A just and reasonable approach is needed that includes all of the quantifiable costs and benefits associated with on-site customer generation.

APPROVALS: Executed and effective by the undersigned parties as of the date signed. DATED this ___ day of _____, 2022.

THE PARTIES HERETO have executed this instrument.

Dick Fosbury
Blaine County Commissioner

Date

Mayor Kathryn Goldman
City of Bellevue

Date

Mayor Martha Burke
City of Hailey

Date

Mayor Neil Bradshaw
City of Ketchum

Date



Lisa Enourato

From: Neil Bradshaw
Sent: Monday, September 19, 2022 10:25 AM
To: Jade Riley; Suzanne Frick; Morgan Landers; Abby Rivin; Adam Crutcher
Cc: Lisa Enourato
Subject: Fwd: Ordinance 1234

Importance: High

FYI

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street, W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

Begin forwarded message:

From: <bob@sunvalleyrealtors.org>
Subject: Ordinance 1234
Date: September 19, 2022 at 6:42:28 AM MDT
To: <participate@ketchumidaho.org>, "Neil Bradshaw" <NBradshaw@ketchumidaho.org>, "Amanda Breen" <abreen@ketchumidaho.org>, "Jim Slanetz" <jslanetz@ketchumidaho.org>, <mdavid@ketchumidaho.org>, "Courtney Hamilton" <CHamilton@ketchumidaho.org>

Ketchum Mayor and City Council:

Please consider the following comments, which were also provided to the Ketchum Planning and Zoning Commission, during your deliberation of Ordinance 1234. They are provided in order of the new ordinance sections to which they relate. Note that while our comment concerning section 13 is last on our list, it is of greatest importance to us, and the inclusion of section 13 caused significant concern with the Planning and Zoning Commission during its deliberations. Two commissioners who voted to recommend the ordinance to the Council stated that their doing so was because they felt that the Council ought to deliberate the need for section 13, rather than the Commission, hardly a ringing endorsement for it. Of course, one commissioner voted against recommending the ordinance at all due to the inclusion of section 13:

Ordinance 1234. Height and Density:

Despite the comprehensive plan stating that height and density are most appropriate downtown, neither additional height nor density is proposed by the ordinance. Should we be cherry picking which aspects of the comprehensive plan deserve support, or should all of its guidelines be included? Is it appropriate for the city to eliminate these tools that have been proven to support affordability and creation of workforce housing based on its internal evaluation of what the “public” wants, or should the city be the very body that ensures such solutions are included in public policy?

Ordinance 1234. Financial Feasibility:

There has still been no attempt to determine the financial feasibility of the proposed ordinance. While using the Love Schack parking study sheds some light on the possibility to provide parking within certain development scenarios, it does nothing to substantiate whether the cumulative effects of the provisions of Ordinance 1234 will allow for financially feasible projects. If financial feasibility is not modelled in advance of enacting this ordinance, there is no certainty that it will achieve the city’s stated goals or contribute in any way to our workforce housing and housing affordability problems. Much input is received by the city from consulting firms on other subjects, so why can’t experts in the field of real estate financial modelling be retained to confirm that this ordinance will achieve its stated, and the community’s, goals, rather than taking the crap-shoot approach that enacting the ordinance will serve our needs without doing such work?

Ordinance Section 4. Minimum Unit Quantity - Affordability:

There is no direct housing affordability component in ordinance 1234. More units do not necessarily mean more affordable units, save for the potential outcome that more sub-750 SF units (because they do not require parking) will be necessary in developments to meet the combination of commercial space and minimum number of units requirements. This is especially true if projects require some amount of large, luxury residential space in order to be financially feasible.

Ordinance Section 11.A. – Ground Floor Commercial Space Requirement:

Requiring 55% of the ground floor to be commercial space in areas of the CC and T zones that do not support such uses will put additional strain on luxury residential uses to subsidize those spaces, causing upward pressure on residential pricing. Is this a desired outcome, or should a more granular approach be taken before requiring this an all of the CC-2 and T zones?

Ordinance Section 11.D. Minimum Parking Required:

By requiring a development to include only the minimum allowed parking the ordinance could prevent project sponsors from providing any parking for units that are <=750 square feet (see code section 17.125.040 B). Given that the result of the other provisions of Ordinance 1234 could be the production of multiple units <=750 square feet in a project (or all units <=750 square feet as in the KETCH buildings) is this a desired outcome? If a developer wants to provide parking with units <=750 square feet that are being built to address affordability, shouldn’t this be allowed outright rather than requiring a more costly (time and money) conditional use permit?

Ordinance Section 13. Comprehensive Plan Compliance - Subjectivity:

Ordinance 1234 has been improved when compared to the previously proposed ordinance by replacing old section 9 (using the original section numbering as presented to the KPZ) with new sections 9 through 12, regardless for the moment of whether one agrees with the requirements of new sections 9 – 12. This is because the new sections replace what was previously the authority for the KPZ to engage in a completely subjective evaluation of a project, rather than working within objective standards as is required. However, by including section 13 in the new ordinance, this subjectivity is reintroduced. The KPZ can still impact the programmatic characteristics of a project through its subjective evaluation of it relative to the terms of the comprehensive plan, which plan is meant to be an aspirational, guideline document rather than included zoning policy, creating unnecessary uncertainty within the entitlement process. The terms of the comprehensive plan are always considered in the KPZ/KCC discussion of

projects subject to design review anyway, and we believe this ordinance would be further improved, and make the entitlement process fairer, by deleting this provision and section 13.

Thank you in advance for your time,

Bob Crosby
Government Affairs Director
Sun Valley Board of REALTORS
208-721-8353



CALL TO ORDER: *(00:00:08 in video)*

Mayor Bradshaw called the meeting of the Ketchum City Council to order at 4:00 p.m.

Roll Call:

Mayor Neil Bradshaw
Courtney Hamilton
Michael David (via teleconference)
Jim Slanetz
Amanda Breen

Also Present:

Jade Riley - City Administrator
Lisa Enourato – Interim City Clerk
Shellie Gallagher – Treasurer
Suzanne Frick – Director Planning and Building

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

Mayor Bradshaw outlined the Wagon Days Celebration and the City's response to the Limelight Condos Fire. Fire Chief McLaughlin disclosed the building was condemned because of the fire, and the lack of sprinklers and fire alarm system contributed to the total loss of the building. The out-pouring of help from the community had been exceptional. Carissa Connelly, housing specialist, assisted fire victims with finding short- and long-term housing as well as the trauma of losing their home. Police Chief Jamie Shaw gave an update on the Ross Creek Fire evacuations and highway closures.

Mayor Bradshaw read the Suicide Prevention Proclamation *(00:30:29 in video)*

CONSENT AGENDA: *(00:32:07 in video)*

Motion to approve the Consent Agenda items 3, 4, 5, 7, 8, 10, 12, 13, 14, 15, 16, and 18.

Motion made by Courtney Hamilton; Seconded by Amanda Breen.

Ayes: Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

Motion to approve the Consent Agenda item 6. *(00:52:01 in video)*

Motion made by Jim Slanetz; Seconded by Courtney Hamilton.

Ayes: Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

Recused: Amanda Breen

Motion to approve the Consent Agenda item 11. (00:52:21 in video)

Motion made by Amanda Breen; Seconded by Michael David.

Ayes: Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

Motion to approve the Consent Agenda item 9. (00:57:21 in video)

Motion made by Amanda Breen; Seconded by Michael David.

Ayes: Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

Motion to approve the Consent Agenda item 17. (01:12:31 in video)

Motion made by Amanda Breen; Seconded by Michael David.

Ayes: Amanda Breen, Michael David, Jim Slanetz.

Nays: None

Recused: Courtney Hamilton

PUBLIC HEARING

22. Second and Third Reading and Approval of Ordinance 1241, Wastewater Revenue Bond Election (01:22:48 in video)

Public Comment:

No Public Comments

Motion to approve Second and Third Reading of Ordinance 1241, by title only.

Motion made by Courtney Hamilton; Seconded by Jim Slanetz.

Ayes: Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

Second and Third Reading by Lisa Enourato. (01:27:50 in video)

19. First Reading of Ordinance 1242, amending Chapter 10.05.03 (Traffic Authority) of the Ketchum Municipal Code (01:28:29 in video)

Public Comment:

No Public Comments

Motion to approve First Reading of Ordinance 1242, by title only and schedule for second reading.

Motion made by Courtney Hamilton; Seconded by Amanda Breen.

Ayes: Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

First Reading by Lisa Enourato. (01:27:50 in video)

20. Third Reading and approval of Ordinance 1238, amended FY22 Budget (01:43:43 in video)

Public Comment:

No Public Comments

Motion to approve Third Reading of Ordinance 1238, by title only and adopt Ordinance 1238.

Motion made by Courtney Hamilton; Seconded by Jim Slanetz.

Ayes: Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

Third Reading by Lisa Enourato. (01:44:54 in video)

21. Third Reading and approval of Ordinance 1239, FY23 Budget (01:45:15 in video)

Public Comment:

Perry Boyle (01:45:35 in video)

Motion to approve Third Reading of Ordinance 1239, by title only and adopt Ordinance 1239.

Motion made by Jim Slanetz; Seconded by Courtney Hamilton.

Ayes: Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

Third Reading by Lisa Enourato. (01:48:20 in video)

NEW BUSINESS: (01:49:03 in video)

23. Housing Update presented by Carissa Connelly. Goals are to produce and preserve housing, update policy to promote housing, expand and improve services to create housing stability, expand and leverage resources, and inform, engage, and collaborate. Jade Riley presented feedback on the LOT ballot measure.

24. Recommendation to approve Landing Locals program policies. (02:11:31 in video)

Carissa Connelly presented the program policies including the naming (WRV Lease to Locals), defined *housing unit* and *tenant*, and the launch timeline.

Motion to adopt Resolution 22-031 approving the program policies for Wood River Valley Lease to Locals.

Motion made by Courtney Hamilton; Seconded by Amanda Breen.

Ayes: Amanda Breen, Michael David, Courtney Hamilton

Nays: None

Abstain: Jim Slanetz

EXECUTIVE SESSION (02:44:02 in video)

Motion to move to executive session pursuant to Idaho Code §74-206(1)(f) to communicate with legal counsel on pending, imminent, or threatened litigation.

Motion made by Courtney Hamilton; Seconded by Amanda Breen.

Ayes: Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

ADJOURNMENT:

Motion to adjourn at 7:08 p.m.

Motion made by Amanda Breen; Seconded by Jim Slanetz.

Ayes: Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz.

Nays: None

Mayor Neil Bradshaw

Interim City Clerk Lisa Enourato



City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Receive and File Treasurer's Monthly Financial Reports

Recommendation and Summary

Staff is recommending the council receive and file the Treasurer's monthly reports in accordance with statutory requirements and adopt the following motion:

"I move to receive and file the Treasurer's financial reports."

The reasons for the recommendation are as follows:

- State statute establishes requirements for monthly financial reports from the City Treasurer.

Introduction and History

Idaho State Statute 50-208 establishes requirements for monthly financial reports from the City Treasurer to the Council. The Statute provides that the Treasurer "render an accounting to the city council showing the financial condition of the treasury at the date of such accounting."

Idaho State Statute 50-1011 establishes an additional requirement for a quarterly financial report "indicating salaries, capital outlay and a percentage comparison to the original appropriation." Such quarterly reports require publication on the City website within 30 days of the end of the quarter pursuant to 50-208. Finally, 50-708 creates the requirement that "at least once in each quarter of each year, the council shall examine by review of a quarterly treasurer's report included upon the city council agenda the accounts and doings subject to management by the chief financial officer of the city."

Analysis

Pursuant to the above statutory requirements, enclosed for Council review are the monthly and quarterly financial reports showing the financial condition of the City as of December 31, 2021. These reports, along with complete financial statements, are available on the City's website.

Sustainability

There is to sustainability impact to this reporting.

Financial Impact

There is no financial impact to this reporting.

Attachments

- Attachment A: Monthly Financial Report

**FY 2022
AMENDED**

**Monthly
Financial Reports**

As of August 31, 2022



This packet is divided into three sections: (1) General Fund (2) Original LOT (3) In-Lieu Housing (4) Strategic Initiative Fund (5) Enterprise Funds.

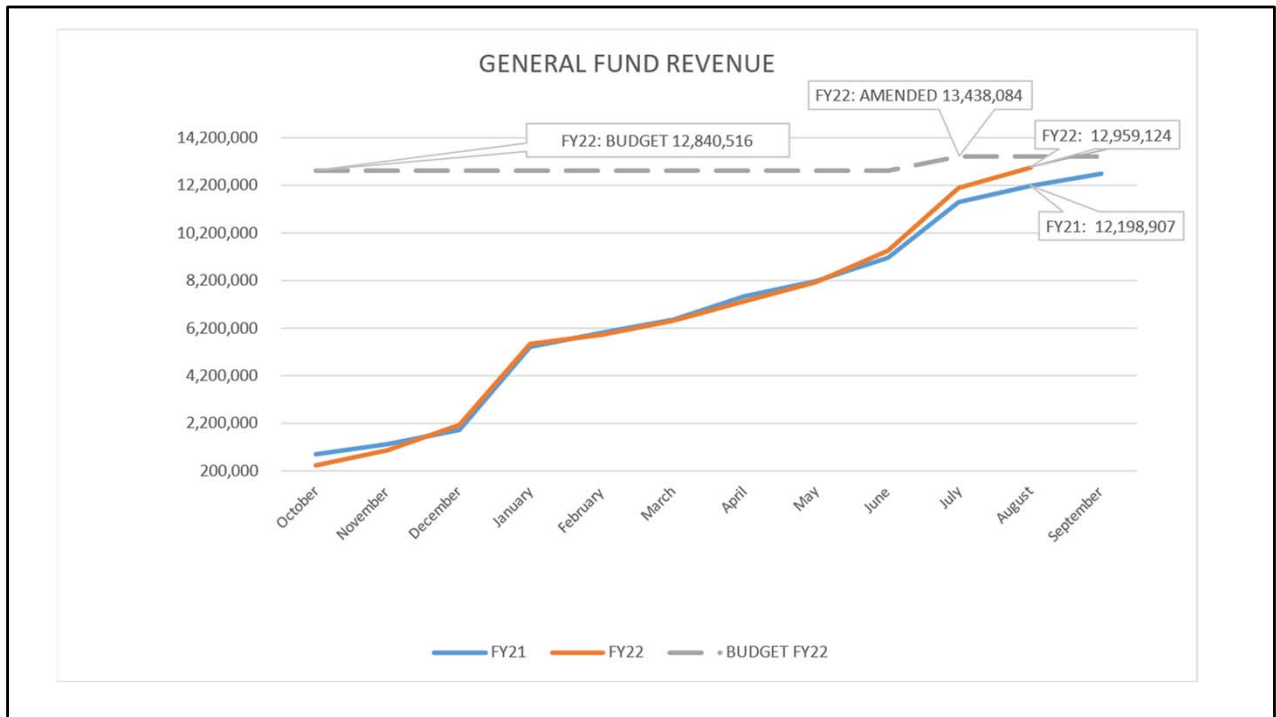
Slides includes information on current progress relative to the prior year and the current budget.

Summary for July 31, 2022

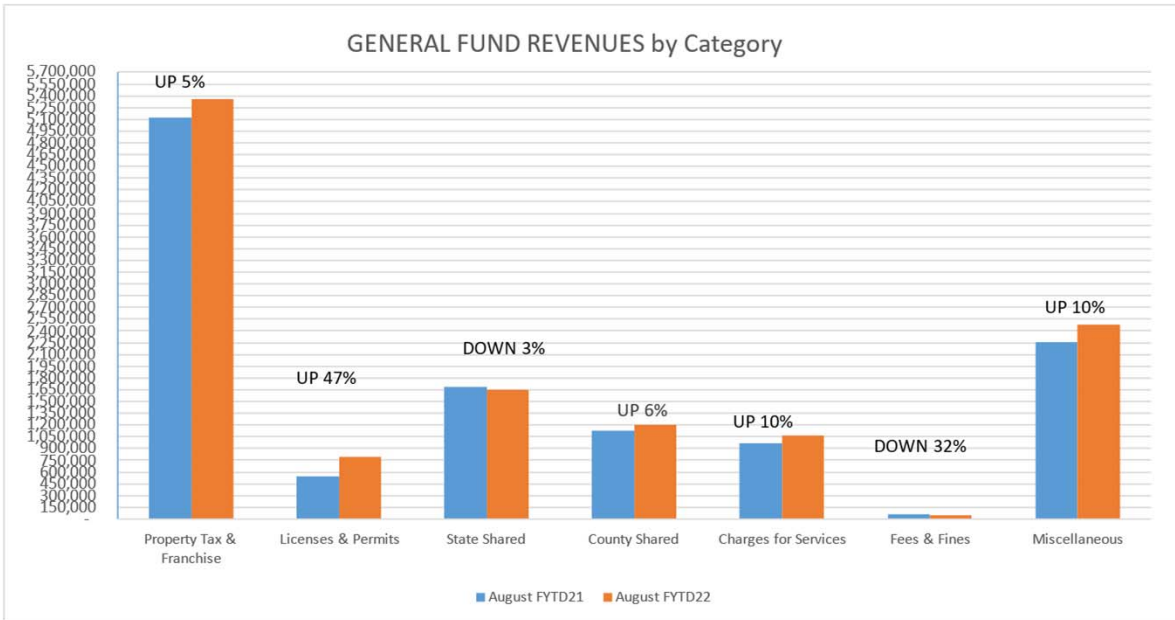
GENERAL FUND				
	Year to Date	%	Remaining	%
1. REVENUES				
Approved Budget	13,438,084			
Year to Date (YTD)	12,959,124	96.4%	478,960	3.6%
2. EXPENDITURES				
Approved Budget	13,438,084			
Year to Date (YTD)	10,677,795	79.5%	2,760,289	20.5%
3. Net Position	2,281,328			
4. Fund Balance Carry Over FY21	1,614,468			
<i>17% assigned by Council</i>	2,182,888			

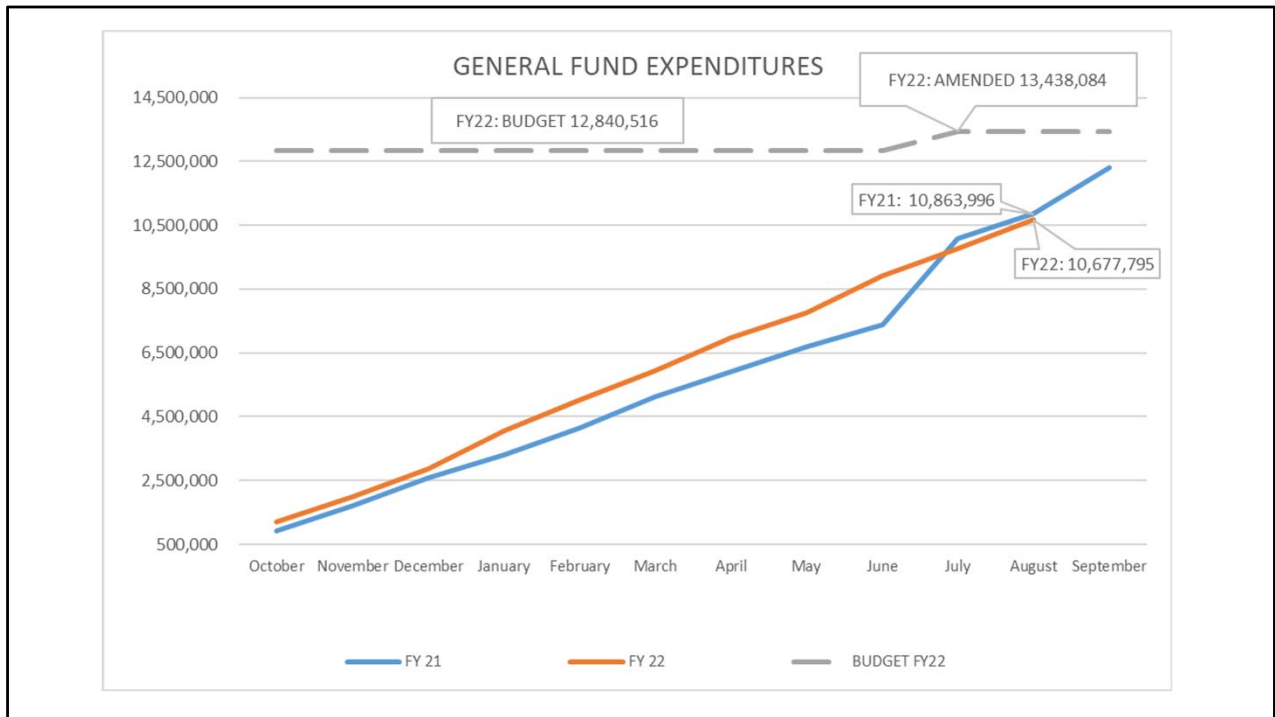
LOCAL OPTION TAX				
	Year to Date	%	Remaining	%
1. REVENUES				
Approved Budget	4,675,100			
Year to Date (YTD)	3,319,190	71%	1,355,910	29%
2. EXPENDITURES				
Approved Budget	4,675,100			
Year to Date (YTD)	4,488,577	96%	186,523	4%
3. Net Position	(1,169,386)			
4. Fund Balance Carry Over FY21	1,626,362			
<i>Assigned CIP Sun Valley Road</i>	1,200,000			

General Fund



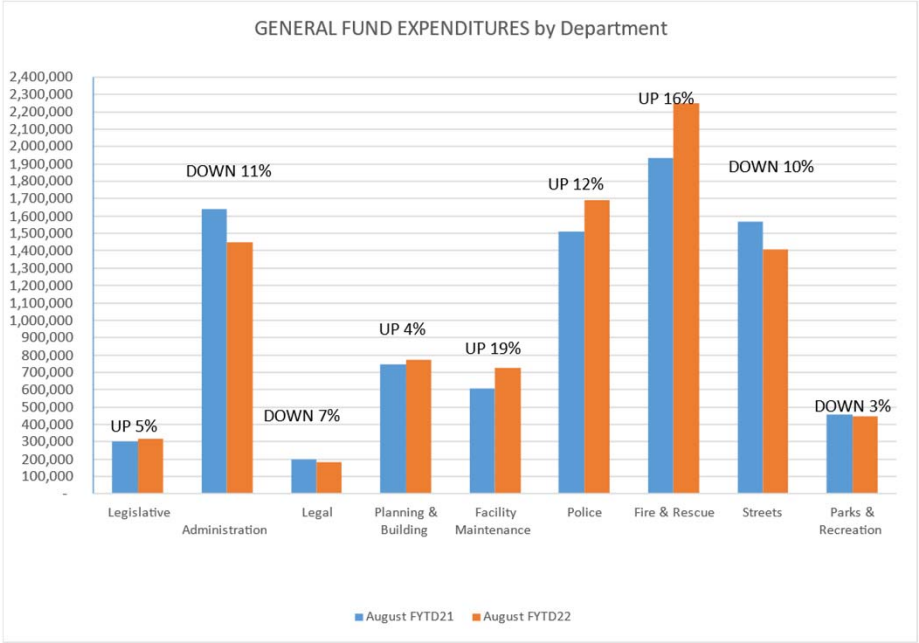
The General Fund revenues are up approximately \$760,216 (6%) compared to FY2021. The increase is largely due to Licensing & Permit Fees, Planning & Building Fees and Transfers.



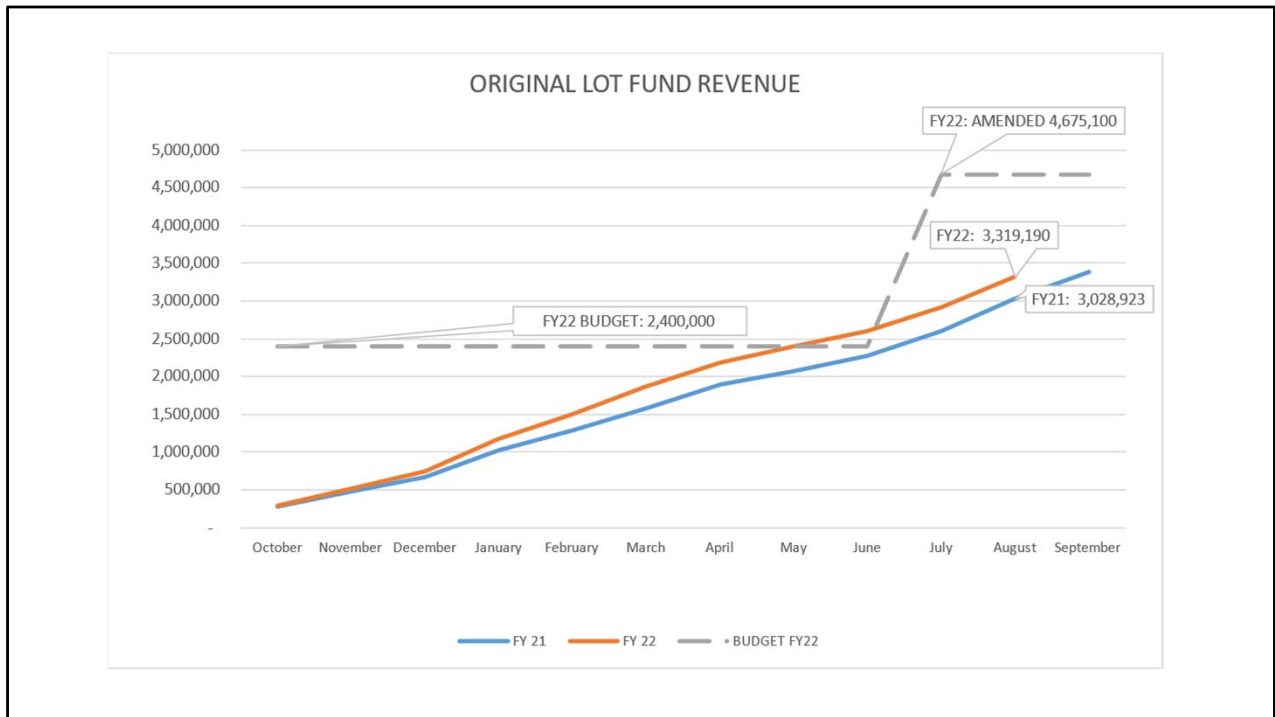


The General Fund expenditures are down \$186,201 (2%) FYTD.

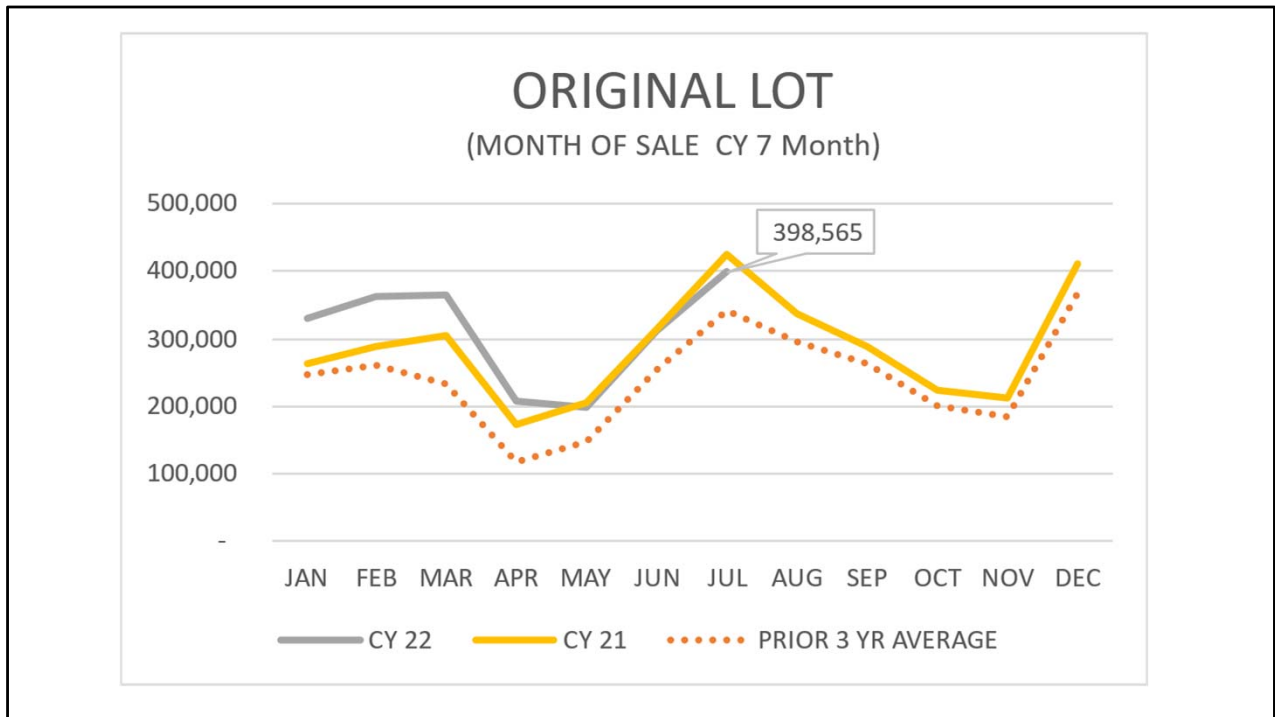
Note: July FY2021 a transfer of 1.5 million from general fund non-departmental department to fund 95=New City Hall.



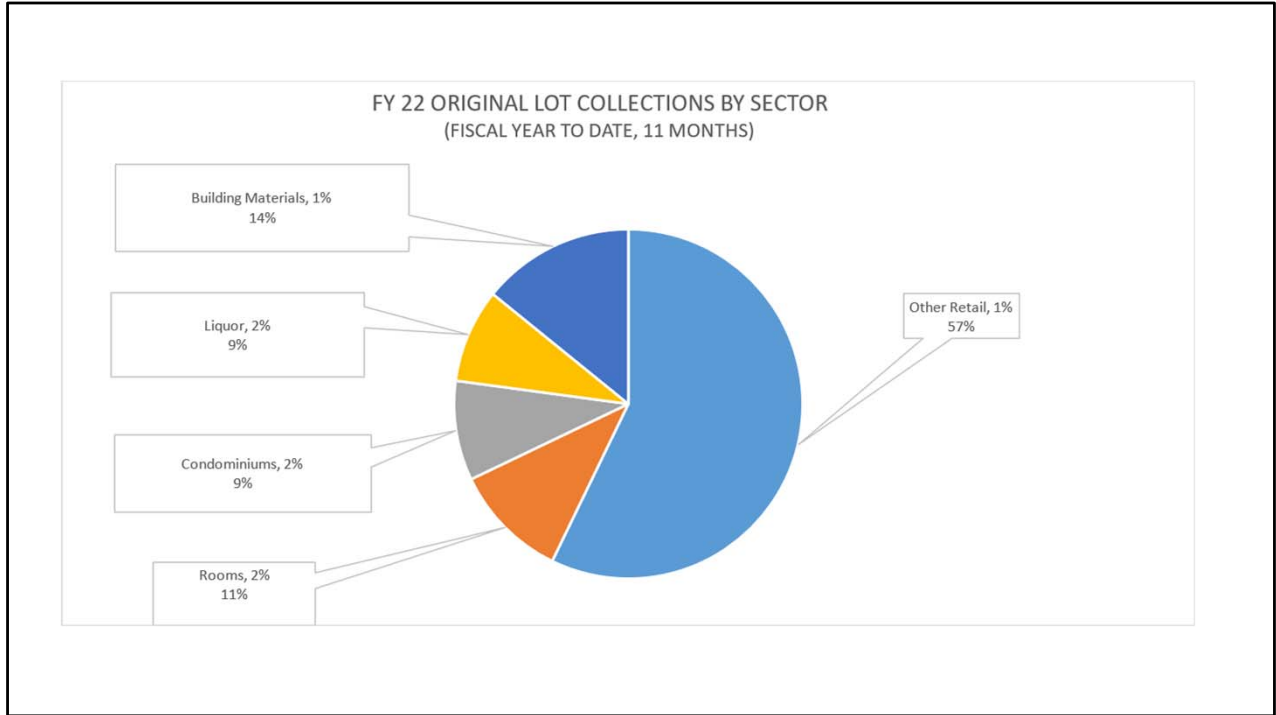
LOT Analysis



Revenue to the Original LOT Fund is up approximately \$290,267 (9.6%) FYTD. The amended budget includes fund balance FY2021 1,626,362 and FY2022 648,738.

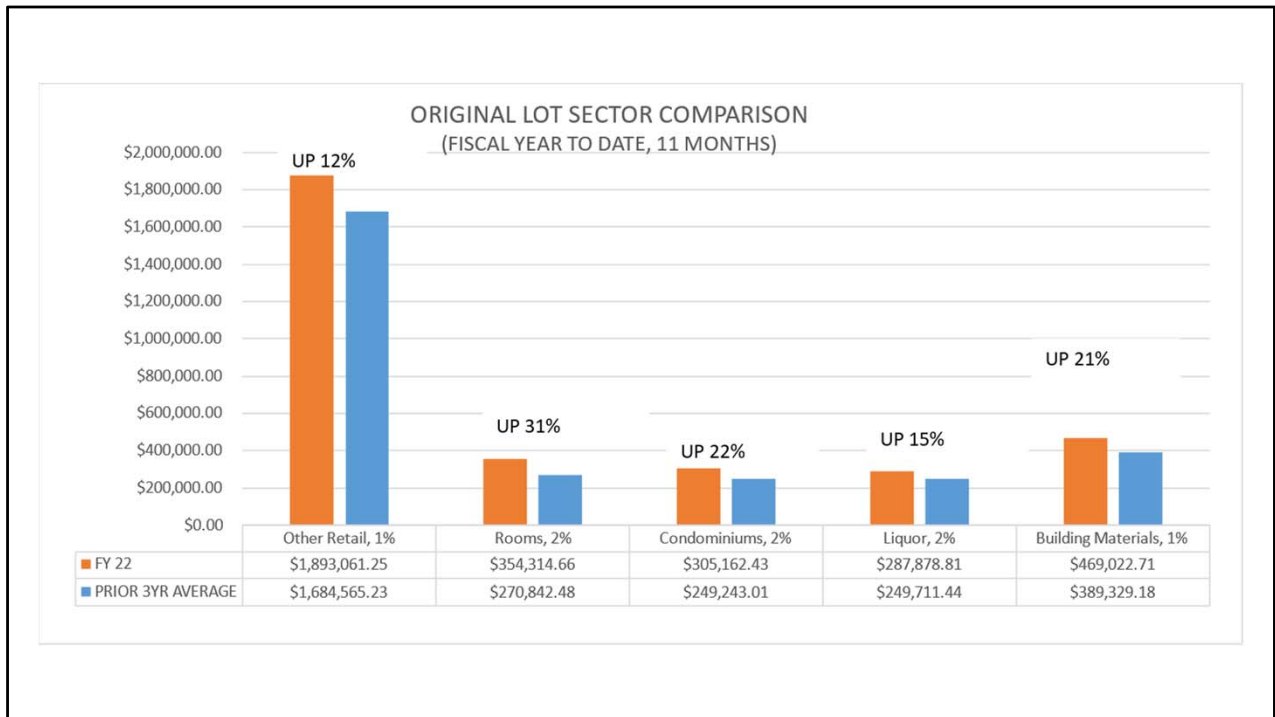


Original LOT for July month of sale are down approximately 6.6% compared to last year and up approximately 16% compared to the prior three-year average.



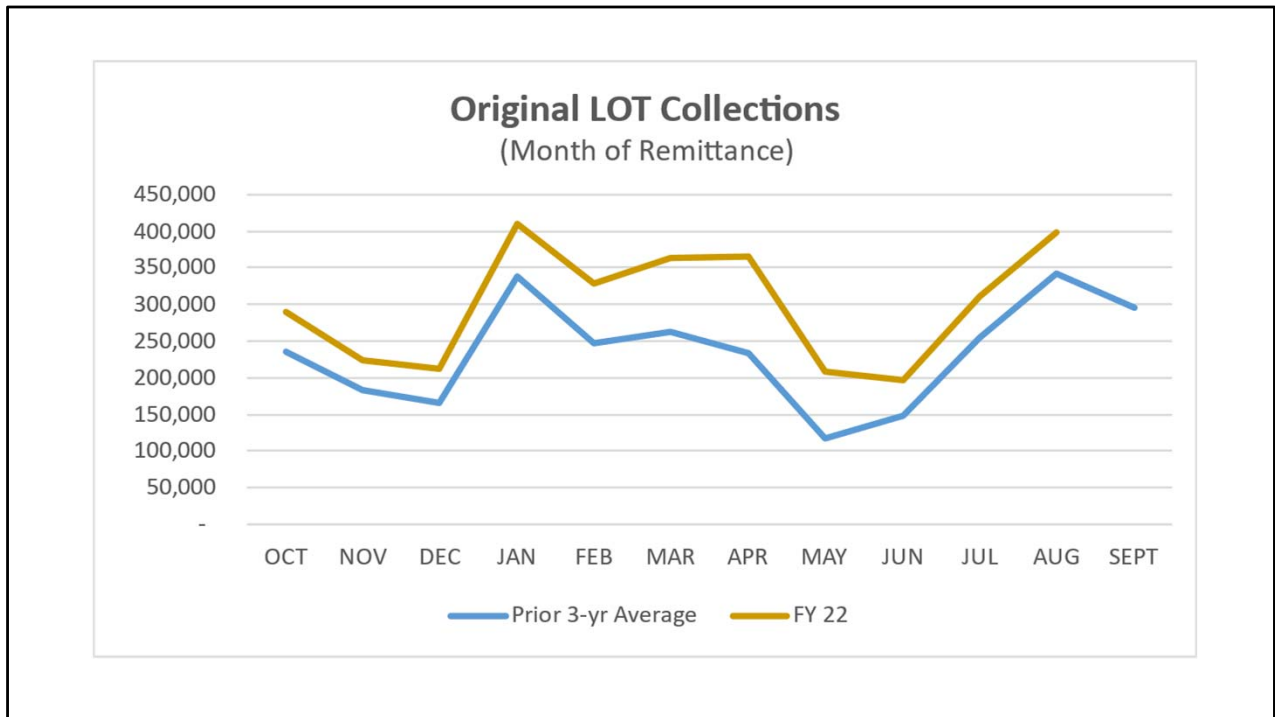
To date in FY 22 (11 months), Original LOT collections have been generated by each sector as follows:

1. Retail has generated 57% of the total.
2. Building Materials have generated 14%.
3. Liquor has generated 9%
4. Rooms have generated 11%.
5. Condominiums have generated 9%.



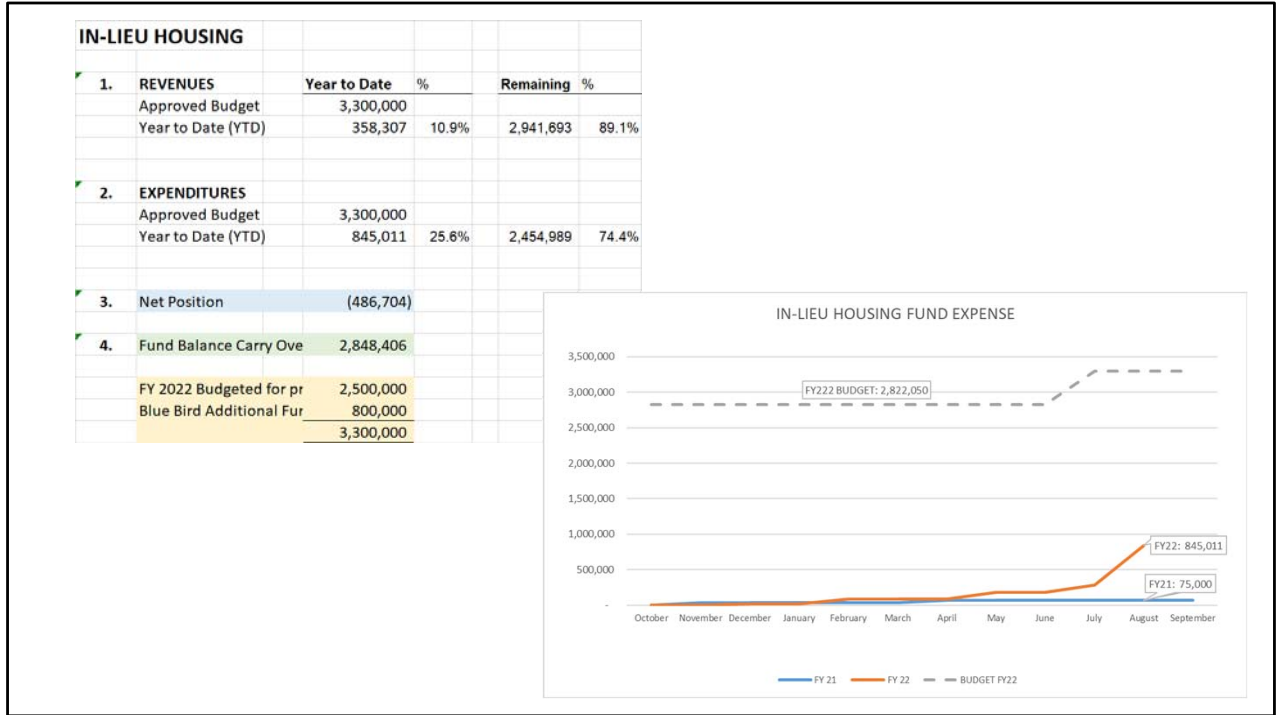
Through the first 11 months of FY 22, collections compared to the prior three-year average are as follows:

1. Retail is up 12%.
2. Rooms are up 31%.
3. Condominiums are up 22%
4. Liquor is up 15%.
5. Building Materials are up 21%.



Revenues from Original LOT covered sales are up approximately 16.4% compared to the average of the prior three years.

In-Lieu Housing Fund



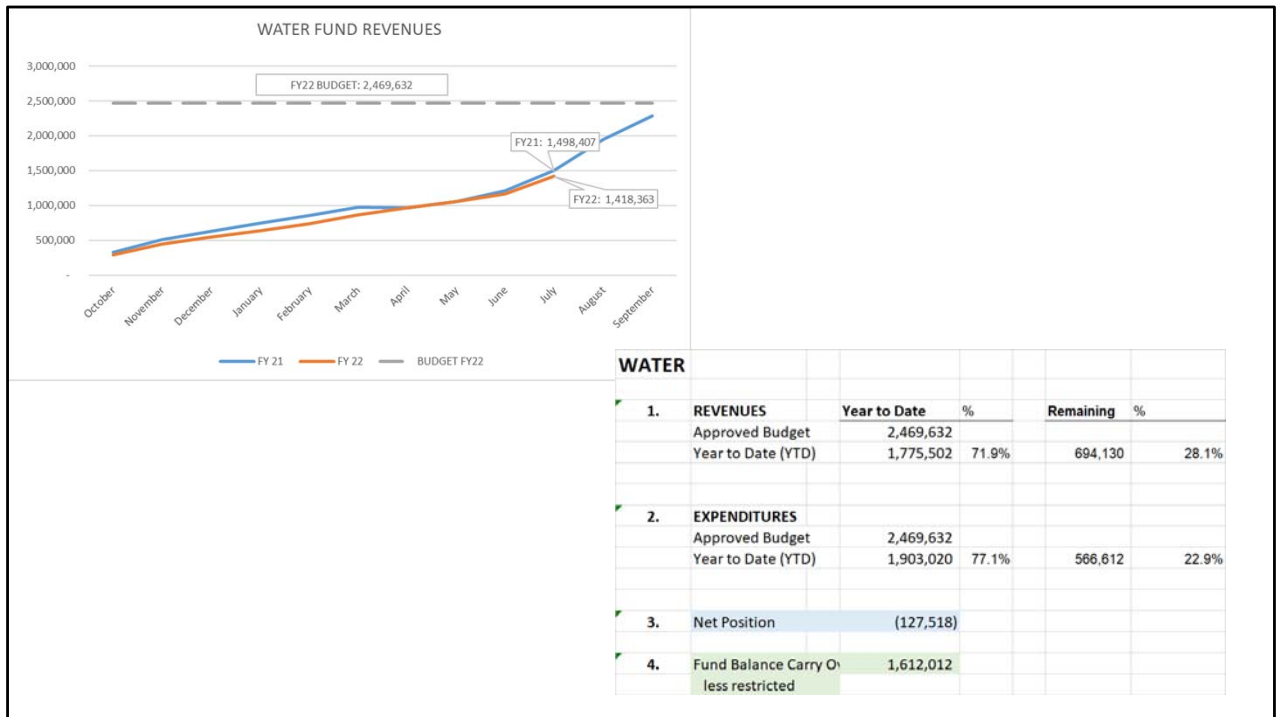
Expenses from In-Lieu Housing Fees are up \$770,010. This increase is largely due to funds released to KCDC for the Bluebird project.

Strategic Initiative Fund

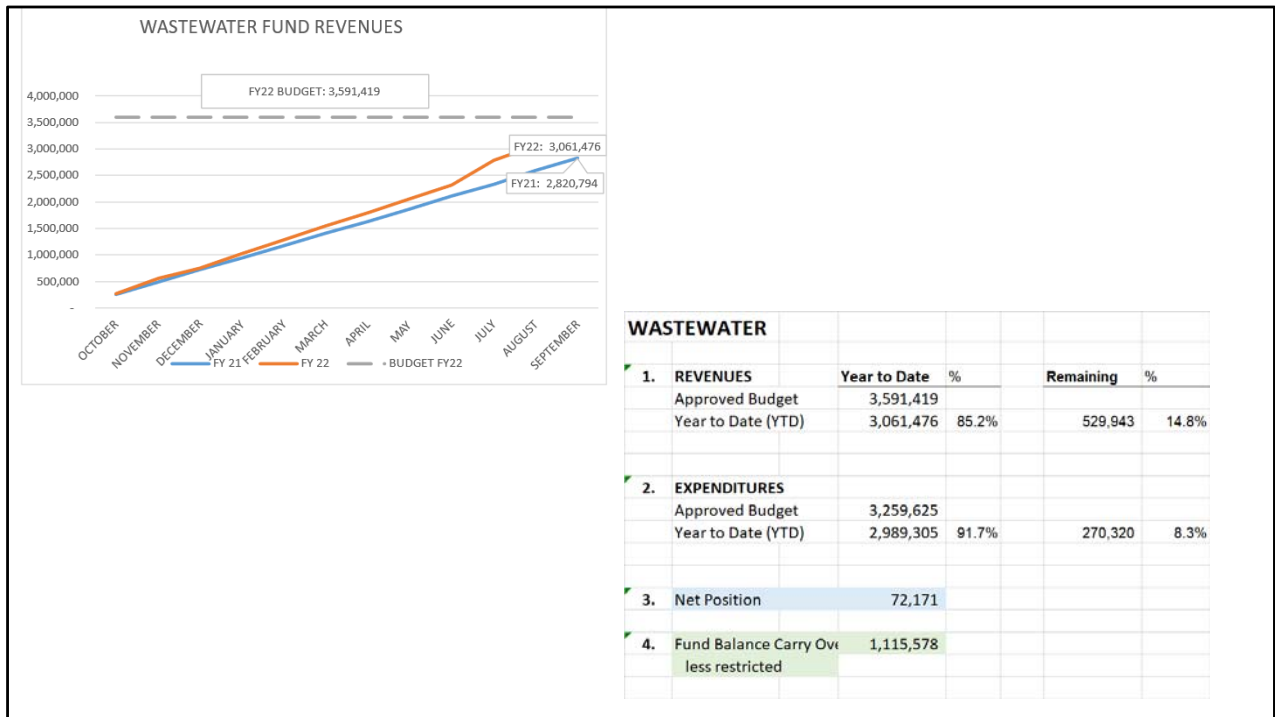
STRATEGIC INITIATIVES					
Strategic Initiatives Fund	-	864,099	864,099	(313,735)	550,364
#20701 Agnew & Beck				92,200	
#22052 Sullivan & Reberger				25,000	
#22038 Carissa Connelly				95,000	
#22038 Carissa Connelly extention				38,000	400 hrs @95
#22071 Canyon Excavation				18,535	Lifftower Lodge
#22121 Rian Rooney				30,000	
Communication to the public May election				15,000	
Total PO/Contracts				313,735	

Strategic Initiative					
1.	REVENUES	Year to Date	%	Remaining	%
	Approved Budget	864,099			
	Year to Date (YTD)	864,100	100.0%	(1)	0.0%
2.	EXPENDITURES				
	Approved Budget	864,099			
	Year to Date (YTD)	275,230	31.9%	588,869	68.1%
3.	Net Position	588,870			

Enterprise Funds



The Water Fund revenues are down \$171,741 (8%) FYTD. The decrease in revenue is largely due to water conservation.



The Wastewater Fund revenues are up \$240,682 (9%) FYTD.

Report Criteria:

Invoices with totals above \$0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"-9648008200", "9910000000"-9911810000"
Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
GENERAL FUND				
01-2175-8000 P/R DEDUC PBL--EMP CAF FSA-MD				
NBS-NATIONAL BENEFIT SERVI	CP326088	FSA TOTAL	2,476.77	
01-2175-9000 P/R DEDUC PBL--EMP CAF FSA-DC				
NBS-NATIONAL BENEFIT SERVI	CP326088	DCA TOTAL	815.48	
01-2300-0000 DEPOSITS-PARKS & EVENTS				
SUN VALLEY EVENTS	CR 083122	REFUND SECURITY DEPOSIT	250.00	
01-3700-3600 REFUNDS & REIMBURSEMENTS				
CROSETTO, FRED	CR 090722	ENCROACHMENT FEE RETURN	150.00	
Total :			3,692.25	
LEGISLATIVE & EXECUTIVE				
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP326088	HRA Medical	68.42	
01-4110-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	22.95	
Total LEGISLATIVE & EXECUTIVE:			91.37	
ADMINISTRATIVE SERVICES				
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP326088	HRA Medical	897.00	
01-4150-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	48.75	
01-4150-3100 OFFICE SUPPLIES & POSTAGE				
COPY & PRINT, L.L.C.	123850	SHEET PROTECTORS	297.50	
COPY & PRINT, L.L.C.	123862	LAMINATING POUCH- POS 7135	101.70	
COPY & PRINT, L.L.C.	CM 091322	OUTSTANDING CREDIT	940.22-	
PITNEY BOWES - RESERVE ACC	3316182531	CONTRACT 0040982200 SENDPRO C AUTO	407.94	
US BANK	5030 082522	USPS PO	138.00	
US BANK	6235 082522	MOO BUSINESS ADVANCE PLAN	299.00	
US BANK	6235 082522	MOO BUSINESS CARDS	48.87	
US BANK	9749 082522	CORK BOARDS *2	55.98	
01-4150-4200 PROFESSIONAL SERVICES				
ALSCO - AMERICAN LINEN DIVI	LBOI2016975	191 5TH ST	166.00	
KETCHUM COMPUTERS, INC.	19104	SEPT 2022 ADMIN	5,615.85	
US BANK	6235 082522	RECORDING FEED- BLAINE COUNTY CLERK	23.95	
WESTERN RECORDS DESTRUCT	0605636	RECORDS DESTRUCTION- AUG 22	113.00	
VALLEY TEMP SERVICES INC	10455	ELIZABETH INSINGER	182.00	
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO				
US BANK	6235 082522	EXPRESS PUBLISHING CLERK POSTING	211.00	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH				
US BANK	2745 082522	TRELLO.COM	75.00	
US BANK	6235 082522	GOOGLE-YOUTUBE PREMIUM	11.99	
US BANK	6235 082522	DOCUSIGN	300.00	
01-4150-5100 TELEPHONE & COMMUNICATIONS				
SYRINGA NETWORKS, LLC	22SEP0331	702110 090122	800.00	
SYRINGA NETWORKS, LLC	22SEP0331	146524 090122	650.00	
SYRINGA NETWORKS, LLC	22SEP0331	702109 090122	800.00	
SYRINGA NETWORKS, LLC	22SEP0331	703592 090122	500.00	
SYRINGA NETWORKS, LLC	22SEP0331	146525 090122	650.00	
US BANK	5030 082522	8*8 INC	2,048.89	
COX BUSINESS	0012401050589	0012401050589901 090622	173.39	
LUMEN	305198677	74754376 082422	.36	
01-4150-5110 COMPUTER NETWORK				
KETCHUM COMPUTERS, INC.	19104	SEPT 2022 ADMIN HARDWARE	2,048.40	
US BANK	2745 082522	IDRIVE OVERUSE CR	531.30-	
US BANK	2745 082522	IDRIVE OVERUSE CR	247.93-	
US BANK	2745 082522	IDRIVE OVERUSE CR	316.61-	
US BANK	5030 082522	ZOOM.COM	79.00	
US BANK	6235 082522	TP LINK, ADAPTER, DESKTOP/WALL-MOUNT	24.99	
DELL FINANCIAL SERVICES	81357821	001-8998447-005 JULY 22	454.26	
LEAF	13695335	100-6877711-001 SEP 22	871.31	
01-4150-5150 COMMUNICATIONS				
US BANK	5030 082522	MAILCHIMP	97.99	
US BANK	6235 082522	LATER	15.00	
US BANK	6235 082522	SHUTTERSTOCK	29.00	
01-4150-5200 UTILITIES				
CITY OF KETCHUM	AUGUST 2022	208	392.94	
CITY OF KETCHUM	AUGUST 2022	772	64.15	
CITY OF KETCHUM	AUGUST 2022	9994	189.39	
CITY OF KETCHUM	AUGUST 2022	360	53.66	
INTERMOUNTAIN GAS	76053745030 0	76053745030 082522	18.78	
01-4150-6500 CONTRACTS FOR SERVICES				
S & C ASSOCIATES LLC	2559-2570	2561	118.00	
S & C ASSOCIATES LLC	2559-2570	2566	59.00	
S & C ASSOCIATES LLC	2559-2570	2559	177.00	
S & C ASSOCIATES LLC	2559-2570	2565	370.00	
S & C ASSOCIATES LLC	2559-2570	2562	2,140.00	
S & C ASSOCIATES LLC	2559-2570	2564	590.00	
01-4150-6510 COMPUTER SERVICES				
CASELLE, INC.	119416	Contract Support & Maintence 10/22	2,483.00	
Total ADMINISTRATIVE SERVICES:			22,855.98	
LEGAL				
01-4160-4270 CITY PROSECUTOR				
ALLINGTON, ESQ., FREDERICK	120290	Monthly Prosecutor Payment	3,769.92	
Total LEGAL:			3,769.92	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
PLANNING & BUILDING				
01-4170-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	26.05	
01-4170-4200 PROFESSIONAL SERVICES				
FORSGREN ASSOCIATES, INC.	222406	Engineering Services	6,266.51	
KETCHUM COMPUTERS, INC.	19104	SEPT 2022 P&B	333.50	
S & C ASSOCIATES LLC	2559-2570	2569	118.00	
S & C ASSOCIATES LLC	2559-2570	2560	59.00	
S & C ASSOCIATES LLC	2559-2570	2568	118.00	
S & C ASSOCIATES LLC	2559-2570	2570	59.00	
01-4170-4500 GEOGRAPHIC INFO SYSTEMS				
BLAINE COUNTY (GIS)	399	GIS	5,000.00	22030
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH				
AMERICAN PLANNING ASSN	168255-2273	APA Membership	670.00	
AMERICAN PLANNING ASSN	281249-2273	APA Membership	169.00	
AMERICAN PLANNING ASSN	335615-2273	APA Membership	99.00	
Total PLANNING & BUILDING:			12,918.06	
NON-DEPARTMENTAL				
01-4193-4200 PROFESSIONAL SERVICE				
US BANK	5030 082522	BLUE+PINE	125.00	
01-4193-4500 1ST/WASHINGTON RENT				
URBAN RENEWAL AGENCY	6012	Parking Lot Rent- SEPT 22	3,000.00	
01-4193-9930 GENERAL FUND OP. CONTINGENCY				
BUSINESS INTERIORS OF IDAHO	PR12697-1	3RF FLOOR CONFERENCE ROOM	4,852.70	
FLY SUN VALLEY ALLIANCE	090822	Employee Recreation Program	7,000.00	
US BANK	6235 082522	APWA WORKZONE PURCHASE	545.00	
US BANK	6235 082522	ICMA	300.00	
US BANK	6235 082522	YOURMEMBERSHIP PUBLIC WORKS POSTING	349.00	
US BANK	6235 082522	PUBLICWORKSCAREER.COM	185.00	
US BANK	6235 082522	YOURMEMBERSHIP.COM JOB POSTING	599.00	
US BANK	6235 082522	CAREERS IN GOVERNMENT	375.00	
BLUE AND PINE CREATIVE INC	574	PAGE LOAD- WW TREATMENT PLAN	1,750.00	
Total NON-DEPARTMENTAL:			19,080.70	
FACILITY MAINTENANCE				
01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP326088	HRA Medical	126.88	
01-4194-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	24.38	
01-4194-3200 OPERATING SUPPLIES				
A.C. HOUSTON LUMBER CO.	2206-943254	GRAIN ELKSKIN GLOVE	29.99	
A.C. HOUSTON LUMBER CO.	2209-974739	PARTICULATE RESPIRATOR	39.68	
CHATEAU DRUG CENTER	2599579	SOAP	5.68	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4194-3500 MOTOR FUELS & LUBRICANTS				
UNITED OIL	1001799	38950 083122	929.39	
01-4194-4200 PROFESSIONAL SERVICES				
BIG WOOD LANDSCAPE, INC.	27054	PLANTING TREES, DUMP FEE	830.00	
IRISH ELECTRIC	90222	TROUBLESHOOT COMPRESSOR	358.00	
KETCHUM COMPUTERS, INC.	19104	SEPT 2022 FACILITY MAINT	130.50	
01-4194-4210 PROFESSIONAL SERVC-CITY TREES				
ARBOR CARE	8763	LITTLE PARK- LIQUID PLANT FERTILIZATION	145.00	
ARBOR CARE	8772-2	FOREST SERVICE PARK- LIQUID PLANT FERTILIZAITON	1,570.00	
ARBOR CARE	8785-3	KETCHUM TOWN SQUARE- LIQUID PLANT FERTILIZATION	395.00	
ARBOR CARE	RUP1134	CITY CORRIDOR- PRUNING, TREE REMOVAL	1,355.00	
ARBOR CARE	RUP1135	CITY CORRIDOR-PRUNING, MITE& APHID	2,052.00	
ARBOR CARE	RUP1136	LIQUID PLANT FERTILIZATION-191 5TH STREET	1,134.00	
01-4194-4220 PROF SERV-CITY BEAUTIFICATION				
LILY & FERN, LLC	4494	Monthly Flower Maintenance 4th of 4 Installments	4,529.24	
LILY & FERN, LLC	4632	Flower Maintenance	403.65	
01-4194-5200 UTILITIES				
CITY OF KETCHUM	AUGUST 2022	9995	1,812.93	
CITY OF KETCHUM	AUGUST 2022	456	2,135.23	
CITY OF KETCHUM	AUGUST 2022	1245	39.12	
CITY OF KETCHUM	AUGUST 2022	9996	54.82	
CITY OF KETCHUM	AUGUST 2022	560	206.57	
CITY OF KETCHUM	AUGUST 2022	532	1,162.25	
CITY OF KETCHUM	AUGUST 2022	536	174.65	
CITY OF KETCHUM	AUGUST 2022	9991	129.86	
CITY OF KETCHUM	AUGUST 2022	1127	74.57	
CLEAR CREEK DISPOSAL	0001557377	1178 WARM SPRINGS RD/ SKATE PARK	293.50	
CLEAR CREEK DISPOSAL	0001557378	8TH & 2ND/ PUMP PARK	267.21	
CLEAR CREEK DISPOSAL	0001557379	1177 WARM SPRINGS RD	193.60	
IDAHO POWER	2201272487 08	2201272487 082322	29.45	
IDAHO POWER	2203538992 08	2203538992 082322	105.12	
INTERMOUNTAIN GAS	44919030005 0	131 RIVER ST E	5.67	
INTERMOUNTAIN GAS	65669030002 0	491 E SUN VALLEY RD FIRE PIT	9.79	
01-4194-5300 CUSTODIAL & CLEANING SERVICES				
WESTERN BUILDNG MAINTEN	0135074-IN	Monthly Janitorial Service	3,078.31	
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS				
CLEAR CREEK DISPOSAL	0001557384	1803 Warm Springs Road	234.60	
IDAHO POWER	2224128120 08	2224128120 082322	1,141.66	
SCHINDLER ELEVATOR	8106040065	Preventative Maintenance -09/22 - 11/22	1,112.13	
01-4194-5910 REPAIR & MAINT-491 SV ROAD				
ALSCO - AMERICAN LINEN DIVI	LBOI2015663	491 E SUN VALLEY 082922	178.70	
CITY OF KETCHUM	AUGUST 2022	192	658.97	
CLEAR CREEK DISPOSAL	0001558670	491 Sun Valley Rd	1,851.96	
IDAHO POWER	2202522062 08	2202522062 082322	787.65	
INTERMOUNTAIN GAS	1749980809 08	491 E SUN VALLEY RD	9.79	
COX BUSINESS	0012401034971	491 E SUN VALLEY RD	143.00	
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR				
A.C. HOUSTON LUMBER CO.	2207-952309	EXTENSION CORD YELLOW	89.99	
A.C. HOUSTON LUMBER CO.	2208-792502	1*6 GORMAN	71.98	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
A.C. HOUSTON LUMBER CO.	2208-971118	COLD WELD COMPOUND	10.78	
A.C. HOUSTON LUMBER CO.	2209-973496	ANCHOR SHACKLE	5.98	
IDAHO POWER	2226452353 08	2226452353 082622	494.06	
PIPECO, INC.	S4760096.001	INSERT TEE, ELBOWS, QUICK COUPLERS, PVC NIPPLES	50.01	
PIPECO, INC.	S4760794.001	PIPE PATCH	45.39	
PIPECO, INC.	S4763232.001	PIPE PATCH, HOSE CLAMP, WORM DRIVE	52.27	
PIPECO, INC.	S4767238.001	PLUG PVC MIPT 2IN	5.80	
RIVER RUN AUTO PARTS	6538-181743	JB WATER WELD	8.99	
SAWTOOTH WOOD PRODUCTS, I	0000135301	BRUSHCUTTER, LAWN MOWER, BATTERIES	1,599.99	
SILVER CREEK SUPPLY	0007897356-00	LEEMCO THREADED SADDLE	139.59	
US BANK	9988 082522	GATORADE POWDER, OUTDOOR EXTENSION CORD	169.96	
ROCKWELL BYPASS	548	2022 ASSOCIATION DUES	161.33	
01-4194-6950 MAINTENANCE				
A.C. HOUSTON LUMBER CO.	2206-944238	STRAP WRENCH	10.99	
A.C. HOUSTON LUMBER CO.	2207-946020	HOSE WASHERS RUBBER	2.99	
A.C. HOUSTON LUMBER CO.	2209-973538	TURBOMAX DRILL VARIOUS SIZES	47.87	
CHATEAU DRUG CENTER	2595404	WASP SPRAY	9.48	
CHATEAU DRUG CENTER	2598404	BLU LATCH STORE BOX	18.99	
CHATEAU DRUG CENTER	2598641	RAID SPIDER AND SCORPIAN	11.39	
CHATEAU DRUG CENTER	2598894	BATTERIES	37.03	
PIPECO, INC.	S4760714.001	TEE INSERT MALE ADAPTER	8.38	
PIPECO, INC.	S4761047.001	BALL PLASTIC TXT, PVC NIPPLE, ADAPTERS	50.28	
PIPECO, INC.	S4761295.001	WHITE AQUALINE, MALE ADAPTERS	7.02	
PLATT ELECTRIC SUPPLY	3E64223	IRRIGATION PARTS	86.80	
SILVER CREEK SUPPLY	0007787437-00	880 FC ROTOR	226.01	
SILVER CREEK SUPPLY	0007857457-00	DRIP ZONE KIT	67.68	
SILVER CREEK SUPPLY	0007868478-00	DRIP TUBE	210.38	
SILVER CREEK SUPPLY	0007898664-00	ARMADA ADVANCED DIGITAL LOCATOR	1,154.75	
US BANK	9988 082522	FERGUSON: SKATE PARK SUPPLIES	144.00	
US BANK	9988 082522	UNIVERSAL DISPENSER KEY	14.99	
US BANK	9988 082522	ZORO.COM- FOUNTAIN VALVE, RECYCLE COTTON SHEETING RAG	384.14	
US BANK	9988 082522	RYOBI 4 TOOL KIT	119.00	
Total FACILITY MAINTENANCE:			35,467.79	
POLICE				
01-4210-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	9.80	
01-4210-3620 PARKING OPS EQUIPMENT FEES				
CALE AMERICA, INC.	170290	JULY 2022 ACTIVE METERS	169.05	
FLASHPARKING INC	124789	Omni Park Subscription	737.00	
01-4210-4200 PROFESSIONAL SERVICES				
KETCHUM COMPUTERS, INC.	19105	SEPT 2022 KPD	880.50	
01-4210-4250 PROF.SERVICES-BCSO CONTRACT				
BLAINE COUNTY CLERK/RECOR	201056	BCSO Law Enforcement Services	130,714.08	
Total POLICE:			132,510.43	
FIRE & RESCUE				
01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP326088	HRA Medical	181.98	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4230-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	81.50	
01-4230-3200 OPERATING SUPPLIES FIRE				
ATKINSONS' MARKET	03626154	WHITE CLOUD RIVER RU	27.54	
ATKINSONS' MARKET	03626154	WHITE CLOUD RIVER RU	27.54	
BUSINESS AS USUAL INC.	159587	VINYL LETTERS	31.48	
FEDEX	7-862-83827	Ground Shipping	22.14	
US BANK	9939 082522	3 RING BINDERS	12.07	
US BANK	9939 082522	BUSINESS CARD HOLDERS	25.00	
US BANK	9939 082522	EGO WEED EATER	92.75	
US BANK	9939 082522	BINDER CLIPS, RUBBER BANDS, MOUSE PADS	14.60	
US BANK	9939 082522	HANGING FILE FOLDERS	7.50	
US BANK	9939 082522	NOISE CANCELLING HEADPHONES WITH MICROPHONE	29.99	
US BANK	9939 082522	RYOBI MOWER	126.30	
US BANK	9939 082522	3 RING BINDERS	12.07	
01-4230-3210 OPERATING SUPPLIES EMS				
BOUNDTREE MEDICAL	84643834	Medical EQUIPMENT	11.70	
BOUNDTREE MEDICAL	84649808	Medical EQUIPMENT	108.81	
BUSINESS AS USUAL INC.	159587	VINYL LETTERS	31.47	
FEDEX	7-862-83827	Ground Shipping	22.15	
US BANK	9939 082522	RYOBI MOWER	126.30	
US BANK	9939 082522	BUSINESS CARD HOLDERS	24.99	
US BANK	9939 082522	EGO WEED EATER	92.74	
US BANK	9939 082522	BINDER CLIPS, RUBBER BANDS, MOUSE PADS	14.60	
US BANK	9939 082522	HANGING FILE FOLDERS	7.50	
HENRY SCHEIN	23979833	EMS MEDICAL DRUGS	133.82	
HENRY SCHEIN	23979833	MEDICAL EQUIPMENT	156.48	
HENRY SCHEIN	24414659	MEDICAL DRUGS	90.76	
HENRY SCHEIN	24571095	MEDICAL EQUIPMENT	347.01	
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE				
UNITED OIL	1001651	37267 083122	276.37	
UNITED OIL	1001816	39060 083122	504.95	
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS				
UNITED OIL	1001651	37267 083122	252.14	
01-4230-4200 PROFESSIONAL SERVICES FIRE				
KETCHUM COMPUTERS, INC.	19104	SEPT 2022 KFD	4,877.50	
01-4230-4903 ASSISTANT FIRE CHIEF TRAINING				
ZOLL MEDICAL CORPORATION	90066792	Preventive Maintenance	840.00	
01-4230-4910 TRAINING EMS				
US BANK	9939 082522	AMERICAN HEART	690.96	
US BANK	9939 082522	AMERICAN HEART	151.00	
US BANK	9939 082522	AMERICAN HEART	151.00	
01-4230-4920 TRAINING-FACILITY				
COX BUSINESS	0012401047339	0012401047339201 062922	45.21	
COX BUSINESS	0012401047339	0012401047339201 073022	99.79	
COX BUSINESS	0012401047339	0012401047339201 083022	99.79	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4230-5100 TELEPHONE & COMMUNICATION FIRE				
SYRINGA NETWORKS, LLC	22SEP0331	706460 090122	860.49	
SYRINGA NETWORKS, LLC	22SEP0331	703718 090122	493.56-	
VERIZON WIRELESS	9914240759	842054354-00001	287.78	
COX BUSINESS	0012401049446	0012401049446101 082822	130.29	
AT&T MOBILITY LLC	287307161044	287307161044	291.56	
ESO SOLUTIONS INC.	ESO-88916	CAD EMS PACKAGE	402.08	
01-4230-5110 TELEPHONE & COMMUNICATION EMS				
SYRINGA NETWORKS, LLC	22SEP0331	706460 090122	860.49	
SYRINGA NETWORKS, LLC	22SEP0331	703719 090122	27.42-	
VERIZON WIRELESS	9914240759	842054354-00001	287.78	
COX BUSINESS	0012401049446	0012401049446101 082822	130.28	
AT&T MOBILITY LLC	287307161044	287307161044	291.56	
ESO SOLUTIONS INC.	ESO-88916	CAD EMS PACKAGE	402.08	
01-4230-5200 UTILITIES				
CITY OF KETCHUM	AUGUST 2022	2307	139.96	
IDAHO POWER	2226144497 08	2226144497 082622	1,439.53	
INTERMOUNTAIN GAS	26223127833 0	107 SADDLE RD	12.87	
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE				
RIVER RUN AUTO PARTS	6538-182147	CO FIATOM OIL ABSORB	13.99	
US BANK	9939 082522	FRONT TOW HOOK TOW LOOP	84.29	
US BANK	9939 082522	HD:LIQUIDTIGHT CONNECTORS, WIRE CONNECTORS, WIRE, CONDUIT	69.69	
US BANK	9939 082522	KETCHUM AUTOMOTIVE	31.20	
US BANK	9939 082522	STERLING TECHTAPE	144.99	
US BANK	9939 082522	SAFTEY HOOKS STRONG	31.84	
US BANK	9939 082522	CAR TRUCK TRAILER HAULER KNIFE & HOOK	199.74	
US BANK	9939 082522	REVZILLA- GASOLINE PACK, WATER PACK, PACK MOUNT	127.65	
US BANK	9939 082522	IDAHO LUMBER & HARDWARE	29.89	
US BANK	9939 082522	CAR ID; WHEEL CHOCK	152.59	
US BANK	9939 082522	MYTEE- RATCHET BINDERS, D-RINGS	56.80	
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS				
BROOKS WELDING	15286	WELDING RETRO BAR ONTO SIDEBYSIDE	342.50	
US BANK	9939 082522	MYTEE- RATCHET BINDERS, D-RINGS	56.80	
US BANK	9939 082522	STERLING TECHTAPE	144.99	
US BANK	9939 082522	CAR TRUCK TRAILER HAULER KNIFE & HOOK	199.75	
US BANK	9939 082522	HD:LIQUIDTIGHT CONNECTORS, WIRE CONNECTORS, WIRE, CONDUIT	69.68	
US BANK	9939 082522	REVZILLA- GASOLINE PACK, WATER PACK, PACK MOUNT	127.65	
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ				
A.C. HOUSTON LUMBER CO.	2209-977063	LAG BOLT, SHIELD, PLASTIC ANCHORS, FASTENERS	10.03	
RIVER RUN AUTO PARTS	6538-182087	DEF FLUID FOR TRUCK 1	53.90	
01-4230-6110 REPAIR & MAINT--MACHINERY & EQ				
RIVER RUN AUTO PARTS	6538-181824	LIGHTBAR INSTALL	22.22	
Total FIRE & RESCUE:			16,835.46	
STREET				
01-4310-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	47.82	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4310-3200 OPERATING SUPPLIES				
D & B SUPPLY INC.	85554	WORK PANTS, SHIRTS, BOOTS	221.99	
D & B SUPPLY INC.	92929	WORK PANTS, SHIRTS, BOOTS	299.90	
GEM STATE PAPER & SUPPLY	1080072-02	LYSOL DISINFECTANT BOWL	47.57	
NAPA AUTO PARTS	116862	Blue SHOP TOWELS	23.58	
RIVER RUN AUTO PARTS	6538-182237	DIATOM OIL ABSORB	55.96	
US BANK	2022 082522	AC/DC CORD- CASIO CALCULATOR	14.99	
US BANK	2022 082522	LETTER OPENERS	5.95	
US BANK	6235 082522	MOO BUSINESS CARDS	24.43	
01-4310-3400 MINOR EQUIPMENT				
IDAHO LUMBER & HARDWARE	918818	POWDER LOAD FOR METRO COUNTER	27.98	
NAPA AUTO PARTS	118461	OZZY MAT, OZZY JUIC	115.48	
01-4310-3500 MOTOR FUELS & LUBRICANTS				
UNITED OIL	1001653	37269 083122	2,882.69	
01-4310-4200 PROFESSIONAL SERVICES				
BIG WOOD LANDSCAPE, INC.	27054	PICKUP TRASH AT SNOW DUMP	480.00	
KETCHUM COMPUTERS, INC.	19104	SEPT 2022 STREETS	652.50	
LUNCEFORD EXCAVATION, INC.	13570	TRUCK DRIVER, LABOR, CHIP SEAL	2,405.00	
AWSI	540451	Pre-employment Testing	111.25	
ROAD WORK AHEAD TRAFFIC S	TS-17966	TRAFFIC CONTROL FOR CHIP SEAL 08/13	6,551.23	
ROAD WORK AHEAD TRAFFIC S	TS-18000	TRAFFIC CONTROL FOR CHIP SEAL 8/14-8/16	12,406.61	
01-4310-5200 UTILITIES				
CITY OF KETCHUM	AUGUST 2022	9993	96.20	
CITY OF KETCHUM	AUGUST 2022	9999	141.41	
INTERMOUNTAIN GAS	49439330009 0	260 E 10 ST	13.58	
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU				
RIVER RUN AUTO PARTS	6538-182151	FRAM ANT DEX FS	53.90	
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ				
LUTZ RENTALS	134076-1	ROPE, PULL STARTER	4.95	
METROQUIP, INC.	P17185	PARTS FOR PELICAN, SCRAPER CLAMP, ROLLER ETC	50.46	
METROQUIP, INC.	P17219	PARTS FOR PELICAN: SCRAPER CLAMP, DIRT SHOE ASSY, LOWER ROLLER	710.59	
NAPA AUTO PARTS	019799	2YR WTY BAT, CORE DEPOSIT	136.49	
RIVER RUN AUTO PARTS	6538-181909	wASH&WAX, SHOP SUPPLIES	26.98	
SILVER CREEK SUPPLY	0007819634-00	IRON COUPLER	3.62	
WOOD RIVER WELDING, INC.	182455	METAL FOR ASPHALT SKIRTS	61.70	
01-4310-6910 OTHER PURCHASED SERVICES				
ALSCO - AMERICAN LINEN DIVI	LBOI2000977	VARIOUS SUPPLIES (MATS, MOPS, TOWELS, ETC) 2021-2022 CONTRACT	38.87	
ALSCO - AMERICAN LINEN DIVI	LBOI2006300	VARIOUS SUPPLIES (MATS, MOPS, TOWELS, ETC) 2021-2022 CONTRACT	29.79	22022
ALSCO - AMERICAN LINEN DIVI	LBOI2008087	VARIOUS SUPPLIES (MATS, MOPS, TOWELS, ETC) 2021-2022 CONTRACT	38.87	22022
ALSCO - AMERICAN LINEN DIVI	LBOI2016997	VARIOUS SUPPLIES (MATS, MOPS, TOWELS, ETC) 2021-2022 CONTRACT	38.87	
CLEAR CREEK DISPOSAL	0001557376	200 10TH ST E	134.88	
01-4310-6930 STREET LIGHTING				
IDAHO POWER	2200749261 08	2200749261 082522	675.42	
IDAHO POWER	2201013857 08	2201013857 082322	13.69	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
IDAHO POWER	2203855230 08	2203855230 082322	36.12	
IDAHO POWER	2204535385 08	2204535385 082322	16.98	
IDAHO POWER	2206773224 08	2206773224 082322	8.73	
IDAHO POWER	2207487501 08	2207487501 082322	6.62	
01-4310-6950 MAINTENANCE & IMPROVEMENTS				
IDAHO ASPHALT SUPPLY, INC.	5-5123732	CrS-2R	16,854.20	
IDAHO ASPHALT SUPPLY, INC.	5-5123733	CrS-2R	15,763.33	
IDAHO ASPHALT SUPPLY, INC.	5-5123734	CrS-2R	16,621.55	
IDAHO ASPHALT SUPPLY, INC.	5-512731	CrS-2R	16,363.05	
JOHNNY B TRANSPORT	0512731	Spreader Service, FRIGHT, FUEL	4,005.20	
JOHNNY B TRANSPORT	0512732	CUSTOMER SHIP, DMEUURAGE, FUEL SURCHARGE	1,870.39	
JOHNNY B TRANSPORT	0512733	CUSTOMER SHIP, FUEL	1,690.87	
JOHNNY B TRANSPORT	0512734	CUSTOMER SHIP, DMEUURAGE, FUEL SURCHARGE	1,927.84	
JOHNNY B TRANSPORT	0514365	Spreader Service	6,750.00	
RIVER RUN AUTO PARTS	6538-181967	wIRE TIE, CABLE TIES	23.74	
WALKER SAND AND GRAVEL	1047831	23.80 TON 1/2" SCREENED CHIP	521.27	
WALKER SAND AND GRAVEL	1048599	39.05 TON 1/2" SCREENED CHIP	857.43	
WALKER SAND AND GRAVEL	1048696	24.42 TON 1/2" SCREENED CHIP	534.69	
CUEVA ELK ROOFING	001702	ROOF MAINTENANCE- 200 BLDG	7,500.00	
Total STREET:			119,997.21	
RECREATION				
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP326088	HRA Medical	1,090.00	
01-4510-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	19.60	
NBS-NATIONAL BENEFIT SERVI	CP326088	HRA Vision	475.00	
01-4510-3250 RECREATION SUPPLIES				
ENVIRONMENTAL RESOURCE C	202216	SUMMER SCIENCE PROGRAM	264.00	
US BANK	7926 082522	SAWTOOTH BOTANICAL GARDEN	10.00	
US BANK	7926 082522	M&M SNACK BAR	37.87	
US BANK	7926 082522	BRUNEAU DUNES STATE PARK	7.00	
US BANK	7926 082522	SHOSHONE FALLS	5.00	
US BANK	7926 082522	SAWTOOTH BOTANICAL GARDEN	10.00	
US BANK	7926 082522	WHITE OTTER ADMISSION	816.60	
US BANK	7926 082522	M&M SNACK BAR	26.22	
BSN SPORTS	918070577	RUBBER FACE PADDLE	27.96	
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY				
ATKINSONS' MARKET	06620955	PACE CHUNKY SALSA	6.25	
ATKINSONS' MARKET	08523327	CANTALOUPE, MELONS	19.13	
ATKINSONS' MARKET	08526474	BREAD, ORANGES, BANANAS	40.60	
ATKINSONS' MARKET	08527550	MELONS, EGGS, POTATOES	55.39	
CHATEAU DRUG CENTER	2599015	LG LOAF PAN	22.77	
01-4510-3500 MOTOR FUELS & LUBRICANTS				
UNITED OIL	1001652	37268 083122	289.91	
01-4510-4200 PROFESSIONAL SERVICE				
KETCHUM COMPUTERS, INC.	19104	SEPT 2022 PARKS	261.00	
01-4510-5200 UTILITIES				
SENTINEL FIRE & SECURITY, IN	79388	ATKINSONS PARK BUILDING	104.85	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
Total RECREATION:			3,589.15	
Total GENERAL FUND:			370,808.32	
WAGON DAYS FUND				
WAGON DAYS EXPENDITURES				
02-4530-2900 AWARDS				
US BANK	6235 082522	HODGES BADGE COMPANY CUSTOM LOGO	368.83	
02-4530-3200 OPERATING SUPPLIES				
ATKINSONS' MARKET	02599930	ICE - WAGON DAYS WATER STATIONS	22.69	
US BANK	5198 082522	MASON JARS- WAGON DAYS	35.89	
US BANK	5198 082522	GREENSTRIPE COLDCUP-1000 COUNT-WAGON DAYS	180.45	
US BANK	5198 082522	CHOCOLATE HALD DOLLAR COINS- WAGON DAYS	34.99	
US BANK	6235 082522	WIX.COM	30.00	
US BANK	6235 082522	SMOKEY MOUNTAIN	342.75	
02-4530-3250 SOUVENIRS SUPPLIES				
US BANK	6235 082522	STICKERMULE, BUTTONS	143.62	
US BANK	6235 082522	STICKERMULE, CUSTOM STICKERS	220.48	
US BANK	6235 082522	UPRINTING POSTERS	600.59	
US BANK	6235 082522	COWBOY HATS/BANDANNAS	77.98	
US BANK	6235 082522	4IMPRINT DOVETAIL RIBBON	187.86	
02-4530-4200 PROFESSIONAL SERVICES				
US BANK	6235 082522	VRBO PAYMENT 2	1,470.00	
02-4530-4220 GRAND MARSHAL DINNER				
US BANK	6235 082522	UPRINTING GREETING CARDS	119.55	
02-4530-4240 CONCERT				
LIVE AUDIO PRODUCTION LLC	RJK 087	WAGON DAYS STREET DANCE	815.00	
02-4530-4400 ADVERTISING & LEGAL PUBLICATIO				
US BANK	6235 082522	UPRINTING BROCHURES	388.55	
US BANK	6235 082522	UPRINTING VINYL BANNERS	109.10	
US BANK	6235 082522	UPRINTING VINYL BANNERS	153.96	
Total WAGON DAYS EXPENDITURES:			5,302.29	
Total WAGON DAYS FUND:			5,302.29	
GENERAL CAPITAL IMPROVEMENT FD				
GENERAL CIP EXPENDITURES				
03-4193-7100 SUN VALLEY RD MILL & OVERLAY				
GALENA ENGINEERING, INC.	1318.186 09012	SUN VALLEY RD RECONSTRUCTION	980.00	
OPAL ENGINEERING, PLLC	129	Sun Valley Rd: COORDINATION AND REVIEW	825.00	
03-4193-7125 SH-75 PATHWAY-N OF TOWN (ENG)				
S & C ASSOCIATES LLC	2559-2570	2563	134.00	
03-4193-7130 COORID00R TIMING PLAN				
HDR ENGINEERING, INC.	1200458029	Warm Springs Road Corridor Alternatives Analysis	9,111.75	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
03-4193-7180 POWER LINE UNDERGROUNDING				
S & C ASSOCIATES LLC	2559-2570	2567	944.00	
CASTELLANO, ANDREW	CR 083122	REIMBURSEMENT FOR UNDERGROUND POWER LINE	24,275.00	
03-4193-7193 MAIN ST/WARM SPRINGS DESIGN				
HDR ENGINEERING, INC.	1200458021	Main Street (SH-75) ALT ANALYSIS	13,221.50	
03-4193-7607 SIDEWALK CURB AND GUTTER				
GALENA ENGINEERING, INC.	1318.187 09012	1318.187/SF/COK/BLK 5	2,711.50	
Total GENERAL CIP EXPENDITURES:			52,202.75	
FACILITY MAINT CIP EXPENDITURE				
03-4194-7110 FORD RANGER				
MOUNTAIN HOME AUTO RANCH	22043	FORD Ranger 4 WD Super Cab	24,073.00	22043
03-4194-7120 ATKINSON PARK IRRIG UPGRADES				
SAWTOOTH WOOD PRODUCTS, I	135323	Outfield Fence Replacement	7,800.00	22074
03-4194-7125 ATKINSON PARK LLF FENCE				
SAWTOOTH WOOD PRODUCTS, I	135323	Outfield Fence Replacement	12,000.00	22074
Total FACILITY MAINT CIP EXPENDITURE:			43,873.00	
POLICE CIP EXPENDITURES				
03-4210-7100 POLICE VEHICLE (NEW)				
MOUNTAIN HOME AUTO RANCH	090722	2023 FORD POLICE INTERCEPTOR AWD	47,707.00	22024
Total POLICE CIP EXPENDITURES:			47,707.00	
FIRE & RESCUE CIP EXPENDITURES				
03-4230-7100 UTILITY/PICK-UP TRUCK				
MOUNTAIN HOME AUTO RANCH	22032	FORD F250 4x4	30,588.00	22032
03-4230-7130 PPE (TURNOUT GEAR)				
MUNICIPAL EMERGENCY SERIC	IN1755268	EMS PANTS WOMEN	61.89	
CURTIS TOOLS FOR HEROES	INV623968	Fire PANTS	339.50	
Total FIRE & RESCUE CIP EXPENDITURES:			30,989.39	
Total GENERAL CAPITAL IMPROVEMENT FD:			174,772.14	
ORIGINAL LOT FUND				
ORIGINAL LOT TAX				
22-4910-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	.00	
22-4910-6040 SUN VALLEY MARKETING ALLIANCE				
VISIT SUN VALLEY	85	Monthly Payment per contract	20,833.33	
22-4910-6060 EVENTS/PROMOTIONS				
US BANK	6235 082522	IDAHO LUMBER	116.59	
US BANK	6235 082522	HAILEY CHAMBER OF COMMERC	75.00	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
US BANK	6235 082522	WOOD RIVER INN	138.00	
Total ORIGINAL LOT TAX:			21,162.92	
Total ORIGINAL LOT FUND:			21,162.92	
STRATEGIC INITIATIVE FUND				
STRATEGIC INITIATIVE EXPENSE				
54-4410-4200 PROFESSIONAL SERVICES				
US BANK	6235 082522	HAILEY CHAMBER OF COMMERC	300.00	
US BANK	6235 082522	WRAPCITY	191.63	
NESTED STRATEGIES	1080	HOUSING PHILANTHROPY	375.00	
Total STRATEGIC INITIATIVE EXPENSE:			866.63	
Total STRATEGIC INITIATIVE FUND:			866.63	
WATER FUND				
WATER EXPENDITURES				
63-4340-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	16.50	
63-4340-3200 OPERATING SUPPLIES				
ALSCO - AMERICAN LINEN DIVI	LBOI2018816	VARIOUS SUPPLIES (MATS, MOPS, TOWELS, ETC) 2021-2022 CONTRACT	28.42	
ALSCO - AMERICAN LINEN DIVI	LBOI2018818	VARIOUS SUPPLIES (MATS, MOPS, TOWELS, ETC) 2021-2022 CONTRACT	56.43	
GO-FER-IT	114442	Water Samples	73.50	
PIPECO, INC.	S4770883.001	BLUE MARKING PAINT	64.76	
PLATT ELECTRIC SUPPLY	3A11907	PTM 18120	28.00	
TREASURE VALLEY COFFEE INC	2160-08428521	SQWINCHER STIX	56.02	
63-4340-3250 LABORATORY/ANALYSIS				
MAGIC VALLEY LABS, INC.	25386	Yearly - DBPR Standard Monorting Samples	6,088.00	
63-4340-3500 MOTOR FUELS & LUBRICANTS				
UNITED OIL	1001655	37271 083122	573.98	
63-4340-3800 CHEMICALS				
GEM STATE WELDERS SUPPLY,I	841209	Hypochlorite Solution	558.00	
63-4340-4200 PROFESSIONAL SERVICES				
KETCHUM COMPUTERS, INC.	19104	SEPT 2022 WATER	239.25	
OPAL ENGINEERING, PLLC	129	S KETCHUM IMPROVEMENTS	975.00	
63-4340-4300 STATE & WA DISTRICT FEES				
IDAHO DEPT. OF ENVIRONMENT	20230855	Public Drinking Water System Annual Fee Assessment	7,800.00	
63-4340-5100 TELEPHONE & COMMUNICATIONS				
SYRINGA NETWORKS, LLC	22SEP0331	146523 090122	325.00	
63-4340-5200 UTILITIES				
DIG LINE	0068862-IN	Monthly Fee	135.57	
63-4340-6000 REPAIR & MAINT-AUTO EQUIP				
RIVER RUN AUTO PARTS	6538-181418	RED FUNNEL, HYD FLUID	208.89	
RIVER RUN AUTO PARTS	6538-182047	BRAKE SPREADER	47.74	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
63-4340-6910 OTHER PURCHASED SERVICES				
GRAY MATTER SYSTEMS, LLC	SIN026065	CIMPLICITY LICENSES- SUPPORT RENEWAL	1,866.27	22131
Total WATER EXPENDITURES:			19,141.33	
Total WATER FUND:			19,141.33	
WATER CAPITAL IMPROVEMENT FUND				
WATER CIP EXPENDITURES				
64-4340-7600 MACHINERY AND EQUIPMENT				
BANYAN TECHNOLOGY INC.	20952	BIG WOOD TANK SITE PLC UPGRADE	14,648.00	22124
MOUNTAIN HOME AUTO RANCH	SBPO 1820032	FORD F350	35,916.41	
64-4340-7650 WATER METERS				
FERGUSON ENTERPRISES, LLC	0817337	4 OMNI+ T2 1000GA AMR 1GPL 23LL	2,593.82	
Total WATER CIP EXPENDITURES:			53,158.23	
Total WATER CAPITAL IMPROVEMENT FUND:			53,158.23	
WASTEWATER FUND				
WASTEWATER EXPENDITURES				
65-4350-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	869611	FSA & HRA Plan Administration Fees SEPTEMBER 2022	39.20	
65-4350-3200 OPERATING SUPPLIES				
ALSCO - AMERICAN LINEN DIVI	LBOI2018816	VARIOUS SUPPLIES (MATS, MOPS, TOWELS, ETC) 2021-2022 CONTRACT	28.41	
ALSCO - AMERICAN LINEN DIVI	LBOI2018817	VARIOUS SUPPLIES (MATS, MOPS, TOWELS, ETC) 2021-2022 CONTRACT	126.36	
ATKINSONS' MARKET	02598293	Distilled Water	21.75	
UPS STORE #2444	MMN7FR5PH	WATER SAMPLES	13.92	
UPS STORE #2444	MMN7FR5VP	WATER SAMPLES	15.61	
65-4350-3400 MINOR EQUIPMENT				
McMASTER-CARR SUPPLY CO.	83753326	18-8 Stainless Steel Socket Head Screw	18.92	
US BANK	5198 082522	DRIVE SOCKET BALL END BIT	20.82	
US BANK	5198 082522	65 PIECE 8-44 MM RANGE WORM GEAR HOSE CLAMPS	14.83	
65-4350-3500 MOTOR FUELS & LUBRICANTS				
UNITED OIL	1001654	37270 083122	982.16	
65-4350-3600 COMPUTER SOFTWARE				
GRAY MATTER SYSTEMS, LLC	SIN026065	CIMPLICITY LICENSES- SUPPORT RENEWAL	1,866.28	22131
65-4350-4200 PROFESSIONAL SERVICES				
KETCHUM COMPUTERS, INC.	19104	SEPT 2022 WW	311.75	
ATLAS COPCO COMPRESSORS L	1122080658	CORE REPLACEMENT	8,690.00	22086
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG				
US BANK	5198 082522	WWTLA-16529	30.00	
US BANK	5198 082522	WWC2-15646	30.00	
US BANK	5198 082522	WWT4-20985	30.00	
US BANK	5198 082522	IRWA 3-TRAINING CLASS	240.00	
US BANK	5198 082522	DWD3-16913	30.00	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
US BANK	5198 082522	IRWA 3-TRAINING	120.00	
65-4350-5100 TELEPHONE & COMMUNICATIONS				
SYRINGA NETWORKS, LLC	22SEP0331	146523 090122	325.00	
65-4350-6000 REPAIR & MAINT-AUTO EQUIP				
NAPA AUTO PARTS	117078	BRAKE CHAMBER	56.99	
65-4350-6100 REPAIR & MAINT-MACH & EQUIP				
NAPA AUTO PARTS	118306	Belt - Alternator	65.05	
PIPECO, INC.	S4779733.001	Freezless Wall Faucet w/Pressure relief Valve	58.19	
SHEETMETAL FABRICATION	16155	PC GALV.	8.87	
US BANK	5198 082522	MIGHT MAX BATTERY	21.99	
ATLAS COPCO COMPRESSORS L	1122080658	Freight	125.32	
ATLAS COPCO COMPRESSORS L	1122080658	CORE REPLACEMENT	55,015.43	22086
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA				
A.C. HOUSTON LUMBER CO.	2209-977011	1/2 Spring Snap Link	9.13	
DIG LINE	0068862-IN	Monthly Fee	135.58	
US BANK	5198 082522	BACKUP CAMERA, USB C CAR CHARGER	216.98	
Total WASTEWATER EXPENDITURES:			68,668.54	
Total WASTEWATER FUND:			68,668.54	
PARKS/REC DEV TRUST FUND				
PARKS/REC TRUST EXPENDITURES				
93-4900-5910 WARM SPRINGS PRESR-RESTORATION				
US BANK	6235 082522	HAILEY COFFEE CO	79.12	
NESTED STRATEGIES	1080	Warm Spring PRESERVE PHILANTHROPY COUNSEL	3,375.00	
Total PARKS/REC TRUST EXPENDITURES:			3,454.12	
Total PARKS/REC DEV TRUST FUND:			3,454.12	
Grand Totals:			717,334.52	

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"
 Invoice Detail.Voided = No,Yes



City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho 83340

Mayor Bradshaw and City Councilors:

Recommendation to approve Purchase Order 22133 for a tow behind Ginzugroomer

Recommendation and Summary

Staff is recommending the council approve Purchase order 22133 with Yellowstone Track Systems LLC. for an 84" Ginzugroomer by adopting the following motion:

"I move to approve Purchase Order 22133 for an amount not to exceed \$8,700 with Yellowstone Track Systems LLC."

The reasons for the recommendation are as follows:

- The City of Ketchum Streets and Facilities Maintenance will oversee grooming for walking and ski tracks at Warm Springs Preserve.

Introduction and History

The City of Ketchum purchased this year the Warm Springs Preserve. Grooming walking and ski trails was a big topic during fund raising. The City rolled trails late last winter. Using a roller takes a long time for the snow to set up, compared to a ginzugroomer or a cat with a tiller. Grooming a wider trail makes it more people and dog friendly. The feedback we got last winter was all positive once we started rolling trails and the trails were used by a few skiers, but mostly by walkers.

Analysis

Yellowstone Track Systems LLC. Is known to be a dependable manufacturer of tow behind grooming systems, with readily available spare parts.

Financial Impact

The equipment will be funded from the 2022 Warm Springs Preserve budget.

Attachments

- Attachment A: Purchase order 22133
- Attachment B: Yellowstone Track Systems LLC. Quote



CITY OF KETCHUM
 PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 22133

To: 5064 YELLOWSTONE TRACK SYSTEMS, INC BOX 29 WEST YELLOWSTONE MT 59758	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
---------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

P. O. Date	Created By	Requested By	Department	Req Number	Terms
09/09/2022	Bancona	Bancona	Facilities Maintenance	0	

Quantity	Description	Unit Price	Total
1.00	GINZUGROOMER FOR DOG PARK 01-4194-5950	8,700.00	8,700.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		8,700.00

 Authorized Signature

Estimate

Yellowstone Track Systems, LLC

PO Box 7377
 Sheridan WY 82801

Date	Estimate #
9/8/2022	1602

Name / Address
CITY OF KETCHUM ACCOUNTS PAYABLE BOX 2315 KETCHUM 83340

Ship To
200 TENTH ST KETCHUM, ID 83340

Item	Description	Qty	Cost	Total
GZ84	84" GINZUGROOMER with pintle hitch 8479.89.9898. Wiring kit is not included.	1	5,500.00	5,500.00T
GINZUTRACK Assembly	GINZUGROOMER TRACKSETTER w/pan, actuator, and mounting arm	1	1,650.00	1,650.00
GATHER Pair	SNOW GATHERER FOR GINZUGROOMER	1	700.00	700.00T
GZ84 Pallet Kit		1	175.00	175.00T
Shipping	Shipping (estimated)		675.00	675.00
Total				\$8,700.00



September 13, 2022

Commission Secretary
Idaho Public Utilities Commission
P.O. Box 83720
Boise, Idaho 83720-0074

Via Email: secretary@puc.idaho.gov

RE: Case No. IPC-E-22-22: Blaine County, City of Bellevue, City of Hailey, and City of Ketchum Comments on Idaho Power Company's Value of Distributed Energy Resources Study

Dear Commission Secretary:

On behalf of Blaine County and the City of Bellevue, the City of Hailey, and the City of Ketchum, Idaho, hereinafter collectively referred to as the "Parties", please accept these comments on Case No. IPC-E-22-22, in regards to Idaho Power Company's ((hereinafter referred to as "IPC") Value of Distributed Energy Resources Study (hereinafter referred to as the "VODER Study"). The aforementioned Parties, and all municipalities organized under the laws of the state of Idaho, have agreed to provide comments on the VODER Study's methodology, results, and potential impacts.

DIRECT AND SUBSTANTIAL INTEREST

The Parties established a coalition through a memorandum of understanding for the purpose of monitoring, providing comment, and intervening in cases brought before the Idaho Public Utility Commission as deemed necessary by the Parties to protect the public interests of the Parties' respective organizations and the residents, businesses, and populations served, all of which are Idaho Power Company customers that make up the Parties' constituency. Collectively, the Parties have mutually beneficial interests in the outcome of cases brought before the Idaho Public Utility Commission as the decisions may affect local self-governance, the promotion of welfare, and preservation of public health.

Countywide, constituents include a population of 24,729 of which 23% are Hispanic / Latino; 38% of households earn less than \$50,000 annually; 12.6% of persons' income is below the poverty line including 23% of children and 5% of seniors; 1,569 employer establishments; and 3,817 nonemployer establishments. (U.S. Census, 2021)

LOCAL AND NATIONAL SOLAR INDUSTRY

The Parties have been working together to make solar energy even more affordable, available, and accessible. Over the past few years, the local solar capacity grew an average of 20% annually. This growth helps to diversify the local economy and create new, good paying jobs for residents. The solar generating capacity of IPC customers in Blaine County reached 2.367 megawatts from 242 solar energy systems.

In 2022 compared to 2021, Idaho jumped from 35th to 27th for the overall solar adoption ranking, signaling a boom in the solar industry statewide. Jobs in the solar market are at an all-time high, providing 586 Idahoans with a livelihood (SEIA 2022). The Bureau of Labor Statistics projects an annual growth in solar photovoltaic installers of 27% through 2031. The U.S. median annual salary for solar installers in 2021 was \$47,670.

Decisions relating to case IPC-E-22-22, the VODER Study, have the potential to reduce the Parties' and our constituents' access to clean energy and the economic benefits of local, distributed energy generation. Additionally, local solar businesses and jobs will likely be negatively impacted by IPC's recommended methods for valuing customer on-site generation energy exports as evidenced by similar situations in neighboring states.

Nevada Case Study - Social Cost of Carbon

In 2015, the Nevada Public Utilities Commission voted to decrease the state's net-metering export credit rates. In turn, Nevada's largest solar companies fled the market. New residential solar permit rates dropped by 92% (Murro, Shaha, 2016). More than 2,600 jobs were lost. Undervaluing the solar export credit rate will likely lead to similar outcomes in Idaho.

OVERALL VODER STUDY CONSIDERATIONS

Both the Parties and IPC have committed to clean energy and climate goals. The Parties committed to achieve 75% clean energy for municipal electricity use by 2025; 100% clean energy for municipal electricity use by 2030; 100% clean energy for the communitywide electricity supply by 2035; 100% clean energy for municipal fleet vehicles and equipment to by 2035 as technologically and economically feasible; and 100% clean energy for all energy use by 2045. The Parties further committed reduce greenhouse gas emissions by 60% by 2030.

IPC also announced a voluntary commitment to 100% clean energy by 2045. IPC further established short-term, medium-term, and long-term targets to reduce CO₂ emissions intensity from company-owned generation resources compared to the 2005 baseline year by 35% for the period of 2021-2025, 86% by 2030, and 100% by 2045.

These goals are reflective of the United States' commitment to reduce greenhouse gas emissions by 50-52% by 2030 and achieve a 100% carbon pollution-free power sector by 2035. The Bipartisan Infrastructure Investments and Jobs Act will invest more than \$65 billion in clean energy and grid modernization, and the Inflation Reduction Act includes \$369 billion in clean energy and climate investments that will create extraordinary opportunities for state and local governments that are working toward commitments to clean energy and greenhouse gas emissions reductions.

Additionally, the U.S. Environmental Protection Agency (EPA) recently announced a new regulatory initiative that will address the nation's largest sources of both climate- and health-harming pollution. The EPA is currently considering rulemaking in the power sector – the largest stationary source of greenhouse gases in the U.S. – as well as other sectors.

CALCULATING THE EXPORT CREDIT RATE

In the Idaho Public Utility Commission (the Commission) Order 35284, page 27, the Commission ordered IPC to include “an evaluation of all benefits and costs that are quantifiable, measurable and avoided costs that affect rates.” Section 4 of the VODER Study outlines the methodology and variables analyzed to estimate an export credit rate for on-site generating customers that participate in the net metering program.

It is the Parties’ opinion that certain considerations of both the costs and benefits of solar were left out of Section 4 of the VODER Study, and therefore did not lend to a just and reasonable calculation of an export credit rate. The Parties urge the Commission to ensure that environmental costs and benefits that can be quantified and that would provide direct savings to customers and communities be considered.

Avoided Environmental Costs of Solar

In Section 4.1 of the VODER Study, IPC valued the avoided environmental costs and benefits of on-site solar generation at \$0.00. It reads “Environmental benefits that do not result in direct savings, or an avoidable cost, are not included in this study. Similarly, environmental benefits based on non-quantifiable or speculative values are not included in this study.” (VODER Study, page 61).

However, IPC’s 2021 Integrated Resource Plan utilized three separate methodologies to determine the social cost of carbon (Section 9.3, page 126). Despite acknowledging the social cost of carbon, and the associated methodologies to quantify it, these were left out of the VODER Study calculations. The social cost of carbon is a relevant metric that aims to measure the impact of climate change, such as the impact of ongoing drought conditions to hydroelectric energy generation and the impact of wildfires to transmission lines and grid resilience.

The social cost of carbon is a metric that estimates the economic damages that result from emitting one additional ton of carbon dioxide into the atmosphere (Interagency Working Group on Social Cost of Greenhouse Gases, United States Government, 2016). The metric is used to establish national climate policy and regulations. Currently, the National Academies of Sciences, Engineering, and Medicine is guiding an Interagency Working Group charged with updating the social cost of carbon. Until a new cost can be set, the working group is using \$51 as the social cost of adding one ton of carbon pollution into the atmosphere.

A new tool developed by the National Oceanic and Atmospheric Administration details the financial impact of climate change on counties and tribal lands. For example, the tool estimates that Ada County can expect an annual loss of \$6.1 million from wildfires and \$387,603 from drought.

Minnesota Case Study - Social Cost of Carbon

In a similar study evaluating the value of distributed energy resources, the Minnesota PUC approved pricing carbon emissions using the federal social cost of carbon. In 2015, the cost of carbon was priced at \$37 per metric ton resulting in a calculation of 3¢ per kWh of avoided environmental costs for the net metering export credit rate.

Equity Considerations

Rooftop solar is finally becoming a realistic option for low-income residents. Prices have dropped 53% over the past 10 years (SEIA 2022). The proposed methods for valuing distributed solar

generation have the potential to significantly decrease low-income residents' access to solar energy and ability to share in the benefits of the rapidly growing solar industry.

IPC MENU OF CLEAN ENERGY OFFERINGS

In December 2021, IPC submitted an application, Case No. IPC-E-21-40, to expand its optional clean energy offerings to customers. Specifically, IPC requested establishment of a regulatory framework for a future voluntary subscription program to be called *Clean Energy Your Way*. The application was the result of a significant increase in customer preferences and desires for clean energy. Through the application, IPC stated that it "set out to design a menu of clean energy offerings that would appeal to customers of all sizes."

In comments submitted in that case, the Parties encouraged IPC and the Commission to consider the *Clean Energy Your Way* program holistically as an element of a comprehensive set of clean energy offerings for customers. The Parties reiterate that decisions on the VODER Study will determine net metering rates and whether on-site customer generation are cost-effective investments for customers, including municipalities. And decisions on IPC-E-21-43, IPC's 2021 Integrated Resource Plan, will determine investments in energy efficiency and other beneficial clean energy programs.

The Parties encourage the following considerations:

- The ability of small, rural communities to participate in the *Clean Energy Your Way* – subscription program may be out of reach financially.
- If on-site customer generation becomes out of reach financially, then small, rural communities will be left out of both access to clean energy and the economic benefits of a rapidly growing clean energy economy.
- On-site customer generation should be included in IPC's "menu" of affordable clean energy offerings.

The Parties ask that the Commission take into consideration the long-lasting and far-reaching impacts of the decision on IPC-E-22-22. A just and reasonable approach is needed that includes all of the quantifiable costs and benefits associated with on-site customer generation.

APPROVALS: Executed and effective by the undersigned parties as of the date signed. DATED this ___ day of _____, 2022.

THE PARTIES HERETO have executed this instrument.

Dick Fosbury
Blaine County Commissioner

Date

Mayor Kathryn Goldman
City of Bellevue

Date

Mayor Martha Burke
City of Hailey

Date

Mayor Neil Bradshaw
City of Ketchum

Date





City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Right-of-Way Encroachment Agreement 22801 for the placement of driveway pavers in the public right-of-way at 106 Aspen Drive.

Recommendation and Summary

Staff recommends the Ketchum City Council approve the attached Right-of-Way Encroachment Agreement 22801 and adopt the following motion:

“I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 22801 with James & Sandra Figge.”

The reasons for the recommendation are as follows:

- The improvements will not impact the use or operation of Aspen Drive.
- The improvements will not impact drainage or snow removal within the public right-of-way.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

Introduction and History

The property owner submitted a Right-of-Way Encroachment Permit application for driveway pavers within the City’s right-of-way along Aspen Drive. The driveway accesses an existing home located at 106 Aspen Drive within the City’s General Residential Low Density (GR-L) Zoning District.

A public right-of-way is defined as improved or unimproved public property dedicated or deeded to the City for the purpose of providing vehicular, pedestrian, and public use. In Ketchum, the public rights-of-way consist of roadways, curbs, gutters, sidewalks, signage, and drainage facilities. The public rights-of-way are also used for public parking, wintertime snow storage, and conveyance of utilities, such as water, sewer, electricity, telephone, and cable.

Analysis

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent encroachment of the public right-of-way where a permanent fixture to the ground or a building will occur. The associated Right-of-Way Encroachment Agreement is intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment. The standards for issuance of a Right-of-Way

Encroachment Permit are specified in Ketchum Municipal Code §12.12.060. The encroachments proposed for the Figge Residence located at 106 Aspen Drive comply with all standards.

Sustainability

The ROW Encroachment Permit does not limit the ability of the city to reach the goals of the Ketchum Sustainability Action Plan – 2020.

Financial Impact

There is no financial requirement from the city for this action.

Attachments

ROW Encroachment Agreement 22801

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 22801

THIS AGREEMENT, made and entered into this ____ day of ____, 2022, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho 83340 and JAMES FIGGE and SANDRA FIGGE, (collectively referred to as "Owner"), whose address is Post Office Box 4995, Ketchum, Idaho 83340.

RECITALS

WHEREAS, Owner is the owner of real property described as 106 Aspen Drive ("Subject Property"), located within the City of Ketchum, State of Idaho, and;

WHEREAS, Owner wishes to permit the placement of a paver driveway within the right-of-way on Aspen Drive. These improvements are shown in Exhibit A attached hereto and incorporated herein (collectively referred to as the "Improvements") and;

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner will restore the street, alley, sidewalk, curb, and gutter and any landscaping back to the original condition acceptable to the Streets and Facilities Director;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install the Improvements identified in Exhibit A within within the public right-of-way on 106 Aspen Drive until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed. Any modification to the improvements identified in Exhibit A shall be approved by the City prior to any modifications taking place.

3. Owner shall be responsible for restoring the sidewalk, curb, and gutter and landscaping that is altered due to the construction and installation of the Improvements, to the satisfaction of the Director of Streets and Facilities.

4. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against

any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

5. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

6. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

7. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

8. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

9. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

11. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

12. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

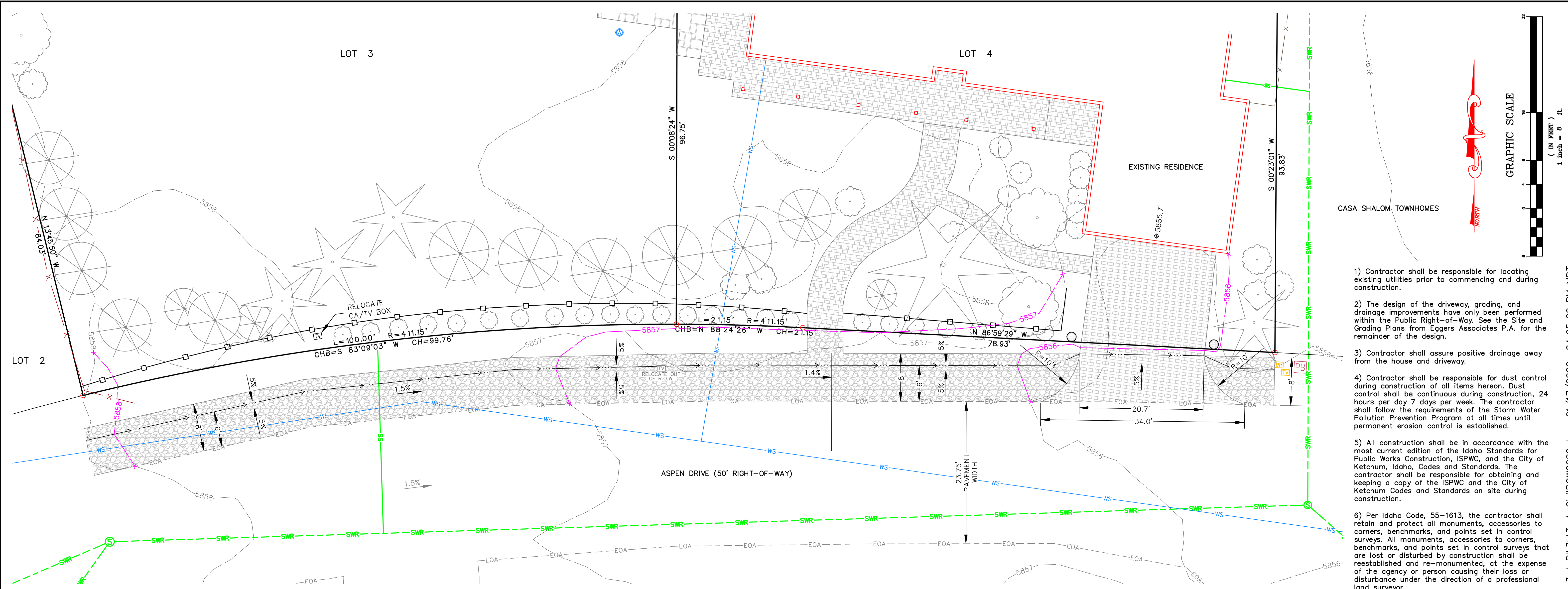
STATE OF IDAHO)
) ss.
County of Blaine)

On this ___ day of _____, 2022, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

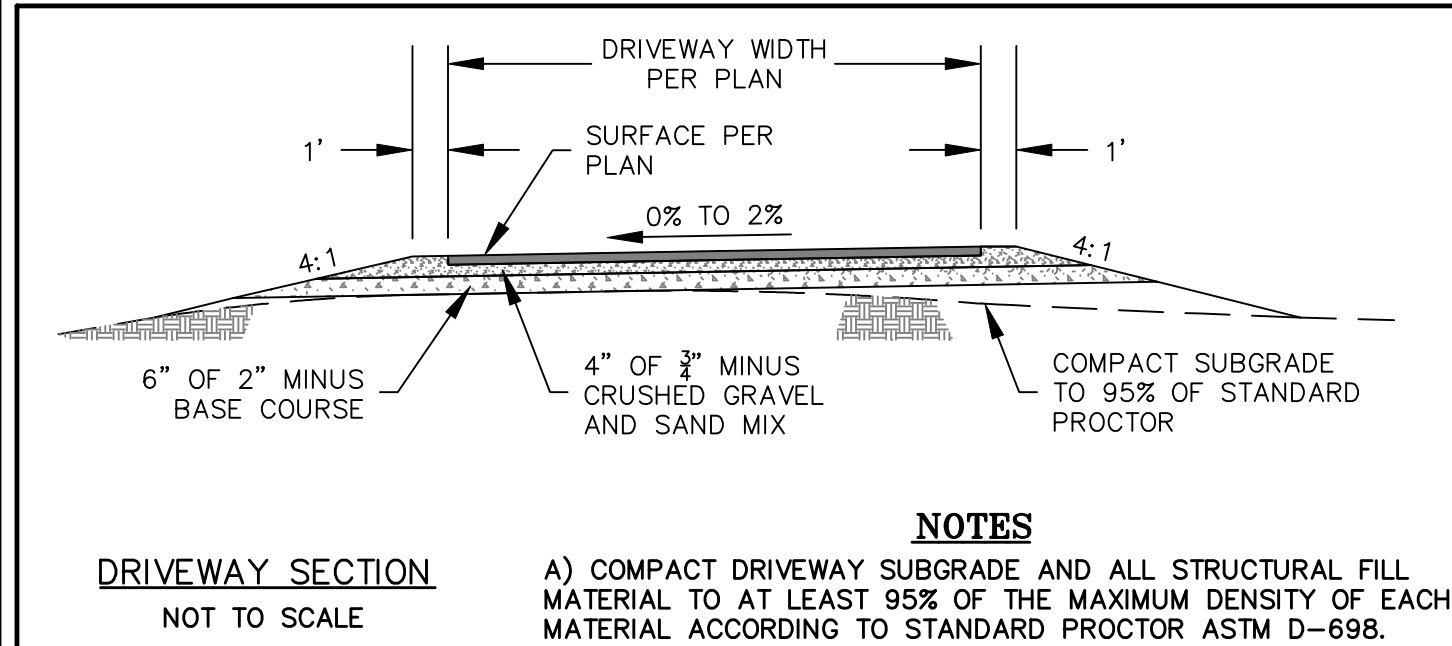
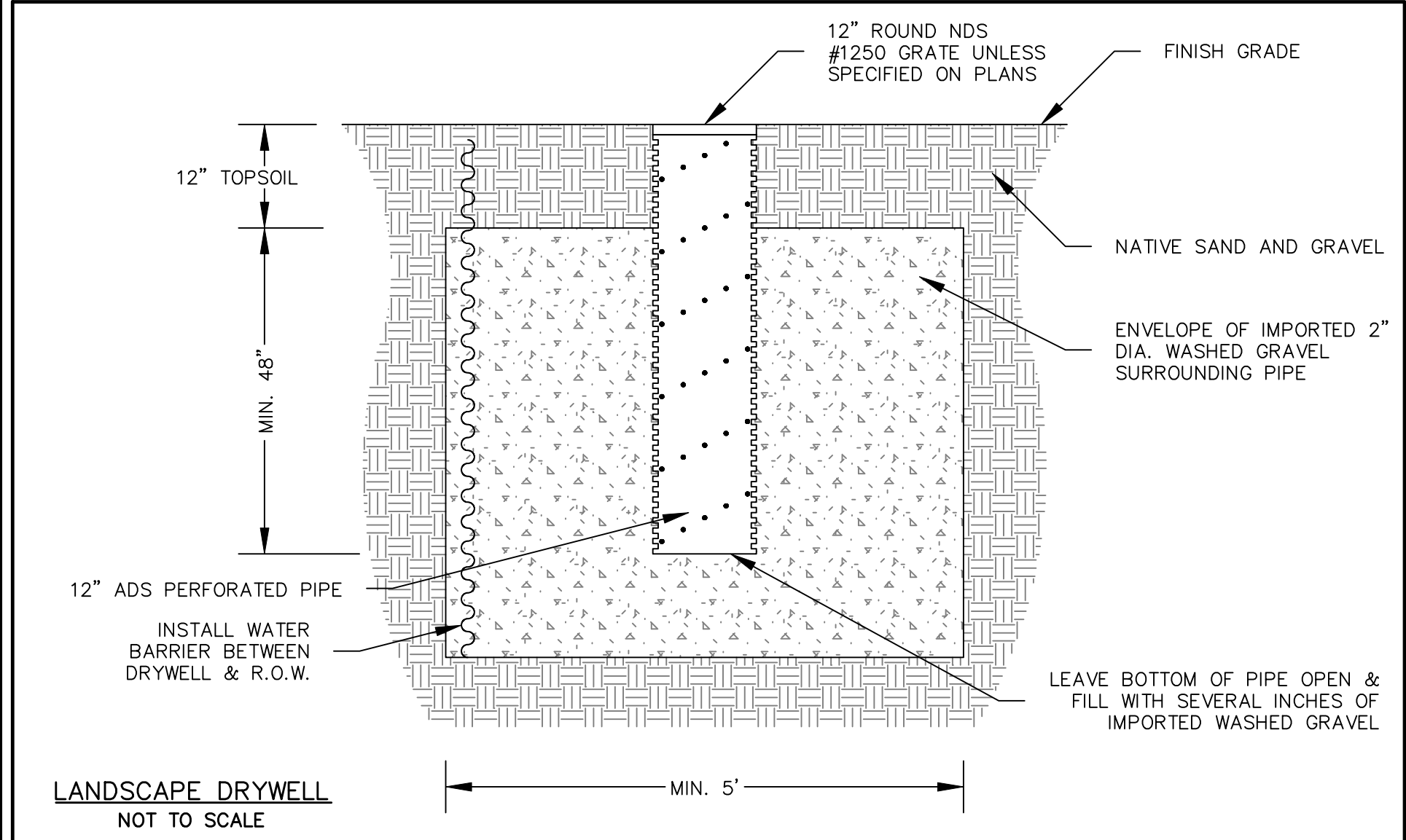
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT A

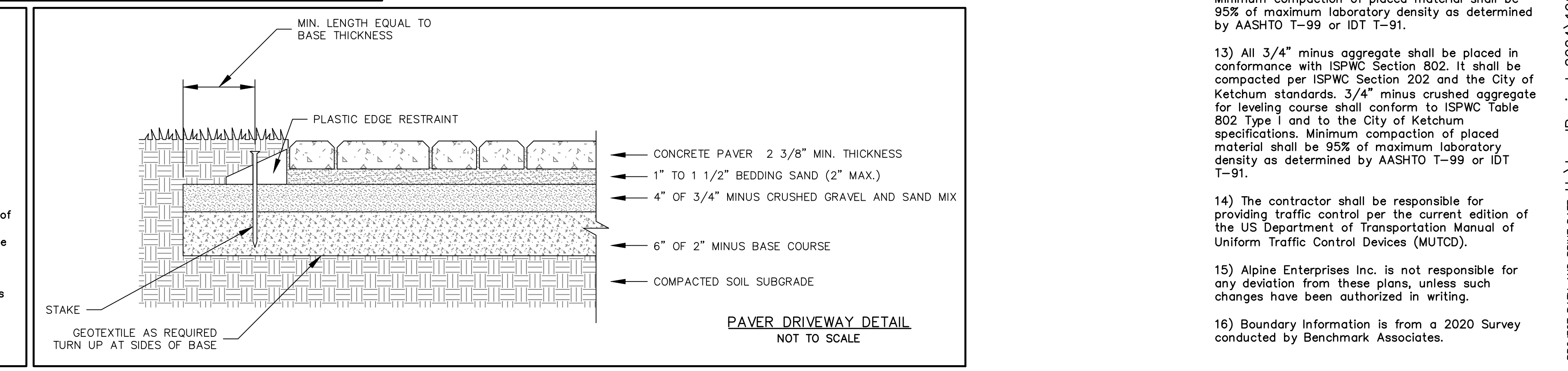
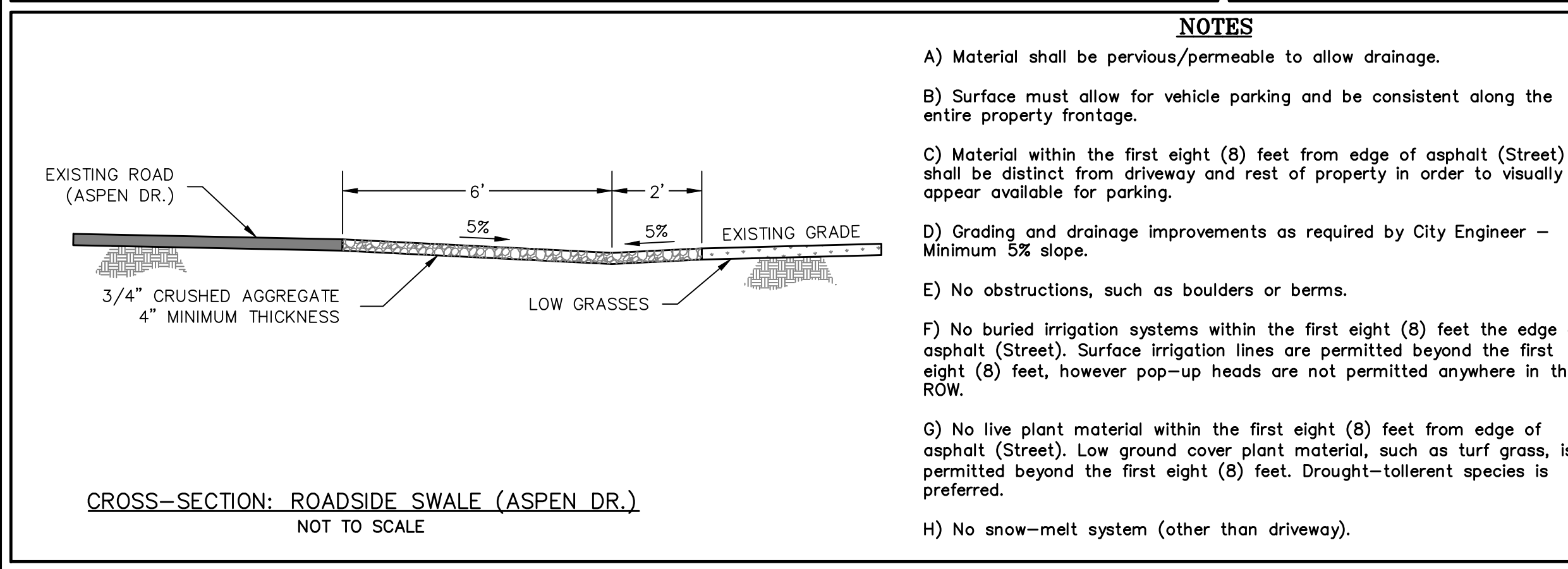


- Contractor shall be responsible for locating existing utilities prior to commencing and during construction.
- The design of the driveway, grading, and drainage improvements have only been performed within the Public Right-of-Way. See the Site and Grading Plans from Eggers Associates P.A. for the remainder of the design.
- Contractor shall assure positive drainage away from the house and driveway.
- Contractor shall be responsible for dust control during construction of all items herein. Dust control shall be continuous during construction, 24 hours per day 7 days per week. The contractor shall follow the requirements of the Storm Water Pollution Prevention Program at all times until permanent erosion control is established.
- All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction, ISPMC, and the City of Ketchum, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of the ISPMC and the City of Ketchum Codes and Standards on site during construction.
- Per Idaho Code, 55-1613, the contractor shall retain and protect all monuments, accessories to corners, benchmarks, and points set in control surveys. All monuments, accessories to corners, benchmarks, and points set in control surveys that are lost or disturbed by construction shall be reestablished and re-monumented, at the expense of the agency or person causing their loss or disturbance under the direction of a professional land surveyor.
- The contractor shall clean up the site after construction so that it is in a condition equal to or better than that which existed prior to construction.
- The contractor shall be required to obtain all the necessary permits prior to construction and shall check with the City of Ketchum for permits the owner may have already obtained.
- Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- All clearing and grubbing shall conform to ISPMC Section 201 and City of Ketchum standards of excavation and backfill.
- All excavation and embankment shall conform to ISPMC Section 202 and City of Ketchum standards for excavation and backfill. Excavated subgrade shall be compacted and all unsuitable sections removed and replaced with structural fill as determined by the engineer per ISPMC Section 204. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 2" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum standards. 2" minus crushed aggregate material shall conform to ISPMC Section 802 Type II and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 3/4" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum standards. 3/4" minus crushed aggregate for leveling course shall conform to ISPMC Table 802 Type I and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- The contractor shall be responsible for providing traffic control per the current edition of the US Department of Transportation Manual of Uniform Traffic Control Devices (MUTCD).
- Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.
- Boundary Information is from a 2020 Survey conducted by Benchmark Associates.



LEGEND

- Subject Boundary
- Adjainers Boundary
- Existing Structure
- Edge of Asphalt
- Proposed Paver Driveway
- Proposed Gravel
- Proposed Landscape Pavers
- Proposed Wooden Fence
- Existing Wooden Fence
- Proposed Drainage Swale
- 1' Minor Contour
- 5' Major Contour
- Proposed 1' Minor Contour
- SWR Sewer Main
- SS Sewer Service
- WTR Water Main
- WS Water Service
- 1/2" Rebar
- Power Box
- Phone Box
- CA/TV Box
- Proposed CA/TV BOX
- Proposed Landscape Drywell
- Sewer Manhole
- Well
- Deciduous Tree
- Conifer Tree
- Spruce Tree
- Proposed Grade
- Existing Grade
- Proposed Spot Elevation



PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\1926_CS_WarmSpas\1926_Blk3\13-4.dwg 1926_CS_WarmSpas\1926_Blk3\13-4-CivilROW2022.dwg 01/17/2022 04:05:20 PM MDT

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1 83340 USA
 P.O. Box 2037, Ketchum, ID 83340 USA
 Phone: 208/727-9999 Fax: 208/727-9995
 email: barnth@alpineenterprisesinc.com

A R.O.W. ENCROACHMENT PLAN SHOWING LOTS 3 & 4, BLK 1, WARM SPRINGS VILLAGE 3RD ADDITION WITHIN S11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO PREPARED FOR EGGER ASSOCIATES, JAMES & SANDRA FIGGE

PROFESSIONAL ENGINEER
 19075
 17 JAN 21
 STATE OF IDAHO
 ALEX NEL

NO	DATE	BY	REVISIONS
		AHN	

Sheet 1 of 1



City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Right-of-Way Encroachment Agreement 22803 for the placement of a snowmelted driveway in the public right-of-way at 600 Walnut Ave.

Recommendation and Summary

Staff recommends the Ketchum City Council approve the attached Right-of-Way Encroachment Agreement 22803 and adopt the following motion:

“I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 22803 with Glen Valley, LLC.”

The reasons for the recommendation are as follows:

- The improvements will not impact the use or operation of Walnut Ave.
- The improvements will not impact drainage or snow removal within the public right-of-way.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

Introduction and History

The property owner submitted a Right-of-Way Encroachment Permit application for snowmelted driveway within the City’s right-of-way along Walnut Ave. The driveway will access a new home located at 600 Walnut Ave within the City’s Limited Residential (LR) Zoning District.

A public right-of-way is defined as improved or unimproved public property dedicated or deeded to the City for the purpose of providing vehicular, pedestrian, and public use. In Ketchum, the public rights-of-way consist of roadways, curbs, gutters, sidewalks, signage, and drainage facilities. The public rights-of-way are also used for public parking, wintertime snow storage, and conveyance of utilities, such as water, sewer, electricity, telephone, and cable.

Analysis

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent encroachment of the public right-of-way where a permanent fixture to the ground or a building will occur. The associated Right-of-Way Encroachment Agreement is intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment. The standards for issuance of a Right-of-Way

Encroachment Permit are specified in Ketchum Municipal Code §12.12.060. The encroachments proposed for the 600 Walnut Ave (McDermott) Residence project comply with all standards.

The snow melt system shall consist of a boiler, modulating mixing valve, zone valves, distribution pump, heat exchanger, supply pump, in-slab snow and ice sensor, and electronic control system. The controls for the snow melt system shall be placed in a visible location in the garage. Controls shall be Tekmar 654 and 090. The snow melt control shall be able to provide slab protection and be capable of a manual, timed, enable.

Snow melt zones will be controlled by the in-slab snow and ice sensor in each zone, The zone will be automatically enabled when the sensor detects moisture, and the outside air temperature is above 10°F and below 40°F. Once the system is enabled, the boiler shall fire and target the supply temperature to the heat exchanger, and the mixing valve shall modulate to maintain a supply temperature of 120°F. The in slab sensor shall disable snowmelt operation if the slab temperature is 50°F or above.

Sustainability

The ROW Encroachment Permit does not limit the ability of the city to reach the goals of the Ketchum Sustainability Action Plan – 2020.

Financial Impact

There is no financial requirement from the city for this action.

Attachments

ROW Encroachment Agreement 22803

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 22803

THIS AGREEMENT, made and entered into this ____ day of ____, 2022, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and Edward H. McDermott, representing Glen Valley, LLC, (collectively referred to as "Owner"), whose mailing address is PO Box 1788, Ross, CA and who owns real property at 600 N Walnut Ave.

RECITALS

WHEREAS, Owner is the owner of real property described as 600 N Walnut Avenue ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to permit placement of a snowmelted driveway within the right-of-way on Walnut Avenue. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner will restore the sidewalk, street, curb and gutter and any landscaping back to the original condition acceptable to the Streets and Facilities Director;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to construct, maintain, and repair the Improvements identified in Exhibit "A" within the public right-of-way on Walnut Avenue until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed. Any modification to the improvements identified in Exhibit "A" shall be approved by the City of Ketchum prior to any modifications taking place.

3. Snowmelt systems installed in the public right-of-way shall be installed and operate at all times during the winter according to the following:
 - The system shall meet the requirements of the International Energy Conservation Code (2018 IECC, 403.12.2)
 - The system shall have an electronic main control board to operate the system that is programmable and optimizes the way the system functions.
 - Installation of in-ground control sensors linked to the main control board that detect snow and ice on the surface, monitor the sidewalk or driveway temperature, and automatically activates the system to be turned on or off based on the snow condition and air temperature.

4. Owner shall be responsible for restoring the sidewalk, curb and gutter and landscaping that is altered due to the construction and installation of the Improvements, to the satisfaction of the Director of Streets and Facilities.

5. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

6. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

7. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

8. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

9. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

10. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

11. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

12. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

13. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

By: Glen Valley, LLC
a California limited liability company

By: _____
Edward H. McDermott
Its: Managing Member

CITY OF KETCHUM:

By: _____
Neil Bradshaw
Its: Mayor

STATE OF _____,)
County of _____) ss.

On this ____ day of _____, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Edward H. McDermott, known to me to be the Managing Member of Glen Valley, LLC, and the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

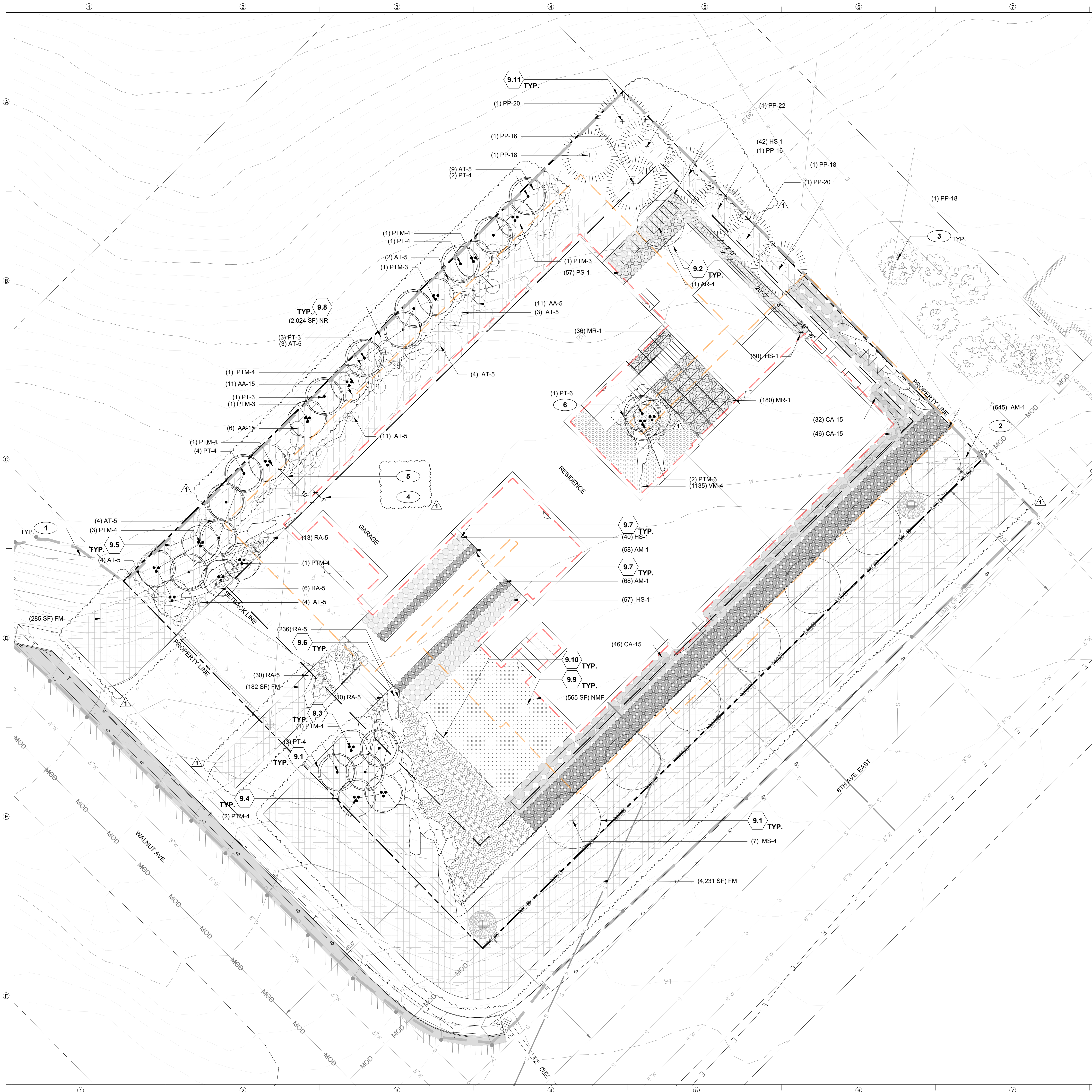
STATE OF IDAHO)
County of Blaine) ss.

On this ____ day of _____, 2022, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"



SITE KEYNOTES:

DETAIL / SHEET	RELATED DETAIL(S)	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE	
9.1	Deciduous Tree Planting on Slope	1/L11-01 ----- 329300
9.2	Deciduous Tree Planting	2/L11-01 ----- 329300
9.3	Deciduous Multi-Stem Tree Planting on Slope	3/L11-01 ----- 329300
9.4	Deciduous Multi-Stem Tree Planting	4/L11-01 ----- 329300
9.5	Shrub Planting on Slope	1/L11-02 ----- 329300
9.6	Shrub Planting	2/L11-02 ----- 329300
9.7	Perennial and Groundcover Planting	3/L11-02 ----- 329300
9.8	Native Seeding	4/L11-02 ----- 329200
9.9	Lawn Turf	5/L11-02 ----- 329200
9.10	Metal Edging	1/L11-03 ----- 329200
9.11	Coniferous Tree Planting on Slope	2/L11-03 ----- 329200
9.12	Coniferous Tree Planting	3/L11-03 ----- 329200

PLANTING REFERENCE NOTES

- 1 Refer to Civil Engineer's drawings for all site grading and drainage plan.
- 2 Refer to Civil Engineer's drawings for all utility routing and information.
- 3 Existing tree to remain in place. Do not disturb.
- 4 Wildfire Mitigation - 1 foot offset: 1 foot from base of wall shall be maintained to be clear of all vegetation and vegetative debris.
- 5 Wildfire Mitigation - 10 foot offset: Tree crowns to be maintained and pruned so as to now extend within 10 feet of structures.
- 6 Deciduous trees in courtyard will be well irrigated, limbed 10' in height. The base of trees will keep clean.

PLANTING KEY LEGEND

ABBR.	BOTANICAL NAME	COMMON NAME	SPACING
CONIFEROUS TREES			
PPA-16	<i>Pinus ponderosa</i>	Ponderosa Pine	As Shown
PPA-18	<i>Pinus ponderosa</i>	Ponderosa Pine	As Shown
PPA-20	<i>Pinus ponderosa</i>	Ponderosa Pine	As Shown
PPA-22	<i>Pinus ponderosa</i>	Ponderosa Pine	As Shown
DECIDUOUS TREES			
AR-4	<i>Acer rubrum</i>	Red Maple	As Shown
PT-3	<i>Populus tremuloides</i>	Quaking Aspen (Single-Stem)	As Shown
PT-4	<i>Populus tremuloides</i>	Quaking Aspen (Single-Stem)	As Shown
PT-6	<i>Populus tremuloides</i>	Quaking Aspen (Single-Stem)	As Shown
PTM-3	<i>Populus tremuloides</i>	Quaking Aspen (Multi-Stem)	As Shown
PTM-4	<i>Populus tremuloides</i>	Quaking Aspen (Multi-Stem)	As Shown
PTM-6	<i>Populus tremuloides</i>	Quaking Aspen (Multi-Stem)	As Shown
MR-4	<i>Malus 'Radiant'</i>	Radiant Crabapple	As Shown
SHRUBS			
AA-15	<i>Amelanchier alnifolia</i>	Western Serviceberry	As Shown
CA-15	<i>Cotoneaster acutifolia</i>	Peking Cotoneaster	30" O.C.
RA-5	<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	18" O.C.
AT-5	<i>Artemisia tridentata</i>	Western Sagebrush	As Shown
PERENNIALS & GROUNDCOVERS			
AM-1	<i>Achillea millefolium</i>	Yarrow	12" O.C.
MR-1	<i>Mahonia repens</i>	Creeping Mahonia	12" O.C.
HS-1	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	12" O.C.
PS-1	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	12" O.C.
VM-4	<i>Vinca minor</i>	Common Periwinkle	6" O.C.
TURF AND GRASSES			
NMF	No Mow Fescue		
	<i>Festuca rubra</i>	Red Fescue	
	<i>Festuca rubra commutata</i>	Chewings Fescue	
	<i>Festuca ovina</i>	Sheep Fescue	
NR	Native Revegetation		
	<i>Bromus carinatus</i>	Mountain Brome	
	<i>Festuca ovina duriscuscula</i>	Hard Fescue	
	<i>Pseudoroegneria spicata</i>	Blue Bunch Wheatgrass	
FM Fescue Mix Sod			
	<i>Festuca rubra</i>	Red Fescue	
	<i>Festuca rubra commutata</i>	Chewings Fescue	
	<i>Festuca ovina</i>	Sheep Fescue	

NOTE:
 1. Refer to General Information Sheet L0-01 and L0-02 for General and Series Specific Notes, Legends, Abbreviations, Lists, Schedules.
 2. **PRINT PAGE IN COLOR.**

McDERMOTT RESIDENCE
600 WALNUT AVE.
 KETCHUM, IDAHO

THE STRUCTURAL ENGINEER'S STAMP ON THESE DRAWINGS IS RELATED TO ONLY STRUCTURAL ELEMENTS OF DESIGN. REFERENCE THE GENERAL NOTES FOR A LIST OF INCLUDED COMPONENTS.

THE LANDSCAPE ARCHITECT'S STAMP ON THESE DRAWINGS IS NOT RELATED TO STRUCTURAL ELEMENTS OF DESIGN.

ISSUE DATE: JUNE 28, 2022

REVISIONS		
#	DATE	DESCRIPTION
1	09/13/22	REV 01

DRAWN: JW, JP REVIEWED: MA/BR

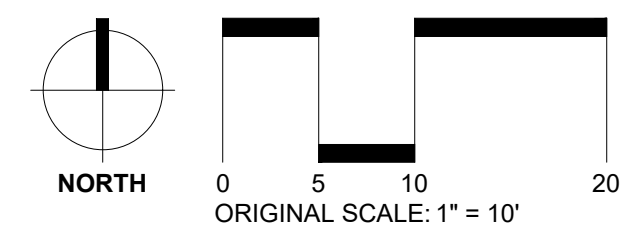
BUILDING PERMIT

PROJECT NUMBER: 6530

SITE PLANTING PLAN

SHEET NUMBER

L8-01

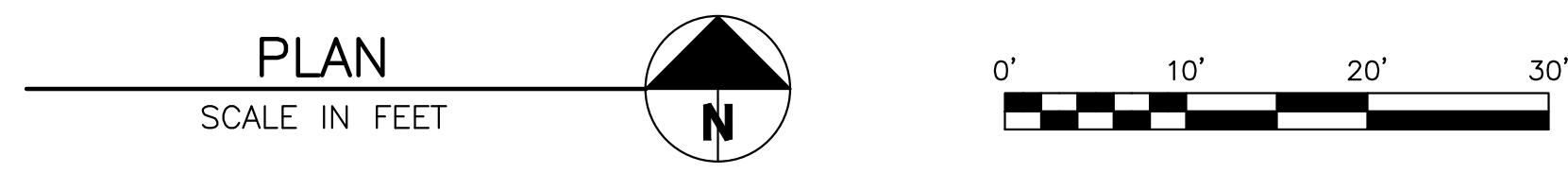
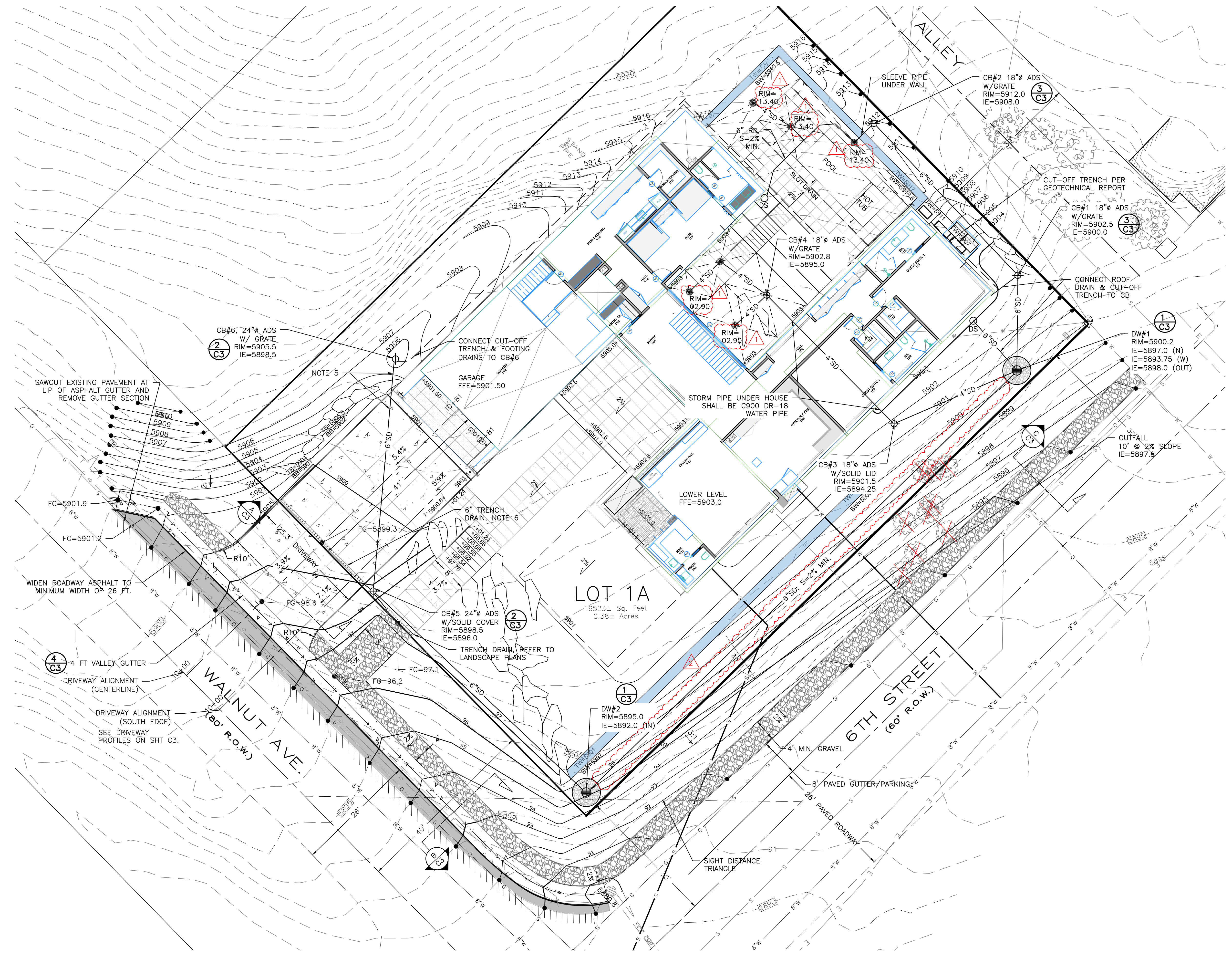


- GENERAL NOTES**
1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 2. CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK.
 4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
 5. SLEEVE STORM DRAIN UNDER WALL WITH 10-FT SECTION OF PVC PIPE CENTERED UNDER WALL.
 6. TRENCH DRAIN SHALL BE A 6" WIDE HDPE CHANNEL WITH A 0.75" BUILT IN CHANNEL SLOPE (ZURN FLO-THRU MODEL Z886 OR EQUIVALENT). GRATE SHALL BE DUCTILE IRON WITH A SLOTTED PATTERN. CATCH BASIN SHALL BE 6" WIDE X 20" LONG X 20" DEEP AND SHALL BE MADE OF HDPE. OUTLET PIPE SHALL BE 4" DIAMETER. (FLO-THRU MODEL Z887 OR EQUIVALENT). ALL COMPONENTS SHALL BE RATED FOR H2O LOADING.
 7. DIRECT ROOF DRAINS TO DRYWELL#1
 8. 24" ADS CATCH BASINS SHALL BE PER DETAIL 2, SHT C3.
 9. 18" ADS CATCH BASINS SHALL BE PER DETAIL 3, SHT C3.
 10. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.

ESTIMATE OF CUT/FILL VOLUMES:
 CUT: 2,000 CY
 FILL: 0 CY

LEGEND

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
CENTERLINE	---
SEWER	S
SEWER MANHOLE	⊕
WATER	W
GAS	G
POWER	E
TELEPHONE	T
EXISTING CONTOUR	---5775---
PROPOSED CONTOUR	---5775---
SAWCUT LINE	---
FLOW LINE	---
DRYWELL	⊙
STORM DRAIN PIPE	4"SD
CUT-OFF TRENCH	DS
DOWN SPOUT	⊙
ADS CATCH BASIN	⊕
AREA DRAIN	⊙
EXIST TREE TO BE REMOVED	⊗
EXIST IRRIGATION BOX	⊕
ASPHALT PAVEMENT	▒
CONCRETE PAVEMENT	▒
GRAVEL	▒
FG	FINISHED GRADE
EG	EXISTING GROUND
ME	MATCH EXISTING
IPCO	IDAHO POWER CO.



REVISIONS

No.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	8/17/22	PLJ
2	CITY COMMENTS	9/9/22	PLJ

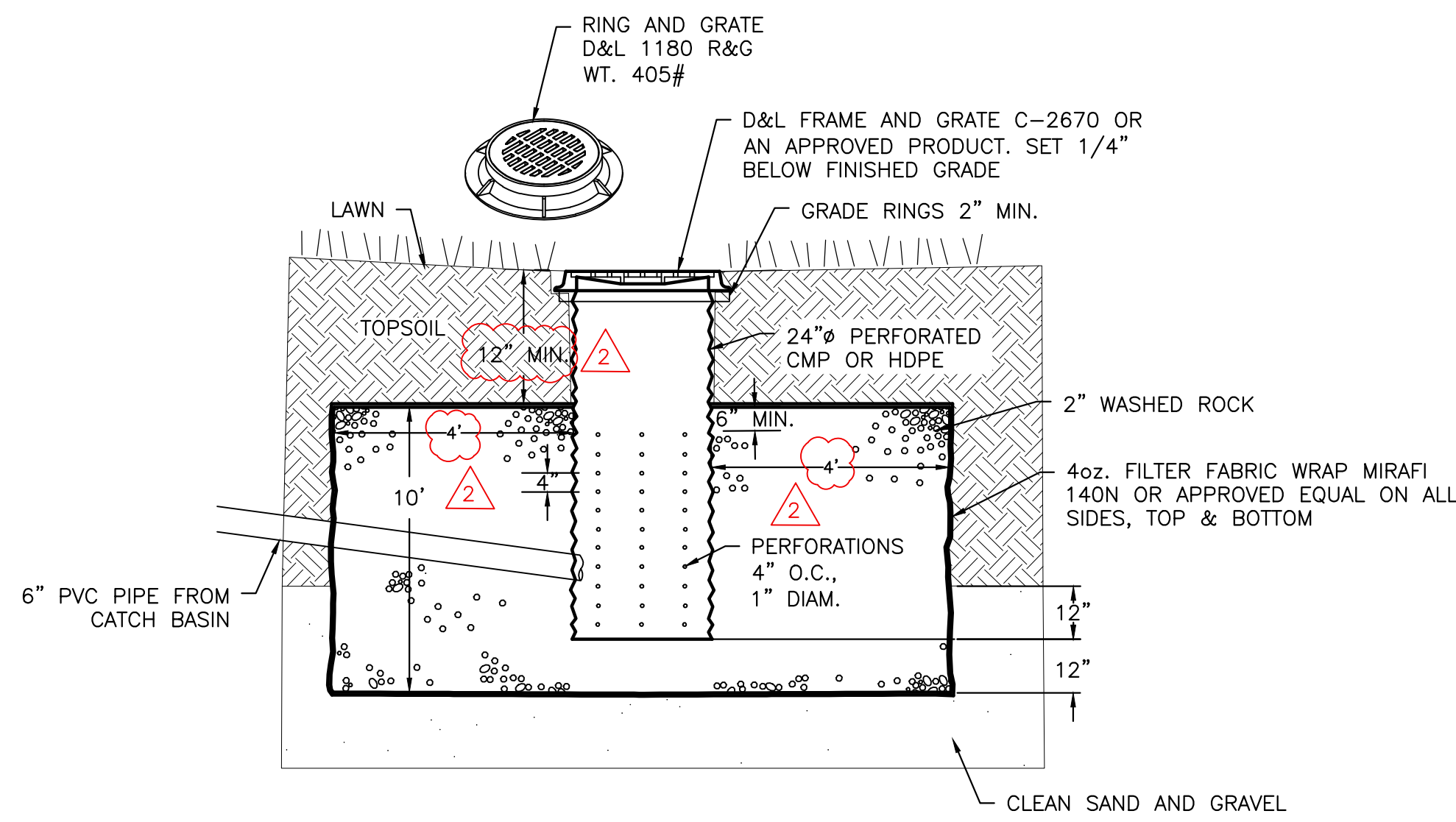
BENCHMARK ASSOCIATES

PREPARED BY:
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 (208) 726-9512
 FAX 726-9514
 WEB: WWW.BMA5B.COM
 MAIL: WWW.BMA5B.COM

GRADING & DRAINAGE PLAN
 KETCHUM TOWNSITE BL 91, LOT 1A
 T4N, R18E, SEC 18, B.M., KETCHUM, IDAHO
 PREPARED FOR: CLB ARCHITECTS

DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED BY: SB
 DATE: 8/17/2022
 PROJECT NO.: 21047

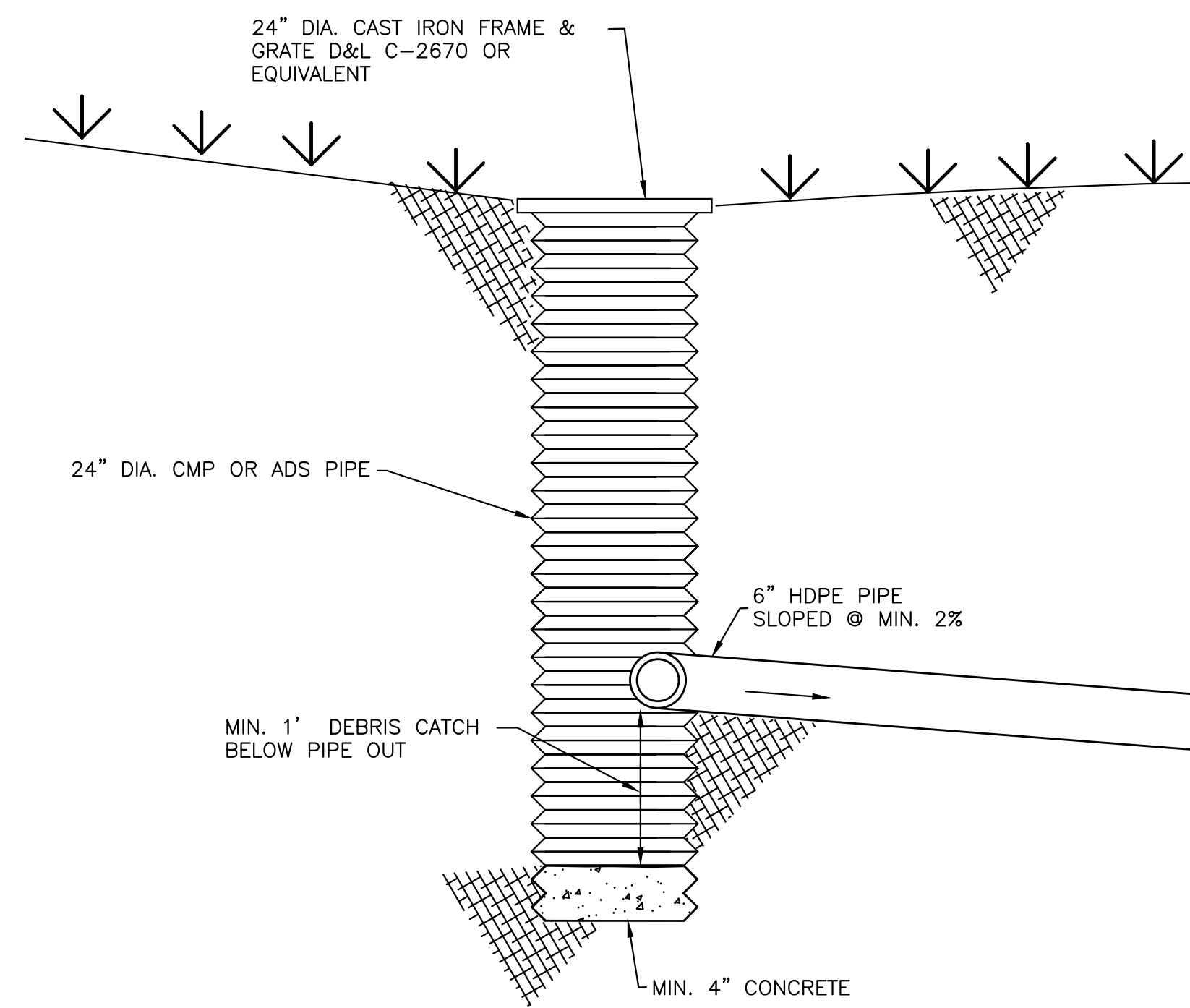
DRAWING NO.
C1



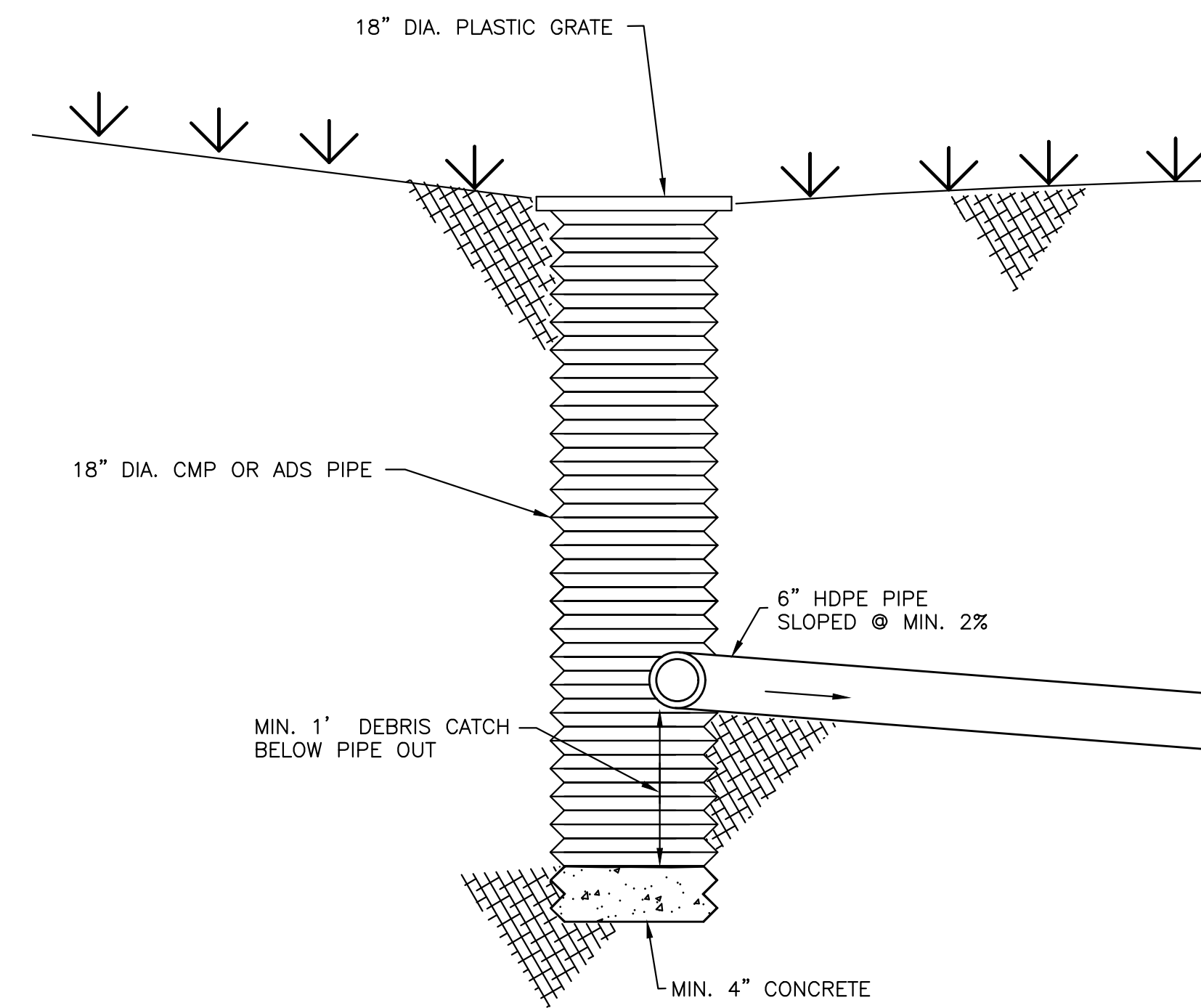
NOTES:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. USE RING AND GRATE.

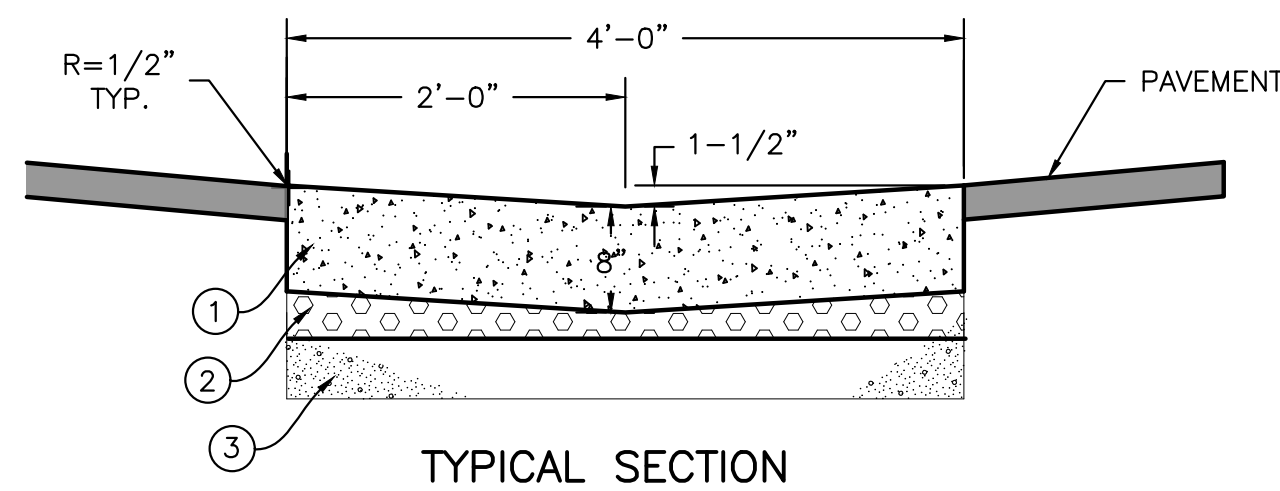
1 TYPICAL DRYWELL DETAIL
C1 SCALE: NONE



2 24-INCH ADS CATCH BASIN
C1 SCALE: NONE



3 18-INCH ADS CATCH BASIN
C1 SCALE: NONE



TYPICAL SECTION

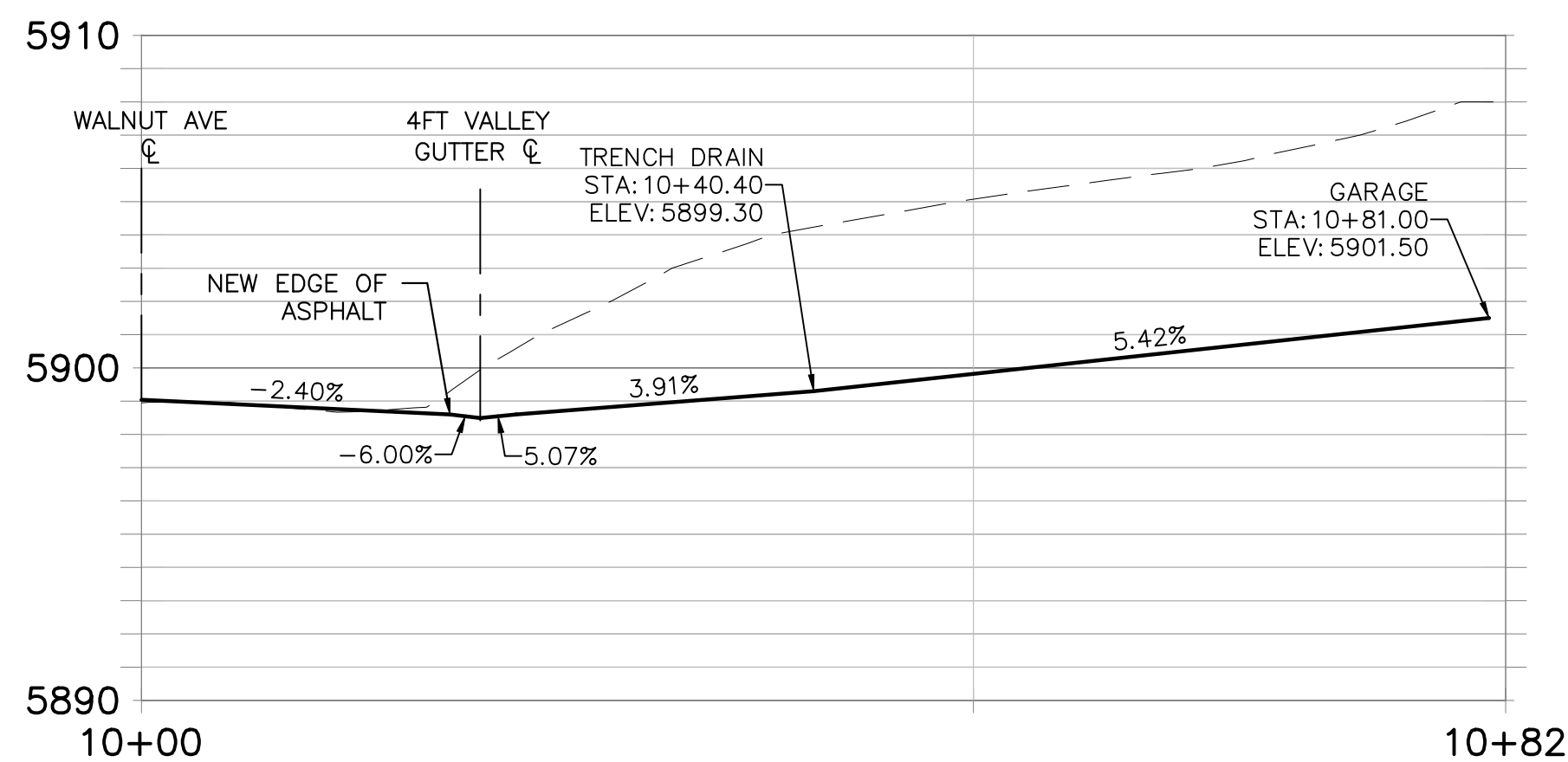
LEGEND

- 1 8-INCH THICK CONCRETE
- 2 2" MIN. OF 3/4" TYPE 1 AGGREGATE BASE
- 3 6" OF 2" TYPE II SUBBASE

NOTES:

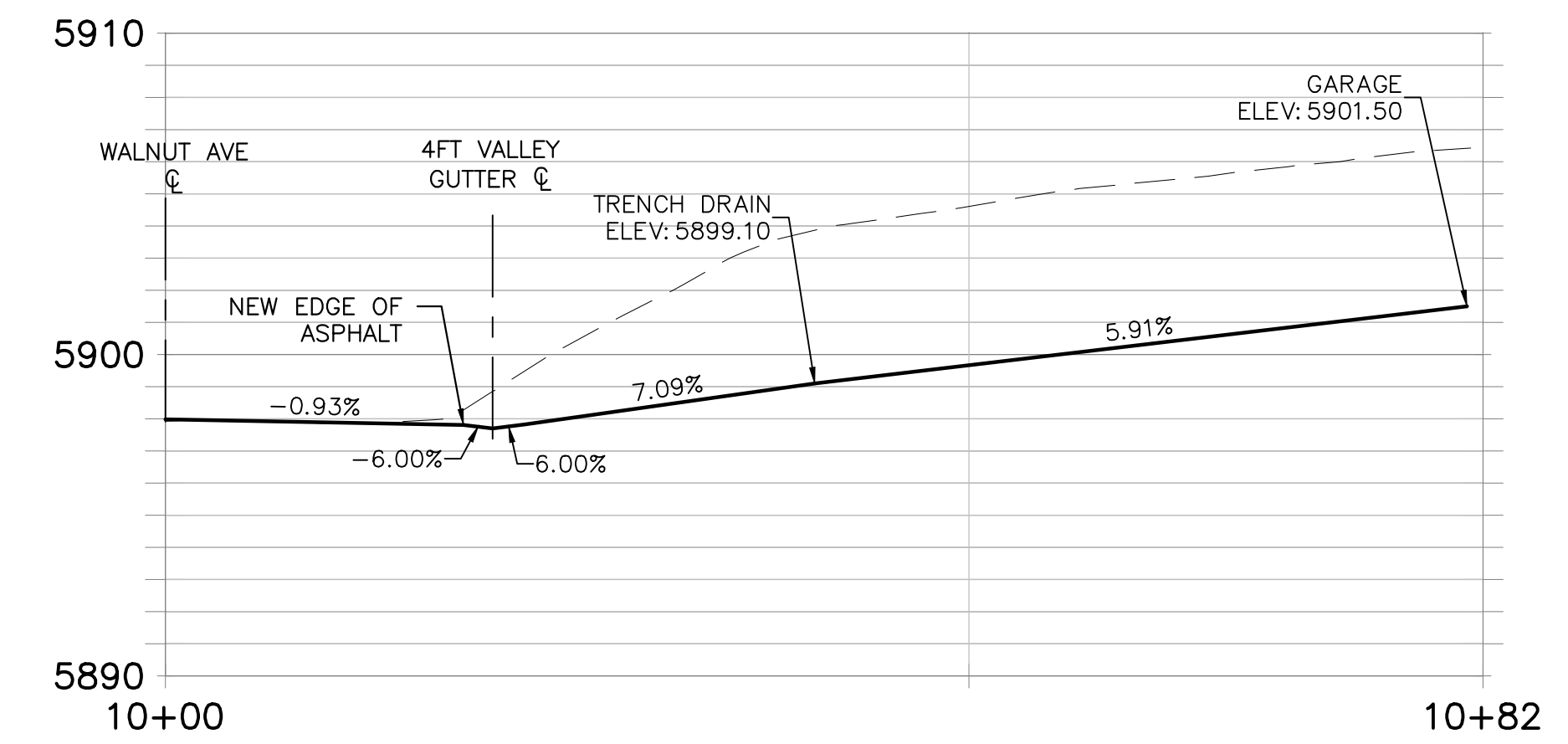
1. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS TO MATCH SIDEWALK WITH 10-FOOT MAXIMUM SPACING.
3. MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.

4 4 FT CONCRETE VALLEY GUTTER
C1 SCALE: N.T.S.



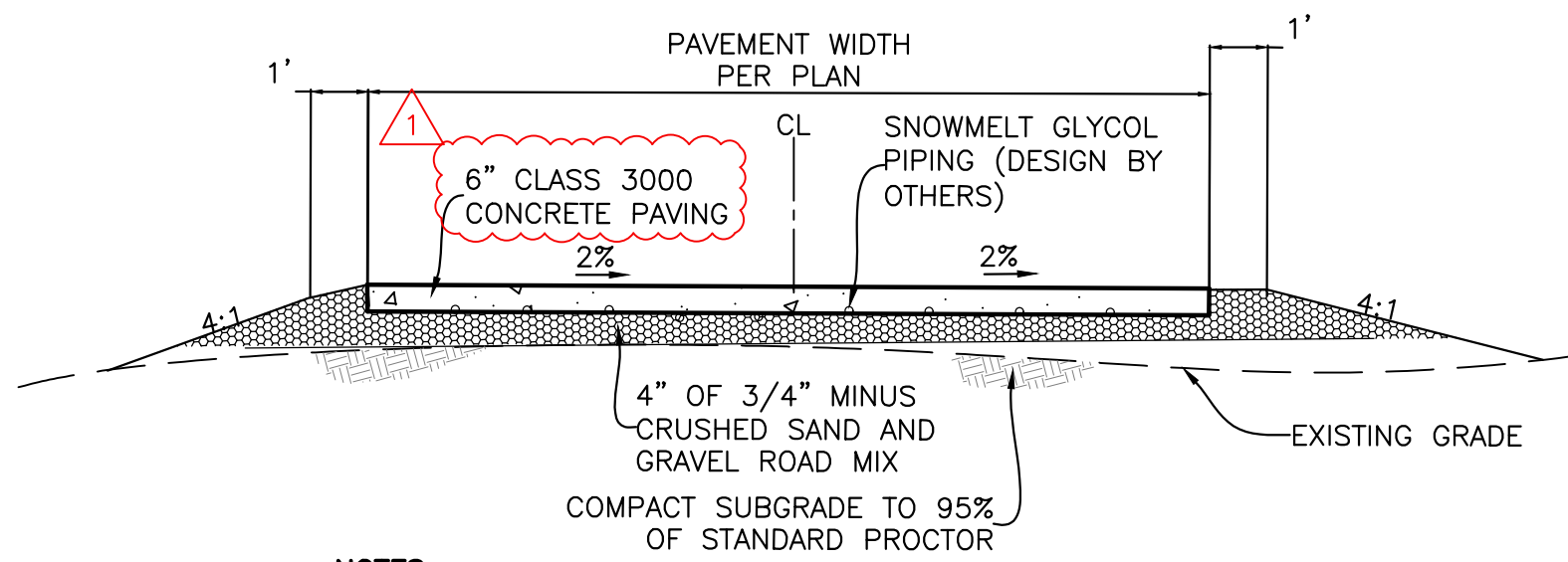
CENTERLINE DRIVEWAY PROFILE

HORIZ: 1"=10'
VERT: 1"=5'



DRIVEWAY PROFILE (SOUTH EDGE)

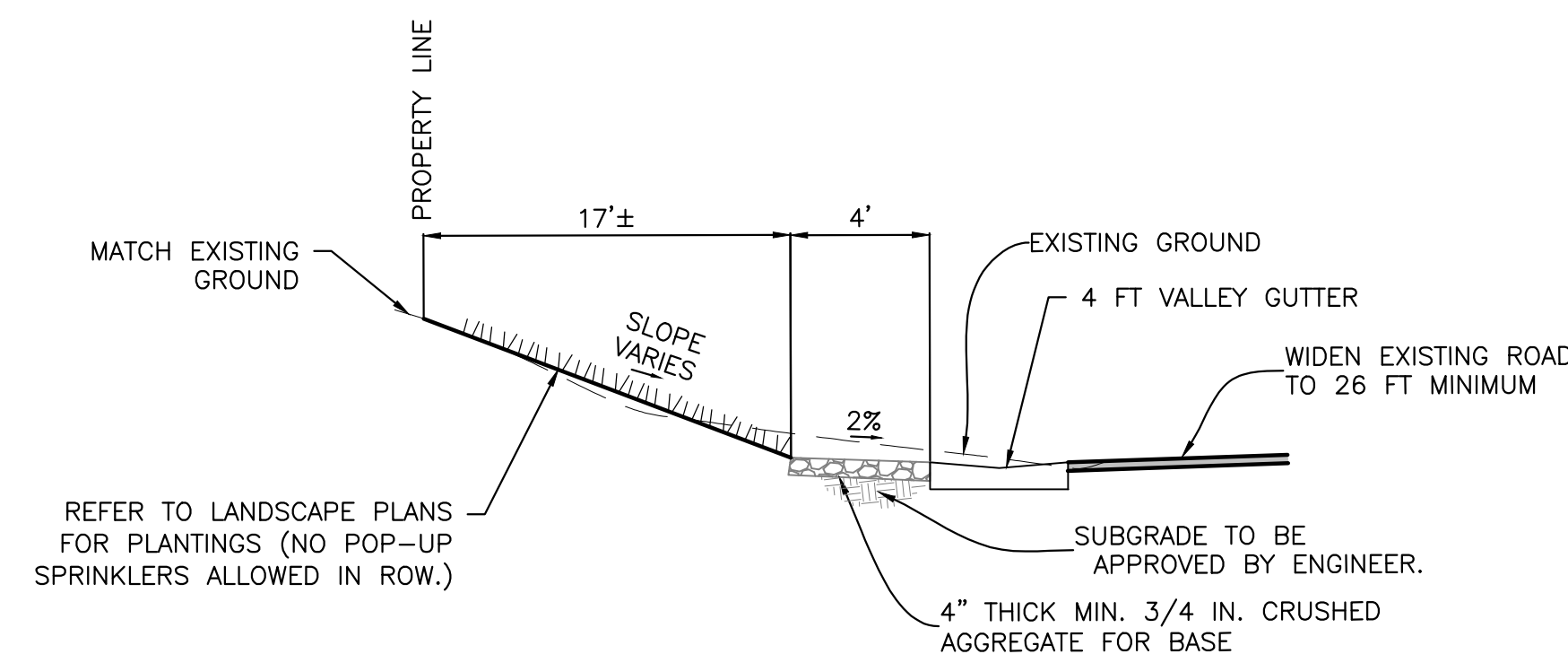
HORIZ: 1"=10'
VERT: 1"=5'



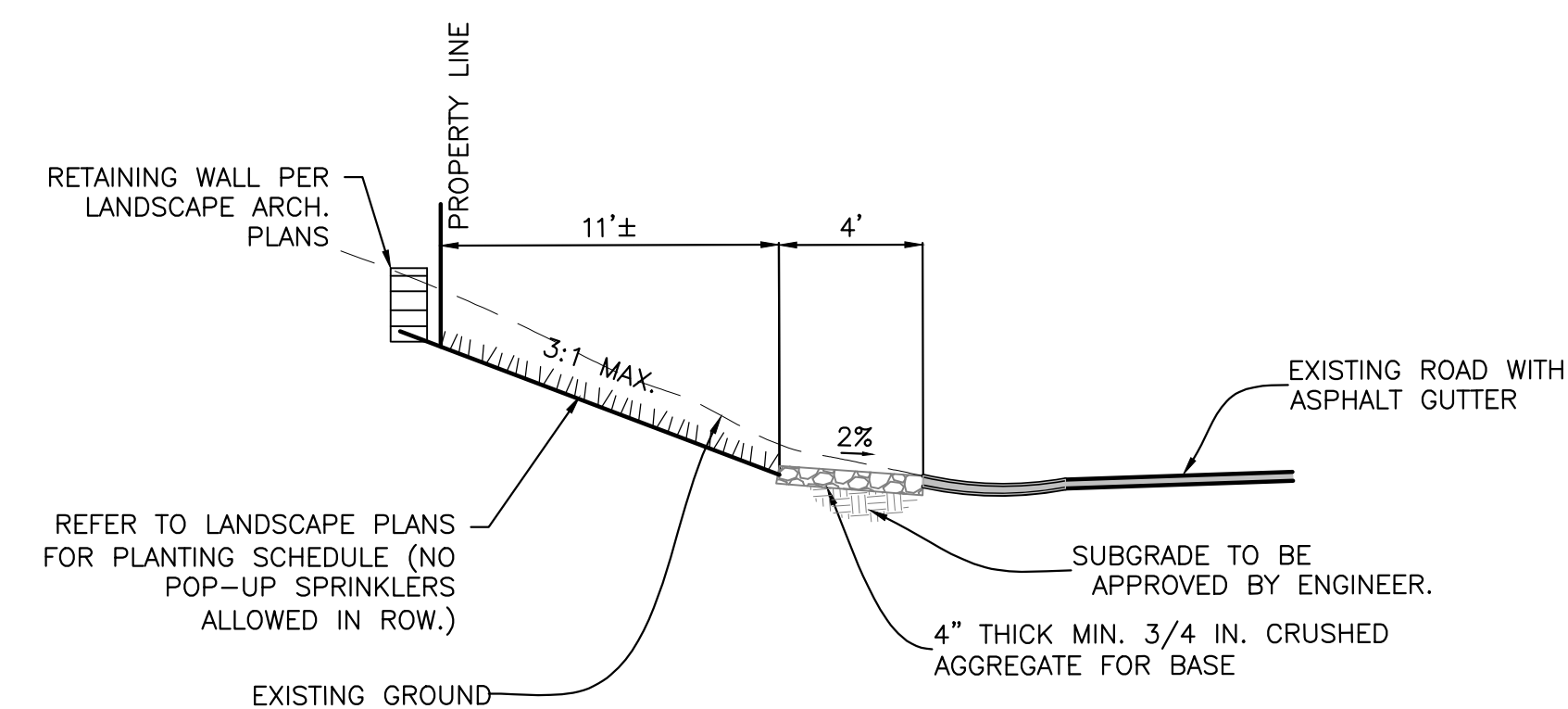
NOTES:

1. COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

A DRIVEWAY SECTION
C1 SCALE: NONE



B ROAD SHOULDER SECTION (WALNUT AVE)
C1 SCALE: NONE



C ROAD SHOULDER SECTION (6TH STREET)
C1 SCALE: NONE

PROFESSIONAL ENGINEER
LICENSED IN THE STATE OF IDAHO
PHOENIX JOHANNESSEN
8/17/22

REVISIONS	No.	DESCRIPTION	DATE	BY
	1	CHANGED DRIVEWAY TO CONCRETE	8/17/22	PLJ
	2	DRYWELL REVISION	9/11/22	PLJ

BENCHMARK ASSOCIATES
PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
FAX 726-9514
WEB: WWW.BMA5B.COM
MAIL: WWW.BMA5B.COM

ROAD & DRAINAGE DETAILS
KETCHUM TOWNSITE BL 91, LOT 1A
T4N, R18E, SEC 18, B.M., KETCHUM, IDAHO
PREPARED FOR: CLB ARCHITECTS

DRAWN BY: PLJ
DESIGNED BY: PLJ
CHECKED BY:
DATE: 8/17/2022
PROJECT NO.: 21012

DRAWING NO.

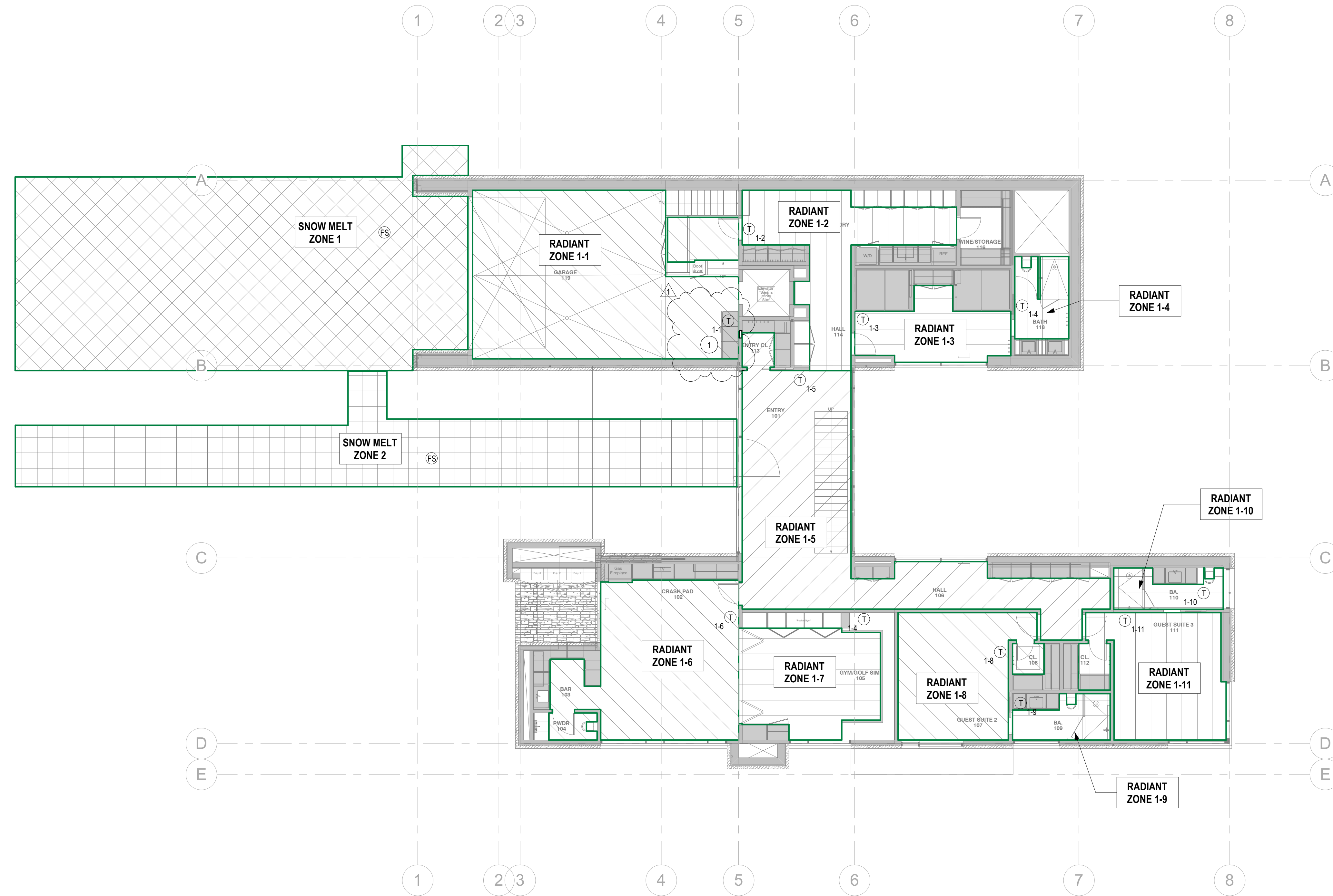
C3

KEYED NOTES

1 PROVIDE CONTROLS FOR SNOWMELT SYSTEM ON GARAGE WALL.



Energy 1



1 LOWER LEVEL RADIANT ZONING PLAN
M1.3 SCALE: 1/8" = 1'-0"

McDermott Residence
Ketchum, ID

16266.00

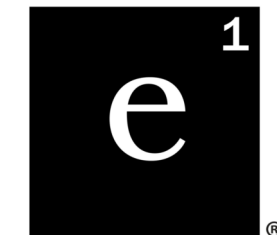
Issue/Revision Date	
100% CD	06-13-22
REVISION 1	08-26-22

Drawn By: TM Checked BChecker

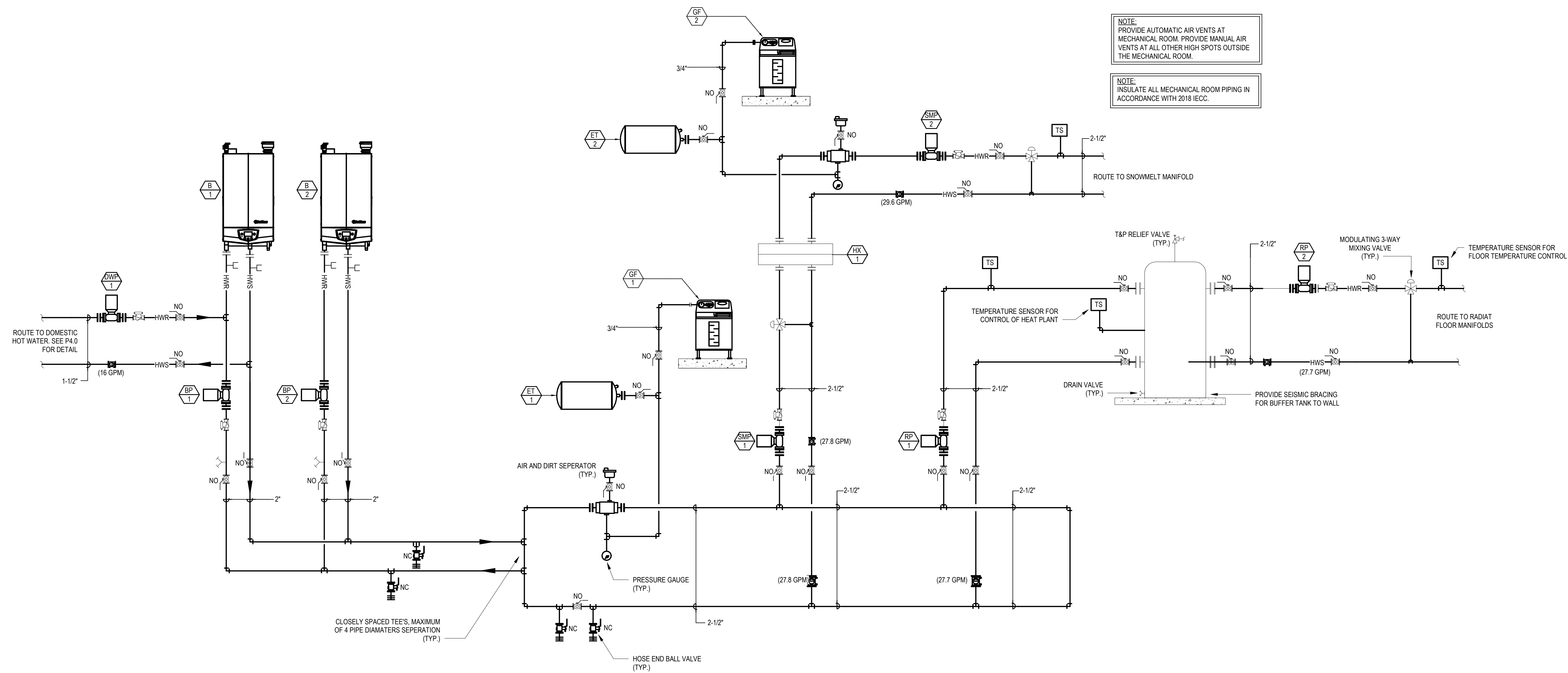
LOWER LEVEL RADIANT ZONING PLAN

M1.3

Drawing Reference:



Energy 1



1 BOILER PIPING SCHEMATIC
M7.1 SCALE: NTS

McDermott Residence
Ketchum, ID

1626.00

Issue/Revision Date	100% CD	06-13-22
REVISION 1		08-26-22

Drawn By: TM Checked BChecker

BOILER PIPING SCHEMATIC

M7.1

Drawing Reference:



Energy 1

McDermott Residence
Ketchum, ID

1626.00

Issue/Revision Date	
100% CD	06-13-22
REVISION 1	08-26-22

Drawn By: TM Checked BChecker

MECHANICAL CONTROL SEQUENCES
M8.0

Drawing Reference:

FORCED AIR HEATING & COOLING SEQUENCE OF OPERATIONS

1. GENERAL
THE FORCED AIR SYSTEM SHALL CONSIST OF OUTDOOR AIR SOURCE HEAT PUMPS, INDOOR FAN COIL UNITS, DUCT HEATERS, AND ASSOCIATED DUCT WORK AND DAMPERS.

2. OPERATION
UPON A CALL FOR SECONDARY HEAT FROM THE THERMOSTAT, THE RESPECTIVE FAN COIL AND AIR SOURCE HEAT PUMP SHALL BE ENABLED. IF THE (FIELD ADJUSTABLE) OUTDOOR AIR TEMPERATURE HAS THE HEAT PUMP IN LOCK OUT, THE ELECTRIC STRIP HEATERS OR DUCT HEATER SHALL BE ENABLED.

UPON A CALL FOR COOLING FROM THE THERMOSTAT AND IF ALL RESPECTIVE RADIANT THERMOSTATS ARE NOT CALLING FOR HEAT IN THE OVERLAPPING FORCED AIR ZONE, THE RESPECTIVE FAN COIL AND AIR SOURCE HEAT PUMP SHALL BE ENABLED.

WHEN THE ZONE IS SATISFIED, THE OPERATION SHALL BE REVERSED.

LOW AND HIGH LIMIT SAFETY'S WILL BE BASED ON AIR TEMPERATURE DOWNSTREAM OF THE COIL IN THE SUPPLY DUCT OF FCU.

MAKE-UP AIR SEQUENCE OF OPERATIONS

1. GENERAL
THE MAKE-UP AIR SYSTEM SHALL BE COMPRISED OF A FAN COIL UNIT FCU-10, MODULATING CONTROL DAMPERS, ELECTRIC DUCT HEATERS MUA-1 AND MUA-2, CURRENT SENSING RELAY, AND A PUSH BUTTON TIMER.

2. OPERATION
FCU-10 UNDER NORMAL OPERATION SHALL PROVIDE HEATING/COOLING BASED ON ROOM TEMPERATURE SENSOR AND T-STAT. THE MOTORIZED OUTSIDE AIR DAMPERS SHALL BE NORMALLY CLOSED AND RETURN AIR DAMPER NORMALLY OPEN.

IF THE RANGE EXHAUST HOOD IS ENGAGED THE RETURN AIR DAMPER, CD-3, SHALL MODULATE TO 77% CLOSED AND THE OUTSIDE AIR DAMPER, CD-1, SHALL MODULATE TO 100% OPEN. FCU-10 SHALL BE SET TO PROVIDE 1200 CFM TO THE ZONE.

IF THE WOOD BURNING PUSH BUTTON TIMER IS ENGAGED, THE RETURN AIR DAMPER SHALL MODULATE TO 23% CLOSED AND THE OUTSIDE AIR DAMPER, CD-2, SHALL MODULATE TO 100% OPEN. FCU-10 SHALL BE SET TO PROVIDE 350 CFM TO THE ZONE.

IF BOTH THE RANGE EXHAUST HOOD AND PUSH BUTTON TIMER ARE ENGAGED, THE RETURN AIR DAMPER SHALL MODULATE TO 100% CLOSED, CD-3 SHALL MODULATE TO 100% CLOSED, CD-1 AND CD-2 SHALL MODULATE TO 100% OPEN, AND FCU-10 WILL BE SET TO PROVIDE 1550 CFM OF AIR TO THE ZONE.

DUCT HEATER SHALL MODULATE TO MAINTAIN A LAT OF 70°F.

THE DUCT HEATER SHALL BE PROVIDED WITH DISCHARGE AIR FREEZE-STATS THAT IF ENABLED WILL CLOSE THE OUTSIDE AIR DAMPER, SHUT THE HEATER OFF, AND OPEN THE RETURN AIR DAMPER.

THERMOSTAT OVERVIEW

1. GENERAL
THE THERMOSTATS SHALL BE TEKMAR INVITA CAPABLE OF 3H, 2C OPERATION AND CONTROLLING THE FAN COIL UNIT FAN, HUMIDIFIER, AND ERV. THE THERMOSTATS SHALL BE CAPABLE OF REMOTE MONITORING AND TEMPERATURE ADJUSTMENT.

HEATING PLAN SEQUENCE OF OPERATIONS

1. GENERAL
THE HEATING PLAN SHALL CONSIST OF ONE NATURAL GAS BOILER, A BUFFER TANK, MANIFOLDS, HEAT EXCHANGER, AND ASSOCIATED DISTRIBUTION INCLUDING PUMPS AND CONTROL VALVES. CONTROLS TO BE TEKMAR.

2. OPERATION
THE NATURAL GAS BOILER SHALL BE ENABLED AND STAGED TO MAINTAIN A FIELD ADJUSTABLE SET POINT IN THE BUFFER TANK BASED ON OUTDOOR TEMPERATURE RESET NOT TO EXCEED 120°F. ONCE THE BUFFER TANK TEMPERATURE DROPS 5°F, THE PROPANE BOILER AND INJECTION PUMP SHALL BE ENABLED. THE INJECTION PUMP WILL MODULATE TO MAINTAIN A SUPPLY TEMPERATURE OF 120°F. ONCE THE TANK REACHES 120°F THE EQUIPMENT SHALL BE STAGED OFF.

PRIMARY HEATING IS VIA THE HYDRONIC SYSTEM. UPON A CALL FROM THE THERMOSTAT, THE CONTROL VALVES AT THE MANIFOLDS SHALL BE OPENED AND THE DISTRIBUTION PUMP SHALL BE PROGRAMMED INTO A PROPORTIONAL PRESSURE OPERATION SET AT (FIELD ADJUSTABLE) 5.1GPM. THE PUMP SHALL BE AUTOMATICALLY ENABLED WHEN THE VALVES ARE OPENED.

THE SEQUENCE OF OPERATIONS FOR THE HEAT PLANT SHALL RESTART AFTER ROOM SET POINT IS SATISFIED.

THE NATURAL GAS BOILERS SHALL BE STAGED AND MODULATING USING THE ON BOARD CONTROLS TO MAINTAIN THE FOLLOWING SUPPLY WATER TEMPERATURES:

RADIANT: 120F
SNOW MELT: 160F
DOMESTIC HOT WATER: 180F

SNOW MELT SEQUENCE OF OPERATIONS

1. GENERAL
THE SNOW MELT SYSTEM SHALL CONSIST OF A BOILER, MODULATING MIXING VALVE, ZONE VALVES, DISTRIBUTION PUMP, HEAT EXCHANGER AND SUPPLY PUMP, AND IN-SLAB SNOW AND ICE SENSOR.

2. OPERATION
SNOW MELT ZONES WILL BE CONTROLLED BY THE IN-SLAB SNOW AND ICE SENSOR IN EACH ZONE. THE ZONE WILL BE AUTOMATICALLY ENABLED WHEN THE SENSOR DETECTS MOISTURE. THE SLAB TEMPERATURE IS LESS THAN 50°F, AND THE OUTSIDE AIR TEMPERATURE IS ABOVE 10°F AND BELOW 40°F. ONCE THE SYSTEM IS ENABLED THE BOILER SHALL FIRE AND TARGET THE SUPPLY TEMPERATURE TO THE HEAT EXCHANGER AND THE MIXING VALVE SHALL MODULATE TO MAINTAIN A SUPPLY TEMPERATURE OF 120°F. THE SNOW MELT CONTROL SHALL BE ABLE TO PROVIDE SLAB PROTECTION AND BE CAPABLE OF A MANUAL, TIMED, ENABLE.

THE SNOW MELT SYSTEM SHALL BE DISABLED WHILE THE RESIDENCE IS UNOCCUPIED AND LARGE ACCUMULATIONS OF SNOW SHALL BE MANUALLY REMOVED PRIOR TO ENABLING THE SNOW MELT SYSTEM.

CONTROLS BASED ON TEKMAR 654 AND 090.

RADIANT HEATING SEQUENCE OF OPERATIONS

1. GENERAL
THE RADIANT HEATING SYSTEM SHALL CONSIST OF BALANCING MANIFOLDS WITH ZONE VALVES OR THERMAL ACTUATORS AND DISTRIBUTION PUMP.

2. OPERATION
UPON A CALL FOR HEATING FROM THE ROOM THERMOSTAT, THE CONTROL VALVE AT THE MANIFOLD SHALL BE OPENED. THE DISTRIBUTION PUMP SHALL BE AUTOMATICALLY ENABLED WHEN VALVES ARE OPENED. RADIANT HEAT SHALL BE THE PRIMARY HEAT SOURCE THROUGHOUT THE BUILDING. IN ZONES WITH SUPPLEMENTAL FORCED AIR HEATING, THE THERMOSTAT IN THE OVERLAPPING RADIANT ZONE WILL CONTROL BOTH STAGES OF HEAT.



City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Right-of-Way Encroachment Agreement 22789 for the placement of driveway pavers with snowmelt in the public right-of-way adjacent to 491 N 4th Ave.

Recommendation and Summary

Staff recommends the Ketchum City Council approve the attached Right-of-Way Encroachment Agreement 22789 and adopt the following motion:

“I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 22789 between the City and Peter C. Weaver Trust.”

The reasons for the recommendation are as follows:

- The improvements will not impact the use or operation of N 4th Ave.
- The improvements will not impact drainage or snow removal within the public right-of-way.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.
- The project meets all requirements for energy code and installation as outlined in the agreement.

Introduction and History

On July 22, 2022, the City of Ketchum issued a Stop Work Order for work within the right-of-way adjacent to 491 N 4th Ave which included the removal of an asphalt driveway and what appeared to be preparation for the installation of a snowmelt system. Construction was immediately halted, and the property owner met with staff to understand the issue and the required action. The property owner had received approval from the Home Owner’s Association (HOA) for the driveway pavers and snowmelt, as he believed the property to be owned by the HOA not the City. Following preparation of all required documents, the property owner submitted a Right-of-Way Encroachment Permit application on August 10, 2022, for the replacement of the existing asphalt driveway with driveway pavers and snowmelt within the City’s right-of-way adjacent to the subject property located at 491 N 4th Ave. The driveway will access an existing home located at 491 N 4th Ave within the City’s General Residential Low Density (GR-L) Zone District.

A public right-of-way is defined as improved or unimproved public property dedicated or deeded to the City for the purpose of providing vehicular, pedestrian, and public use. In Ketchum, the public rights-of-way consist of roadways, curbs, gutters, sidewalks, signage, and drainage facilities. The public

rights-of-way are also used for public parking, wintertime snow storage, and conveyance of utilities, such as water, sewer, electricity, telephone, and cable.

Analysis

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent encroachment of the public right-of-way where a permanent fixture to the ground or a building will occur. The associated Right-of-Way Encroachment Agreement is intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment. The standards for issuance of a Right-of-Way Encroachment Permit are specified in Ketchum Municipal Code §12.12.060. The encroachments proposed for the 491 N 4th Ave residence project comply with all standards.

Sustainability

The ROW Encroachment Permit does not limit the ability of the city to reach the goals of the Ketchum Sustainability Action Plan – 2020.

Financial Impact

There is no financial requirement from the city for this action.

Attachments

ROW Encroachment Agreement 22789 and Exhibits

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 22789

THIS AGREEMENT, made and entered into this ____ day of ____, 2022, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and Peter C. Weaver Trust, representing Peter Weaver, (collectively referred to as "Owner"), whose mailing address is 16 Bassy Lane, Enfield, NH 03748 and who owns real property located at 491 N 4th Ave, Ketchum, ID 83340 legally described as Frenchmans Townhomes PUD Sublot 1 Blk 1 (collectively referred to as "subject property").

RECITALS

WHEREAS, Owner wishes to permit placement of driveway pavers and associated snowmelt system. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner will restore the street, and any landscaping back to the original condition acceptable to the Streets and Facilities Director;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install a driveway consisting of driveway pavers and associated snowmelt system identified in Exhibit "A" within the public right-of-way on a portion of N 4th Ave adjacent to the subject property until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed.

3. Snowmelt systems installed in the public right-of-way shall be installed as certified in Exhibit "B – Residential Snowmelt Installation Certificate" and operate at all times during the winter according to the following:
- The system shall meet the requirements of the International Energy Conservation Code (2018 IECC, 403.12.2)
 - The system shall have an electronic main control board to operate the system that is programmable and optimizes the way the system functions.

- Installation of in-ground control sensors linked to the main control board that detect snow and ice on the surface, monitor the the sidewalk or driveway temperature, and automatically activates the system to be turned on or off based on the snow condition and air temperature.

4. Owner shall be responsible for restoring the street and any landscaping that is altered due to the construction and installation of the Improvements, to the satisfaction of the Director of Streets and Facilities.

5. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

6. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

7. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

8. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

9. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

10. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

11. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

12. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

13. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By: _____

By: _____
Neil Bradshaw
Its: Mayor

STATE OF _____,)
) ss.
County of _____)

On this ____ day of _____, 2022, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this ___ day of _____, 2022, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

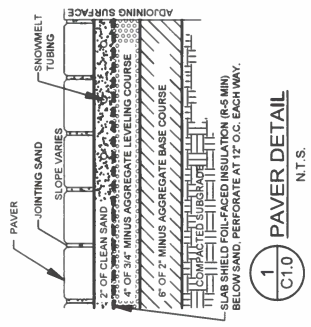
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"

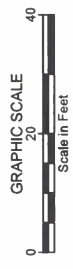


LEGEND



NOTES

- 1) Property lines shown hereon are approximate and based on Blaine County GIS information.
- 2) Aerial image is per Google Earth from 7/2016.
- 3) Pavers to be placed in exact location of asphalt driveway. Existing drainage patterns to be maintained.



**ENCROACHMENT PERMIT
SITE PLAN EXHIBIT**

WITHIN SEC 13, T4N, R17E, BLM, CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR PETER WEAYER

DESIGNED:	MS
CHECKED:	SNP
DETAILED:	MS
SCALES SHOWN ARE PRINTS ONLY	

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email: galena@galena-engineering.com

REVISIONS	
NO.	DESCRIPTION

C1.0



City of Ketchum
Planning & Building

EXHIBIT "B"
RESIDENTIAL SNOWMELT INSTALLATION CERTIFICATE

PROPERTY OWNER'S NAME: Peter C. Weaver Living Trust

PROPERTY ADDRESS: 491 4th Ave. N., Ketchum, ID 83340

LEGAL DESCRIPTION: Frenchman's Townhomes PUD Sublot 1 Blk 1

PARCEL NUMBER: RPK03220000010

INSTALLATION CONTRACTOR INFORMATION

COMPANY NAME: Thornton Heating

CONTRACTOR ADDRESS: Ketchum, ID 83340

CONTRACTOR PHONE: 208-726-5520

CONTRACTOR EMAIL: Matt@thornton-heating.com

Pursuant to the requirements of Right-of-Way Encroachment Agreement # 22789, the installation contractor certifies the following:

I certify that the system proposed meets all requirements of the International Energy Conservation Code (2018 IECC, 403.12.2).

I certify that insulation will be installed below and along the perimeter of the system and that the insulation is rated R-10.

I certify that the boiler/heatpump/other (circle one) operates at a 95% percent efficiency.

Boiler/Heatpump Model Number: Lochnivar, KHBWHB-Sub-02

Other: _____

pc I certify that geofabric will be installed under the pavers to ensure positive drainage off the driveway or sidewalk.

I certify that the system will be operated by an electronic main control board that optimizes the way the system functions and minimizes inefficiencies to the greatest degree possible.

I certify that the system will be installed with in-ground control sensors, linked to the main control board, that detect snow and ice on the surface, monitor the sidewalk or driveway temperature, and automatically activates the system to be turned on or off based on the snow condition and air temperature.

By, Installation Contractor:

By, Owner:

Print Name: Matt Thornton.

Print Name: Peter C. Weaver

Matt Thornton

Matt Thornton

Peter C. Weaver, TRUSTEE

Signature: Matt Thornton
Date: 9-14-22

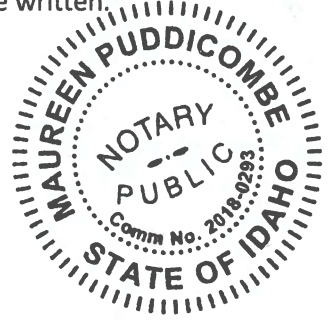
Signature: J.P.S.
Date: 9-14-22

STATE OF Id)
) ss.
County of Blaine)



On this 14th day of September, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Matt Thornton (Installation Contractor), known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Maureen Puddicombe
Notary Public for Idaho
Residing at Ketchum, ID
Commission expires 2-14-24

STATE OF Idaho)
) ss.
County of Blaine)

On this 15th day of September, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Peter Weaver (Owner), known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Maureen Puddicombe

Notary Public for Idaho
Residing at Ketchum, ID
Commission expires 2-14-24



City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Purchase Order 23004 With Thatcher Company, Inc for Aluminum Sulfate

Recommendation and Summary

Staff is recommending the council approve Purchase Order 23004 and adopt the following motion:

"I move to approve Purchase Order 23004 with Thatcher Company, Inc for the purchase of Aluminum Sulfate to be used at the wastewater treatment plant for the approximate amount of \$35,000.00."

The reasons for the recommendation are as follows:

- Aluminum Sulfate is used in the wastewater treatment process to promote coagulation and phosphorous removal.
- Addition of Aluminum Sulfate in the treatment process is necessary to comply with the phosphorous discharge limit required in our discharge permit.

Introduction and History

Phosphorous is one of the constituents in wastewater that needs to be removed for the protection of the environment. Aluminum Sulfate added during the treatment process reacts with phosphorous to create particles which bind together. The particles precipitate out of the wastewater and are removed as a solid. Without the addition of Aluminum Sulfate, the unbound phosphorous would remain suspended in the water and be discharged into the river causing water quality problems.

Sustainability

This purchase is not applicable to the Ketchum Sustainability Action Plan.

Financial Impact

This is a budgeted expense with funds coming from the Chemicals line item of Wastewater Expenditures. Aluminum Sulfate is delivered by tanker trucks carrying approximately 4,000 gallons per delivery. Each delivery costs about \$6,500.00. This purchase order will be for the approximately six months' supply of Alum.

Attachments:

Purchase Order #23004



CITY OF KETCHUM
 PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23004

To: 4098 THATCHER COMPANY, INC. PO BOX 35146 LB 1106 SEATTLE WA 98124-5146	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
--------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

P. O. Date	Created By	Requested By	Department	Req Number	Terms
09/13/2022	bancona	bancona	Utilities/Wastewater	0	

Quantity	Description			Unit Price	Total
1.00	ALUMINUM SULFATE	65-4350-3800	435001	35,000.00	35,000.00
				SHIPPING & HANDLING	0.00
				TOTAL PO AMOUNT	35,000.00

 Authorized Signature



City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Purchase Order 23005 With Univar Solutions USA, Inc

Recommendation and Summary

Staff is recommending the council approve Purchase Order 23005 and adopt the following motion:

"I move to approve Purchase Order 23005 with Univar Solutions USA, Inc for the purchase of polymer to be used at the wastewater treatment plant for the amount of \$10,772.00."

The reasons for the recommendation are as follows:

- Polymer is used in the wastewater treatment process to promote flocculation and solids removal.
- Addition of polymer in the treatment process is necessary to comply with the effluent total suspended solids discharge limit required in our discharge permit and to ensure disinfection limits are met for our reuse water permit.

Introduction and History

Polymer is added during the treatment process to make small, solid particles in the treated wastewater bind together into larger particles. The larger particles precipitate out of the wastewater and are removed as a solid. Without the addition of polymer, the smaller particles would not precipitate and would remain suspended in the water. Discharge of too many solids into the river causes water quality problems and violates the treatment plant's discharge permit. Also, the solids shield harmful bacteria from the ultra-violet rays used to disinfect the treated wastewater. Complete disinfection is necessary to comply with the requirements of the permit which regulates the reuse water produced for irrigation.

Sustainability

This purchase will help us continue to fulfil a priority level 2 water action of the 2020 Ketchum Sustainability Action Plan.

Financial Impact

This is a budgeted expense with funds coming from the Chemicals line item of Wastewater Expenditures. Our previous poly supplier increased our pricing from \$0.885/# to \$2.22/#. Much of that price increase is for shipping expenses from the Midwest. Univar Solutions has a new location in Meridian, ID. The price they have quoted us is \$0.92/# with a \$100.00 fuel surcharge.

Attachments:

Purchase Order 23005



CITY OF KETCHUM
PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23005

To: 5894 UNIVAR SOLUTIONS USA INC 3075 HIGHLAND PARKWAY SUITE 200 DOWNERS GROVE IL 60515	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
----------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

P. O. Date	Created By	Requested By	Department	Req Number	Terms
10/01/2022	bancona	bancona	Utilities/Wastewater	0	

Quantity	Description			Unit Price	Total
4.00	Totes, UNIFLOK 1160 IBC710 – 16182170- TECH-LIQ (ACH), 2900#/TOTE	65-4350-3800	435001	0.92/#	10,672.00
1.00	FUEL SURCHARGE	65-4350-3800	435001	100.00	100.00
SHIPPING & HANDLING					0.00
TOTAL PO AMOUNT					10,772.00

 Authorized Signature



City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve the MOU Agreement/PO #23008 (Ketchum/Blaine County) for Geographical Information System (GIS) Services

Recommendation and Summary

Staff is recommending the council adopt the following motion:

“Move to Approve the Agreement/PO #23008 for GIS Services in an amount not to exceed \$5,300.”

The reasons for the recommendation are as follows:

- Ketchum and Blaine County are in agreement with the proposed contract.
- This amount has not increased from the current fiscal year.
- Ketchum’s Planning and Building Department has managed the GIS contract for a number of years.

Financial Impact

There is sufficient funding in the Planning and Building Department (professional services) budget to provide for this contract.

Attachments

Interlocal Agreement
Purchase Order 23008

INTERLOCAL AGREEMENT #23008
(City of Ketchum/Blaine County)

RECITALS

WHEREAS, City of Ketchum employees and members of the public desire to have access to an internet-based GIS system to gain information about properties in Ketchum; and,

WHEREAS, City of Ketchum employees can share public agency data to reduce costs and guide in the provision of services to those most in need, including community safety, public health and development services; and,

WHEREAS, City of Ketchum employees seek to enhance their analytical, problem-solving and decision-making capabilities through the utilization of GIS and work with professionals in the field to incorporate new tools and technologies for personal skill development and community benefit at large; and,

WHEREAS, City of Ketchum employees can ultimately make more informed decisions using an internet-based GIS system that is constructed in-house as opposed to requesting external proposals and absorbing consulting fees; and,

WHEREAS, the interlocal agreement was in place during FY2022 and budgeted in the adopted City of Ketchum Community Development Department FY2023 budget.

TERMS

NOW, THEREFORE, subject to the limitations of this agreement and in order to provide assistance between the parties in providing GIS service, it is hereby agreed as follows:

1. DURATION OF AGREEMENT. This Agreement shall be effective from October 1, 2022 until September 30, 2023. The parties may extend the agreement with the written consent of both parties.
2. PURPOSE. The purpose of this Agreement is to allow the City of Ketchum to contract with Blaine County for access to a City web-based application on Blaine County's web server.
3. MANNER OF FINANCING AND BUDGET. City of Ketchum shall reimburse Blaine County for the hosting cost of the GIS web site at a cost of \$5,300.00 per year. Such payment shall be paid at the beginning of the fiscal year in one payment.
4. DUTIES. The provision of these services shall be governed as set out below:

- The County agrees to host one (1) web-based GIS application on its Web Server for City of Ketchum.
 - The size of the data hosted for the City of Ketchum application shall not exceed 200 MB.
 - Blaine County staff will spend a maximum of 10 hours maintaining said web-based GIS application.
 - The scope of Blaine County staff time will be limited to tasks directly related to the maintenance of said web-based GIS application.
5. AMENDMENT. This Agreement may be amended at any time, and from time to time, by the mutual written consent of City of Ketchum and Blaine County for any of the following purposes:
- To add provisions to the Agreement to benefit either or both City of Ketchum and Blaine County.
 - To extend the term of the Agreement.
 - To cover any cost increases to the web site.
 - To cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provisions with respect to matters or questions arising under this Agreement which are not inconsistent with the provisions of the Agreement.
6. SEVERABILITY. In the event any provision of this Agreement shall be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not, in any way, be affected or impaired thereby.

IN WITNESS WHEREOF, each of the parties has executed this Agreement by its duly authorized officials.

DATED this _____ day of _____, 2022.

BLAINE COUNTY, an Idaho political subdivision

 Dick Fosbury, Chairman, Board of Blaine County
 Commissioners

ATTEST:

Stephen McDougall Graham, Clerk

CITY OF KETCHUM, an Idaho
municipal corporation

Neil Bradshaw, Mayor

ATTEST:

Lisa Enourato
City Clerk



CITY OF KETCHUM
 PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23008

To: 4598 BLAINE COUNTY (GIS) 206 1ST AVE. S. STE. 200 HAILEY ID 83333	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

P. O. Date	Created By	Requested By	Department	Req Number	Terms
09/15/2022	kchoma	kchoma		0	

Quantity	Description	Unit Price	Total
1.00	INTERLOCAL GIS AGREEMENT 01-4170-4500	5,300.00	5,300.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		5,300.00

 Authorized Signature



City of Ketchum

September 12, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Approve Purchase Order #23006 for \$12,215 for a Respirator Fit Tester

Recommendation and Summary

Staff is recommending the council Adopt the following Resolution:

"I move to approve purchase order #23006 in the amount of \$12,215 and authorize the Mayor to sign said purchase order."

The reasons for the recommendation are as follows:

- The city does not own a fit tester. In the past, a vendor was available to provide respirator fit testing, but that ended several years ago.
- The fire department has received a FEMA grant for \$11,428.57. The fire department share will be \$786.43.

Introduction and History

The Fire Department routinely uses Self Contained Breathing Apparatus (SCBA) in IDLH (Immediately Dangerous to Life and Health) environments. OSHA mandates that any respirator used in these environments be tested for adequate fit. In the past, the fire department used a third-party tester. That service is no longer available.

The fire department applied for and received a FEMA grant for a fit tester. The grant covers 95% of the first \$12,000 of the cost.

Analysis

Three bids were received, from MES Fire, Seawestern and TSI Analytics. The lowest bid was from MES fire. The bid includes the tester, adapters and a 3 year calibration service and warranty.

Pricing is

Sustainability Impact

No impact.

Financial Impact

The City share of \$786.43 can be paid from the fire department PPE budget.

Attachments

Purchase Order 23006

MES Quotes



CITY OF KETCHUM
 PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23006

To: 4550 MUNICIPAL EMERGENCY SERVICES, INC. 75 REMITTANCE DR SUITE 3135 CHICAGO IL 60675-3135	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
---------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

P. O. Date	Created By	Requested By	Department	Req Number	Terms
10/01/2022	bancona	bancona	Fire & Rescue	0	

Quantity	Description	Unit Price	Total
1.00	QUANTIFIT2 03-4230-7130	10,075.00	10,075.00
1.00	3 YR SERVICE & EXTENDED WARRANTY 03-4230-7130	2,140.00	2,140.00
SHIPPING & HANDLING			0.00
TOTAL PO AMOUNT			12,215.00

 Authorized Signature



3801 Fruit Valley Rd.
Suite C
Vancouver, WA 98660

Quote

Quote # QT1618120
Date 09/12/2022
Expires 09/27/2022
Sales Rep McMillan, John
PO # Bill McLaughlin
Shipping Method FedEx Ground
Customer KETCHUM FIRE DEPARTMENT (ID)
Customer # C49467

Bill To

KETCHUM FIRE DEPARTMENT
PO BOX 966
Ketchum ID 83340
United States

Ship To

KETCHUM FIRE DEPARTMENT
107 SADDLE RD
Ketchum ID 83340
United States

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
9519-4200			QuantiFit2 QuantiFit2 Respirator Fit Testing System with Bluetooth® , Includes Logic Software, Roller Case, Triple Tube Assembly, USB Cable, Power Supply, Shell for Battery Compartment.	1	\$9,600.00	\$9,600.00
9513-0500F			AV2000/AV3000 & SureSeal	1	\$400.00	\$400.00
9503-4000			PURE Adapter Filter (Bag of 100)	1	\$75.00	\$75.00

Thank you for your Business!

Subtotal \$10,075.00
Shipping Cost \$0.00
Tax Total \$0.00
Total \$10,075.00

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1618120

QuantiFit2 Service Options

Item	Part #	Price	
Annual Service for Current Year			
Pay As You Go	Calibration Service (Includes Pressure Engine Service, Inspection, Adjustments, Calibration, Firmware Upgrades, 90-Day Warranty) Calibration orders must include a Service Return Form found on the OHD website, www.ohdusa.com.	SERC 9519-4020	\$625.00
	Before & After Data	SERC BD/AD 9519-2016	\$150.00
	Before Data	SERC BD 9519-2016	\$75.00
	After Data	SERC AD 9519-2016	\$75.00
	Calibration Expediting Service (1 business day in house turn around)	SERCEXP	\$150.00
	Adapter Check and/or Repair. (If adapter cannot be repaired, this charge is applied to the purchase of a new adapter.)	SERCADP	\$70.00
	Round Trip Shipping (<i>this item not eligible for distributor discount</i>) (Alaska, Hawaii & Canada add \$185)	SHIPPING	\$185.00
	Pre-Paid Calibration & Maintenance Contracts		
1 Year Calibration & Maintenance	SERPB 9519-4020/1	\$625.00	
3 Year Calibration & Maintenance	SERPB 9519-4020/3	\$1,790.00	
5 Year Calibration & Maintenance	SERPB 9519-4020/5	\$2,950.00	
Bumper to Bumper Calibration, Maintenance, & Extended Warranty Contracts			
Includes calibration & maintenance, full warranty through contract, and return shipping (customer is responsible for shipping to OHD)			
3 Year Bumper to Bumper Contract (Alaska, Hawaii & Canada add \$350)	SERPW 9519-4020/3	\$2,140.00	
5 year Bumper to Bumper Contract (Alaska, Hawaii & Canada add \$650)	SERPW 9519-4020/5	\$3,590.00	
Premium Service Contract:			
Includes calibration & maintenance contract and round trip shipping.			
1 Year Premium Service Contract (Alaska, Hawaii & Canada add \$200)	SERPP 9519-4020/1	\$825.00	
3 Year Premium Service Contract (Alaska, Hawaii & Canada add \$695)	SERPP 9519-4020/3	\$2,480.00	
5 Year Premium Service Contract (Alaska, Hawaii & Canada add \$1,295)	SERPP 9519-4020/5	\$4,230.00	
Gold Service Contract:			
Includes calibration & maintenance contract, full warranty through contract, OHD accessory assurance, round trip shipping, 3 day in-house service turnaround.			
1 Year Gold Service Contract (Alaska, Hawaii & Canada add \$200)	SERPG 9519-4020/1	\$1,030.00	
3 Year Gold Service Contract (Alaska, Hawaii & Canada add \$695)	SERPG 9519-4020/3	\$3,080.00	
5 Year Gold Service Contract (Alaska, Hawaii & Canada add \$1,295)	SERPG 9519-4020/5	\$5,230.00	



City of Ketchum

September 12, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Approve Purchase Order #23003 for \$712,643 for a Fire Engine

Recommendation and Summary

Staff is recommending the council Adopt the following Resolution:

"I move to approve purchase order #23003 in the amount of \$712,643 and authorize the Mayor to sign said purchase order."

The reasons for the recommendation are as follows:

- Engine 1 was placed in service in 2004 and has been in front line service for over 18 years. Typical service life for a type 1 engine is 20 years in front line service and 5 years in reserve service.
- The current build time for a fire engine is from 27 to 30 months. If it is ordered in October 2022, delivery will be in the first half of 2025, provided there are no unforeseen delays. The current engine will then be 21 years in service.
- The current fire engine is in good condition, however the fire department does not have a reserve or back-up engine. The current engine can be placed in reserve service when the new one arrives.
- Pierce Manufacturing has announced a significant price increase effective November 1 2022. Prices will increase 15% at that time.

Introduction and History

Since splitting with the rural fire district, Ketchum Fire Department has been operating one Type 1 fire engine, in addition to one ladder truck and one type 3 engine (combination brush/support engine). The fire department does not have a reserve engine in the event of major breakdowns.

NFPA standards recommend that front line fire engines be moved into reserve status after 15 years of use, and reserve fire engines be retired at 20 years. With less use than many fire engines see, it is more feasible here to run front line apparatus for 20 years. One reason NFPA recommends replacement at 15 years has been the improvement in safety standards and performance over the past 2 decades.

Engine 1 will be 19 years in front line service in January 2023. While in good condition, maintenance needs have been increasing. The engine is serviceable for now, but will be less reliable as time goes on. Given that

fire engines cannot be replaced quickly if they fail, it is not prudent to risk stretching service life out indefinitely.

Engine manufacturing is currently quoted as 27 to 30 months for basic builds. That is provided no additional supply chain delays occur. Ordering the replacement engine in October of 2022 will give us a delivery date of January 2025 to May 2025. At that time, Engine 1 will be 21 years in service. It will require an additional 3 to 4 months for delivery, radio installation, equipping and training. The fire engine should be ready to go into service around May to August 2025.

Pricing on the Pierce engines is based on cooperative purchasing agreements. Prices increase every November. They have been averaging 7% to 9% over the past few years, however the price increase this fall is coming in at around 15% due to the inflated cost of everything else. Securing the engine now will save around \$90,000 over ordering in December or later.

Pre-payment is a significant cost saving over payment on completion. Financing through a lease purchase also allows spreading the costs over a number of years.

Since the termination of the rural fire district agreement, the fire department has one type 1 fire engine. On occasions when the engine has been out of service for short periods, we operate the ladder truck and the combination brush truck. That places the city at risk if a major fire were to occur, as it reduces our pumping capacity by more than 40%. It also reduces our structure fire equipment by 50%.

Failure of the current engine would be highly problematic, as we have no reserve engine to put in place as a back-up. Ordering a replacement at that time would mean the option of waiting several years for a replacement, or trusting our luck on there being a suitable used fire engine available. With the long delivery times for new engines, used engines in good shape do not remain on the market long.

Analysis

The fire department currently operates a Pierce Enforcer engine and a Pierce Enforcer ladder truck. Both are well designed and reliable. The Enforcer line is one of the lower cost fire engines available from Pierce. Continuing with this line provides a fire engine that will be very similar to our current engine. This allows firefighters to move between apparatus easily without having to learn each apparatus separately.

Pricing is based on a purchasing contract which is competitively bid. The purchasing contract is through Houston-Galveston Area Council purchasing, which the City of Ketchum is a signatory to. The cooperative agreement is used in lieu of obtaining bids, as it has already been bid.

Sustainability Impact

Electric and Hybrid fire engines are just hitting the market as prototypes. To date, two demo units have been sold in the US. There are three companies moving ahead with them, two companies have each delivered one demo plug in hybrid unit. The cost difference for a hybrid unit is \$1 million more than a diesel unit. The timeline for delivery is currently 5 years for the first Pierce hybrid.

With a \$1 million markup for hybrid, it is my recommendation to wait until hybrid/electric fire engines are in full production before investing.

Financial Impact

The proposal is to use \$100,000 from the fire station bond fund, and to spread the remainder over a five year lease. Payments will be due starting one year after order. The first two payments will be due before the engine is even delivered. Early payoff is permitted after 2 years, with a termination fee equal to 3% of the remainder due.

Attachments

Purchase Order 23003

Quote KB790 Hughes Manufacturing

PNC Finance proposal



CITY OF KETCHUM
 PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23003

To: 2408 HUGHES FIRE EQUIPMENT, INC. 910 SHELLEY STREET SPRINGFIELD OR 97477-1975	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

P. O. Date	Created By	Requested By	Department	Req Number	Terms
10/01/2022	Shellie	Shellie		0	

Quantity	Description			Unit Price	Total
1.00	Enforcer PUC Pumper KB790 Down Payment	42-4800-7450	FY 2023	100,000.00	100,000.00
1.00	Enforcer PUC Pumper KB790	03-4230-7150	FY2024	612,643.00	612,643.00
SHIPPING & HANDLING					0.00
TOTAL PO AMOUNT					712,643.00

 Authorized Signature



August 29, 2022

Ketchum Fire Department, ID
One (1) Enforcer PUC Pumper KB790
Build Location: Appleton, WI

Proposal Price	\$755,458.00
Less chassis progress payment discount	(9,549.00)
Less payment upon completion @ factory discount	(7,480.00)
Less 100% pre-payment discount	(25,786.00)
Total including all pre-pay discounts	\$712,643.00

Terms:

Price Expiration: The above pricing is valid until **October 21, 2022**.

Delivery: Based on Pierce's current delivery schedule the apparatus would be ready for delivery from factory within 27 to 30 months after contract execution. Delivery is subject to change pending Pierce's delivery schedule at time of order. This time does not include any possible delays that may be caused by national disasters or pandemic.

Payment Terms:

a. If pre-payment discount options are elected, the following terms will apply:

i. Chassis Progress Payment Discount: The chassis progress payment in the amount of **\$318,312.00** will be due three (3) months prior to the ready for pick up from the factory date. If elected, an invoice will be provided 30 days prior to the chassis payment due date. If payment is not made when due the discount total will be added back to the final invoice.

ii. Payment Upon Completion at Factory Discount: If elected final payment is due prior to apparatus leaving the factory for delivery. If payment is not processed upon receipt of invoice the discount total will be required in addition to the invoice amount.

iii. 100% Pre-Payment Discount: If elected, an invoice will be provided upon order processing for the 100% pre-payment. Upon receipt of invoice, payment must be made within thirty (30) days. If this option is elected, the discount is in addition to the chassis progress payment discount, and the payment upon completion at the factory discount. If payment is not made when due, the above mentioned pre-payment discounts or a portion thereof, will be added back to the final invoice. Final payment, including any changes made during manufacturing, is due upon completion of the Product at the factory and prior to delivery from the factory. The 100% pre-payment discount is valid for 90 days from quote unless interest rates change; at which time a notification of change will be given and a new quote will be issued.

b. If pre-payment discount options are not elected standard payment terms will apply: Final payment will be due 30 days after the apparatus leaves the factory for delivery. If payment is not made at that time a late fee will be applicable.

c. Payments made for apparatus using a credit card will be applicable to a credit card convenience fee.

Performance Bond: A performance bond is included in the above price and will be provided after order placement. If customer elects to remove the performance bond **\$1,846.00** may be deducted from the purchase price.

Transportation: Transportation of the apparatus to be driven from the factory to the customers location is included in the above pricing. However, if permits are not obtainable, due to the weight of the apparatus, and the apparatus must be transported on a flat bed, additional Transportation charges will be the responsibility of the customer. We will provide pricing at that time if necessary. If customer elects to drive the apparatus from the factory, **\$5,000.00** may be deducted from the purchase price. if this option is elected payment in full and proof of insurance must be provided prior to leaving the factory and the customer is responsible for compliance with all state, local and federal DOT requirements including the driver possessing a valid CDL license.

Inspection Trips: Two (2) factory inspection trips for **two (2)** customer representatives is included in the above pricing. The inspection trips will be scheduled at times mutually agreed upon between the manufacture's representative and the customer, during the window provided by the manufacturer. Airfare, lodging and meals while at the factory are included. In the event the customer is unable to travel to the factory or the factory is unable to accept customers due to the restrictions caused by a national disaster or pandemic then the Dealership reserves the right to use forms of electronic media to accomplish the intention of the inspection trips. Every effort will be made to make the digital media as thorough as possible to satisfy the expectations of the of the customer. If the customer elects to forgo an inspection trip \$2,025.00 per traveler (per trip) will be deducted from the final invoice.

Acceptance of Proposal: If the customer wishes to purchase the proposed apparatus Hughes Fire Equipment will provide the Customer its form of Purchase Agreement for the Customer's review and signature. If the Customer desires to use its standard form of purchase order as the Purchase Agreement, the purchase order is subject to review for any required revisions prior to acceptance. **All purchase orders shall be made out to Hughes Fire Equipment Inc and must be signed and dated.**



FINANCIAL SOLUTIONS



Tax Exempt Lease Purchase

8/31/2022

SALES ORGANIZATION:	Hughes - Kyle	
LESSEE:	Ketchum Fire Department, ID	Contact information:
TYPE OF EQUIPMENT:	One (1) Pierce Enforcer PUC Pumper	Kim Simon
EQUIPMENT COST:	\$712,643.00	Locator: B4-B230-06-07
CUSTOMER DOWNPAYMENT:	\$100,000.00 at contract signing	155 East Broad St
TRADE-IN:	\$0.00	Columbus, OH 43215
DELIVERY TIME:	Per contract	Ph: 614-670-3994
PAYMENT MODE:	Annual In Arrears	Fax:(866) 852-3101
FIRST PAYMENT DUE DATE:	1 year after lease commencement	Kim.simon@pnc.com
LEASE COMMENCEMENT DATE:	Upon contract signing with Pierce	

Term	3 years	5 years	7 years
Number of Payments	3 Annual	5 Annual	7 Annual
Payment Amount	\$222,275.06	\$157,990.67	\$118,009.73

NOTE: All lease documents must be fully executed within 7 days of the date of this proposal. Failure to receive completed documents may alter the final payment schedule due to changes in rates and/or discounts.

PERFORMANCE BOND: To utilize the prepay program, a performance bond is required. Said performance bond shall be paid for directly to Pierce Manufacturing or financed by PNC Equipment Finance as part of the transaction

ESCROW FUNDING OPTION: At lease closing, if all of the equipment has not yet been delivered, Lessor will fund an escrow account from which disbursements will be made to the equipment provider(s) upon receipt of a Requisition Request and Certificate of Acceptance from Lessee. Escrow agent will either be Lessor or third-party provider selected by Lessor and approved by Lessee. All escrow earnings will be for the benefit of Lessee. The escrow agent will assess a \$250.00 account set up fee payable at closing.

TYPE OF FINANCING: Tax-exempt Lease Purchase Agreement with a \$1.00 buy out option at end of lease term. Said agreement shall be a net lease arrangement whereby lessee is responsible for all costs of operation, maintenance, insurance, and taxes.

BANK QUALIFICATION: This proposal assumes that the lessee will not be issuing more than \$10 million in tax-exempt debt this calendar year. Furthermore, it is assumed that the lessee will designate this issue as a qualified tax-exempt obligation per the tax act of 1986.

LEGAL TITLE: Legal title to the equipment during the lease term shall vest in the lessee, with PNC Equipment Finance perfecting a first security interest

AUTHORIZED SIGNORS: The lessee's governing board shall provide PNC Equipment Finance with its resolution or ordinance authorizing this agreement and shall designate the individual(s) to execute all necessary documents used therein.

LEGAL OPINION: The lessee's counsel shall furnish PNC Equipment Finance with an opinion covering this transaction and the documents used herein. This opinion shall be in a form and substance satisfactory to PNC Equipment Finance.

VOLUNTEER FIRE DEPARTMENTS: If Lessee is a Volunteer Fire Department, a public hearing under the requirements of Section 147(f) of the Internal Revenue Code of 1986 shall be conducted to authorize this transaction. It is recommended that a notice of the public hearing be published 10 to 14 days in advance of the public hearing.

This proposal will be valid for **Seven Days (7)** from the above date and is subject to final credit approval by PNC Equipment Finance and approval of the lease documents in PNC Equipment Finance's sole discretion. To render a credit decision, lessee shall provide PNC Equipment Finance with their most recent three years' audited financial statements, copy of their most recent interim financial statement, and current budget.

Accepted by: _____ Proposal submitted by Kim Simon



City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Amended Right-of-Way Encroachment Agreement 20629A for the placement of driveway pavers in the public right-of-way at 162 Irene Street.

Recommendation and Summary

Staff recommends the Ketchum City Council approve the attached Amended Right-of-Way Encroachment Agreement 20629A and adopt the following motion:

“I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 20629A with Todd & Darci Reimund.”

The reasons for the recommendation are as follows:

- The improvements will not impact the use or operation of Irene Street.
- The improvements will not impact drainage or snow removal within the public right-of-way.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

Introduction and History

The City Council approved ROW Encroachment Agreement 20629 for the installation of driveway pavers to access a new home located at 162 Irene Street on July 8th, 2021. The applicant modified the design of the driveway to include a snowmelt system. No other changes are proposed to the driveway design or right-of-way improvements. Amended ROW Encroachment Agreement 20629A reflects the modified heated driveway.

A public right-of-way is defined as improved or unimproved public property dedicated or deeded to the City for the purpose of providing vehicular, pedestrian, and public use. In Ketchum, the public rights-of-way consist of roadways, curbs, gutters, sidewalks, signage, and drainage facilities. The public rights-of-way are also used for public parking, wintertime snow storage, and conveyance of utilities, such as water, sewer, electricity, telephone, and cable.

Analysis

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent encroachment of the public right-of-way where a permanent fixture to the ground or a building will occur. The associated Right-of-Way Encroachment Agreement is intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair,

relocation, or removal of the encroachment. The standards for issuance of a Right-of-Way Encroachment Permit are specified in Ketchum Municipal Code §12.12.060. The encroachments proposed for the Reimund Residence project located at 162 Irene Street comply with all standards.

Sustainability

The ROW Encroachment Permit does not limit the ability of the city to reach the goals of the Ketchum Sustainability Action Plan – 2020. The residential snowmelt system complies with the City’s energy efficiency requirements.

Financial Impact

There is no financial requirement from the city for this action.

Attachments

ROW Encroachment Agreement 20629A

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 20629A

THIS AGREEMENT, made and entered into this ____ day of ____, 2022, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho 83340 and TODD REIMUND AND DARCI REIMUND, (collectively referred to as "Owner"), whose address is Post Office Box 1841, Ketchum, Idaho 83340.

RECITALS

WHEREAS, Owner is the owner of real property described as 162 Irene Street ("Subject Property"), located within the City of Ketchum, State of Idaho, and;

WHEREAS, Owner wishes to permit the placement of a paver driveway with snowmelt within the right-of-way on Irene Street. These improvements are shown in Exhibit A attached hereto and incorporated herein (collectively referred to as the "Improvements") and;

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner will restore the street, alley, sidewalk, curb, and gutter and any landscaping back to the original condition acceptable to the Streets and Facilities Director;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install the paver driveway and snowmelt system identified in Exhibit A within the public right-of-way on Irene Street until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.
2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed. Any modification to the Improvements identified in Exhibit A shall be approved by the City of Ketchum prior to any modifications taking place.
3. Snowmelt systems installed in the public right-of-way shall be installed and operate at all times during the winter according to the following:
 - The system shall meet the requirements of the International Energy Conservation Code (2018 IECC, 403.12.2)

- The system shall have an electronic main control board to operate the system that is programmable and optimizes the way the system functions.
- Installation of in-ground control sensors linked to the main control board that detect snow and ice on the surface, monitor the sidewalk or driveway temperature, and automatically activates the system to be turned on or off based on the snow condition and air temperature.

4. Owner shall be responsible for restoring the alley, sidewalk, curb, and gutter and landscaping that is altered due to the construction and installation of the Improvements, to the satisfaction of the Director of Streets and Facilities.

5. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

6. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

7. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

8. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

9. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

10. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other

representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

11. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

12. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

13. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By: _____

By: _____

Todd Reimund
Owner

Neil Bradshaw
Its: Mayor

By: _____

Darci Reimund
Owner

STATE OF _____,)
) ss.
County of _____.)

On this ____ day of _____, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Todd Reimund, known or identified to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

STATE OF _____,)
) ss.
County of _____.)

On this ____ day of _____, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Darci Reimund, known or identified to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

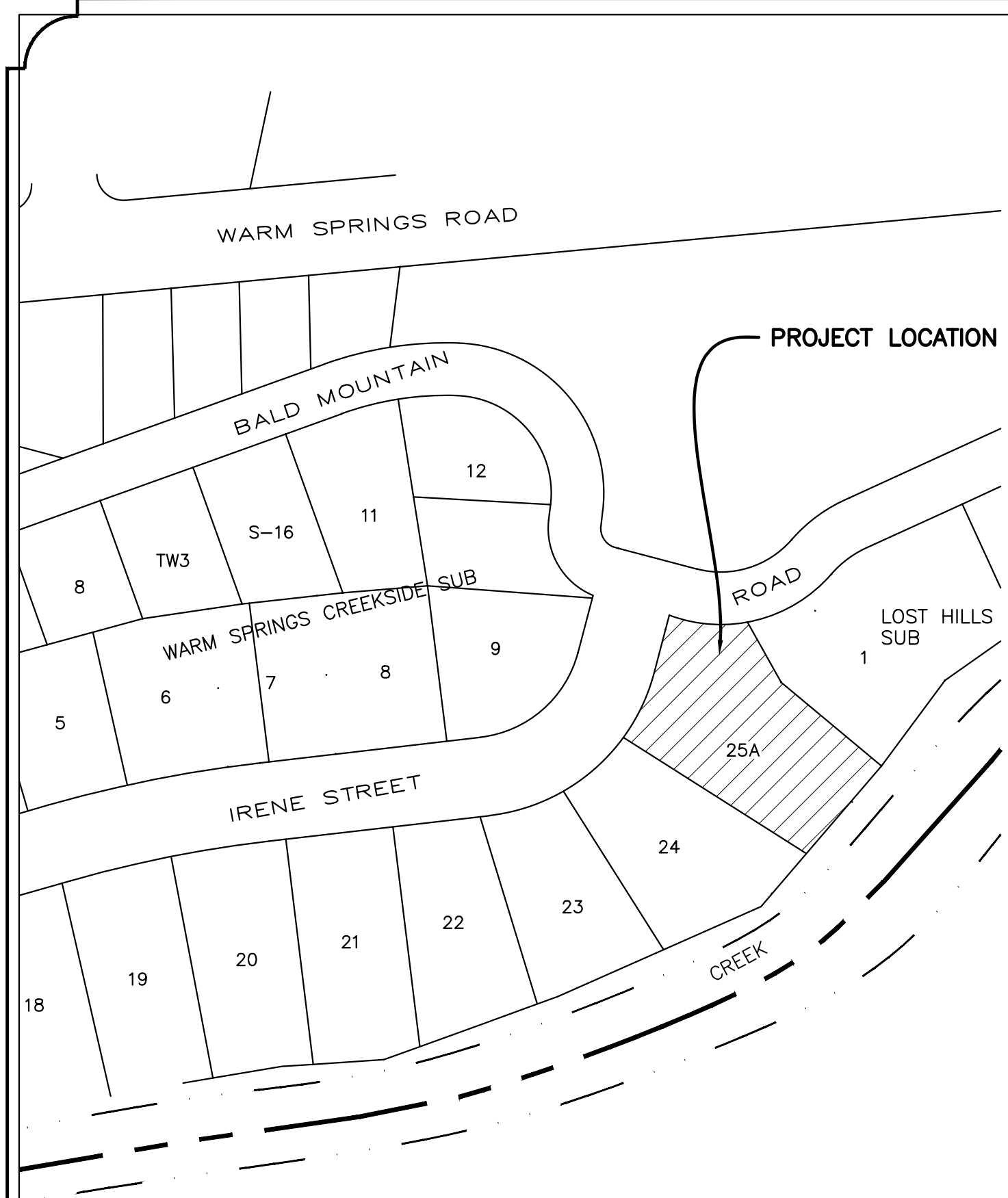
STATE OF IDAHO)
) ss.
County of Blaine)

On this ___ day of _____, 2022, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

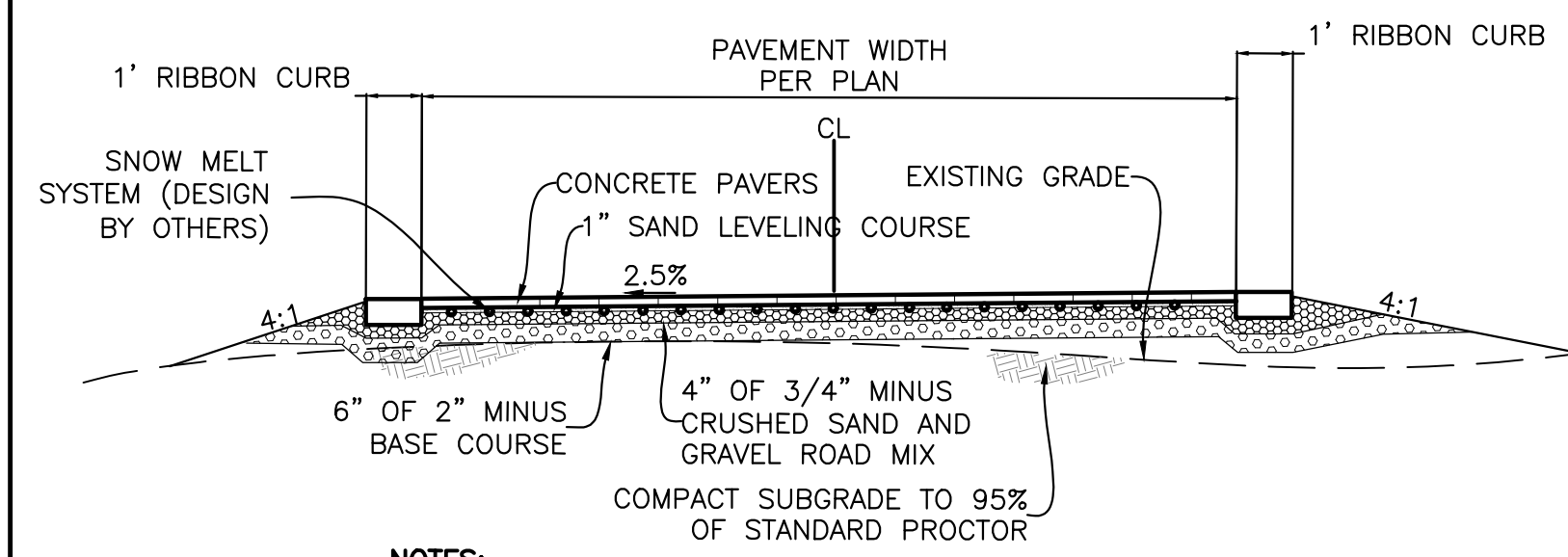
EXHIBIT A



VICINITY MAP
NOT TO SCALE

LEGEND

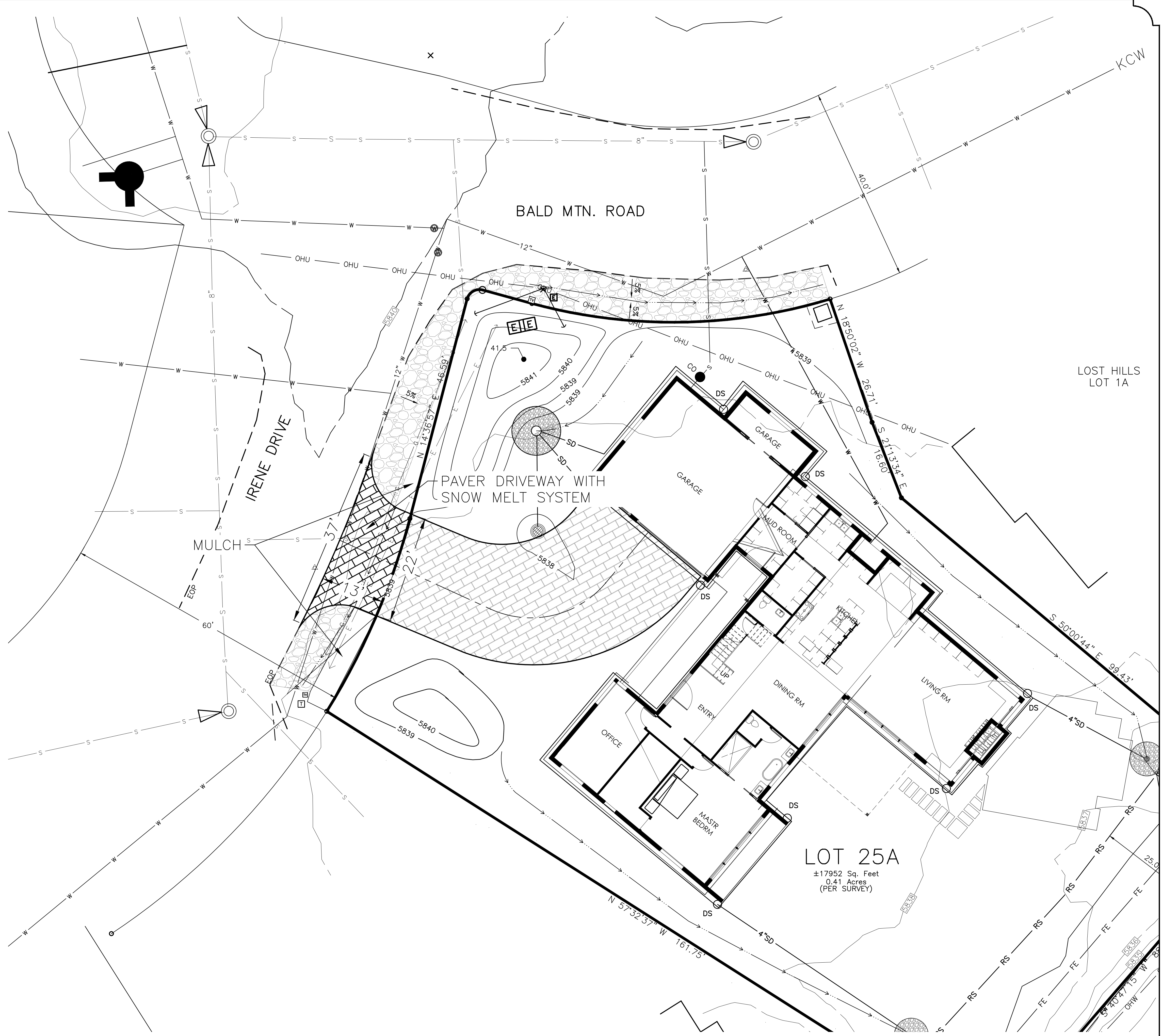
- PROPERTY LINE
- PAVERS



NOTES:

1. COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

C1 DRIVEWAY SECTION
SCALE: NONE



PLAN
SCALE IN FEET
0' 10' 20' 30'

REVISIONS	DATE	BY
No.	DESCRIPTION	



PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
FAX 726-9514
WEB: WWW.BMA5B.COM
MAIL: WWW.BMA5B.COM

ENCROACHMENT EXHIBIT
WARM SPRINGS CREEKSIDE LOT 25A
T4N, R17E, SEC 11, B.M., KETCHUM, IDAHO
PREPARED FOR: DARCI REIMUND

DRAWN BY: PLJ
DESIGNED BY: PLJ
CHECKED BY: SB
DATE: 8/29/2022
PROJECT NO.: 20256

DRAWING NO.

EXH



City of Ketchum

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

**Recommendation to Hold Second Reading of Ordinance #1242 Amending Chapter 10.05.03
(Traffic Authority) of the Ketchum Municipal Code**

Recommendation and Summary

Staff is recommending approval of the second reading of Ordinance #1242 which seeks to add two members to the Traffic Authority.

"I move to approve the second reading of Ordinance #1242 and schedule for Third Reading."

The reasons for the recommendation are as follows:

- The Fire Marshal and Senior Community Service Officer have been attending the meetings for the last year and have added value to the dialogue and decision making.
- They have not been allowed to be voting members as outlined in city code.

Sustainability Impact

None.

Financial Requirement/Impact

None.

Attachments

Ordinance #1242

ORDINANCE NO. 1242

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING SECTION 10.05.030 OF THE MUNICIPAL CODE RELATING TO COMPOSITION OF THE TRAFFIC AUTHORITY OF THE CITY OF KETCHUM, BLAINE COUNTY IDAHO; AND PROVIDING THE EFFECTIVE DATE THEREOF.

WHEREAS, the City of Ketchum (the "City"), Blaine County, Idaho, is a municipal corporation duly organized and existing as a city under the general laws of the State of Idaho; and

WHEREAS, Ketchum Municipal Code 10.05.030 establishes the Traffic Authority to oversee regulatory changes to public streets and sidewalks; and

WHEREAS, there would be value to add two new committee members consisting of the Fire Marshal and Senior Community Service Officer.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO:

Section 1. That Section 10.05.030 of the Ketchum Municipal Code be amended as follows:

10.05.030 - Composition.

The Ketchum Traffic Authority shall consist of the City Administrator, the Chief of Police, the Planning Director, the Superintendent of Streets, the Fire Marshal, the Senior Community Service Officer, and one City Council member who shall serve Ex Officio, appointed by the Mayor.

Section 2. This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication, as provided by law.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR of the City of Ketchum, Blaine County, Idaho, this ____ day of _____, 2022.

CITY OF KETCHUM

By: _____
NEIL BRADSHAW, Mayor

ATTEST:

By: _____
LISA ENOURATO, Interim City Clerk



City of Ketchum
Planning & Building

September 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to review and adopt Interim Ordinance 1234 establishing minimum residential densities in specific zoning districts, regulating the consolidation of lots in areas of Ketchum, prohibiting reduction of dwelling units in conjunction with new development projects, clarifying parking requirements for uses in the community core and tourist zones, modifying development standards and uses in certain zone districts, and modifying the design review criteria for new development

Recommendation and Summary

Staff recommends the City Council review, take public comment, and adopt Interim Ordinance 1234 related to residential density and downtown vibrancy within the city. As proposed, the ordinance would be in effect for a period of 365 days (1 year) while the permanent ordinance is prepared.

Reason for Recommendation:

- Businesses are closing, reducing hours, and struggling to hire new staff.
- Ketchum lacks available office, retail, and restaurant space, limiting the ability for businesses to start or expand within Ketchum.
- Ketchum has a severe shortage of housing, which has a negative impact on businesses, the vibrancy of the downtown, and the community.
- Development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development
- The Planning and Zoning Commission (the "Commission") reviewed the draft ordinance at a special meeting on August 16, 2022, and recommended the ordinance be forwarded to City Council for review and adoption.

Introduction and Background

The long-term vibrancy of the downtown and the strength of Ketchum's economy is dependent on housing inventory, housing affordability and sufficient commercial space available to a wide variety of services, retail, office, restaurants, and other uses that support the community. The

City of Ketchum is tackling housing affordability through the program and policy initiatives associated with implementing the Housing Action Plan, adopted by City Council on May 9, 2022. The city's development regulations are one of the primary tools in our toolbox that can directly influence the amount and type of housing built to fulfill the community needs in a thoughtful way.

An emergency ordinance targeted at addressing housing inventory was evaluated by the Commission and City Council during a series of meetings in February, March, and April of this year. At the City Council meeting on April 18, 2022, the council did not support adoption of an emergency ordinance. The City Council requested staff conduct additional community outreach to garner feedback on the proposed regulation changes and proceed with an interim ordinance under standard noticing and hearing procedures. A detailed background of the project, overview of all meetings conducted, and links to meeting recordings and packet information can be found in the staff report attachments for the August 16, 2022 hearing with the Commission included as Attachment C of this staff report.

Following City Council direction, the city hosted a facilitated interactive community workshop to discuss the future vibrancy of Ketchum, the role of housing in that vibrancy, and the proposed changes to the city's development regulations. The city also published an online survey as a follow up to the workshop to facilitate broader participation and feedback from the community. The workshop was attended by 23 members of the community and the city received 158 responses to the online survey. Both opportunities for engagement were publicized using a variety of outreach methods including newspaper ads, targeted email communications, social media platforms, and physical postings in high traffic areas throughout the city.

A full recap of the workshop and online survey results can be found in Attachment C of this report. The general community feedback indicated that development trends in Ketchum are not positive for the future vibrancy of the downtown and housing production in the city. Overall, participants at the workshop and in the survey were generally supportive of the proposed changes in the interim ordinance with some recommendations for improvement.

Based on all the feedback received, a revised ordinance was drafted for consideration by the Commission at a special meeting on August 16, 2022. Staff provided the Commission with an extensive overview of elements in the ordinance that remained the same, and what elements changed. Staff also provided the Commission an overview of feedback received from the community that was not incorporated into the revised ordinance. The staff report and all attachments provided to the Commission can be found in Attachment C.

The Commission recommended approval of the interim ordinance, with some revisions, with a vote of 3-1. Some of the revisions were simple clarifications, however, the Commission recommended changes to three main elements of the ordinance that warrant discussion by the City Council as follows:

- Applicability of Ordinance – The revised ordinance applied to all application types except for preapplication design review applications. The Commission recommends that applicants who have a preapplication deemed complete be exempt from the ordinance.
- Location of Community Housing Units - The revised ordinance prohibited community housing units to be located within basements. The Commission recommends some flexibility for developments with larger numbers of community housing units to have community housing units in basements.
- Comprehensive Plan Conformance - The revised ordinance proposes to add a criterion to the Design Review approval process that requires general conformance with the comprehensive plan. The Commission had a lengthy discussion of whether this provision is necessary and what the benefits of the provision are.

Below is an overview of the discussion related to each item above and staff’s recommendations for the interim ordinance. A redline and clean version of the proposed interim ordinance can be found in Attachments A and B respectively. The redline shows changes recommended by the Planning and Zoning Commission and staff recommendations of policy discussions outlined below.

Analysis

Applicability

Section 1 of the draft ordinance stated that the ordinance would apply to all applications deemed complete after the effective date of the ordinance. More specifically, preapplications for design review without a final design review application deemed complete prior to the effective date would be subject to the new ordinance. The Commission expressed concern with this approach, commenting that the city should honor projects that are going through the preapplication process and have invested significant time and resources with staff and the Commission. The Commission recommended that any preapplication design review deemed complete prior to the effective date should not be subject to the ordinance provided there is a timeframe by which the final design review application is submitted.

For background, a preapplication design review is an informal high-level review of a project by the Commission that results in general feedback and guidance. There is no notice to the public or action taken by the Commission, no formal “approval” of or “vesting” of a development. Projects that complete the final design review process become vested once the Commission formally adopts the Findings of Fact for the final design review application.

Although staff agrees that some latitude should be given to projects working in good faith through the process, staff believes that projects that have already received Commission feedback during a preapplication design review is the appropriate milestone to exempt projects from the interim ordinance rather than act of deeming a pre-design application complete. The reason is that at the time of an application being deemed complete, the only feedback the

applicant has received is from staff. The Commission has not had the opportunity to review the project and provide direction to the applicant on whether or not the project should move forward to formal design review. Therefore, Section 1 of the interim ordinance in Attachments A and B reflects that developments with a preapplication design review that have conducted at least one review meeting with the Commission are exempt from the interim ordinance. Additionally, as recommended by the Commission, Section 3 of the ordinance requires that a final design review application must be filed within 180 calendar days of the last review meeting with the Commission on the preapplication.

Location of Community Housing Units

Section 11.B of the interim ordinance states that developments in certain areas cannot place community housing units in basements. Basements are areas below finished grade. The purpose of this provision is to ensure that community housing units for Ketchum's workforce are of a livability standard similar to market rate residential units within Ketchum. Generally, developments place on-site community housing units in the less desirable areas of a development. Most commonly, these are ground floor areas off alleys or on the back sides of buildings with less light and less marketable views; however, staff has seen an increase in community housing units proposed in basements in recent years.

The Commission adopted a policy statement on April 12, 2022, stating that successful projects do not place community housing units in basements. However, the Commission further discussed this element at their August 16, 2022 meeting. Acknowledging that design of a building can be done in a thoughtful way for basement units, the Commission indicated that for projects providing higher number of community housing units, some flexibility should be provided by allowing some of the units to be in basements. The Commission recommended there be a tiered system that outlines the number of community housing units permitted in the basement based on the total number of community housing units provided.

Staff understands the Commission's desire to provide additional flexibility, however, the Planning and Building staff and the city's Housing Strategist do not encourage placement of community housing units in basements as it has the potential to increase stigmas associated with community housing and concentrates the city's local workforce in units not comparable to the livability characteristics of market rate units that include decks or balconies, open views of the outdoors, or multiple exterior openings providing natural light and cross breeze allowing for fresh air circulation.

Community housing is already stigmatized and is at risk of continued stigmatization due to bias associated with historical perspectives. Additionally, basement-living is typically associated with poverty and desperation¹ and basement-dwellers have often been demonized, othered and

¹ Heise, Thomas. (2010). *Urban underworlds: A geography of twentieth-century American literature and culture*. Rutgers University Press.; Moga, Stephen. (2020). *The urban lowlands: A history of neighborhoods, poverty and planning*. University of Chicago Press.

even seen as uncivilized.² This is in large part because basements are not desirable for most – and are typically physically and mentally unhealthy living spaces which is why they are historically more affordable.

Housing with limited natural light directly effects mental health, including increasing depression, anxiety, and sleeping challenges.³ Physical characteristics of basements are generally considered higher risk for tenants due to hazards such as pests, indoor air quality issues, severe temperature shifts, heightened noise, mold and fire hazards.⁴ Ketchum’s adopted building code requires a minimal amount of natural light and air for life safety concerns only. Only one exterior opening per sleeping room is required. This means that a studio or one bedroom unit would only require one 5 square foot exterior window with access to a window well and one interior access to an exit stair. New construction is not likely to display the hazards mentioned above within the first few years if constructed appropriately. However, as the building ages these hazards may become prevalent dependent on the amount of maintenance and upkeep of the property which the city has limited control over.

Many communities adopt specific livability standards within their adopted Housing Guidelines. For instance, Teton County and Town of Jackson Wyoming have livability standards related to size of units, size of areas within units, storage requirements, finishing, kitchen facilities, and number of interior and exterior windows and doors. The Blaine County Housing Authority’s Community Housing Guidelines include standards for sizes of units based on income category and recommendations for amount of storage, types of appliances, sound insulation and location of individual entries. However, the BCHA housing guidelines do not include any guidance for number of exterior openings and do not address the importance of access to natural light and air.

Staff recommends the City Council prohibit the placement of community housing units in basements as stated in the draft ordinance, however, if the City Council desires to provide more flexibility to developments with higher numbers of community housing units, staff recommends that the interim ordinance reflect the following parameters:

² Moga, Stephen. (2020). The urban lowlands: A history of neighborhoods, poverty and planning. University of Chicago Press.; Otter, Chis. (2008). The victorian eye: A political history of light and vision in Britain, 1800–1910. University of Chicago Press.

³ Bell, Briana. (2020). How basement living can affect mental health. Broadview. <https://broadview.org/basement-apartments-mental-health/>

⁴ Environmental Health Sciences Center: Healthy Homes. University of Rochester. <https://www.urmc.rochester.edu/environmental-health-sciences/community-engagement-core/projects-partnerships/healthy-homes/tour/basement.aspx>

Total Number of Community Housing Units	Maximum Number of Community Housing Units Permitted in Basement
1-2 units	0
3-4 units	1
5 or more	2

Staff also recommends that during the interim period of the ordinance, the city develop a separate policy document outlining livability standards for community housing units in basements.

Comprehensive Plan Conformance

Section 13 of the interim ordinance proposes to add a criterion to the review and approval of developments subject to design review. The criteria states that “The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan.” This criterion was initially proposed in the emergency ordinance and carried through to the interim ordinance. Staff recommends this provision for the following reasons:

- The 2014 Comprehensive Plan is the guiding document for all land use decisions and policies within the City of Ketchum and was the result of a long and extensive community engagement effort. Adoption of the comprehensive plan represents a common agreement between community members as to the vision of the community and how to get there.
- Requiring general conformance with the comprehensive plan ensures that all land use decisions forward the city’s goals for the community’s future.
- Reviewing and considering the adopted comprehensive plan in land use decisions is considered a best practice and commonly used in many municipalities across the country. In Idaho specifically, McCall, Coeur D’Alene, and Sandpoint have comprehensive plan conformance as part of the design review criteria depending on the application type.
- Staff often provides an analysis of conformance with the comprehensive plan as information for the Commission, however, the analysis cannot be relied upon for approval or denial of an application.
- Without the provision, the Commission would not have the legal authority to deny an application that does not meet the city’s goals if all other code provisions are met.

The city received public comment questioning the legality of the provision under the Idaho Local Land Use Planning Act and expressed concerns related to the subjectivity of the criteria and the uncertainty that it will create for the development community. Following public comment, the Commission conducted an extensive dialogue as to the necessity of this provision, discussing the pros and cons of the provision and reflecting on previous experiences

when staff has provided an analysis of comprehensive plan conformance for consideration. Below is an overview of the main points discussed:

- Discussion related to how this provision is different from the design review process today and what the addition of this criteria changes. Staff clarified that this provision memorializes the significance of the comprehensive plan and legally allows for developments to be evaluated against the comprehensive plan in addition to the other design review criteria.
- Discussion related to whether the provision is necessary with the other revisions contained within the interim ordinance. If all the proposed changes are adopted, the city should be closer to achieving the stated goals of the comprehensive plan.
- Acknowledgement that it is challenging to craft a code that accounts for every single type of development that may be proposed and this provision is a tool available when those situations arise.
- Applicants should be familiar with the comprehensive plan and design with the goals and objectives in mind but acknowledged that if it is not required it may not always be considered.
- Discussion related to how the comprehensive plan and zoning code are aligned currently. Staff mentioned that there are some inconsistencies between the two documents, and this would help reconcile those inconsistencies through the review process.
- The provision requires a subjective review by staff and the Commission, although the Commission is the final decision maker on the criteria. Analysis of the conformance with the comprehensive plan should be broad and not be used to approve or deny a project based on one single phrase in the plan, but a holistic review of all attributes of the development.
- It should be the decision of the City Council as to the full authority of the Commission and whether the City Council is supportive of providing this additional scope to the Commission's charge.

Additionally, in response to public comment, the Commission requested clarification from staff on the legality of including this provision for design review applications. Staff consulted with the city attorney following the August 16, 2022 and confirmed the following:

- Although design review applications are not specifically listed as an application type in the Idaho Local Land Use Planning Act (LLUPA), the statute is written in a way that encompasses any applications adopted through the ordinance adoption process outlined in LLUPA.
- LLUPA and subsequent case law state that a city must define criteria by which an application is evaluated. The City has the discretion to stipulate exactly what criteria will be used to review, and ultimately deny or approve an application provided that the criteria has been adopted through the ordinance adoption process outlined in LLUPA.

Conclusion

Ultimately, the Commission voted to recommend approval of the interim ordinance (3-1) with the recommended changes as outlined above.

Next Steps

If the ordinance is adopted by Council, staff will begin the process for preparing the permanent ordinance including additional research, community outreach, and drafting.

Attachments

- A. Interim Ordinance 1234 – Redline
- B. Interim Ordinance 1234 – Clean
- C. Staff Report and Attachments – August 16, 2022 Hearing with the Planning and Zoning Commission
- D. Public Comment



City of Ketchum

**CITY COUNCIL
ATTACHMENT A:
Interim Ordinance 1234
- Redline**

ORDINANCE 1234

AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.

WHEREAS, Idaho Code Section 67-6524 authorizes local jurisdictions to enact interim ordinances, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance; and

WHEREAS, the State of Idaho and the Idaho Housing and Finance Association has stated that access to workforce housing has become a statewide challenge impacting urban, rural, and resort communities, resulting in a proposal for a state-led gap financing program for development of workforce housing; and

WHEREAS, the 2014 Ketchum Comprehensive Plan identifies ten core values vital to the City's ability to achieve its vision including 1) A Strong and Diverse Economy, 2) Vibrant Downtown, and 4) A Variety of Housing Options; and

WHEREAS, the City of Ketchum (the "City") is experiencing a significant population increase and a severe shortage of housing for the local workforce at all income levels which is threatening the livelihood and straining the resources of the City, its citizens, and its businesses; and

WHEREAS, businesses in Ketchum have been forced to reduce operating hours in the past two years due to lack of workforce; and

WHEREAS, the City's average annual population growth rate is approximately 1%, however, the population of the City increased 25% from 2019 to 2020; and

WHEREAS, the City collects housing specific data and is developing a Housing Action Plan to address the immediate need for more housing in the City; and

WHEREAS, the City lost 475 long-term rental and ownership housing units from 2000 to 2019; and

WHEREAS, in addition to the 475 housing units lost, the Housing Action Plan Summary and Findings identify the need to build, convert, or stabilize between 65 and 100 housing units annually in the City to ensure adequate housing for the City’s workforce and support the dynamic demands of a resort community economy; and

WHEREAS, from 1990 to 2009, approximately 290 units were constructed for an average of 15 units per year. From 2010 to 2020, only 92 units were constructed for an average of 9 units per year, a significant decrease from previous years; and

WHEREAS, the City is experiencing an increase in the redevelopment of property as more than half of the City’s housing stock was built before 1980 and there are a limited number of vacant properties within city limits; and

WHEREAS, development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development; and

WHEREAS, staff presented options for addressing housing issues to the Planning and Zoning Commission at a special meeting on February 15, 2022. At that meeting, the Planning and Zoning Commission directed staff to prepare a draft emergency ordinance reflecting proposed changes for review; and

WHEREAS, the Planning and Zoning Commission met on March 8, 2022, and March 29, 2022, to discuss the draft emergency ordinance and obtain public input related to the proposed changes and recommended on March 29, 2022, the emergency ordinance be adopted by City Council; and

WHEREAS, the City Council met on April 18, 2022, to review the draft emergency ordinance and recommendation from the Planning and Zoning Commission. At said meeting, the City Council declined to approve the emergency ordinance as presented and directed staff to conduct additional community engagement and prepare an interim ordinance reflecting additional feedback from the community; and

WHEREAS, the City conducted a community workshop to gather additional feedback on the proposed changes June 28, 2022, attended by members of the City Council, Planning and Zoning Commission, and the public. Said workshop was followed by a community survey requesting feedback on the same topic; and

WHEREAS, the Planning and Zoning Commission held a public hearing on ~~[insert date]~~August 16, 2022 to review this interim ordinance, as prepared by staff, reflecting significant feedback from the community; and

WHEREAS, the Planning and Zoning Commission recommended approval of this interim ordinance at ~~their regular~~a special meeting on August 16, 2022~~[insert date]~~; and

WHEREAS, the City Council held a public hearing on ~~[insert date]~~September 19, 2022 to review the interim ordinance, information from staff, and recommendations from the Planning and Zoning Commission; and

WHEREAS, The City Council held [*insert number of readings*] readings of the interim ordinance on [*insert dates of hearings*] resulting in approval of this interim ordinance; and

WHEREAS, the Planning and Zoning Commission hearings and City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

WHEREAS, the provisions of this ordinance are temporary in nature and shall expire three hundred and sixty five (365) days after the adoption of this interim ordinance; and

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

Section 1. The following interim regulations and standards apply to any Building Permit, Pre-Application Design Review, Design Review, Subdivision, or Conditional Use Permit application deemed complete after the effective date of this Ordinance filed pursuant to Title 16 - Subdivision Regulations and Title 17 - Zoning Regulations. Pre-application Design Review and Mountain Overlay Preapplication Design Review applications that have been reviewed by the Planning and Zoning Commission at one review meeting prior to with the Commission as of the effective date of this ordinance deemed complete prior to the effective date of this ordinance, that do not have a subsequent Design Review application deemed complete, are not subject to the provisions contained herein. Wherever any provision in Title 16 or Title 17 or any other ordinance, rule or regulation of any kind contain standards covering the same subject matter, the standards of this Ordinance shall apply.

Section 2. All zoning districts referenced in this ordinance are pursuant to Ketchum Municipal Code (the “KMC”) Chapter 17.18 – *Zoning Districts* and abbreviated as referenced. All terms in this ordinance are defined in Section 17.08.020 – *Terms Defined* and 16.04.020-*Definitions* of the KMC with the addition of the following:

- A. Consolidation – the action or process of combining more than one lot or unit into a single lot or unit.
- B. Residential Density – the number of dwelling units per square feet of lot area.

Section 3. Developments subject to Design Review approval pursuant to KMC 17.96 – Design Review or 17.104 – Mountain Overlay Zoning District that have conducted a preapplication design review meeting with the Commission, as required or voluntary, must file a complete Design Review Permit application and pay all required fees within 180 calendar days of the last review meeting on the preapplication with the Commission, otherwise the preapplication review will become null and void.

Section 43. There shall now be minimum residential densities for new development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC zone district and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts as follows:

Zone District	Minimum Residential Density Required (units/SF)			
CC Subdistricts 1 and 2	100% Residential Development 7 / 5,500			
	Mixed Use Development			
	≤ 30% Commercial 4 / 5,500	31-60% Commercial 3 / 5,500	61-80% Commercial 2 / 5,500	≥ 80% Commercial No Minimum except when residential units are provided, there shall be a minimum of 2 units
T	100% Residential Development 7 / 10,000			
	≤ 30% Commercial 4 / 10,000	31-60% Commercial 3 / 10,000	61-80% Commercial 2 / 10,000	≥ 80% Commercial No Minimum except when residential units are provided, there shall be a minimum of 2 units
T-3000	4 / 10,000			
T-4000	8 / 10,000			
GR-H	8 / 10,000			

- A. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – *District Use Matrix* under the categories of “Commercial” or “Public and Institutional”.
- B. Percent commercial shall be calculated by dividing the total commercial square footage by the Gross Floor Area for the project.
- C. Total commercial square footage shall be calculated using the total area of commercial uses on all floors in a building or portion of a building measured from the interior walls, excluding:
 - a. Common areas
 - b. Mechanical and maintenance equipment rooms
 - c. Parking areas and/or garages
 - d. Public areas

D. Minimum densities identified in Section 4 may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

Section 54. There shall now be standards for the consolidation of lots. Additionally, there shall be a specific application type, process, and additional standards for the review and approval of the consolidation of lots as follows:

A. Consolidation of lots within the City shall be permitted in certain zone districts as follows:

Zone District	Consolidation of Lots
CC - Subdistricts 1 and 2	Permitted subject to additional standards
T	Permitted subject to additional standards
T-3000	Permitted subject to additional standards
T-4000	Permitted subject to additional standards
GR-H	Permitted subject to additional standards
GR-L	Permitted subject to waiver
LR, LR-1, and LR-2	Permitted subject to waiver
STO-1, STO-4, and STO-H	Permitted subject to waiver
LI, LI-2, and LI-3	Permitted subject to additional standards
RU and AF	Permitted subject to additional standards

**Additional Standards are outlined in Subsection F. The waiver process is as outlined in KMC Section 16.04.130.*

- B. The definition of “Readjustment of Lot Lines” in KMC Section 16.04.020 - *Definitions*, also known as Lot Line Shifts, shall no longer include the “removal of lot lines”.
- C. Consolidation of lots may only be considered pursuant to the requirements and standards of KMC Section 16.04.030 – *Procedure for Subdivision Approval*.
- D. All preliminary plat applications for consolidation of lots shall only be considered when submitted concurrently with a building permit application or land use development application as applicable.
- E. The final plat for consolidation of lots shall not be signed by the City Clerk and recorded until the proposed development has received one or both of the following as applicable:
 - 1. A certificate of occupancy issued by the City of Ketchum; and
 - 2. Completion of all design review elements as approved by the Planning and Zoning Administrator.
- F. In addition to KMC Section 16.04.040, all preliminary plat applications for consolidation of lots shall comply with the following criteria:
 - 1. The preliminary plat application is in conformance with all applicable building permit and land use development approvals.
 - 2. The preliminary plat application is in conformance with all applicable Zoning Regulations contained within Title 17 – Zoning Regulations.

3. The preliminary plat application is found to be in general conformance with the comprehensive plan in effect at the time the application was deemed complete.

Section 65. No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property as of the effective date of this ordinance. The following standards apply to all properties within the City:

- A. Development of property, in any zone district, may not result in the net loss of dwelling units.
- B. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in the KMC such as, but not limited to, “dwelling, one family”, “dwelling, multi-family”, “dwelling unit, accessory”, and “work/live unit”.
- C. No demolition permit shall be issued for any structure until a building permit application for a replacement project on the property and required fees have been accepted by the City and deemed complete.
- D. Reduction in number of residential units may be permitted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission prior to submittal of a demolition permit application.
- E. In the event of imminent and substantial danger to the health or safety of the public due to neglect or condemnation of the building as determined by the building official or his/her designee, a building may be demolished prior to redevelopment pursuant to the requirements of KMC Section 15.16.030. Prior to demolition of the structure(s), a development agreement shall be entered into between the owner of the property and the City of Ketchum stipulating the total number of units required at the time of development of the property. Said development agreement shall be recorded against the property with the office of the Blaine County, Idaho, Clerk and Recorder.

Section 76. There shall be no parking required for individual retail spaces of 5,500 square feet or less within the Community Core (CC) and Tourist (T) zoning districts.

Section 87. There shall be no parking required for the first 5,500 square feet of office space of a project within the Community Core and Tourist zone districts.

Section 98. New developments on properties within the Tourist zone district that include frontage along River Street from S Leadville Ave to S 2nd Ave, as shown in Exhibit A, shall be subject to the uses permitted and conditionally permitted and associated footnotes for the Community Core – Mixed Use subdistrict (CC-2) as outlined in KMC 17.12.020 – District Use Matrix.

Section 109. Properties within the Community Core – Mixed Use subdistrict (CC-2), as shown on Exhibit B, shall be subject to the following:

- A. Ground floor residential with street frontage is not permitted.

Section 110. Developments within the CC Subdistrict 1 and 2, T (Leadville to 2nd Ave fronting River Street) not exempt from Design Review are subject to the following standards:

- A. For mixed-use developments, a minimum of 55% of the gross ~~square-foot-floor area, as defined in KMC 17.08.020,~~ of the ground floor must be commercial use(s).
- B. Community housing units are not permitted within basements.
- C. Individual residential dwelling units cannot exceed a total square footage of 3,000 square feet. Total square footage shall be calculated as the total area of residential space within a single residential unit measured from the interior walls. For residential units with multiple floors, staircases and elevators shall be included in the calculation on the first level of the residential unit only.
- D. Developments shall not provide a total number of parking spaces above the minimum parking requirements per KMC 17.125.040 – *Off Street Parking and Loading Calculations*, unless the additional parking spaces are designated for public parking use only or for deed restricted community housing units.

Section 121. Requirements outlined in Sections 109 and 110 of this ordinance may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

Section 132. All development, ~~not exempt from subject to~~ Design Review pursuant to KMC Section 17.96.010, shall meet the following additional criteria:

- A. The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan.

Section 143. This ordinance shall be in full force and effect from and after its passage and approval and shall remain in effect for a period not to exceed three hundred and sixty-five (365) days from its effective date, pursuant to Idaho Code Section 67-6524.

Section 154. SAVINGS AND SEVERABILITY CLAUSE: It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 165. REPEALER CLAUSE: All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

Section 176. PUBLICATION: This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A" shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 187. 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 OF KETCHUM IDAHO,
on this ____ day of ____ 2022.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Lisa Enourato, Interim City Clerk

EXHIBIT A: PUBLICATION SUMMARY

ORDINANCE 1234

AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.

A summary of the principal provisions of Ordinance No. 1234 of the City of Ketchum, Blaine County, Idaho, adopted on _____, 2022, is as follows:

- SECTION 1.** Applicability of the ordinance.
- SECTION 2.** Reference to terms defined and added.
- SECTION 3.** Requirements for submittal of final Design Review applications following preapplication meetings with Planning and Zoning Commission.
- SECTION 4.** Minimum residential densities for certain zone districts as outlined and method for calculation of minimum residential density requirements.
- SECTION 5.** Standards for consolidation of lots within the City of Ketchum.
- SECTION 6.** Restrictions for the reduction in number of residential units from redevelopment of property.
- SECTION 7.** Parking exemption for retail uses.
- SECTION 8.** Parking exemption for office uses.
- SECTION 9.** Permitted and conditionally permitted uses for certain properties along River Street in the Tourist Zone District.

- SECTION 10.** Restrictions on ground floor residential on certain properties within the Community Core.
- SECTION 11.** Development requirements in certain zone districts for square feet of commercial use(s), size of residential units, location of community housing units, parameters for exceeding minimum parking requirements.
- SECTION 12.** Allowance for a conditional use permit to waive requirements of Sections 10 and 11 of the ordinance.
- SECTION 13.** Revision to Design Review criteria to add requirement of general comprehensive plan conformance.
- SECTION 14.** Term of the ordinance.
- SECTION 15.** Provides a savings and severability clause.
- SECTION 16.** Provides a repealer clause.
- SECTION 17.** Provides for publication of this Ordinance by Summary.
- SECTION 18.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk’s Office, Ketchum City Hall, 191 5th Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

Lisa Enourato, Interim City Clerk

Neil Bradshaw, Mayor



City of Ketchum

CITY COUNCIL ATTACHMENT B: Interim Ordinance 1234 - Clean

ORDINANCE 1234

AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.

WHEREAS, Idaho Code Section 67-6524 authorizes local jurisdictions to enact interim ordinances, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance; and

WHEREAS, the State of Idaho and the Idaho Housing and Finance Association has stated that access to workforce housing has become a statewide challenge impacting urban, rural, and resort communities, resulting in a proposal for a state-led gap financing program for development of workforce housing; and

WHEREAS, the 2014 Ketchum Comprehensive Plan identifies ten core values vital to the City's ability to achieve its vision including 1) A Strong and Diverse Economy, 2) Vibrant Downtown, and 4) A Variety of Housing Options; and

WHEREAS, the City of Ketchum (the "City") is experiencing a significant population increase and a severe shortage of housing for the local workforce at all income levels which is threatening the livelihood and straining the resources of the City, its citizens, and its businesses; and

WHEREAS, businesses in Ketchum have been forced to reduce operating hours in the past two years due to lack of workforce; and

WHEREAS, the City's average annual population growth rate is approximately 1%, however, the population of the City increased 25% from 2019 to 2020; and

WHEREAS, the City collects housing specific data and is developing a Housing Action Plan to address the immediate need for more housing in the City; and

WHEREAS, the City lost 475 long-term rental and ownership housing units from 2000 to 2019; and

WHEREAS, in addition to the 475 housing units lost, the Housing Action Plan Summary and Findings identify the need to build, convert, or stabilize between 65 and 100 housing units annually in the City to ensure adequate housing for the City's workforce and support the dynamic demands of a resort community economy; and

WHEREAS, from 1990 to 2009, approximately 290 units were constructed for an average of 15 units per year. From 2010 to 2020, only 92 units were constructed for an average of 9 units per year, a significant decrease from previous years; and

WHEREAS, the City is experiencing an increase in the redevelopment of property as more than half of the City's housing stock was built before 1980 and there are a limited number of vacant properties within city limits; and

WHEREAS, development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development; and

WHEREAS, staff presented options for addressing housing issues to the Planning and Zoning Commission at a special meeting on February 15, 2022. At that meeting, the Planning and Zoning Commission directed staff to prepare a draft emergency ordinance reflecting proposed changes for review; and

WHEREAS, the Planning and Zoning Commission met on March 8, 2022, and March 29, 2022, to discuss the draft emergency ordinance and obtain public input related to the proposed changes and recommended on March 29, 2022, the emergency ordinance be adopted by City Council; and

WHEREAS, the City Council met on April 18, 2022, to review the draft emergency ordinance and recommendation from the Planning and Zoning Commission. At said meeting, the City Council declined to approve the emergency ordinance as presented and directed staff to conduct additional community engagement and prepare an interim ordinance reflecting additional feedback from the community; and

WHEREAS, the City conducted a community workshop to gather additional feedback on the proposed changes June 28, 2022, attended by members of the City Council, Planning and Zoning Commission, and the public. Said workshop was followed by a community survey requesting feedback on the same topic; and

WHEREAS, the Planning and Zoning Commission held a public hearing on August 16, 2022 to review this interim ordinance, as prepared by staff, reflecting significant feedback from the community; and

WHEREAS, the Planning and Zoning Commission recommended approval of this interim ordinance at a special meeting on August 16, 2022; and

WHEREAS, the City Council held a public hearing on September 19, 2022 to review the interim ordinance, information from staff, and recommendations from the Planning and Zoning Commission; and

WHEREAS, The City Council held [*insert number of readings*] readings of the interim ordinance on [*insert dates of hearings*] resulting in approval of this interim ordinance; and

WHEREAS, the Planning and Zoning Commission hearings and City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

WHEREAS, the provisions of this ordinance are temporary in nature and shall expire three hundred and sixty five (365) days after the adoption of this interim ordinance; and

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

Section 1. The following interim regulations and standards apply to any Building Permit, Pre-Application Design Review, Design Review, Subdivision, or Conditional Use Permit application deemed complete after the effective date of this Ordinance filed pursuant to Title 16 - Subdivision Regulations and Title 17 - Zoning Regulations. Pre-application Design Review and Mountain Overlay Preapplication Design Review applications that have been reviewed by the Planning and Zoning Commission at one review meeting prior to the effective date of this ordinance are not subject to the provisions contained herein. Wherever any provision in Title 16 or Title 17 or any other ordinance, rule or regulation of any kind contain standards covering the same subject matter, the standards of this Ordinance shall apply.

Section 2. All zoning districts referenced in this ordinance are pursuant to Ketchum Municipal Code (the “KMC”) Chapter 17.18 – *Zoning Districts* and abbreviated as referenced. All terms in this ordinance are defined in Section 17.08.020 – *Terms Defined* and 16.04.020-*Definitions* of the KMC with the addition of the following:

- A. Consolidation – the action or process of combining more than one lot or unit into a single lot or unit.
- B. Residential Density – the number of dwelling units per square feet of lot area.

Section 3. Developments subject to Design Review approval pursuant to KMC 17.96 – *Design Review* or 17.104 – *Mountain Overlay Zoning District* that have conducted a preapplication design review meeting with the Commission, as required or voluntary, must file a complete Design Review Permit application and pay all required fees within 180 calendar days of the last review meeting on the preapplication with the Commission, otherwise the preapplication review will become null and void.

Section 4. There shall now be minimum residential densities for new development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC zone district and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts as follows:

Zone District	Minimum Residential Density Required (units/SF)			
CC Subdistricts 1 and 2	100% Residential Development 7 / 5,500			
	Mixed Use Development			
	≤ 30% Commercial 4 / 5,500	31-60% Commercial 3 / 5,500	61-80% Commercial 2 / 5,500	≥ 80% Commercial No Minimum except when residential units are provided, there shall be a minimum of 2 units
T	100% Residential Development 7 / 10,000			
	≤ 30% Commercial 4 / 10,000	31-60% Commercial 3 / 10,000	61-80% Commercial 2 / 10,000	≥ 80% Commercial No Minimum except when residential units are provided, there shall be a minimum of 2 units
T-3000	4 / 10,000			
T-4000	8 / 10,000			
GR-H	8 / 10,000			

- A. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – *District Use Matrix* under the categories of “Commercial” or “Public and Institutional”.
- B. Percent commercial shall be calculated by dividing the total commercial square footage by the Gross Floor Area for the project.
- C. Total commercial square footage shall be calculated using the total area of commercial uses on all floors in a building or portion of a building measured from the interior walls, excluding:
 - a. Common areas
 - b. Mechanical and maintenance equipment rooms
 - c. Parking areas and/or garages
 - d. Public areas

D. Minimum densities identified in Section 4 may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

Section 5. There shall now be standards for the consolidation of lots. Additionally, there shall be a specific application type, process, and additional standards for the review and approval of the consolidation of lots as follows:

A. Consolidation of lots within the City shall be permitted in certain zone districts as follows:

Zone District	Consolidation of Lots
CC - Subdistricts 1 and 2	Permitted subject to additional standards
T	Permitted subject to additional standards
T-3000	Permitted subject to additional standards
T-4000	Permitted subject to additional standards
GR-H	Permitted subject to additional standards
GR-L	Permitted subject to waiver
LR, LR-1, and LR-2	Permitted subject to waiver
STO-1, STO-4, and STO-H	Permitted subject to waiver
LI, LI-2, and LI-3	Permitted subject to additional standards
RU and AF	Permitted subject to additional standards

**Additional Standards are outlined in Subsection F. The waiver process is as outlined in KMC Section 16.04.130.*

- B. The definition of “Readjustment of Lot Lines” in KMC Section 16.04.020 - *Definitions*, also known as Lot Line Shifts, shall no longer include the “removal of lot lines”.
- C. Consolidation of lots may only be considered pursuant to the requirements and standards of KMC Section 16.04.030 – *Procedure for Subdivision Approval*.
- D. All preliminary plat applications for consolidation of lots shall only be considered when submitted concurrently with a building permit application or land use development application as applicable.
- E. The final plat for consolidation of lots shall not be signed by the City Clerk and recorded until the proposed development has received one or both of the following as applicable:
 - 1. A certificate of occupancy issued by the City of Ketchum; and
 - 2. Completion of all design review elements as approved by the Planning and Zoning Administrator.
- F. In addition to KMC Section 16.04.040, all preliminary plat applications for consolidation of lots shall comply with the following criteria:
 - 1. The preliminary plat application is in conformance with all applicable building permit and land use development approvals.
 - 2. The preliminary plat application is in conformance with all applicable Zoning Regulations contained within Title 17 – Zoning Regulations.

3. The preliminary plat application is found to be in general conformance with the comprehensive plan in effect at the time the application was deemed complete.

Section 6. No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property as of the effective date of this ordinance. The following standards apply to all properties within the City:

- A. Development of property, in any zone district, may not result in the net loss of dwelling units.
- B. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in the KMC such as, but not limited to, “dwelling, one family”, “dwelling, multi-family”, “dwelling unit, accessory”, and “work/live unit”.
- C. No demolition permit shall be issued for any structure until a building permit application for a replacement project on the property and required fees have been accepted by the City and deemed complete.
- D. Reduction in number of residential units may be permitted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission prior to submittal of a demolition permit application.
- E. In the event of imminent and substantial danger to the health or safety of the public due to neglect or condemnation of the building as determined by the building official or his/her designee, a building may be demolished prior to redevelopment pursuant to the requirements of KMC Section 15.16.030. Prior to demolition of the structure(s), a development agreement shall be entered into between the owner of the property and the City of Ketchum stipulating the total number of units required at the time of development of the property. Said development agreement shall be recorded against the property with the office of the Blaine County, Idaho, Clerk and Recorder.

Section 7. There shall be no parking required for individual retail spaces of 5,500 square feet or less within the Community Core (CC) and Tourist (T) zoning districts.

Section 8. There shall be no parking required for the first 5,500 square feet of office space of a project within the Community Core and Tourist zone districts.

Section 9. New developments on properties within the Tourist zone district that include frontage along River Street from S Leadville Ave to S 2nd Ave, as shown in Exhibit A, shall be subject to the uses permitted and conditionally permitted and associated footnotes for the Community Core – Mixed Use subdistrict (CC-2) as outlined in KMC 17.12.020 – District Use Matrix.

Section 10. Properties within the Community Core – Mixed Use subdistrict (CC-2), as shown on Exhibit B, shall be subject to the following:

- A. Ground floor residential with street frontage is not permitted.

Section 11. Developments within the CC Subdistrict 1 and 2, T (Leadville to 2nd Ave fronting River Street) not exempt from Design Review are subject to the following standards:

- A. For mixed-use developments, a minimum of 55% of the gross floor area, as defined in KMC 17.08.020, of the ground floor must be commercial use(s).
- B. Community housing units are not permitted within basements.
- C. Individual residential dwelling units cannot exceed a total square footage of 3,000 square feet. Total square footage shall be calculated as the total area of residential space within a single residential unit measured from the interior walls. For residential units with multiple floors, staircases and elevators shall be included in the calculation on the first level of the residential unit only.
- D. Developments shall not provide a total number of parking spaces above the minimum parking requirements per KMC 17.125.040 – *Off Street Parking and Loading Calculations*, unless the additional parking spaces are designated for public parking use only or for deed restricted community housing units.

Section 12. Requirements outlined in Sections 10 and 11 of this ordinance may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

Section 13. All development subject to Design Review pursuant to KMC Section 17.96.010, shall meet the following additional criteria:

- A. The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan.

Section 14. This ordinance shall be in full force and effect from and after its passage and approval and shall remain in effect for a period not to exceed three hundred and sixty-five (365) days from its effective date, pursuant to Idaho Code Section 67-6524.

Section 15. SAVINGS AND SEVERABILITY CLAUSE: It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 16. REPEALER CLAUSE: All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

Section 17. PUBLICATION: This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A" shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 18. 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 OF KETCHUM IDAHO,
on this ____ day of ____ 2022.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Lisa Enourato, Interim City Clerk

EXHIBIT A: PUBLICATION SUMMARY

ORDINANCE 1234

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ATTEST:

APPROVED:

Lisa Enourato, Interim City Clerk

Neil Bradshaw, Mayor



City of Ketchum

ATTACHMENT C:
Staff Report and Attachments –
August 16, 2022 Hearing of the
Planning and Zoning
Commission



City of Ketchum Planning & Building

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION SPECIAL MEETING OF AUGUST 16, 2022

INTRODUCTION AND SUMMARY

The 2014 Comprehensive Plan, developed through extensive community conversations, identified “A Strong and Diverse Economy” and a “Vibrant Downtown” as the top two community values for the City of Ketchum. The plan says:

- “Our downtown core is critical to the economic **health and well-being** of Ketchum.” *(Value 2, pg 8)*
- “Ketchum will work to **retain and help expand** existing independent small local business and corporations.” *(Goal E-1, pg 16)*
- “We will preserve this vibrant commercial area [downtown] as a place where **local businesses can thrive** and where people can congregate.” *(Value 2, pg 8)*
- “We will continue to reinforce the downtown as the **city’s primary business district, retail core, and key gathering place** for residents and visitors.” *(Value 2, pg 8)*
- “We value a **thriving year-round population** of people who can work, live and engage in a dynamic Ketchum community” *(Value 1, pg 8)*
- “The city will promote the siting of **higher density** housing near public transportation, ski base areas, shopping, and designated neighborhoods and districts.” *(Policy H-3.1, pg 21)*
- “Ketchum will have a **mix of housing types** and styles.” *(Goal H-3, pg 21)*
- “Ketchum will **increase its supply of homes**, including rental and special-needs housing for low, moderate, and median-income households.” *(Goal H-1, pg 20)*

However, some recent development trends are inconsistent with the vision of the comprehensive plan. Specifically, the following trends do not align with the vision for Ketchum:

- Ketchum has a severe shortage of housing, which has a negative impact on businesses, the vibrancy of the downtown, and the community.
- Businesses are closing, reducing hours, and struggling to hire new staff.
- Ketchum lacks available office, retail, and restaurant space, limiting the ability for businesses to start or expand within Ketchum.
- Prime ground floor commercial space in new developments primarily feature luxury residential amenities.
- Upper floors in new developments include large penthouse units, rather than office, other commercial uses, or smaller residential units
- Ketchum lost 475 long term rental and ownership housing units from 2000 to 2019.
- Construction of residential units within Ketchum has decreased significantly since 2009.

The long-term vibrancy of the downtown and the strength of Ketchum’s economy is dependent on housing inventory, housing affordability and sufficient commercial space available to a wide variety of services, retail, office, restaurants, and other uses that support the community. The City of Ketchum is tackling housing affordability through the program and policy initiatives associated with implementing the Housing Action Plan, adopted by City Council on May 9, 2022. The city’s development regulations are one of the primary tools in our

toolbox that can directly influence the amount and type of housing built to fulfill the community needs in a thoughtful way.

An emergency ordinance targeted at addressing housing inventory was evaluated by the Planning and Zoning Commission and City Council during a series of meetings in February, March, and April of this year. At the City Council meeting on April 18, 2022, the council did not support adoption of an emergency ordinance. The City Council requested staff conduct additional community outreach to garner feedback on the proposed regulation changes and proceed with an interim ordinance under standard noticing and hearing procedures. A detailed background of the project and overview of all meetings conducted with links to meeting recordings and packet information can be found in Attachment A.

Following City Council direction, the city hosted a facilitated interactive community workshop to discuss the future vibrancy of Ketchum, the role of housing in that vibrancy, and the proposed changes to the city's development regulations. The city also published an online survey as a follow up to the workshop to facilitate broader participation and feedback from the community. The workshop was attended by 23 members of the community and the city received 158 responses to the online survey. Both opportunities for engagement were publicized using a variety of outreach methods including newspaper ads, targeted email communications, social media platforms, and physical postings in high traffic areas throughout the city.

A full recap of the workshop and online survey results can be found in Attachment B of this report. The general community feedback indicated that development trends in Ketchum are not positive for the future vibrancy of the downtown and housing production in the city. Overall, participants at the workshop and in the survey were generally supportive of the proposed changes in the interim ordinance with some recommendations for improvement.

Some of the recommendations for improvement encouraged the city to use incentives in the regulations rather than stipulate specific requirements for new developments. The proposed ordinance includes a mix of incentives and specific requirements to achieve the goals but does not incorporate some of the specific incentives recommended from the workshop and survey. Incentives proposed included the consideration of increased FAR bonuses, building height increases, and reduced parking for residential. These recommendations are areas where regulations can incentivize certain development, however, staff does not believe these specific incentives would be supported by the broader community and do not guarantee achievement of the goals outlined above.

When asked what Ketchum would look like in 10 years if development trends continue, some of the most common responses included "increased shortage of housing", "bigger buildings with less variety", and "loss of vibrancy, retail and nightlife in the downtown area". These statements are not reflections of a future community members seek to embrace. However, community members do want to see "more residential housing available". There is a delicate balance between the size of our built environment and achieving the housing density in key areas that we need to serve our community. Staff believes that the current FAR and building heights provide acceptable regulatory parameters for the goals the community has for density if used more efficiently and prioritized appropriately. The community has voiced, through various forums over the past year, that the FAR and building heights permitted within the downtown should not be further increased.

Additionally, the City of Ketchum recently overhauled the parking requirements in the downtown in 2017, creating significant reductions in parking requirements from what was in place prior. Staff does not believe additional parking reductions for residential uses is prudent at this time. Feedback from the online survey showed that parking exemptions for retail and office were generally supported but were the least favored of all the proposed changes with only 63% of respondents indicating that they agree, somewhat agree, or were neutral to the proposed change. All other changes received 78% or greater support. This indicates that although parking exemptions are seen as a tool, we must be thoughtful and judicious in its use.

Based on all the feedback received, a revised ordinance has been drafted for consideration by the Planning and Zoning Commission. The intent of the Ordinance is to support a strong and diverse economy and create a vibrant downtown by:

- Preserving the existing housing units in the city
- Increasing the creation of new housing units in the city
- Increasing available commercial space in the downtown

Below is an overview of what elements in the ordinance have remained the same, and what elements have changed. For changes, staff provides an overview of the analysis that led to the proposed change with all supplemental materials included as attachments to this report. An executive summary of the proposed ordinance and full text of the proposed ordinance can be found as Attachments C and D respectively.

ANALYSIS

As mentioned above and shown in the community outreach recap and survey results (Attachment B), there was general support from the community on the proposed changes to the development regulations. The initial ordinance included the following five items:

1. Minimum residential densities required for projects with density bonuses in certain zone districts
2. Standards and process changes to the consideration and approval of lot consolidations
3. Requirements and restrictions related to the net loss of units through redevelopment or consolidation of units
4. Parking Exemptions for retail and office uses within certain zone districts
5. Design Review criteria requiring conformance with the 2014 comprehensive plan and policy statements adopted by the Planning and Zoning Commission

No substantial changes have been made to items 1 through 4 of the proposed ordinance, however, revisions to number 5 are recommended. For information related to how items 1 through 4 were developed, please reference Attachment A for links to previous information packets and video recordings and Attachment E for previous studies conducted by outside consultants, data of existing and proposed developments within the city, development scenarios for mixed-use projects, and a Comprehensive Plan land use comparison of each zone district. Feedback during the initial review of the emergency ordinance, at the workshop, and from the online survey reiterated that item 5 was too subjective and created too much uncertainty for the development community. Feedback emphasized that the expectations of outcomes for new developments should be transparent and clear.

The original intent of item 5, as outlined in the staff report for the March 8, 2022 Planning and Zoning Commission, was to “Provide the Commission the ability to ensure all projects receiving a density bonus contribute not only to community housing, but to the vibrancy of the community and the economic stability of Ketchum”. Based on review of the 2014 Comprehensive Plan, the 2022 policy statement adopted by the Planning and Zoning Commission (Attachment F), field observations of neighborhood characteristics and development patterns, and feedback from the workshop and survey, staff is recommending additional development standards and requirements instead of item 5 that:

- Are clear, objective, and transparent, and
- Ensure all developments contribute to a vibrant community and the economic stability of Ketchum by:
 - Increasing the number and types of housing units in and near downtown
 - Facilitating an active vibrant downtown by expanding the areas available for a variety of commercial uses
 - Providing ground floor uses that contribute to a pedestrian oriented experience
 - Reducing the number of unoccupied residential units with ground floor street frontage within the downtown

To achieve the goals stated above, staff proposes the following:

1. Change the permitted uses for the properties on the south side of River Street, with River Street frontage, between Leadville Ave and Second Avenue (see Figure 1 below) to match the uses permitted on adjacent properties within the downtown. This change allows for a wider range of commercial uses but limits future development of single-family housing units.
2. Change the permitted uses for properties in downtown between 2nd and 5th Streets, from 2nd Ave to the alley between Main Street and Washington Ave (see Figure 4 below) to not allow ground floor residential with street frontage.
3. Require new developments in the downtown (CC-1 and CC-2 zone districts) and ski base areas (T zone districts) to meet the following:
 - a. For mixed-use developments, 55% of the gross floor area of the ground floor must be commercial use(s)
 - b. Individual residential units cannot exceed 3,000 square feet of livable area
 - c. Community housing units are not permitted within basements
 - d. Number of parking spaces cannot exceed the minimum required unless for public parking
4. All developments subject to design review must be found in conformance with the comprehensive plan

Below is an analysis of each item listed above with associated background information in the attachments to this staff report.

Uses Permitted on River Street Properties

Goal: Expand areas available for commercial use near the downtown and increase the number of housing units in the city.

Staff is recommending that the permitted and conditionally permitted uses on properties fronting River Street between Leadville Ave and 2nd Ave match the uses permitted and conditionally permitted in the CC-2 zone district. The CC-2 zone district is an area within the downtown shown in speckled yellow in Figure 1. See the area outlined in an orange dashed line on Figure 1 for the properties that would be included in this provision. The Comprehensive Plan designates the Tourist zone south of downtown as “Commercial/Employment” acknowledging that residential uses are important, but that commercial uses supporting the tourism industry should be priority.



Figure 1: River Street properties where permitted uses would change

Currently, this portion of the Tourist zone district is a mix of commercial and hotel uses, but also large single-family residential uses. Some of the office uses that exist are not currently permitted as a use by right. In one case, a former lodging establishment was converted into a single-family residence. Conversions like this are counter to the housing and economic goals of the city, as the number of people housed (even on a short-term basis) decreased and a single-family residence is not as supportive of the needs of the tourism industry as a lodging establishment in walking distance to downtown and ski base area amenities.

Based on statements within the comprehensive plan and the characteristics of this grouping of properties in proximity to downtown, staff believes that allowing for the same types of uses as the Community Core Mixed Use subdistrict (CC-2, shown in yellow in Figure 1) would not only expand the types of commercial uses permitted, but would prohibit the creation of additional single-family dwelling units. Attachment G is a list of

permitted and conditionally permitted uses in the Tourist and CC-2 zone districts for comparison with differences highlighted.

Permitted Uses on Certain Downtown Properties

Goal: Increase the available space for commercial uses in the downtown and reduce the amount of potentially vacant ground floor residential uses with street frontage.

Scarcity of available commercial space in the downtown drives up the price of leasing space and limits the ability of businesses to find start-up space or expand in the downtown. Lack of affordable space in the downtown also draws uses desired for a vibrant downtown, like restaurants and retail, into other areas such as the light-industrial district. Over the past seven years the City of Ketchum has made land use decisions regarding building types and uses in the downtown resulting in an expansion of the areas where ground floor residential is permitted therefore reducing the space available for commercial uses.

In 2015, the city of Ketchum repealed and replaced the Form Based Code (in place since 2006) for a more traditional matrix style zoning code. Although the configuration of the downtown subdistricts remained unchanged, the permitted uses in Subdistricts A and B (see Figure 2) changed to allow ground floor residential provided the residential did not have street frontage. Previously, ground floor residential was not permitted at all in Subdistricts A and B. The 2015 code amendment reduced the amount of commercial square footage potentially available.



Figure 2: 2015 Zone District Map (4 subdistricts)

The most significant change occurred in 2018 when the city consolidated the four subdistricts shown in Figure 2 into two subdistricts: 1) Retail Core and 2) Mixed-Use (see Figure 3). This consolidation eliminated Subdistrict B and allowed ground floor residential with street frontage throughout the entire Mixed-Use subdistrict. The consolidation of subdistricts decreased the total area within the Community Core dedicated to street front ground floor commercial uses by 19.6%.

The 2018 change has proved problematic for the City of Ketchum due to the lucrative luxury residential market. Trends over the past few years have shown that large penthouse residential units and associated amenities will take priority over commercial space without further regulatory guidance. During the community workshop and the online survey, community members encouraged the evaluation of increasing the size of the downtown as a whole, or just the Retail Core to create more areas where commercial can go to increase the supply.

Commercial uses benefit from the visibility of high traffic vehicular, pedestrian, bicycle, and public transportation corridors. The Retail Core, shown in Figure 3, is a great example of this. Retail, restaurant, and entertainment uses anchor and activate Hwy 75, 4th Street, and Sun Valley Rd encouraging visitors to gather, shop, eat, and be entertained. This concentration of uses also encourages visitors to walk the downtown so see what is around the destination they started from. Staff believes an expansion of the area dedicated to street front ground floor commercial must mirror this same concept, concentrating ground floor commercial uses in high visibility, high

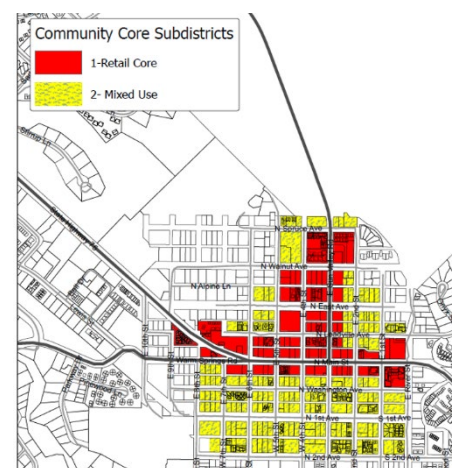


Figure 3: 2018 Zone District Map (2 subdistricts)

traffic areas and positioning 100% residential projects on the outer ring of the downtown, serving as a transition to the adjacent residential neighborhoods.

Based on this approach, staff recommends prohibiting ground floor residential with street frontage on properties in the downtown between 2nd and 5th Streets, from 2nd Ave to the alley between Main Street and Washington Ave, as shown in Figure 4 to the right. This change will serve as an extension of the 4th Street and Sun Valley Rd Retail Core and will increase the area within the downtown dedicated to street front commercial uses by 43%.

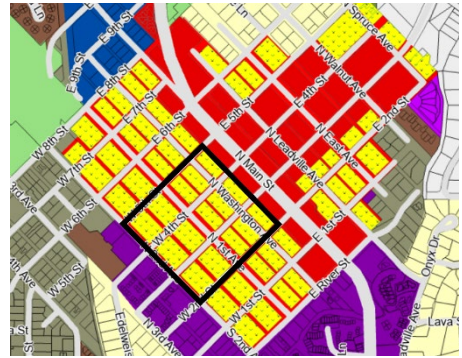


Figure 4: Proposed boundaries where ground floor residential with street frontage is prohibited.

Minimum Commercial Square Footage

Goal: Creating an active and vibrant downtown by increasing the amount of available commercial space.

Development trends in the city have shown that the ground floor of mixed-use buildings prioritizes amenities, such as grand residential entries, storage areas, and private garages for larger penthouse units on the upper floors of a development. This trend is problematic as it reduces the amount of ground floor space available for more active uses such as retail, restaurants, and professional services. The policy statement adopted by the Planning and Zoning Commission states that successful projects should “Maximize ground floor restaurant and retail uses”.

To quantify the intent of the policy statement, staff recommends that 55% of the gross floor area of the ground floor in mixed-use developments contain commercial uses. By setting a minimum percent of commercial space on the ground floor, development teams will need to evaluate the layout of uses to maximize the amount of ground floor commercial and minimize space dedicated to non-commercial uses. To develop this recommendation, staff consulted the development scenarios created by Love Schack Architecture, reviewed the percent commercial on proposed projects in the downtown, and compared other mountain resort regulations.

The Love Schack development scenarios assumed between 3600-4,000 SF of commercial floor area on the ground floor and demonstrated how that development model can be achieved with adequate surface parking off the alley. Please see the Love Schack development scenarios in Attachment E. In these scenarios, just over half of that square footage would need to be commercial. This leaves the remaining amount for circulation, storage, parking, garbage, and mechanical space needs.

Peer resort communities such as the City of Aspen and the City of Crested Butte prioritize ground floor commercial uses by restricting certain uses to the back of the property by not allowing the use within 40 feet of the front property boundary. This approach achieves the goal of stipulating ground floor uses but does not provide a lot of design flexibility for properties accommodating on site surface parking in the rear.

In review of proposed projects within the downtown, many of the projects would not meet the 55% threshold primarily due to the placement of residential units on the ground floor, inclusion of oversized private garages with storage for penthouse units, or parking required for office uses. Requiring 55% of the ground floor as commercial uses minimizes the inclusion of ground floor residential units, will encourage the inclusion of smaller residential units with parking exemptions, deter oversized private garages that usually count towards gross floor area, and encourage the minimization of residential lobbies.

Size of Residential Units

Goal: Increase the number of housing units and provide a variety of housing sizes and types in the downtown.

As discussed above, development trends in the downtown have resulted in an increase in the number of large penthouse units, vacant most of the year, rather than more units that have a variety of sizes and layouts within a development. Staff recommends a maximum square footage on residential units of 3,000 square feet. In recent years, projects receiving FAR density bonuses are maximizing the square footage of developments for the creation of larger units, rather than simply providing more units of a variety of types and sizes. See Attachment H for a list of example projects within the downtown. As outlined in KMC 17.124.040.B.1, the purpose of the FAR density bonus incentive is to “encourage new development to include a reasonable supply of affordable and resident occupied workforce housing for sale or rent, to help meet the demand and needs for housing of the community’s employees”, not to build large penthouses that function much like the single-family homes that are prohibited in the downtown and vacant most of the year.

Placing a maximum square footage on residential units, combined with minimum density requirements, increases the total potential number of units within a building utilizing the FAR density bonus program. The City of Aspen limits the net livable square footage of all units (free market or community housing) to 2,000 square feet in the Commercial Core. Staff is supportive of limiting square footage of residential units to 2,000 square feet, however, the Planning and Zoning Commission provided feedback to staff during review of the emergency ordinance that proposed changes should not eliminate the ability of developments to provide some larger units in a building to subsidize other uses. As such, staff recommends a maximum individual square footage of 3,000 square feet. This allows for a large unit, but also encourages projects to creatively accommodate additional smaller residential units, increasing the total number of units in a project.

Location of Community Housing Units

Goal: Ensure that community housing units for Ketchum’s workforce are of a livability standard similar to market rate residential units within Ketchum.

The Planning and Zoning Commission policy statement adopted on April 12, 2022, states that successful projects do not place community housing units in basements. Generally, developments place on-site community housing units in the less desirable areas of a development. Most commonly, these are ground floor areas off alleys or on the back sides of buildings with less light and less marketable views. Although this is understandable to a certain extent, the Planning and Zoning Commission felt that basement community housing units did not provide basic livability standards such as access to adequate light and air. As such, staff recommends that this provision in the policy statement be codified.

Parking

Goal: Reduce the amount of ground floor area dedicated to parking.

The policy statement referenced above also indicates that projects should not provide more parking than what is required by code unless the parking is dedicated for public use. Staff believes this provision to be in line with the goals of the interim ordinance and reflects recommendations by the Planning and Zoning Commission. Staff recommends that this require can be adjusted through the review and approval of a conditional use permit for unique or extenuating circumstances.

Conformance with Comprehensive Plan

Goal: Ensure projects forward the goals and objectives of the Ketchum Comprehensive Plan.

Staff recommends that all projects subject to design review demonstrate conformance with the comprehensive plan. The 2014 Comprehensive Plan is the guiding document for all land use decisions and policies within the City of Ketchum and was the result of a long and extensive community engagement effort.

Adoption of the comprehensive plan represents a common agreement between community members as to the vision of the community and how to get there. It is common across the country to see a standard of approval or criteria in land use regulations related to comprehensive plan conformance, and it is seen as a best practice. This ensures that all land use decisions are evaluated against the goals, policies, and objectives the community as a whole has agreed to.

STAFF RECOMMENDATION

Staff request the Commission consider the information above and make a recommendation on the proposed ordinance.

ATTACHMENTS:

- A. Ordinance Background and Timeline
- B. Community Outreach Recap and Survey Results
- C. Executive Summary – Draft Ordinance 1234
- D. Full Text – Draft Ordinance 1234
- E. Love Schack Development Study, Density Study by Zone District, Comprehensive Plan Comparison, Development Scenarios
- F. Policy Statement for Community Core, Tourist, and GR-H Projects
- G. Permitted Use Comparison for CC-2 and T Zone Districts
- H. Residential Unit Mix and Sizes for Downtown Developments
- I. Public Comment



City of Ketchum

ATTACHMENT A: Ordinance Background and Timeline

Interim Ordinance 1234 Background and Timeline

The City Council, Planning and Zoning Commission, and Urban Renewal Agency acknowledged the housing crisis during a joint work session on February 8, 2022, and identified short-term actions that could be taken by each entity based on their role, authority, and capacity. In that meeting, the Commission also expressed concern about the type of development projects occurring in the downtown and the long-term impact on the vibrancy and housing inventory. Following the joint work session, the Commission proceeded with the implementation of short-term code changes to address the concerns raised in the joint work session. The Commission held four meetings to review information prepared by staff, receive public comment, and provide direction to staff on the following:

- February 15, 2022 – information on short-term and long-term code changes
- March 8, 2022 – goals, background data and research, draft ordinance, draft policy statement
- March 29, 2022 – clarifications of draft ordinance and draft policy statement
- April 12, 2021 review and adoption of the Commission policy statement for development in the Community Core, Tourist, and GR-H zone districts

At the special meeting on March 29, 2022, the Commission voted to recommend approval to the City Council of the emergency ordinance with some changes. The revised emergency ordinance, incorporating the recommended changes from the Planning and Zoning Commission, was presented to the City Council at their regular meeting on April 18, 2022. At that meeting, the City Council was not supportive of adopting the regulations under the abbreviated process allowed for emergency ordinances. The City Council directed staff to conduct additional community outreach to garner feedback on the proposed ordinance changes and proceed with an interim ordinance under standard noticing and hearing procedures.

A community workshop was held on June 28, 2022 followed by an online survey to gather feedback from the community on the proposed development regulations. Following receipt of that feedback, a revised ordinance was drafted for consideration. The city has maintained a project website for this initiative at www.projectketchum.org/vibrancy-housing. The revised draft ordinance and supporting information was posted to the website on July 28, 2022 followed by a targeted email communication announcing its availability.

A public hearing notice for the August 16, 2022 public hearing with the Planning and Zoning Commission was mailed to all political subdivisions on July 27, 2022. The public hearing notice was published in the Idaho Mountain Express the on July 27, 2022. A notice was posted at Ketchum City Hall, the Ketchum Post Office, Ketchum Town Square, and the city's website on July 27, 2022.

Links to Packet and Video Recordings for all public hearings to date:

[February 8, 2022 – Joint Work session](#)

[February 15, 2022 – Planning and Zoning Commission](#)

[March 8, 2022 – Planning and Zoning Commission](#)

[March 29, 2022 – Planning and Zoning Commission](#)

[April 12, 2022 – Planning and Zoning Commission](#)

[April 18, 2022 – City Council](#)



City of Ketchum

ATTACHMENT B: Community Outreach Recap and Survey Results



City of Ketchum Planning & Building

COMMUNITY OUTREACH OVERVIEW Community Conversations: Vibrancy & Housing July 27, 2022

Following direction from the City of Ketchum City Council to obtain additional public input on the proposed interim ordinance, the city conducted additional community outreach. An interactive community workshop and online survey were conducted to ensure feedback from a broad range of community members.

The general community feedback indicated that development trends in Ketchum are not positive for the future vibrancy of the downtown and housing production in the city. Overall, participants at the workshop and in the survey were generally supportive of the proposed changes in the interim ordinance. The following summarizes the results of the workshop, and the survey results are attached for review.

COMMUNITY WORKSHOP

A community workshop was held on June 28, 2022, Community Conversations: Vibrancy & Housing. The purpose of the workshop was to discuss the future vibrancy of Ketchum, the role of housing, and proposed changes to the city's development regulations. 23 members of the community joined members of the City Council, Planning and Zoning Commission, and staff.

The workshop was two hours, including a brief presentation of introductions and background information focused on elements of the Ketchum Comprehensive Plan and current trends that the city is seeing. This presentation was followed by a round table discussion format where attendees were asked two questions:

- If the trends continue, what do you believe the City of Ketchum will look like in 10 years?
- What should a vibrant downtown Ketchum look and feel like?

Following discussion of the questions above, participants were provided an overview of the proposed regulations in the interim ordinance. Attendees were asked to reflect on the proposed changes and discuss which changes support their vision of a vibrant downtown Ketchum and help to increase housing production. Each table included one City of Ketchum staff member, acting as a table facilitator and note-taker. At the conclusion of the workshop, one community member from each table reported out the top three takeaways from the discussion that stood out the most. Below is an overview of what we heard.

Workshop Feedback.

The following highlights the most common responses provided by participants:

If the trends continue, what do you believe the City of Ketchum will look like in 10 years?

1. Increased shortage of housing
2. Loss of local full-time residents and younger people
3. Increased price of goods and services
4. Loss of vibrancy, retail, and nightlife in the downtown area

5. More remote workers or people commuting long distances
6. Bigger buildings with less variety
7. Shorter “Slack” period leading to burnout of employees

What should a vibrant downtown Ketchum look and feel like?

1. More pedestrians and people riding bikes, less cars
2. Diversity of age and ethnicity in our town
3. More outdoor gathering areas
4. More local businesses that are open longer hours
5. More year-round attractions and events for younger people
6. More residential housing available for all income levels
7. Climate friendly community (EV charging, solar, etc.)

Which pieces of the proposed ordinance support your vision of a vibrant downtown Ketchum? What are we missing?

Most of the tables supported all proposed code changes. The workshop attendees supported the changes to related to “no net loss of units” and “limitations on consolidation of lots”, acknowledging Ketchum should not lose any existing housing or future opportunities for housing in exchange for larger single-family homes. The parking exemptions were also supported, with discussion focused on a parking management plan for the downtown and the importance of safe walking and biking infrastructure that promotes alternative transportation options into the downtown. Participants generally supported the idea of minimum residential densities in new developments, however, some participants noted that incentives should be used to achieve this goal rather than regulatory restrictions. Other participants acknowledged that the minimum requirements would increase the amount of housing in the downtown but were unsure how much of an impact it would have on affordability of housing.

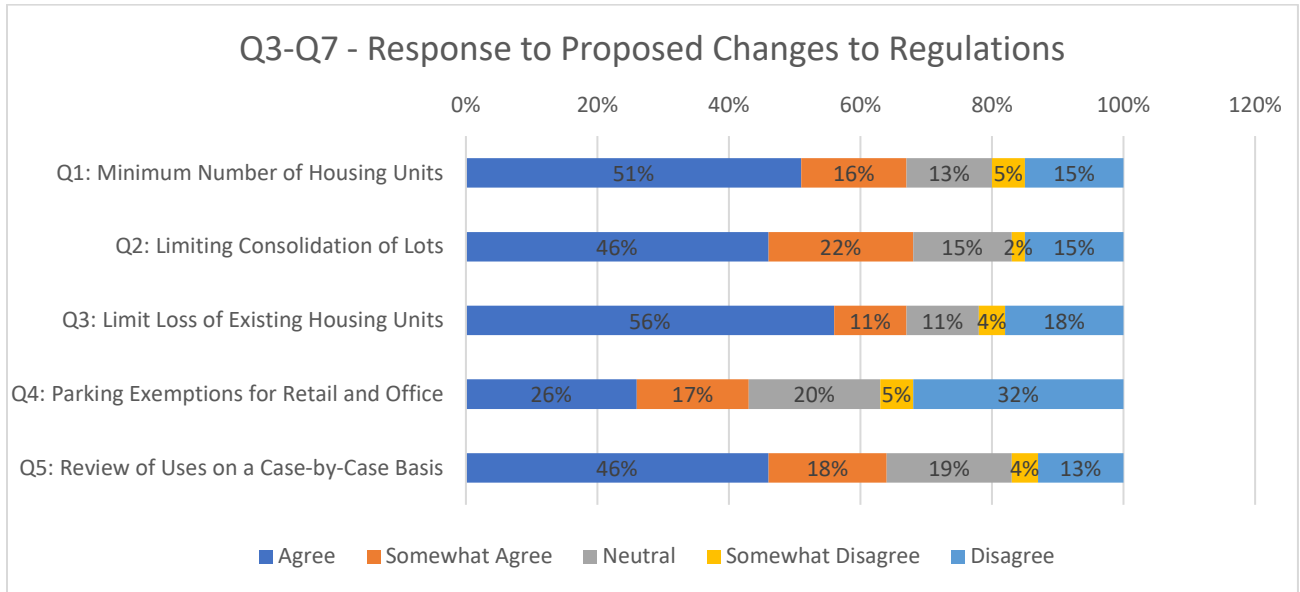
The final change reviewed by the groups was related to the discretionary review of uses during the design review process. Participants from two of the four tables generally agreed that we should prioritize active commercial uses and public space on the ground floor of developments but reiterated that it should be predictable and objective to reduce the uncertainty on the development community.

ONLINE SURVEY

The online survey was designed to be an extension of the workshop to ensure that the survey could be used by workshop participants with additional comments, or community members not able to attend the workshop. The city received 158 responses to the online survey. To view the contents of the full survey including information provided and full text of the questions, please see Attachment A. For the full data set of responses, please see Attachment B. In Attachment B, Question 3 through Question 7 reports results in a numerical value that relates to the scale provided in the survey, which may be confusing. The scale was from 0-4 indicating the following response:

- Agree – 0
- Somewhat Agree – 1
- Neutral – 2
- Somewhat Disagree – 3
- Disagree – 4

For ease of use, below is a chart showing the percentage of all responses for Questions 3 through 7. The number of the question and topic is listed on the left side of the chart.



For additional information on this project and next steps, please visit www.projectketchum.org/vibrancy-housing.



City of Ketchum

ATTACHMENT: Vibrancy and Housing Online Survey



Community Conversations: Vibrancy & Housing

Welcome

Thank you for taking the time to give us your thoughts. This survey is a follow up to the community work shop on June 28, 2022 – **Community Conversations: Vibrancy & Housing**. The workshop was hosted by members of the Ketchum City Council and Planning and Zoning Commission, where community members discussed the future vibrancy of Ketchum, the role of housing, and proposed changes to the city’s development regulations.

If you couldn’t attend the workshop, not a problem! This survey includes information to get you up to speed.

If you attended the workshop and have additional thoughts, great!

We know your time is valuable and we appreciate you spending approximately 15 minutes to complete this survey. Time well spent to ensure a vibrant future for our community!

For information and updates on this and other projects within the City of Ketchum, go to www.projectketchum.org.



Community Conversations: Vibrancy & Housing

Did you know?

The City of Ketchum conducted an extensive community conversation to update our comprehensive plan in 2014. That plan identified “A Strong and Diverse Economy” and a “Vibrant Downtown” as the top two community values for the City of Ketchum. The plan provides guidance on priorities we should have and actions we should take to make sure we align with our values and achieve our goals.

Ketchum tracks trends in our community to see if we are on the right track. Some of what we are seeing is not in line with what the plan says we should prioritize to achieve our values and goals.



Community Conversations: Vibrancy & Housing

What we are seeing

Below are statements from our comprehensive plan, and observations we have seen over the past few years within Ketchum.

Please take a couple minutes to review this information before moving on to our first survey question at the bottom of the page.

Our Plan Says...



"Our downtown core is critical to the **health and well-being** of Ketchum."

"Ketchum will work to **retain and help expand** existing independent small local business and corporations."

"We will preserve this vibrant commercial area as a place where **local businesses can thrive** and where people can congregate."

What we see...



Businesses are...
Closing
Reducing hours
Struggling to hire

Lack of space in the downtown

Our Plan Says...



"We will continue to reinforce the downtown as the **city's primary business district, retail core, and key gathering place** for residents and visitors."

What we see...



Prime ground floor commercial space primarily features residential amenities

Upper floors include large penthouse units, rather than office or other commercial uses

Our Plan Says...

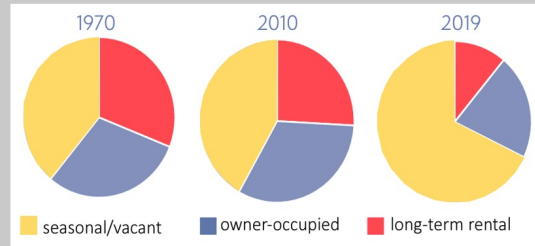


“We value a **thriving year-round population** of people who can work, live and engage in a dynamic Ketchum community”

What we see...



Highly profitable market for luxury second homes **vacant most of the year** or short-term rental properties for visitors



Our Plan Says...



“Ketchum will have a **mix of housing types** and styles.”

“The city will promote the siting of **higher density** housing near public transportation, ski base areas, shopping, and designated neighborhoods and districts.”

What we see...



In 2021, **2 out of 3 building permits** were for low density single family detached homes or detached townhomes

Those homes are in areas designated for more housing

Our Plan Says...

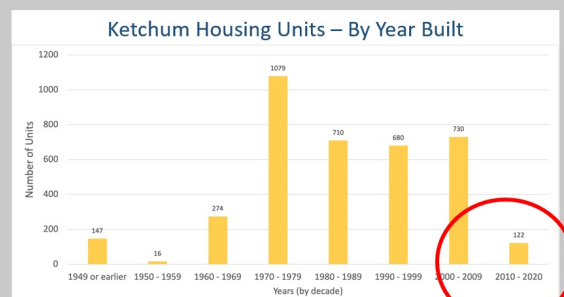


“Ketchum will **increase its supply of homes**, including rental and special-needs housing for low, moderate, and median-income households.”

What we see...



Residential construction has slowed



Our Plan Says...



“Ketchum will **increase its supply of homes**, including rental and special-needs housing for low, moderate, and median-income households.”

What we see...



Loss of existing housing and potential new housing

Redevelopment of Property

Wood River Racquet Club:
26 units to 11

Bavarian Village:
26 units to 16

Consolidation of land

Two lots into one

Consolidation of units

Duplex into single family

Loss of **475** long term rental units
(short term rentals and property sales)

Our Plan Says...



“With housing and land prices expected to increase, and wages expected to remain relatively constant, the community must **explore ways to ensure that citizens have a reasonable choice of housing.**”

What we see...



Ketchum will need **66 to 98** housing units annually for the next 10 years – for workforce housing alone

Additional housing needed for people moving here

1. At our workshop, after an overview of the current development trends as identified in the previous information, community members were asked “If the trend continues, what do you believe the City of Ketchum will look like in 10 years?”

Below are some of the most common responses on how Ketchum might look in 10 years. Please tell us whether you agree, disagree, or are unsure with what we heard:

	Strongly agree	Agree	Unsure	Disagree	Strongly disagree
Increased shortage of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of local full-time residents and younger people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased price of goods and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of vibrancy, retail, and nightlife in the downtown area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bigger buildings with less variety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shorter 'slack' periods leading to burnout of employees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Anything you want to add?

2. Community members were also asked “What should a vibrant downtown Ketchum look and feel like?”

Please tell us if you agree, disagree, or are unsure with what we heard:

	Strongly agree	Agree	Unsure	Disagree	Strongly disagree
More pedestrians and people riding bikes, less cars	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Diversity of age and ethnicity in our town	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More outdoor gathering areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More local businesses that are open longer hours	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More year-round attractions and events for younger people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More residential housing available for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Climate friendly community (EV charging, solar, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Anything you want to add?



Community Conversations: Vibrancy & Housing

The Planning and Zoning Commission and Planning and Building Department staff have been evaluating potential changes to the city's development regulations to address some of the trends we are seeing. Please take a look at the following proposed changes and tell us whether you think these changes support your vision of a vibrant downtown Ketchum!

[Click here](#) for the executive summary of the proposed changes for more detail.



Community Conversations: Vibrancy & Housing

Proposed Changes - Units

To increase the number of housing units built, the city could require a minimum number of housing units in new developments, without increasing the height or size of buildings:



For Example:



Require 4 housing units instead of 2 in the downtown (5,500 SF lot)



Require 4 housing units instead of 2 in ski base areas (10,000 SF lot)

3. The city should consider requiring a minimum number of housing units in new developments of a certain size.

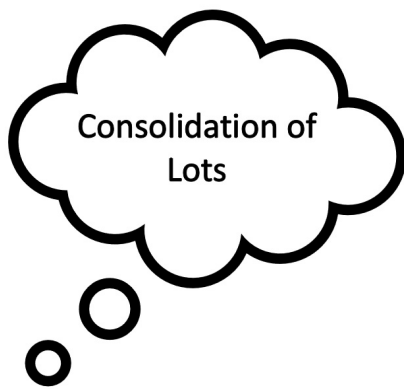
Agree Neutral Disagree



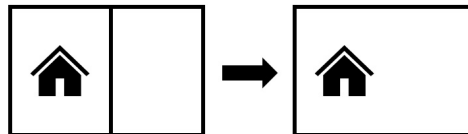
Community Conversations: Vibrancy & Housing

Proposed Changes - Lots

To preserve land for new housing, the city could limit areas where consolidation of lots could occur:



For Example:



Not encouraged for low density residential neighborhoods to preserve neighborhood character

Encouraged in the downtown and ski base areas to promote high density

4. The city should consider limiting where consolidation of lots can occur.

Agree Neutral Disagree



Community Conversations: Vibrancy & Housing

Proposed Changes - Housing Loss

To preserve our existing housing, the city could put regulations in place to make sure we don't lose the housing we already have:



For Example:

Require new developments to replace any existing housing units



Duplexes could not be converted into single-family homes



5. The city should consider regulations that limit the loss of existing housing units.

Agree Neutral Disagree



Community Conversations: Vibrancy & Housing

Proposed Changes - Parking

The city could incentivize the construction of new retail and office space:



For Example: Parking Exemptions



No parking required for retail spaces less than a certain size



No parking required for a certain amount of office space

6. The city should consider additional parking exemptions for retail and office space.

Agree Neutral Disagree



Community Conversations: Vibrancy & Housing

Proposed Changes - Review

The city could review the proposed uses and location of uses in new developments to ensure new developments contribute to a vibrant community:



Review of
Proposed Uses

For Example:

For larger projects, types and location of uses could be reviewed during approval process



7. The city should consider reviewing the type and location of uses in each project on a case-by-case basis.

Agree Neutral Disagree



Community Conversations: Vibrancy & Housing Conclusion

Thank you for taking time to complete the survey. The city will post survey results and next steps on this initiative to the project website under “Planning Initiatives” at www.projectketchum.org.

8. If you have additional thoughts, comments or questions, please note them here:

9. If you would like to receive email updates on this initiative, please enter the following information:

Name

Email Address



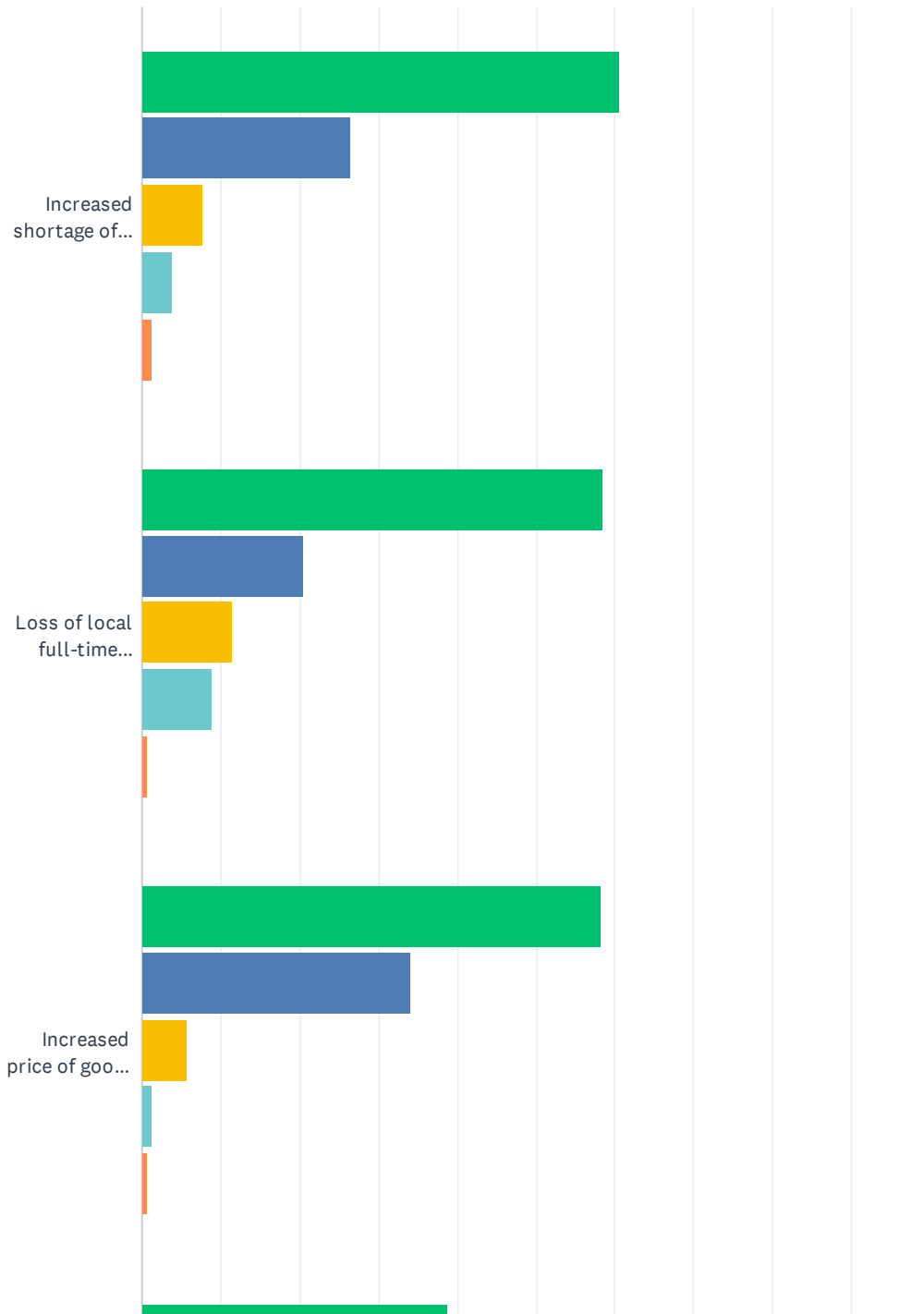
City of Ketchum

ATTACHMENT:

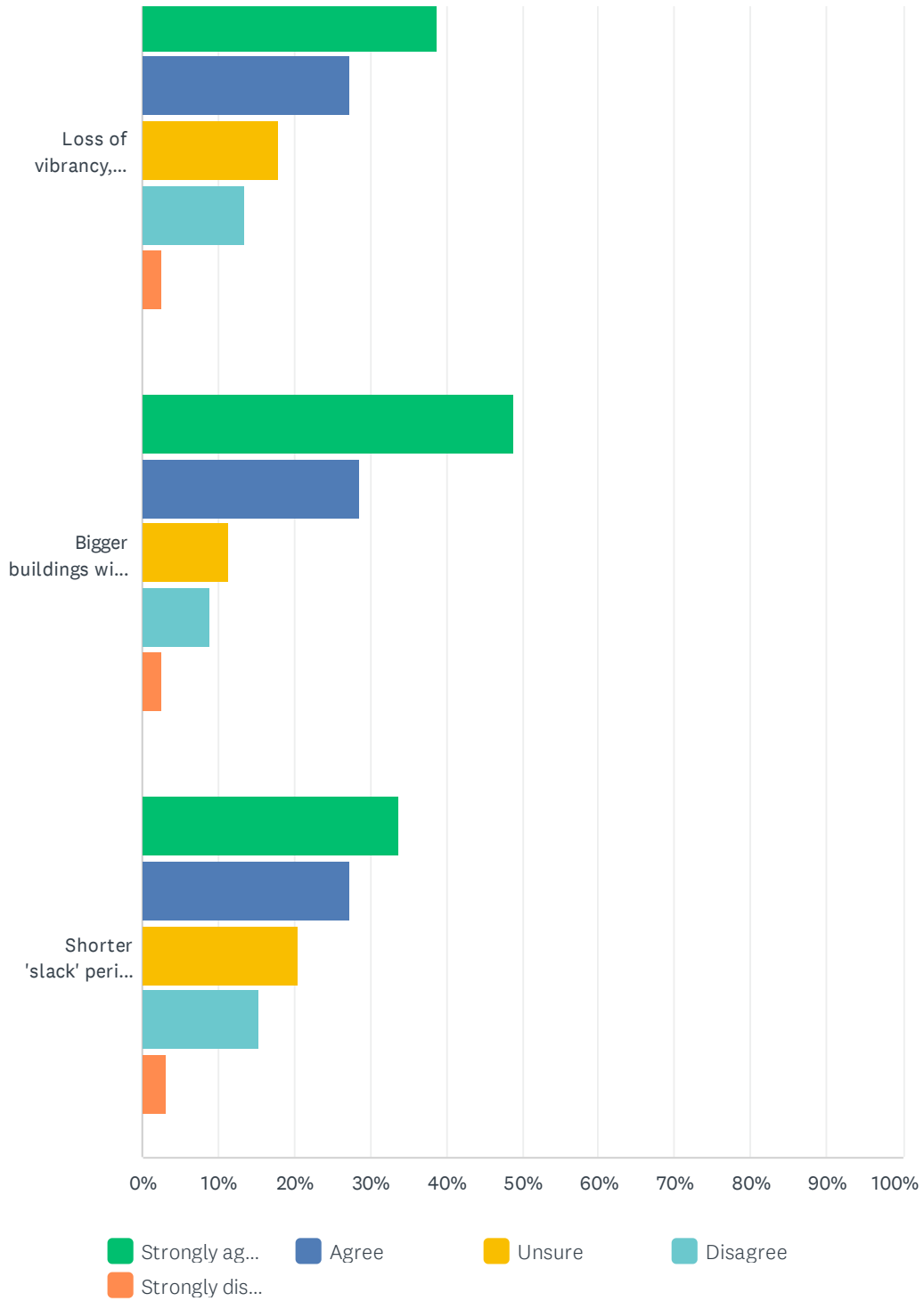
Vibrancy and Housing Online Survey – Full Summary Results

Q1 At our workshop, after an overview of the current development trends as identified in the previous information, community members were asked “If the trend continues, what do you believe the City of Ketchum will look like in 10 years?” Below are some of the most common responses on how Ketchum might look in 10 years. Please tell us whether you agree, disagree, or are unsure with what we heard:

Answered: 158 Skipped: 4



Community Conversations: Vibrancy & Housing



Community Conversations: Vibrancy & Housing

	STRONGLY AGREE	AGREE	UNSURE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Increased shortage of housing	60.65% 94	26.45% 41	7.74% 12	3.87% 6	1.29% 2	155	1.43
Loss of local full-time residents and younger people	58.33% 91	20.51% 32	11.54% 18	8.97% 14	0.64% 1	156	1.37
Increased price of goods and services	58.23% 92	34.18% 54	5.70% 9	1.27% 2	0.63% 1	158	1.47
Loss of vibrancy, retail, and nightlife in the downtown area	38.85% 61	27.39% 43	17.83% 28	13.38% 21	2.55% 4	157	1.60
Bigger buildings with less variety	48.73% 77	28.48% 45	11.39% 18	8.86% 14	2.53% 4	158	1.53
Shorter 'slack' periods leading to burnout of employees	33.76% 53	27.39% 43	20.38% 32	15.29% 24	3.18% 5	157	1.66

#	ANYTHING YOU WANT TO ADD?	DATE
1	The fifth question contradicts the precedent questions. Is the Ketchum council try to stay stuck in time with social engineering?	7/20/2022 11:15 PM
2	Spot on!	7/20/2022 10:13 AM
3	How did those lots get the permitting to be able to combine two lots into one?	7/20/2022 7:41 AM
4	Regarding burnout, this relates to housing insecurity as well as affordability. it's a mental health emergency as the 400 displaced household each faced economic stress and for many relocation.	7/20/2022 2:10 AM
5	Certainly access to affordable housing and qualified employees is important for both professional (e.g. teachers, nurses) and service (e.g. retail, hospitality, maintenance) aspects of the economy. In addition, the vibrancy of the community can be enhanced by attracting and developing attractive employment opportunities that align with our unique assets. For example, Sustainability and applied technology; Recreational goods and services (remember Scott?). Consistent air service is also important to the vibrancy and continuity of activity in our community.	7/20/2022 1:38 AM
6	As ketchum is "growing up" to a desired "city" and "on the map", slack may get shorter but burnout shouldn't be a concern for employers. Most employees in our Country work all year and have no slack. Also, we have a fantastic transit system for our small town Which is now becoming a city. In most cities across the country, all workers do not live in the city in which they work due to housing costs. They commute into the city each day to work. Many cities do not have sufficient mass transient and people have to drive up to an hour each way. Ketchum is way ahead of this....mtn express travels to twin, bellvue, Hailey. We're ahead of the curve!	7/19/2022 9:34 PM
7	Young people who are here to ski will live in small apartments in town near where they work because they are working or playing and not spending time at home. But for the person or family that wishes to dwell in their home will not want to live in a small city type apartment building. Be creative with the buildings you are looking to build and their location. Will they offer a healthy lifestyle. If you want young and middle age people to stay and make this their home. The city needs to advocate for business to relocate or start-ups to come here not just short term workers. Ketchum needs more then small apartments in box type buildings that only offer a place to sleep. I truly do not think that the City is not being creative in the types of complexes and where to build . I understand that we are behind the eight-ball We are playing catch-up BUT not crossing the T's or dotting the I's. The city is allowing building to be build with out enough parking. The P&Z is also too busy and pushing buildings through. Building being allowed with out adequate parking and from looking at the Barrato building that is going up on fourth street and the rendering of his building at the entrance of our town....Well... they are not even going by the information that was collected at the open house at the Or-Wagon Museum on what we (the Ketchum residence) want our town to look like! Very Frustrating and scary the direction that our town is going!Why can't the city work with Blaine County on the property at the hospital light on hwy 75 . I know that there are issues but something could be	7/19/2022 5:00 PM

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done along with the property that the Lift Tower Inn is located (it could be knocked down and built on instead of taking the parking lot away and putting housing there. I will end because I bought that these concerns will not be considered because they have been stated before in conversation etc.

8	These survey questions are designed to give the City the answers it wants, not designed to accomplish an open exchange of views and ideas. A waste of time	7/19/2022 4:25 PM
9	Shorter slack isn't the issue, lack of employees is. Many of these businesses need to step up and not rely on public to do so. Ketchum is an expensive tourist town full of part timers and visitors. That is our most recent history. Not a lot of sheep farmers anymore. Go with the flow, not against it.	7/19/2022 3:49 PM
10	The issue caters around the lack of available land and the extremely high prices of land that hs become available in a high demand market spurred on by the pandemic. Mixed use is the best way to solve this problem with penthouse residential paying a premium on the upper floors o subsidize ground floor commercial. No one understands that there is no bank construcion debt available to build on a peculate basis. Banks are restricted by the Federal regulators from doing so. Therefore anyone wanting to develop in town property must find the money to do so from private debt and equity sources. That's the principal reason no mixed use buildings re being built that can contain affordable housing units.	7/19/2022 3:17 PM
11	Don't try to stick everything in the CC zone - allow for restaurants or other pocket areas to be vibrant as well.	7/19/2022 2:22 PM
12	For many, less slack is a good thing!	7/19/2022 2:13 PM
13	Increased remote workforce	7/18/2022 5:17 PM
14	1) decrease in workers...leading to deterioration of breadth in available businesses/services on which full-time residents rely. 2) lack of ability for Ketchum, as a whole community, to continue to provide a quality experience to our visitors. 3) although Ketchum is geographically/aesthetically special, it is people that make the community. loss of full time residents and reduction in the diversity of the full time resident population will dim the fabric of the community; I want to have neighbors with whom I can share life all 12 months of each year.	7/18/2022 4:41 PM
15	Overcrowding of schools, childcare, camps	7/18/2022 1:32 PM
16	Burnout of employees is based on not enough employees, rather than shorter slack	7/16/2022 6:11 PM
17	I too face housing insecurity, I have lived here for 30+ years	7/16/2022 3:37 PM
18	Lack of connection to the community with short-term residents/visitors	7/16/2022 11:27 AM
19	Shorter slack should give more stable employment.	7/16/2022 9:05 AM
20	Continued shortage of housing might be more accurate. Housing supply in Hailey, Bellevue and the County from already approved and planned projects will provide for families seeking a home/yard configuration nearer to where their kids will go to school. There won't be fewer locals but there could be different locals as older term locals cash out to take advantage of their increased property values and are replaced by new residents, as we have experienced over the past couple of years. A long term local isn't any more special than a new local; we were all new locals once. Vibrancy means different things to different people. There is no reason why a stable or increasing population should be any less vibrant than "before". Burnout is a function of number of employees, not shorter slack periods. Subsidized or philanthropically financed housing (ex. Bluebird, new ARCH programs) are the only solution to matching housing costs IN KETCHUM to wage rates of service workers under present rules. Building and land costs are too high for any housing type to allow profitable private sector development that matches service worker wage rates. Increased regulations increase costs and make this issue worse, unless such regulation includes sufficient density and higher margin product that make the overall development equation fisanancially feasible, including a reasonable profit as is allowed for affordable housing developers (tax credit, ARCH, etc.). Bigger building have more margin and scope to consider working in housing solutions. Smaller buildings cannot for reasons previously mentioned.	7/15/2022 5:16 PM
21	I have lived here since 1986, have an amazing job teaching at WRHS and have given myself one more year to try and stay here. I am currently renting a KETCH apartment which takes over 90% of my paycheck for rent each month. I have lived through some ups and downs with	7/15/2022 4:22 PM

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housing in this town and in Hailey but it has never been this bad. I cannot afford to stay if there aren't more housing options at realistic purchase or rent levels. I am a special ed teacher and we already are short in our department across the district. Something has to change. Rezone whatever you can. Why can't townhomes with work areas be built in old lumberyard on Warm Springs Rd? Bozeman has some different housing options that could easily work here. If people protest about not wanting more houses or density in their back yard you have to ignore it now. There are staffing issues everywhere. It is affecting the vibrancy factor you are working so hard to uphold.

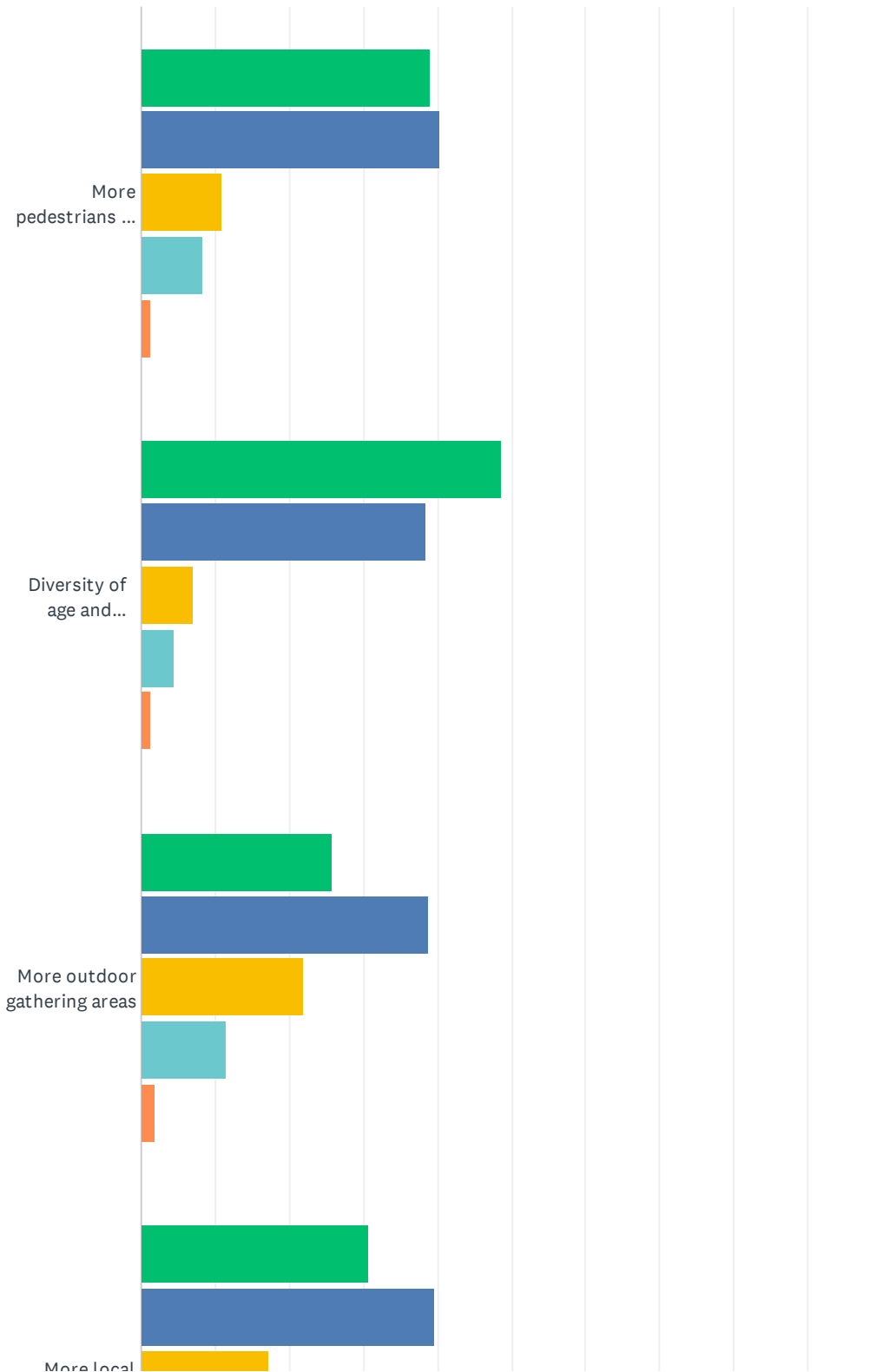
22	Housing is a county wide issue/ why do we try to put so much on the most expensive property of Ketchum rather than down valley where more units can be built with the same money. Tie all reduced rate housing to Full time employment and annual requalification. There is so much abuse right now it is infuriating!	7/15/2022 4:02 PM
23	Loss of the soul of Ketchum...Strongly agree!	7/15/2022 3:55 PM
24	More housing! Density seems best in downtown core to me. Thanks for all the hard work! Go Bluebird!	7/13/2022 8:25 AM
25	many new residents will move in & make ketchum much different.	7/11/2022 8:30 PM
26	This is not just a Ketchum problem - it's happening in many cities nationwide.	7/11/2022 3:48 PM
27	Market forces lead to more full time residents and vibrancy	7/11/2022 2:58 PM
28	Bigger buildings is not necessarily the problem	7/11/2022 10:20 AM
29	The current economy is strongly influenced by the COVID19 pandemic. IT is hard to predict the future, but likely we will have a serious recession. We should be careful not to plan for things to continue as they have the past 3+ years.	7/10/2022 9:09 PM
30	shorter slack has nothing to do with burnout in a normal labor market	7/10/2022 5:19 PM
31	The loss of trees in Ketchum in the last two years due to development is staggering. Tree care costs money and trees on lots take up space that can be used to make money- so many new developments are not keeping or planting trees. This makes me worry Ketchum will begin to feel like NY city in the summer. (hot and gross)	7/10/2022 11:57 AM
32	I think that Ketchum may evolve into more of a tourist vacation town, and local full time residents will move to Hailey & Bellevue, where housing is cheaper and there is more of a year round community.	7/9/2022 11:35 PM
33	We simply need a comprehensive plan for our city to grow strategically and with quality projects, as well as identifying ways to integrate nearby cities as sources for housing. There are a lot of underdeveloped properties within our city with can easily be identified and a future plan for these areas created. We also have ways of solving the affordable housing issue by thinking outside the box. We have to stop pointing fingers at one homeowner type (Short term rentals) as the culprit - ALL homeowners in our area contribute to issues and opportunities.	7/9/2022 12:32 PM
34	if most of the housing units are second home owners our town is doomed... I am having a hard time finding help in my store and have had to reduce my hours....second home owners keep the lights out most of the time...the huge penthoused being built should have been multiple smaller units that would provide housing for locals who live here full time....thank you for this update.	7/9/2022 10:21 AM
35	It will become a more dangerous place to live because of the lack of community safety employees (EMTs, firefighters, cops, doctors and nurses) being able to afford housing and cost of living - happening to Tahoe right now.	7/9/2022 10:16 AM
36	Hailey is providing workforce housing AND increasing retail and nightlife. Ketchum will continue to lose as long as it continues with the same focus as now.	7/9/2022 9:36 AM
37	P and Z needs to be much more judicious in approving buildings that do not provide parking. Such decisions have negatively impacted every community where developers were allowed the "it's too expensive" relief.	7/9/2022 8:51 AM
38	The line of cars in and out of Ketchum each morning and evening should show that the workforce that services the community does not in fact live here. Help wanted signs for retail and restaurant are in windows for months. It's time to zone out inner city or near inner city mega mansions and have higher density affordable housing.	7/9/2022 8:42 AM

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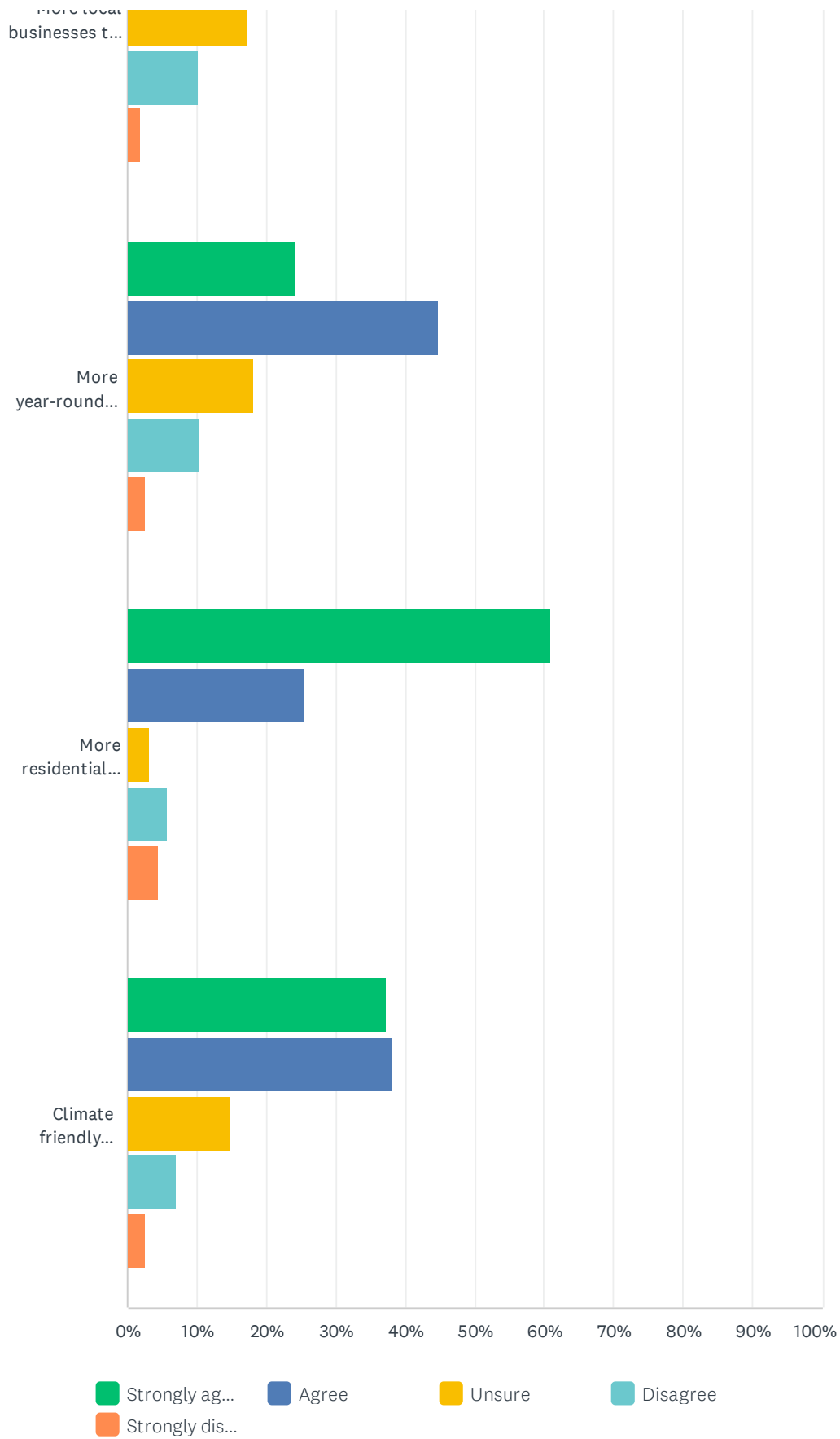
39	Higher cost of housing leads to higher cost of labor force and higher cost for services	7/9/2022 8:26 AM
40	Drop the vibrancy and focus on housing!!!	7/9/2022 7:59 AM
41	Nothing about what is currently going on is sustainable	7/9/2022 7:31 AM
42	I am an aging worker and my landlord has been fair, but needs to keep raising my rent. It is approaching over half my income. Was interested in Northwood, but the cap is \$33,900 which is really low. I can't qualify at my current yearly income around 42,000. I can just hang on if no emergencies occur. Just had almost \$3000 worth of financial problems which is wiping me out.	7/8/2022 9:30 PM
43	Promoting tourism at any cost has ruined this community. To late now. God save the sewer plant.	7/8/2022 6:00 PM
44	Zero attainably priced Long term housing	7/8/2022 3:35 PM
45	Loss of character and what makes Ketchum, Ketchum.	7/8/2022 3:14 PM
46	Congestion on Rte 75 as workers drive long distances for day jobs	7/8/2022 2:23 PM
47	We need housing for the local working community yesterday!!! Stop wasting time!	7/8/2022 2:11 PM
48	My impression that planned new buildings are big, boxy, with big residences on top....Not like small town feel Ketchum had a few years ago.Not sure if that is the goal....	7/8/2022 2:08 PM
49	Loss of a Ketchum identity. Cost of doing business is a lot for small businesses in town.	7/8/2022 2:01 PM
50	The city is making parking the next big problem. How do you not have the visions for this? Look to other resort communities.	7/8/2022 1:52 PM
51	Recall Neil.... get him out of the pocket of builders . Doesn't matter what the people want he does what he wants and has some how wrangled in some of the city council. I have been here 45 years and haver never seen before such a corrupt mayor and some council members	7/8/2022 1:36 PM
52	Too much inequality.	7/8/2022 1:19 PM
53	Wealthy homeowners will not be able to procure the services they desire, get table service at a dwindling number of restaurants, etc.	7/8/2022 1:14 PM
54	The verbiage and structure of this surveys section is a bit confusing and unclear. I find it difficult to retrieve visible data for the city in this section.	7/8/2022 1:11 PM
55	I'm one of working professional that is thinking about relocating. Having strong opposition to housing, but no opposition to 3,000+ foot homes/condos is making me rethink what this town is about. My growing family is outgrowing our 900 sq foot apartment.	7/8/2022 12:58 PM
56	WE are losing our diversity & therefore the vibrancy	7/8/2022 12:57 PM
57	I believe slack will actually get longer and worse with tourists and second home owners only coming for 2 weeks and xmas and 4th of july to labor day	7/8/2022 12:29 PM
58	My wife and I are young professionals. If things don't change, we will have no choice but to leave.	7/8/2022 12:28 PM
59	Towns need "pocket" areas for people to enjoy a moment on a bench under a tree. Too many four to five story buildings will create "canyons" without a welcomingpersonality.	7/8/2022 12:24 PM
60	The philanthropic community would donate to affordable housing like they did with the Argyros Center if you come up with a comprehensive plan that places houses somewhere other than the center of Ketchum.	7/8/2022 12:16 PM

Q2 Community members were also asked “What should a vibrant downtown Ketchum look and feel like?” Please tell us if you agree, disagree, or are unsure with what we heard:

Answered: 156 Skipped: 6



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	STRONGLY AGREE	AGREE	UNSURE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
More pedestrians and people riding bikes, less cars	39.10% 61	40.38% 63	10.90% 17	8.33% 13	1.28% 2	156	1.92
Diversity of age and ethnicity in our town	48.72% 76	38.46% 60	7.05% 11	4.49% 7	1.28% 2	156	1.71
More outdoor gathering areas	25.81% 40	38.71% 60	21.94% 34	11.61% 18	1.94% 3	155	2.25
More local businesses that are open longer hours	30.77% 48	39.74% 62	17.31% 27	10.26% 16	1.92% 3	156	2.13
More year-round attractions and events for younger people	24.03% 37	44.81% 69	18.18% 28	10.39% 16	2.60% 4	154	2.23
More residential housing available for all income levels	60.90% 95	25.64% 40	3.21% 5	5.77% 9	4.49% 7	156	1.67
Climate friendly community (EV charging, solar, etc.)	37.42% 58	38.06% 59	14.84% 23	7.10% 11	2.58% 4	155	1.99

#	ANYTHING YOU WANT TO ADD?	DATE
1	Socialist	7/20/2022 11:15 PM
2	The beer fests and slick social media won't house people. We need to direct more resources to the housing emergency.	7/20/2022 2:10 AM
3	Architecture that aligns with our community vibe...friendly, appropriate scale/not showy, celebrates nature. No more 'cookie- cutter' brick and glass faux western 'BLOCKS'. Expanded and accessible public transportation...not just seasonal. Delivery services to reduce traffic.	7/20/2022 1:38 AM
4	Since we have a grocery store in the down town core you cannot take parking away!!! There are many Workers that shop for their clients. There are many elderly that need to park close to stores esp. grocery and drug stores!	7/19/2022 5:00 PM
5	Again, The questions are resigned to get the answers you want not the answers you should be hearing. Ketchum can you be a private city without subsidizing housing for all income groups.	7/19/2022 4:25 PM
6	The EV Revolution is going to take decades to be viable and unless we build and promote nuclear there is not way to rebuild a viable electric infrastructure in this country.	7/19/2022 3:17 PM
7	downtown Ketchum should have the density in terms of businesses and full-time resident deed-restricted housing units that precipitates a busy, full downtown that can offer a range of events and activities for all ages; Ketchum should also recognize that many people are here for what surrounds, so going whole-hog on attractions/events may be overkill. new events/attractions should build on the strengths the upper Wood River valley naturally features.	7/18/2022 4:41 PM
8	Get the banks and realstate offices off of the main streets-- they close at 5pm & kill the town vibrancy	7/16/2022 11:27 AM
9	Cars might be a necessary evil to our outdoor lifestyle so we have to plan for them. Less cars and more bikes/walking would be nice in the core but how does our aging population access goods and services if it is difficult for them to drive to them? All businesses located here are local businesses - many choose not to be open longer hours which choices cannot be regulated but such choices do affect the economy and probably vibrancy, depending on your definition of it. There should be more events suited to ALL ages - young people can figure out how to have fun without old people doing it for them, or can sponsor age specific events as needed. More housing would be great but it requires more density or you get more of the same - houses that most people can't afford whether they cost \$2 million or you have twice as many that cost \$1 million. More housing also means more population growth which increases any perceived strain on infrastructure / staffing, etc. Climate friendly is definitely a worthy goal as long as we recognize that ICEs will dominate transportation for decades and plan accordingly.	7/15/2022 5:16 PM
10	You need to stop doing surveys and paying consultants and start taking action or you are going to lose more valuable employees and businesses.	7/15/2022 4:22 PM

Community Conversations: Vibrancy & Housing

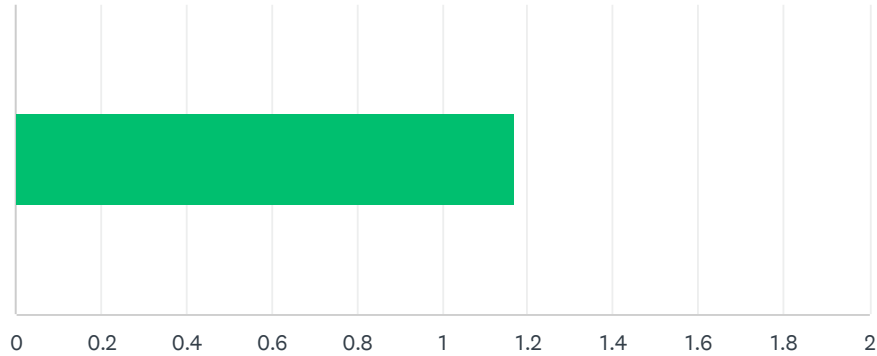
11	Mid to low income family able to live downtown..strongly agree!	7/15/2022 3:55 PM
12	Emphasis on local businesses that locals shop at. I believe we have too many "hobby businesses" that only appeal to tourists, and rent for retail space is far too high for young and interesting entrepreneurs to try out ideas.	7/15/2022 2:14 PM
13	Lower income housing should be primarily out of downtown	7/11/2022 2:58 PM
14	We should plan for and subsidize quicker migration away from fossil fuels to be replaced by renewable ones and by better insulation of buildings.	7/10/2022 9:09 PM
15	I think building condos and a lot of multi unit housing in Ketchum would be a mistake. I would not want Sun Valley to evolve into a Keystone or Park city which are like a condo city. If we want more of a local community living in Ketchum, I think the answer is not to build more housing, but rather to manage the amount of housing in the community that can be used for short term rentals.	7/9/2022 11:35 PM
16	We need to plan for growth and more people living/visiting here. Let's be a leader in small town living and creating innovative and quality experiences. Being proactive and having a long-term plan matters.	7/9/2022 12:32 PM
17	Less aggression, people driving slowly, more pedestrian friendly areas, less big ugly empty buildings	7/9/2022 10:16 AM
18	Vibrant businesses and availability for easy access with parking cars still needed for customers and staff.	7/9/2022 9:36 AM
19	Very few residential developments that were "developed" by public agencies succeed long term. History proves this point. The role of the local government should be to facilitate workforce housing but then seek out professional developers to complete the buildings. Bluebird would not be as it is were skilled, professional developers involved.	7/9/2022 8:51 AM
20	Perhaps Ketchum should work with Bellevue to develop affordable housing. It is clear Ketchum is not going to enforce development of affordable places for the workforce to live.	7/9/2022 8:26 AM
21	HOUSING is #1 priority!	7/9/2022 7:59 AM
22	NO.	7/8/2022 9:30 PM
23	People own and use cars. Parking spaces are needed.	7/8/2022 4:11 PM
24	I'm young (I think)(ish?) and think there are lots of events for young people, we just don't seem to know about them.	7/8/2022 3:39 PM
25	I think pedestrians are key--bikers, not so much--bicycles are going somewhere, not shopping. We need covered parking, free. Charge for on street parking	7/8/2022 3:36 PM
26	Enough with the events.	7/8/2022 3:14 PM
27	We need housing for young family's who work and live in our community and it needs to be affordable	7/8/2022 2:11 PM
28	I don't think we need more residential housing for ALL income levels. That means the wealthy just keep buying up housing and properties. What we need is a focus on ESSENTIAL housing	7/8/2022 2:01 PM
29	Too little too late. Everyone I know under the age of 45 that actually works, no trust fund, has a back up plan to leave the valley. I do as well. There may be a few more years left before this area is completely ruined like Vail, Park City, Jackson, etc.	7/8/2022 1:52 PM
30	Stores can't have longer hours with out enough employees. Yes on residential housing, but that doesn't mean they have to live in the core of town in in buildings that are too big and tall for space providedthat doesn't mean it h	7/8/2022 1:36 PM
31	Hailey and Bellevue are good for affordable housing, people commute all of this country; no need to live in Ketchum.	7/8/2022 1:13 PM
32	It seems that ketchum already has a majority of the amenities listed. I suppose the city can try and shape vibrancy, however, outside factors tend to be the determinate for vibrancy. Local ordinances should on a basic level set the stage for these interactions, but should let the character and town energy develop organically.	7/8/2022 1:11 PM

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33	Ask Elon Musk to bury Main Street and Sun Valley Road for car traffic. He might go for it. In Europe small towns with heavy traffic direct the thru traffic around town. This is not possible here, but tunnel under let's do it.	7/8/2022 12:58 PM
34	Stop electing eople who can be bought.	7/8/2022 12:36 PM
35	More local businesses would be nice but longer hours aren't necessary.	7/8/2022 12:24 PM
36	We want to keep Ketchum vibrant, diverse and youthful without it becoming crowded, load & less clean.	7/8/2022 12:16 PM

Q3 The city should consider requiring a minimum number of housing units in new developments of a certain size.

Answered: 135 Skipped: 27



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	158	135
Total Respondents: 135			

#		DATE
1	0	7/22/2022 8:07 AM
2	1	7/21/2022 2:29 PM
3	1	7/21/2022 12:48 PM
4	4	7/20/2022 11:16 PM
5	4	7/20/2022 1:07 PM
6	0	7/20/2022 10:14 AM
7	2	7/20/2022 9:57 AM
8	0	7/20/2022 7:42 AM
9	4	7/20/2022 6:54 AM
10	0	7/20/2022 2:13 AM
11	2	7/20/2022 1:41 AM
12	2	7/19/2022 9:50 PM
13	2	7/19/2022 9:44 PM
14	4	7/19/2022 9:40 PM
15	1	7/19/2022 9:08 PM
16	0	7/19/2022 6:57 PM
17	0	7/19/2022 6:43 PM
18	1	7/19/2022 6:28 PM
19	3	7/19/2022 5:02 PM

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20	2	7/19/2022 4:59 PM
21	4	7/19/2022 3:50 PM
22	4	7/19/2022 3:22 PM
23	0	7/19/2022 3:16 PM
24	4	7/19/2022 2:22 PM
25	0	7/19/2022 2:13 PM
26	0	7/19/2022 2:12 PM
27	4	7/19/2022 2:11 PM
28	3	7/19/2022 2:08 PM
29	0	7/19/2022 11:29 AM
30	0	7/18/2022 5:19 PM
31	0	7/18/2022 4:47 PM
32	0	7/18/2022 1:33 PM
33	4	7/18/2022 8:23 AM
34	0	7/16/2022 6:12 PM
35	0	7/16/2022 3:38 PM
36	1	7/16/2022 12:22 PM
37	3	7/16/2022 11:28 AM
38	0	7/16/2022 9:15 AM
39	1	7/15/2022 10:40 PM
40	4	7/15/2022 5:19 PM
41	1	7/15/2022 4:48 PM
42	2	7/15/2022 4:22 PM
43	2	7/15/2022 4:22 PM
44	3	7/15/2022 4:08 PM
45	2	7/15/2022 4:04 PM
46	0	7/15/2022 4:00 PM
47	3	7/15/2022 3:56 PM
48	0	7/15/2022 2:15 PM
49	4	7/13/2022 8:49 PM
50	1	7/13/2022 3:49 PM
51	0	7/13/2022 8:27 AM
52	0	7/12/2022 1:26 PM
53	0	7/12/2022 12:59 PM
54	1	7/12/2022 10:38 AM
55	4	7/12/2022 9:37 AM
56	1	7/12/2022 8:00 AM
57	0	7/11/2022 8:31 PM

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58	1	7/11/2022 5:08 PM
59	1	7/11/2022 3:49 PM
60	4	7/11/2022 2:59 PM
61	0	7/11/2022 12:12 PM
62	4	7/11/2022 10:20 AM
63	3	7/11/2022 8:43 AM
64	0	7/11/2022 7:05 AM
65	1	7/10/2022 5:20 PM
66	0	7/10/2022 4:52 PM
67	1	7/10/2022 4:44 PM
68	1	7/10/2022 11:58 AM
69	0	7/10/2022 11:28 AM
70	0	7/10/2022 10:01 AM
71	0	7/9/2022 7:35 PM
72	2	7/9/2022 1:29 PM
73	0	7/9/2022 10:22 AM
74	0	7/9/2022 10:17 AM
75	4	7/9/2022 9:37 AM
76	0	7/9/2022 8:51 AM
77	0	7/9/2022 8:46 AM
78	2	7/9/2022 8:28 AM
79	0	7/9/2022 8:10 AM
80	0	7/9/2022 7:31 AM
81	0	7/9/2022 7:04 AM
82	0	7/8/2022 10:40 PM
83	0	7/8/2022 10:12 PM
84	0	7/8/2022 9:32 PM
85	1	7/8/2022 8:07 PM
86	4	7/8/2022 6:51 PM
87	0	7/8/2022 6:42 PM
88	0	7/8/2022 6:25 PM
89	0	7/8/2022 5:20 PM
90	0	7/8/2022 4:10 PM
91	0	7/8/2022 4:03 PM
92	2	7/8/2022 3:51 PM
93	0	7/8/2022 3:51 PM
94	1	7/8/2022 3:40 PM
95	0	7/8/2022 3:38 PM

Community Conversations: Vibrancy & Housing

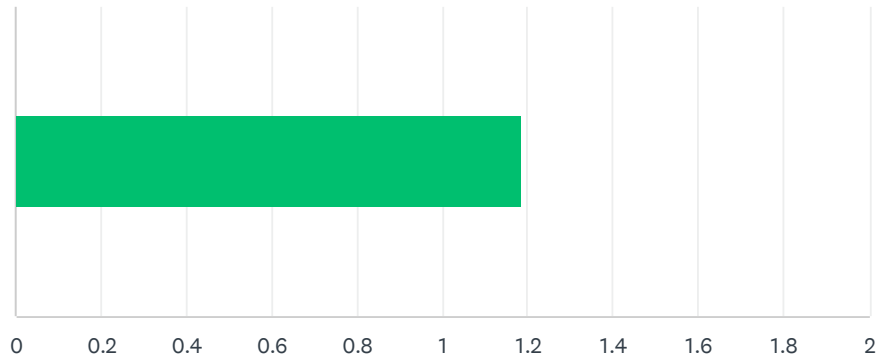
96	0	7/8/2022 3:35 PM
97	1	7/8/2022 3:20 PM
98	2	7/8/2022 3:15 PM
99	0	7/8/2022 2:53 PM
100	0	7/8/2022 2:27 PM
101	0	7/8/2022 2:27 PM
102	0	7/8/2022 2:24 PM
103	1	7/8/2022 2:23 PM
104	0	7/8/2022 2:12 PM
105	0	7/8/2022 2:12 PM
106	0	7/8/2022 1:55 PM
107	2	7/8/2022 1:52 PM
108	0	7/8/2022 1:52 PM
109	0	7/8/2022 1:37 PM
110	0	7/8/2022 1:34 PM
111	3	7/8/2022 1:28 PM
112	0	7/8/2022 1:24 PM
113	0	7/8/2022 1:22 PM
114	0	7/8/2022 1:18 PM
115	4	7/8/2022 1:14 PM
116	4	7/8/2022 1:12 PM
117	2	7/8/2022 1:11 PM
118	0	7/8/2022 12:58 PM
119	0	7/8/2022 12:58 PM
120	2	7/8/2022 12:53 PM
121	0	7/8/2022 12:47 PM
122	0	7/8/2022 12:37 PM
123	4	7/8/2022 12:32 PM
124	1	7/8/2022 12:31 PM
125	2	7/8/2022 12:30 PM
126	4	7/8/2022 12:30 PM
127	0	7/8/2022 12:30 PM
128	0	7/8/2022 12:29 PM
129	2	7/8/2022 12:29 PM
130	1	7/8/2022 12:25 PM
131	2	7/8/2022 12:23 PM
132	0	7/8/2022 12:21 PM
133	0	7/8/2022 12:20 PM

Community Conversations: Vibrancy & Housing

134	0	7/8/2022 12:18 PM
135	0	7/8/2022 12:14 PM

Q4 The city should consider limiting where consolidation of lots can occur.

Answered: 130 Skipped: 32



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	154	130
Total Respondents: 130			

#		DATE
1	0	7/22/2022 8:07 AM
2	0	7/21/2022 2:30 PM
3	1	7/21/2022 12:48 PM
4	4	7/20/2022 11:16 PM
5	4	7/20/2022 1:07 PM
6	0	7/20/2022 10:14 AM
7	0	7/20/2022 9:57 AM
8	0	7/20/2022 7:43 AM
9	2	7/20/2022 6:55 AM
10	4	7/20/2022 1:42 AM
11	1	7/19/2022 9:45 PM
12	2	7/19/2022 9:43 PM
13	0	7/19/2022 6:57 PM
14	0	7/19/2022 6:43 PM
15	1	7/19/2022 6:29 PM
16	4	7/19/2022 5:02 PM
17	1	7/19/2022 5:00 PM
18	4	7/19/2022 3:50 PM
19	2	7/19/2022 3:23 PM
20	0	7/19/2022 3:16 PM

Community Conversations: Vibrancy & Housing

21	2	7/19/2022 2:25 PM
22	1	7/19/2022 2:23 PM
23	4	7/19/2022 2:23 PM
24	0	7/19/2022 2:14 PM
25	4	7/19/2022 2:11 PM
26	1	7/19/2022 2:08 PM
27	2	7/19/2022 11:29 AM
28	0	7/18/2022 4:48 PM
29	1	7/18/2022 1:33 PM
30	4	7/18/2022 8:24 AM
31	0	7/16/2022 6:13 PM
32	0	7/16/2022 3:38 PM
33	1	7/16/2022 12:23 PM
34	1	7/16/2022 11:28 AM
35	0	7/16/2022 9:15 AM
36	0	7/15/2022 10:41 PM
37	0	7/15/2022 5:19 PM
38	1	7/15/2022 4:48 PM
39	2	7/15/2022 4:23 PM
40	4	7/15/2022 4:22 PM
41	2	7/15/2022 4:08 PM
42	1	7/15/2022 4:04 PM
43	0	7/15/2022 4:00 PM
44	3	7/15/2022 3:57 PM
45	1	7/15/2022 2:15 PM
46	3	7/14/2022 4:15 PM
47	2	7/13/2022 3:49 PM
48	0	7/13/2022 8:27 AM
49	2	7/12/2022 1:26 PM
50	0	7/12/2022 1:00 PM
51	2	7/12/2022 10:38 AM
52	0	7/12/2022 9:38 AM
53	0	7/12/2022 8:00 AM
54	0	7/11/2022 8:32 PM
55	1	7/11/2022 5:09 PM
56	1	7/11/2022 3:49 PM
57	4	7/11/2022 2:59 PM
58	4	7/11/2022 12:13 PM

Community Conversations: Vibrancy & Housing

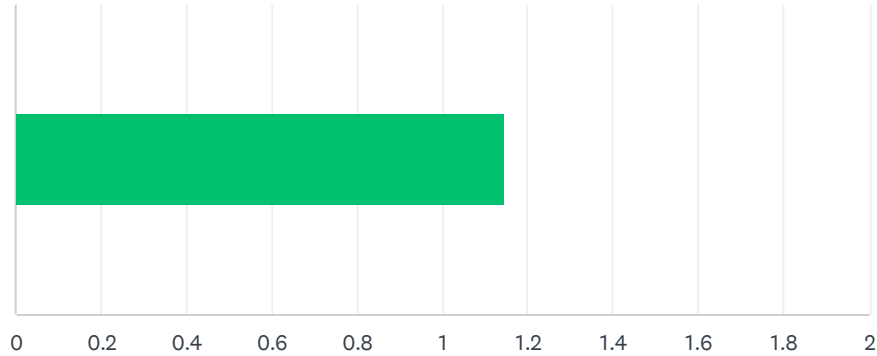
59	4	7/11/2022 10:21 AM
60	1	7/11/2022 8:43 AM
61	0	7/11/2022 7:06 AM
62	4	7/10/2022 5:21 PM
63	1	7/10/2022 4:45 PM
64	0	7/10/2022 11:58 AM
65	0	7/10/2022 11:28 AM
66	0	7/10/2022 10:02 AM
67	0	7/9/2022 7:36 PM
68	1	7/9/2022 4:52 PM
69	1	7/9/2022 1:30 PM
70	0	7/9/2022 10:22 AM
71	0	7/9/2022 10:17 AM
72	0	7/9/2022 8:52 AM
73	0	7/9/2022 8:46 AM
74	2	7/9/2022 8:28 AM
75	0	7/9/2022 8:11 AM
76	2	7/9/2022 7:32 AM
77	0	7/9/2022 7:04 AM
78	0	7/8/2022 10:40 PM
79	0	7/8/2022 10:12 PM
80	2	7/8/2022 9:32 PM
81	0	7/8/2022 8:08 PM
82	4	7/8/2022 6:52 PM
83	0	7/8/2022 6:42 PM
84	0	7/8/2022 6:25 PM
85	0	7/8/2022 4:10 PM
86	1	7/8/2022 4:03 PM
87	1	7/8/2022 3:52 PM
88	0	7/8/2022 3:51 PM
89	1	7/8/2022 3:40 PM
90	0	7/8/2022 3:38 PM
91	2	7/8/2022 3:36 PM
92	0	7/8/2022 3:20 PM
93	1	7/8/2022 3:19 PM
94	2	7/8/2022 3:15 PM
95	0	7/8/2022 2:54 PM
96	0	7/8/2022 2:28 PM

Community Conversations: Vibrancy & Housing

97	0	7/8/2022 2:27 PM
98	1	7/8/2022 2:25 PM
99	0	7/8/2022 2:23 PM
100	0	7/8/2022 2:13 PM
101	4	7/8/2022 2:12 PM
102	4	7/8/2022 1:56 PM
103	0	7/8/2022 1:55 PM
104	0	7/8/2022 1:55 PM
105	2	7/8/2022 1:52 PM
106	0	7/8/2022 1:37 PM
107	1	7/8/2022 1:34 PM
108	1	7/8/2022 1:30 PM
109	0	7/8/2022 1:24 PM
110	0	7/8/2022 1:22 PM
111	0	7/8/2022 1:16 PM
112	4	7/8/2022 1:14 PM
113	2	7/8/2022 1:12 PM
114	4	7/8/2022 1:12 PM
115	0	7/8/2022 12:59 PM
116	0	7/8/2022 12:59 PM
117	0	7/8/2022 12:59 PM
118	4	7/8/2022 12:53 PM
119	0	7/8/2022 12:47 PM
120	4	7/8/2022 12:32 PM
121	1	7/8/2022 12:32 PM
122	2	7/8/2022 12:30 PM
123	0	7/8/2022 12:30 PM
124	2	7/8/2022 12:30 PM
125	0	7/8/2022 12:30 PM
126	1	7/8/2022 12:25 PM
127	1	7/8/2022 12:24 PM
128	0	7/8/2022 12:22 PM
129	2	7/8/2022 12:19 PM
130	0	7/8/2022 12:15 PM

Q5 The city should consider regulations that limit the loss of existing housing units.

Answered: 114 Skipped: 48



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	131	114
Total Respondents: 114			

#		DATE
1	0	7/22/2022 8:07 AM
2	0	7/21/2022 2:30 PM
3	3	7/21/2022 12:49 PM
4	4	7/20/2022 11:16 PM
5	4	7/20/2022 1:07 PM
6	0	7/20/2022 10:15 AM
7	0	7/20/2022 9:57 AM
8	0	7/20/2022 7:43 AM
9	1	7/20/2022 6:55 AM
10	0	7/19/2022 9:51 PM
11	3	7/19/2022 9:44 PM
12	0	7/19/2022 6:58 PM
13	0	7/19/2022 6:43 PM
14	1	7/19/2022 6:29 PM
15	4	7/19/2022 5:03 PM
16	1	7/19/2022 5:01 PM
17	4	7/19/2022 3:50 PM
18	4	7/19/2022 3:23 PM
19	0	7/19/2022 3:16 PM

Community Conversations: Vibrancy & Housing

20	0	7/19/2022 2:24 PM
21	2	7/19/2022 2:23 PM
22	0	7/19/2022 2:14 PM
23	4	7/19/2022 2:11 PM
24	4	7/19/2022 2:09 PM
25	0	7/19/2022 11:29 AM
26	0	7/18/2022 4:48 PM
27	0	7/18/2022 1:33 PM
28	0	7/16/2022 6:14 PM
29	0	7/16/2022 3:38 PM
30	2	7/16/2022 12:23 PM
31	0	7/16/2022 9:16 AM
32	0	7/15/2022 10:41 PM
33	2	7/15/2022 5:20 PM
34	0	7/15/2022 4:48 PM
35	0	7/15/2022 4:23 PM
36	0	7/15/2022 4:23 PM
37	4	7/15/2022 4:09 PM
38	1	7/15/2022 4:05 PM
39	0	7/15/2022 4:00 PM
40	4	7/15/2022 3:58 PM
41	2	7/14/2022 4:15 PM
42	1	7/13/2022 3:50 PM
43	0	7/13/2022 8:27 AM
44	2	7/12/2022 10:38 AM
45	4	7/12/2022 9:39 AM
46	0	7/12/2022 8:01 AM
47	0	7/11/2022 8:32 PM
48	3	7/11/2022 5:09 PM
49	0	7/11/2022 3:50 PM
50	4	7/11/2022 3:00 PM
51	0	7/11/2022 12:13 PM
52	0	7/11/2022 10:21 AM
53	1	7/11/2022 8:45 AM
54	0	7/11/2022 7:06 AM
55	1	7/10/2022 4:45 PM
56	0	7/10/2022 11:59 AM
57	0	7/10/2022 11:28 AM

Community Conversations: Vibrancy & Housing

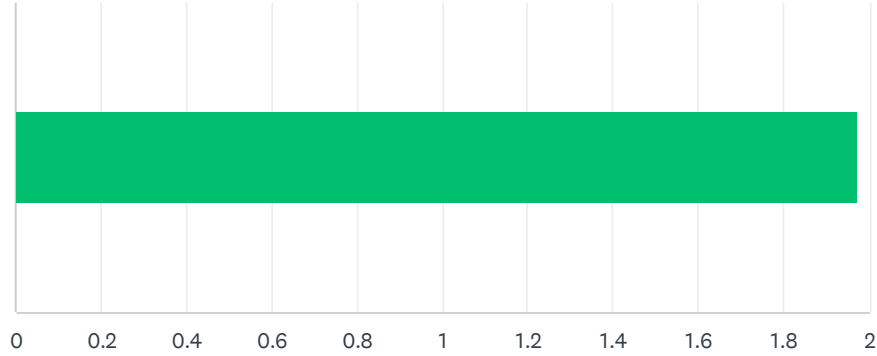
58	2	7/10/2022 10:03 AM
59	0	7/9/2022 7:36 PM
60	4	7/9/2022 1:31 PM
61	0	7/9/2022 10:23 AM
62	0	7/9/2022 10:17 AM
63	4	7/9/2022 9:38 AM
64	0	7/9/2022 8:52 AM
65	0	7/9/2022 8:47 AM
66	0	7/9/2022 8:11 AM
67	0	7/9/2022 7:32 AM
68	0	7/9/2022 7:04 AM
69	0	7/8/2022 10:41 PM
70	0	7/8/2022 10:13 PM
71	0	7/8/2022 9:33 PM
72	4	7/8/2022 8:08 PM
73	2	7/8/2022 6:52 PM
74	0	7/8/2022 6:42 PM
75	0	7/8/2022 6:25 PM
76	0	7/8/2022 4:10 PM
77	3	7/8/2022 3:52 PM
78	0	7/8/2022 3:51 PM
79	2	7/8/2022 3:39 PM
80	2	7/8/2022 3:21 PM
81	1	7/8/2022 3:19 PM
82	0	7/8/2022 3:15 PM
83	2	7/8/2022 2:54 PM
84	0	7/8/2022 2:28 PM
85	0	7/8/2022 2:28 PM
86	0	7/8/2022 2:25 PM
87	0	7/8/2022 2:24 PM
88	0	7/8/2022 2:13 PM
89	0	7/8/2022 2:13 PM
90	4	7/8/2022 1:57 PM
91	0	7/8/2022 1:56 PM
92	0	7/8/2022 1:56 PM
93	0	7/8/2022 1:53 PM
94	1	7/8/2022 1:35 PM
95	0	7/8/2022 1:25 PM

Community Conversations: Vibrancy & Housing

96	0	7/8/2022 1:22 PM
97	2	7/8/2022 1:19 PM
98	0	7/8/2022 1:16 PM
99	4	7/8/2022 1:14 PM
100	2	7/8/2022 1:12 PM
101	4	7/8/2022 1:12 PM
102	0	7/8/2022 1:00 PM
103	0	7/8/2022 12:59 PM
104	4	7/8/2022 12:54 PM
105	0	7/8/2022 12:47 PM
106	1	7/8/2022 12:42 PM
107	4	7/8/2022 12:33 PM
108	1	7/8/2022 12:32 PM
109	0	7/8/2022 12:30 PM
110	0	7/8/2022 12:30 PM
111	1	7/8/2022 12:26 PM
112	1	7/8/2022 12:24 PM
113	4	7/8/2022 12:22 PM
114	2	7/8/2022 12:19 PM

Q6 The city should consider additional parking exemptions for retail and office space.

Answered: 121 Skipped: 41



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	239	121
Total Respondents: 121			

#		DATE
1	0	7/22/2022 8:08 AM
2	1	7/21/2022 2:31 PM
3	2	7/21/2022 12:49 PM
4	4	7/20/2022 11:17 PM
5	0	7/20/2022 1:08 PM
6	4	7/20/2022 10:15 AM
7	1	7/20/2022 9:58 AM
8	0	7/20/2022 7:43 AM
9	4	7/20/2022 6:55 AM
10	4	7/20/2022 1:42 AM
11	4	7/19/2022 9:45 PM
12	2	7/19/2022 9:09 PM
13	4	7/19/2022 6:58 PM
14	1	7/19/2022 6:44 PM
15	1	7/19/2022 6:29 PM
16	4	7/19/2022 5:04 PM
17	4	7/19/2022 5:02 PM
18	2	7/19/2022 3:51 PM
19	4	7/19/2022 3:24 PM

Community Conversations: Vibrancy & Housing

20	0	7/19/2022 3:16 PM
21	2	7/19/2022 2:24 PM
22	1	7/19/2022 2:23 PM
23	2	7/19/2022 2:14 PM
24	4	7/19/2022 2:11 PM
25	1	7/19/2022 2:09 PM
26	4	7/19/2022 11:29 AM
27	1	7/18/2022 4:49 PM
28	3	7/16/2022 6:14 PM
29	1	7/16/2022 3:39 PM
30	2	7/16/2022 12:23 PM
31	4	7/16/2022 11:29 AM
32	2	7/16/2022 9:16 AM
33	0	7/15/2022 10:41 PM
34	0	7/15/2022 5:20 PM
35	1	7/15/2022 4:49 PM
36	2	7/15/2022 4:24 PM
37	4	7/15/2022 4:23 PM
38	4	7/15/2022 4:09 PM
39	2	7/15/2022 4:07 PM
40	3	7/15/2022 4:01 PM
41	4	7/15/2022 3:58 PM
42	1	7/15/2022 2:16 PM
43	4	7/14/2022 4:16 PM
44	0	7/13/2022 3:50 PM
45	2	7/13/2022 8:27 AM
46	0	7/12/2022 1:01 PM
47	4	7/12/2022 10:38 AM
48	3	7/12/2022 8:02 AM
49	0	7/11/2022 8:33 PM
50	0	7/11/2022 5:10 PM
51	0	7/11/2022 3:50 PM
52	2	7/11/2022 3:00 PM
53	2	7/11/2022 2:15 PM
54	0	7/11/2022 10:21 AM
55	2	7/11/2022 8:45 AM
56	0	7/11/2022 7:07 AM
57	1	7/10/2022 4:46 PM

Community Conversations: Vibrancy & Housing

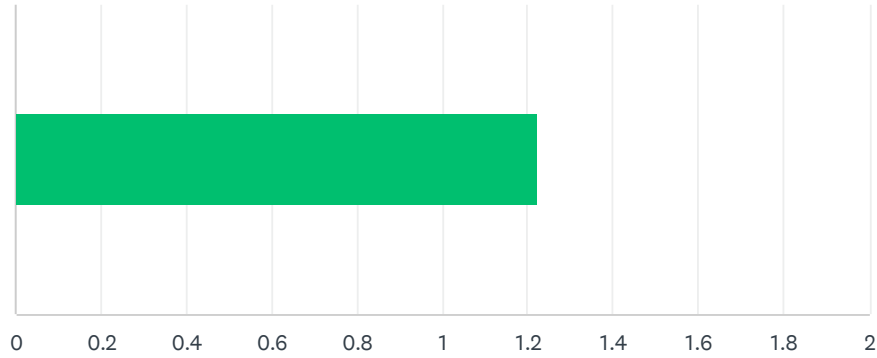
58	1	7/10/2022 11:59 AM
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60	4	7/10/2022 10:03 AM
61	1	7/9/2022 4:52 PM
62	1	7/9/2022 1:32 PM
63	0	7/9/2022 10:24 AM
64	2	7/9/2022 10:18 AM
65	4	7/9/2022 9:39 AM
66	4	7/9/2022 8:52 AM
67	4	7/9/2022 8:47 AM
68	2	7/9/2022 8:29 AM
69	4	7/9/2022 8:11 AM
70	3	7/9/2022 7:33 AM
71	3	7/9/2022 7:05 AM
72	2	7/8/2022 10:41 PM
73	0	7/8/2022 10:13 PM
74	2	7/8/2022 9:33 PM
75	4	7/8/2022 8:09 PM
76	4	7/8/2022 6:53 PM
77	0	7/8/2022 6:43 PM
78	0	7/8/2022 6:26 PM
79	1	7/8/2022 4:11 PM
80	2	7/8/2022 4:04 PM
81	0	7/8/2022 3:52 PM
82	0	7/8/2022 3:52 PM
83	2	7/8/2022 3:41 PM
84	4	7/8/2022 3:39 PM
85	0	7/8/2022 3:37 PM
86	2	7/8/2022 3:21 PM
87	3	7/8/2022 3:19 PM
88	0	7/8/2022 3:16 PM
89	4	7/8/2022 2:57 PM
90	4	7/8/2022 2:55 PM
91	0	7/8/2022 2:28 PM
92	4	7/8/2022 2:28 PM
93	2	7/8/2022 2:26 PM
94	2	7/8/2022 2:24 PM
95	4	7/8/2022 1:58 PM

Community Conversations: Vibrancy & Housing

96	0	7/8/2022 1:57 PM
97	4	7/8/2022 1:56 PM
98	4	7/8/2022 1:53 PM
99	4	7/8/2022 1:37 PM
100	0	7/8/2022 1:35 PM
101	0	7/8/2022 1:25 PM
102	4	7/8/2022 1:22 PM
103	0	7/8/2022 1:20 PM
104	0	7/8/2022 1:17 PM
105	4	7/8/2022 1:15 PM
106	1	7/8/2022 1:12 PM
107	0	7/8/2022 1:12 PM
108	0	7/8/2022 1:00 PM
109	1	7/8/2022 1:00 PM
110	0	7/8/2022 12:59 PM
111	0	7/8/2022 12:54 PM
112	4	7/8/2022 12:48 PM
113	1	7/8/2022 12:42 PM
114	4	7/8/2022 12:33 PM
115	1	7/8/2022 12:32 PM
116	4	7/8/2022 12:30 PM
117	0	7/8/2022 12:30 PM
118	1	7/8/2022 12:26 PM
119	2	7/8/2022 12:24 PM
120	4	7/8/2022 12:22 PM
121	2	7/8/2022 12:22 PM

Q7 The city should consider reviewing the type and location of uses in each project on a case-by-case basis.

Answered: 112 Skipped: 50



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	137	112
Total Respondents: 112			

#		DATE
1	2	7/22/2022 8:08 AM
2	2	7/21/2022 2:31 PM
3	2	7/21/2022 12:50 PM
4	2	7/20/2022 11:18 PM
5	2	7/20/2022 1:08 PM
6	0	7/20/2022 10:16 AM
7	0	7/20/2022 9:58 AM
8	0	7/20/2022 7:43 AM
9	0	7/19/2022 9:51 PM
10	0	7/19/2022 9:49 PM
11	2	7/19/2022 9:09 PM
12	0	7/19/2022 6:59 PM
13	1	7/19/2022 6:45 PM
14	0	7/19/2022 6:30 PM
15	4	7/19/2022 5:05 PM
16	1	7/19/2022 5:02 PM
17	2	7/19/2022 3:51 PM
18	0	7/19/2022 3:24 PM
19	2	7/19/2022 3:16 PM

Community Conversations: Vibrancy & Housing

20	2	7/19/2022 2:30 PM
21	4	7/19/2022 2:23 PM
22	4	7/19/2022 2:11 PM
23	4	7/19/2022 2:10 PM
24	0	7/19/2022 11:30 AM
25	3	7/18/2022 4:50 PM
26	2	7/16/2022 6:15 PM
27	0	7/16/2022 3:39 PM
28	1	7/16/2022 12:23 PM
29	0	7/16/2022 11:30 AM
30	0	7/16/2022 9:16 AM
31	4	7/15/2022 10:42 PM
32	4	7/15/2022 5:21 PM
33	1	7/15/2022 4:49 PM
34	0	7/15/2022 4:24 PM
35	0	7/15/2022 4:24 PM
36	1	7/15/2022 4:10 PM
37	3	7/15/2022 4:09 PM
38	1	7/15/2022 4:02 PM
39	2	7/15/2022 3:59 PM
40	0	7/14/2022 4:16 PM
41	1	7/13/2022 3:50 PM
42	0	7/13/2022 8:28 AM
43	0	7/12/2022 1:01 PM
44	1	7/12/2022 10:38 AM
45	4	7/12/2022 9:39 AM
46	1	7/12/2022 8:02 AM
47	0	7/11/2022 8:33 PM
48	1	7/11/2022 5:11 PM
49	4	7/11/2022 3:50 PM
50	4	7/11/2022 3:01 PM
51	3	7/11/2022 10:22 AM
52	1	7/11/2022 8:46 AM
53	0	7/11/2022 7:07 AM
54	4	7/10/2022 5:21 PM
55	1	7/10/2022 11:59 AM
56	0	7/10/2022 11:29 AM
57	2	7/9/2022 4:53 PM

Community Conversations: Vibrancy & Housing

58	3	7/9/2022 1:33 PM
59	0	7/9/2022 10:24 AM
60	0	7/9/2022 10:18 AM
61	0	7/9/2022 9:20 AM
62	0	7/9/2022 8:53 AM
63	0	7/9/2022 8:48 AM
64	0	7/9/2022 8:30 AM
65	1	7/9/2022 7:33 AM
66	0	7/9/2022 7:05 AM
67	0	7/8/2022 10:42 PM
68	0	7/8/2022 10:13 PM
69	0	7/8/2022 9:34 PM
70	0	7/8/2022 8:10 PM
71	4	7/8/2022 6:53 PM
72	1	7/8/2022 6:43 PM
73	0	7/8/2022 6:26 PM
74	2	7/8/2022 4:11 PM
75	2	7/8/2022 4:05 PM
76	1	7/8/2022 3:53 PM
77	2	7/8/2022 3:52 PM
78	2	7/8/2022 3:42 PM
79	2	7/8/2022 3:39 PM
80	0	7/8/2022 3:22 PM
81	0	7/8/2022 3:20 PM
82	0	7/8/2022 3:16 PM
83	0	7/8/2022 2:55 PM
84	2	7/8/2022 2:29 PM
85	0	7/8/2022 2:28 PM
86	0	7/8/2022 2:24 PM
87	1	7/8/2022 1:57 PM
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91	3	7/8/2022 1:31 PM
92	0	7/8/2022 1:27 PM
93	4	7/8/2022 1:22 PM
94	0	7/8/2022 1:20 PM
95	0	7/8/2022 1:17 PM

Community Conversations: Vibrancy & Housing

96	4	7/8/2022 1:12 PM
97	4	7/8/2022 1:12 PM
98	0	7/8/2022 1:02 PM
99	0	7/8/2022 1:01 PM
100	0	7/8/2022 12:59 PM
101	0	7/8/2022 12:55 PM
102	0	7/8/2022 12:48 PM
103	2	7/8/2022 12:42 PM
104	4	7/8/2022 12:33 PM
105	1	7/8/2022 12:32 PM
106	0	7/8/2022 12:31 PM
107	0	7/8/2022 12:31 PM
108	1	7/8/2022 12:26 PM
109	0	7/8/2022 12:24 PM
110	0	7/8/2022 12:23 PM
111	1	7/8/2022 12:20 PM
112	2	7/8/2022 12:16 PM

Q8 If you have additional thoughts, comments or questions, please note them here:

Answered: 59 Skipped: 103

#	RESPONSES	DATE
1	The planing department is a heavy handed arm of the mayor that is mandating code at it's own will, not by ordinance. Acting as a cowboy regents	7/20/2022 11:27 PM
2	I hate the removal of old buildings that are part of what makes Ketchum unique. Stop the demolition of old buildings!!!!	7/20/2022 10:00 AM
3	Tax short term rentals @ 25% and make it easier to bike than drive in the downtown core. Why are we wasting space for free parking when that land is insanely valuable	7/20/2022 7:44 AM
4	Stay away from apartment blocks. No one wants to live there! Limit square footage on new houses. Ketchum looks like the playground of the rich and vulgar!	7/20/2022 6:59 AM
5	Parking — A destination place needs it. I favor a paid multi-level parking structure somewhere in the core. By 511 bldg or where the Idaho Power bldg is now? It's a mistake to issue variances and count on the Church or busing folks in, imho. Make the exemption only where it meets multiple community goals. Lastly, rethink Lewis Street and gain housing there.	7/20/2022 2:20 AM
6	1. I applaud the City for taking a proactive and progressive approach to this issue. We need to plan now for our future. 2. The approach aspires to promote the densification of housing in areas that are attractive to tourists (e.g. ski bases) as a solution to workforce/moderate income housing. I feel that this is misguided and will only result in the purchase of additional 2nd home for vacation/rental purposes. Rather, the city should rather identify other areas/property that can be developed for housing that is accessible for professional and service workforce. 3. If densification is an objective of the housing plan, it should be accompanied by strict requirements for adequate parking and infrastructure development. I did not see either in the summary. We can't have more people living in the city center vying for street parking. We also have a water resource limitation....This needs to be considered. 4. Vibrancy. How can the city attract dynamic companies to the area?	7/20/2022 1:51 AM
7	Limit short-term rentals. Fight it out in court. It's a root cause and the city is not addressing it.	7/19/2022 9:11 PM
8	WRV has kicked the can down the road for almost 50 years, regarding parking and housing. It's way past time to take the bull by the horns immediately with drastic action. I am in favor of seizing open land through eminent domain and using that land for affordable housing & underground parking!	7/19/2022 7:01 PM
9	On the questions for density..I had a hard time answering the questions because....it wasn't clear on if there is high density is that for high rent buildings? Is it for the working people. The last thing I think this town should look like is a high density ski resort with tight over built areas. It would also push out the parking for the local person who for various reasons cannot rely on the bus service.	7/19/2022 5:10 PM
10	Please do not encourage developments in the core downtown area like BlueBird village. We need more restaurants, shops and vitality in the downtown core. We have Mountain Rides so 'affordable' housing can be placed in less expensive places than the core. Workers do not have to walk to work! We could have sold that piece of property for tons of money and used theC money to make many more affordable units if not placed in the down town core.	7/19/2022 5:08 PM
11	I love Ketchum and appreciate the City is trying to help with the housing crisis but let's be real. Increased zoning regs and restrictions on STR don't make it more affordable to live here. We need to relax regulations not tighten them and fight NIMBYSM. Support more projects like Bluebird. And break out the earplugs for wealthy second homeowners and wealthy businesses that fight large workforce projects. The businesses should step in and take ownership, plenty of affordable condos on the market in the South Valley to purchase. Ketchum wasted in lieu of funds on town plaza, hires consultants instead of purchasing existing units and hamstrings middle class STR owners. None of this increases community housing or supports locals. How	7/19/2022 4:25 PM

Community Conversations: Vibrancy & Housing

many long term retiring locals will loose revenue from lots they've owned for years if more regulations are enacted?

12	The time line to process applications for the best kind of projects that fit within the community takes far too long o be effective. It discourages anyone taking the "risk" to develop what is most needed. Subsidy of retail and office space can only take place with the development of higher end penthouse residences on the the upper floors and with adequate parking. The City is losing sight of the essential nature of public parking by taking parking way from the commercial core. Those projects that are architecturally strong and that recognize that Ketchum needs to modernize the "built" environment as authentic while accepting modern interpretations should be encouraged.	7/19/2022 3:29 PM
13	Please act before it's too late.	7/19/2022 3:17 PM
14	If you try to regulate everything in the CC zone too much, you will end up with nothing. If you really want density and vibrancy, you have to allow for taller buildings - which some locals will fight tooth and nail. IF you actually ran a pro forma on these properties, and strategically looked at how the lot could be developed / costs, you would see what is and isn't feasible. Some of your wishlist items are not feasible - pass the new code and you will get nothing instead of something. Build up higher, and eliminate parking if you want vibrancy. Sorry it's the truth. Build a parking garage on each side of main street.	7/19/2022 2:26 PM
15	There is no reason to put low income housing in the center of town, which is controversial. Low income housing should be located near the hospital, which is easily accessible, close by, but not in the center of town.	7/19/2022 2:16 PM
16	4 market rate units a \$2M each are not more likely to have full time use than 2 units a \$4M or \$5M. Market rate units will not attract full time residents in this market. We need more higher density workforce housing specific development like Bluebird.	7/19/2022 2:14 PM
17	It makes the most sense to encourage people to create ADU on private property and develop housing in the light industrial area. The old lumber yard where the blue line meets the valley route, a YMCA, a skate park and a preschool seems like a great location.	7/19/2022 2:13 PM
18	Require parking to be included in building footprints if they are increasing the size of the building capacity. Don't let another Ketch building incident happen. Move the Ketchum street department to the proper industrial center. Partner with all Valley stakeholders for assessment of more affordable land to be swapped for housing with the available higher priced land Ketchum city limits. Allow more mixed use that includes housing for the industrial center. Having a 10-year long gaping hole at the entrance of the city doesn't help to build vibrancy. Your Hawk crosswalks and SV Rd/Main Street traffic signals are a disaster that deter people from wanting to be or move through downtown. Encourage events that shut down streets in downtown for opportunities to have businesses stay open later for walking traffic. Offer tax incentives for additional dwelling units and affordable housing projects. Restrict the bank density... Charge higher fees for the demolition of long-term/historic buildings that are replaced by mixed-use, highly priced retail and residential/condo projects. Ex: Perry's, Taste of Thai, Antique Ally, etc.	7/19/2022 11:40 AM
19	item #7, the last question to answer in this survey: the idea that reviewing each project on a case by case basis for location of uses...this leaves a lot of room for interpretation on the part of P&Z in how the project is imagined/implemented/approved - it's a really big "grey" area that makes things more challenging for everyone involved as "interpretation" or personal opinions come into the decision making process. this "interpretation" has the potential to significantly slow down a proposed development's progress to approval and leaves the developer wondering if their project is going to get hung-up in the final approvals due to "interpretation" on the part of appointed officials on P&Z. if the City has concrete ideas of what they would like to stipulate in terms of use locations within projects, residents, developers, and City staff would be better served with a set of guidelines/adjustments to the code that all developments could reference in the beginning stages of the their development plans to meet the City's intended "use location" requirements. this also has the potential to reduce the amount of back and forth between a developer and City staff on a given project submission, which is also a more efficient use of the taxpayer dollars that fund the City's operations. I'm all for having the conversations about use and building layout where appropriate, but when things like this can be more concrete than a case by case review/interpretation, that more streamlined approach should at least be considered as a solution to concerns about building use location/layout.	7/18/2022 5:01 PM
20	Can you limit Air B&B? to get back more of the long term rental availability?	7/16/2022 3:41 PM

Community Conversations: Vibrancy & Housing

21	Limit the mega homes, encourage aht's, give breaks to people to who rent to locals at a reasonable cost (below market value); tax the hell out of AirB&B type homes.	7/16/2022 11:31 AM
22	Parking incentives are fine for retail and office however forcing retail and office uses in the absence of data proving there is a shortage only increases the cost of development and reduces the likelihood of more affordable housing being included since it is unlikely that office and retail space will pay for itself, meaning residential margins must increase to create overall project feasibility.	7/15/2022 5:29 PM
23	If you keep allowing any kind of building to have a parking variance then let the mayor and city council members approving this pay for the parking structure that will eventually be required. You have city planning and codes. STICK to them every time. There are more variances granted for everyone except the smaller homeowner. NO ONE, subsidized housing included, should ever be excepted from meeting the standards agreed to.	7/15/2022 4:12 PM
24	We need parking spots for residents and visitors to our downtown core.	7/15/2022 4:11 PM
25	No more waivers for large hotels!	7/15/2022 3:59 PM
26	Try to get the message out to the new people to be humble and try to fit in and help the community rather than be a big part of the problem.	7/14/2022 4:17 PM
27	Thanks for the hard work!	7/13/2022 8:28 AM
28	The City of Ketchum should increase the FAR in the Community Core immediately in order to achieve their objectives. There are both Planning and Zoning and City Council members who believe that a 1.0 FAR is not only appropriate, but the only way to keep the town from being 'ruined' by development. This demonstrates a general lack of knowledge with respect to town planning. As the people charged with enabling our City's future success, they should be confident in asserting smart growth incentives in lieu of catering to the noisy minority who want to see Ketchum preserved in its current state. Also, local Architecture, Design and Construction Industry professionals tend to avoid participation in city processes [such as commenting on ordinances, or taking this survey] for fear of retaliation from the Planning and Building Director Suzanne Frick. While most would like to play a role in shaping the City's policies, anecdotal stories of projects being delayed as punishment for taking a stance that differs from the Department are rampant within social circles. Given the choice between providing for their families by enabling their client's success, or taking a stand against tyranny, most choose to remain silent. The City can choose to turn a blind eye to this constructive criticism and chalk it up to a disgruntled citizen, or get the right staff in place to help ensure that we have a successful, vibrant, and economically viable town in the future.	7/12/2022 10:00 AM
29	I would love to see more affordable plots of land in Ketchum for locals, rather than being forced to move south to build due to high cost of land.	7/12/2022 8:14 AM
30	ketchum needs to encourage visitor who want to come here for hiking, xc skiing, biking. the bike path needs to be connected to the harriman trail. one should be able to walk, ski or bike from downtown to the SNRA without needing a vehicle. we need to encourage visitors who want to come here & not need a car.	7/11/2022 8:36 PM
31	To effectively add density; the height must increase in the entire downtown. There is no other way to do it fairly for everyone.	7/11/2022 5:13 PM
32	Not a good idea to give the city too much discretion to review location, size, type of building. This should be in the Code, not a discretionary decision by the planning department.	7/11/2022 3:50 PM
33	Minimum residential density should not be increased by regulation, but rather by market forces and individual lot location and physical features, eg. corner lots vs interior lots	7/11/2022 3:04 PM
34	Worker housing is number one. If not, the city will die.	7/11/2022 12:15 PM
35	The amount of growth the Wood River Valley has experienced these two past years has been... wild. I do believe we must act quickly to preserve the unique aspects of Ketchum that make it such a great place to live. The recent large developments in the cities core, loss of plants and trees, I believe, paints a bleak future for normal people of average income to live in and enjoy the town. The rental I used to live in was just demolished for a million dollar home to be built. I understand that money can buy what money can buy, but I hope Ketchum and the other BC cities can implement protections/regulations to help us keep our home - our home.	7/10/2022 12:04 PM
36	It would be worthwhile for the City decision makers to both consider responses to this survey,	7/10/2022 10:09 AM

Community Conversations: Vibrancy & Housing

yet still gain insight from industry professionals. The consideration sets I've heard at meetings have had a very limited perspective and don't reflect a well informed critical thinking. It's great that surveys like this are being utilized AND gaining insights from professionals without agendas is a great opportunity for our city.

37	Thanks for your efforts!	7/9/2022 4:53 PM
38	The city of Ketchum has two obvious focuses: Less parking and car traffic and increasing affordable housing for the work force. It is blinding the city to what it should be addressing, making business easier to operate with better parking solutions and less rules and requirements for operations. Employees may want to live where they can park and raise a family. Not in a large complex with more requirements and less personal space. Hailey is achieving what Ketchum thinks it can achieve with it's mandatory and ever changing rules and requirements. How much did the city pay for the parking lots to collect fees and they are rarely used. Now you want more funding for housing there. What is next?? Really what is next?	7/9/2022 9:48 AM
39	AFFORDABLE housing should be the city's top priority. Housing without parking is NOT is transitional at best. It doesn't have to be in the city. Housing needs parking to be permanent.	7/9/2022 9:25 AM
40	Real estate developer has many requirements but one necessity is that parking is required to be successful. Many cities has built public parking structures that provide semi-convenient parking to retail and office uses. Believing that people won't have cars is simply erroneous. And, nearly all workforce housing projects require parking far greater than typical zoning because each residential unit is typically occupied by more people than market rate developments. Successful workforce developments are often parked by the bed as opposed to on a per bedroom basis similar to student housing. Professional developers would have known this fact.	7/9/2022 8:58 AM
41	The downtown core of is in jeopardy if you do not consider parking. There is already a requirement of 2 hour parking limitations in most of downtown. Where are people in businesses and retail supposed to park if they have to commute from outside? Who wants a job if you have to move your car every two hours? The final consideration not even mentioned here in the survey is Hailey and Bellevue. Each town relies on each other and the master plan for all three cities needs to be tied together. We need to STOP the reliance on affordable housing in neighboring communities as the workforce savior for Ketchum. Just sit in a lawn chair on any given weekday morning from 7 to 9 am each day and look at the crazy line of cars coming into town to work. Stop the focus on Kethum and look at Blaine county as a whole and how we live and work as one.	7/9/2022 8:54 AM
42	Until the housing situation of the workforce is addressed nothing is going to change. If the workforce can't afford to live here it doesn't matter how much retail space is created. If the only housing being created is for non-working, part time residents the issues with the people that support the community are not being addressed. If I were the city of Ketchum I would be working with the city of Bellevue to create housing for the workforce of Sun Valley, Ketchum and Hailey.	7/9/2022 8:43 AM
43	Thank you!	7/9/2022 7:06 AM
44	I walk lots and there are so many places with the shades down and empty. I am hoping for BlueBird, but it is yrs away and as a Sr. I have cars and the parking for BlueBird is crazy. Just because people are financially challenged doesn't mean they can do without a car or live in a small windowless space as some of the Community housing units.	7/8/2022 9:42 PM
45	Any new commercial and mixed use development should be required to build underground employee, residential and customer parking. It is unconscionable that this has not been required previously.	7/8/2022 8:12 PM
46	If your so concerned about the core WHY are you digging up the road during the peak tourist and business season? It should be done BEFORE Memorial Day or AFTER Labor Day. It ruins your credibility!	7/8/2022 6:56 PM
47	Thank you	7/8/2022 4:13 PM
48	Back to parking; underground, covered parking must be a requirement. Public parking garages can be substituted, by charging each new development an initial fee and then yearly fee in considertion of relief from parking in development.	7/8/2022 3:42 PM
49	ELIMINATE or CAP short term housing. Do literally 1% of effort. stop doing NOTHING and do	7/8/2022 3:40 PM

Community Conversations: Vibrancy & Housing

ANYTHING. The zoning has been sitting idly by letting our community die. The lack of affordable housing and EMPTY units in this town is 100% on your hands. DO SOMETHING. It's Embarrassing.

50	Restrictions work both ways. In the end it's up to the owner and developer to do what is best for this community. There are creative ways around a restriction. What good is housing density if it's empty homes or selling at an unattainable price point. We need more concepts like Blue Bird to preserve the little diversity we have left.	7/8/2022 2:09 PM
51	Where did the "in lieu" parking fees developers paid instead of providing parking go? The general City fund?! How much has been collected over the last 30 years?	7/8/2022 2:04 PM
52	The city is so far behind the ball on this and there is no public trust in local government. This is why the tax proposal failed. Bluebird is not the answer. Why not fix the design so that you gain local support. Reduce the quantity of units, increase the parking, and restrict units for locals only. With those left in the valley moving to Hailey and Bellevue, the traffic and parking is going to be horrific. How can you not see this?? My time is better spend researching new areas to move to.	7/8/2022 1:59 PM
53	Most of the damage has already been done and the majority of my friends and co-workers have already been "washed down stream" or washed right out of the valley. It's sad to say but on the current path we are taking Ketchum and Hailey will soon have no workers for the small businesses that make the wood river valley so peaceful and fun. That being said I really don't have any positive suggestions as to how to fix it. Affordable housing will help but it actually needs to be affordable. Most people can not afford \$1,500-3,000 a month on low salary's.	7/8/2022 1:39 PM
54	Please work expediently to turn some short-term rentals into long term rentals for our workers. Getting deed restrictions and the First and Washington site developed within the next 2 years would help. Using philanthropy to fund housing is needed.	7/8/2022 1:25 PM
55	Trends in the building and development environment change, sometimes rapidly, sometimes over longer periods of time. The local market will dictate the needs and thus respond in kind. It appears the actions being made are short sided and reactionary. The city should be a participant in these actions however, in a limited manner. Creating more review processed and governmental intervention only adds to the problem. The. It city's roll should be to set the table and let the individual or groups who can solve these issues, solve these issues.	7/8/2022 1:21 PM
56	The city should promote mixed uses in areas zoned industrial and should allow higher density residential use in those aeas. The development of tiny houses, etc. should be incentivized in those areas.	7/8/2022 1:19 PM
57	Working people are not looking for a handout, but reasonable accommodation to live here. Short Term rental market needs to be dealt with, working with other communities to resolve this at state level, reduce the influence of realtors. City must be willing to fight NIMBYS and call them out.	7/8/2022 1:02 PM
58	Thanks for the survey. I hope big changes happen. I would love to stay here.	7/8/2022 12:32 PM
59	The city should consider raising property taxes on vacant/investment properties, by simultaneously raising the home owners exemption and overall property tax. Additionally, it should consider adding a "Rental" exemption to encourage property owners to fill vacant units. The extra money could then be used to fund more affordable housing initiatives.	7/8/2022 12:23 PM

Q9 If you would like to receive email updates on this initiative, please enter the following information:

Answered: 42 Skipped: 120

ANSWER CHOICES	RESPONSES	
Name	97.62%	41
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	42
Phone Number	0.00%	0

#	NAME	DATE
1	Rob O'Neill	7/21/2022 12:50 PM
2	Roger Godfrey	7/20/2022 11:27 PM
3	Lynne Hanson	7/20/2022 10:00 AM
4	Larissa DeHaas	7/20/2022 7:44 AM
5	Carolyn parker	7/20/2022 6:59 AM
6	Michael Cohen	7/20/2022 1:51 AM
7	Chelsea Goodrich	7/19/2022 6:30 PM
8	susan neaman	7/19/2022 5:10 PM
9	Travis McDaniel	7/19/2022 3:17 PM
10	Christine	7/19/2022 2:16 PM
11	Laura Crist	7/18/2022 1:34 PM
12	Carolyn Coiner	7/16/2022 6:16 PM
13	Keith	7/16/2022 9:17 AM
14	Wilson Julie	7/15/2022 4:11 PM
15	Caleb Spangenberger	7/12/2022 10:00 AM
16	Megan	7/12/2022 8:14 AM
17	Mike Goitiandia	7/11/2022 5:13 PM
18	Tom Drougas	7/11/2022 3:04 PM
19	Paige Lethbridge	7/11/2022 12:15 PM

Community Conversations: Vibrancy & Housing

20	Edward Jacobs	7/11/2022 8:46 AM
21	mary	7/10/2022 4:46 PM
22	Ingrid Whittaker	7/9/2022 7:37 PM
23	Josh Johnson	7/9/2022 4:53 PM
24	Percy Hermoza	7/9/2022 1:34 PM
25	John B. Heinrich	7/9/2022 9:25 AM
26	Rick Emsiek	7/9/2022 8:58 AM
27	Todd Seibel	7/9/2022 8:54 AM
28	Joe Goodfield	7/9/2022 8:43 AM
29	Alex Babalis	7/9/2022 7:06 AM
30	Robert C Freeman	7/8/2022 10:14 PM
31	Michele Monnier	7/8/2022 9:42 PM
32	GG Luke	7/8/2022 8:12 PM
33	Hayden Seder	7/8/2022 6:26 PM
34	Victor Bernstein	7/8/2022 3:42 PM
35	Roger Roland	7/8/2022 2:04 PM
36	Angie Benton	7/8/2022 1:58 PM
37	James	7/8/2022 1:19 PM
38	Matthias Fostvedt	7/8/2022 12:32 PM
39	Gwen Ceccanti	7/8/2022 12:23 PM
40	Ryan Gallagher	7/8/2022 12:23 PM
41	Kyle Robertson	7/8/2022 12:20 PM

#	COMPANY	DATE
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There are no responses.

#	ADDRESS	DATE
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There are no responses.

#	ADDRESS 2	DATE
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There are no responses.

#	CITY/TOWN	DATE
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There are no responses.

#	STATE/PROVINCE	DATE
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There are no responses.

#	ZIP/POSTAL CODE	DATE
---	-----------------	------

There are no responses.

#	COUNTRY	DATE
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There are no responses.

#	EMAIL ADDRESS	DATE
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1	robert@southgatecorporation.com	7/21/2022 12:50 PM
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2	200birddrive@gmail.com	7/20/2022 11:27 PM
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Community Conversations: Vibrancy & Housing

3	lynneshanson@gmail.com	7/20/2022 10:00 AM
4	larissaddehaas@gmail.com	7/20/2022 7:44 AM
5	Carolynparker2@gmail.com	7/20/2022 6:59 AM
6	mhcohen.mail@icloud.com	7/20/2022 1:51 AM
7	taxibug@gmail.com	7/19/2022 7:01 PM
8	chelseagoodrich1@gmail.com	7/19/2022 6:30 PM
9	susancneaman@gmail.com	7/19/2022 5:10 PM
10	travismcdmusic@gmail.com	7/19/2022 3:17 PM
11	cbsdecor@gmail.com	7/19/2022 2:16 PM
12	lolamitch@hotmail.com	7/18/2022 1:34 PM
13	cbcoiner@gmail.com	7/16/2022 6:16 PM
14	perrys@sunvalley.net	7/16/2022 9:17 AM
15	wilsonbay@mac.com	7/15/2022 4:11 PM
16	calebspang@gmail.com	7/12/2022 10:00 AM
17	megeorge22@gmail.com	7/12/2022 8:14 AM
18	mike@ccdissposal.com	7/11/2022 5:13 PM
19	tdrougas@gmail.com	7/11/2022 3:04 PM
20	paigelethbridge@me.com	7/11/2022 12:15 PM
21	Edwardrjacobs@gmail.com	7/11/2022 8:46 AM
22	mmalex.ma@gmail.com	7/10/2022 4:46 PM
23	ingrid.whittaker11@gmail.com	7/9/2022 7:37 PM
24	joshua.johnson34@gmail.com	7/9/2022 4:53 PM
25	chinapandasv@outlook.com	7/9/2022 1:34 PM
26	jbh@svbroker.net	7/9/2022 9:25 AM
27	greyhawk1959@icloud.com	7/9/2022 8:58 AM
28	toddseibel@yahoo.com	7/9/2022 8:54 AM
29	joe@makingspaceswork.com	7/9/2022 8:43 AM
30	alexandrababalis@gmail.com	7/9/2022 7:06 AM
31	robsfitnesstraining@gmail.com	7/8/2022 10:14 PM
32	stashaspanky@gmail.com	7/8/2022 9:42 PM
33	luke.gina@yahoo.com	7/8/2022 8:12 PM
34	haydenseder@gmail.com	7/8/2022 6:26 PM
35	bernsteinrv@gmail.com	7/8/2022 3:42 PM
36	sushionsecond@q.com	7/8/2022 2:04 PM
37	abenton@thetugboatgroup.com	7/8/2022 1:58 PM
38	jbourret2@icloud.com	7/8/2022 1:19 PM
39	fostvedtm@gmail.com	7/8/2022 12:32 PM
40	gwenceccanti@gmail.com	7/8/2022 12:23 PM

Community Conversations: Vibrancy & Housing

41	ryangall7@gmail.com	7/8/2022 12:23 PM
42	kyle.robertson@comcast.net	7/8/2022 12:20 PM
#	PHONE NUMBER	DATE
There are no responses.		



City of Ketchum

ATTACHMENT C:
Executive Summary – Draft
Ordinance 1234



EXECUTIVE SUMMARY - ORDINANCE 1234

Updated: July 27, 2022

The intent of the Ordinance is to support a strong and diverse economy and create a vibrant downtown by:

- Preserving the existing housing units in the city
- Increasing the creation of new housing units in the city
- Increasing available commercial space in the downtown

The ordinance is being proposed because:

- Ketchum has a severe shortage of housing, which has a negative impact on our businesses, the vibrancy of our downtown, and the community.
- Ketchum lost 475 long term rental and ownership housing units from 2000 to 2019.
- Construction of residential units within Ketchum has decreased significantly since 1989. From 1990 to 2009, approximately 290 units were constructed for an average of 15 units per year. From 2010 to 2020, only 92 units were constructed for an average of 9 units per year, a significant decrease from previous years.
- The city and our partners will need to build, convert, or preserve between 65 and 100 housing units each year to support the dynamic demands of a resort community economy
- Ketchum experienced a significant population increase from 2019 to 2020 of approximately 25%, when annual population growth is traditionally 1%. It is unclear if this increase is unique or a continuing trend.
- Ketchum lacks available office, retail, and restaurant space, limiting the ability for businesses to start or expand within Ketchum.
- Development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development

The ordinance does:

- Increase the supply of housing in Ketchum without increasing building heights or square footage of developments.
- Protect and preserve existing housing.
- Incentivize the construction of additional commercial space in the downtown.
- Provide temporary regulations while permanent regulations are developed.

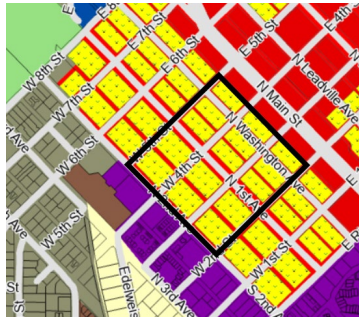
The ordinance does not:

- Place a moratorium on development or reduce the development potential of properties
- Change, reduce or increase, the permitted maximum building heights, or floor area ratios (FAR)
- Regulate the cost of renting or buying new or existing housing units. Please visit www.projectketchum.org/housing-matters for information on those initiatives.

The Draft Ordinance Proposes the Following:

1. Recommend five changes to the Ketchum zoning and subdivision regulations as follows:
 - a. Minimum residential densities required for projects with density bonuses in certain zone districts depending on project type
 - i. Community Core - Requires a minimum of 7 units per Ketchum townsite lot for 100% residential projects. For mixed-use projects the ordinance requires 4 units per townsite lot for projects with 30% or less commercial space, 3 units per townsite lot for projects with 31-60% commercial space, two units per townsite lot for projects with 61-80% commercial space, and no minimum for projects with 80% or more of commercial unless residential is provided. In this case, two units are required.
 - ii. Tourist - Requires a minimum of 7 units per 10,000 square feet of lot area for 100% residential projects. For mixed-use projects the ordinance requires 4 units per 10,000 square feet for projects with 30% or less commercial space, 3 units per 10,000 square feet for projects with 31-60% commercial space, two units per 10,000 square feet for projects with 61-80% of commercial space, and no minimum for projects with 80% or more of commercial unless residential is provided. In this case, two units are required.
 - iii. T-3000 – Requires 4 units per 10,000 square feet of lot area.
 - iv. T-4000 and GR-H – requires 8 units per 10,000 square feet of lot area.
 - v. No minimum densities are proposed for General Residential-Low Density (GR-L), Limited Residential (LR, LR-1, and LR-2), Short-Term Occupancy (STO-1, STO-4, and STO-H), Light Industrial (LI, LI-1, and LI-2), Recreation Use (RU), or Agricultural and Forestry (AF) zone districts.
 - vi. Minimum densities may be adjusted subject to Conditional Use Permit.
 - b. Consolidation of lots
 - i. Consolidation of lots permitted with additional standards in all zone districts except General Residential-Low Density (GR-L), Limited Residential (LR, LR-1, and LR-2), Short-Term Occupancy (STO-1, STO-4, and STO-H), where a waiver would be required.
 - ii. Consolidation of lots requires a preliminary plat and final plat application.

- iii. Additional review standards requiring conformance with land use approvals, zoning regulations, and comprehensive plan.
- c. Net loss of units
 - i. No project can result in the net loss of residential units through consolidation of units, or demolition and redevelopment of property
 - ii. Number of residential units may be reduced subject to Conditional Use Permit.
- d. Parking exemptions
 - i. Any individual retail unit less than 5,500 square feet is exempt from parking requirements in the Community Core and Tourist zone districts
 - ii. No parking is required for the first 5,500 square feet of office space within the Community Core and Tourist zone districts
- e. Type, Amount, and Location of Uses in Certain Areas
 - i. Properties on the south side of River Street adjacent to the downtown are subject to the use requirements of the CC-2 zone district. Single Family dwelling units are no longer permitted.
 - ii. Ground floor residential with street frontage is not permitted in developments on certain properties in the downtown shown on the image below.



- iii. For developments in the CC-1, CC-2 and portions of the Tourist zone district must meet the following:
 - 1. For mixed-use developments, 55% of the ground floor must be commercial
 - 2. Individual residential units cannot exceed 3,000 square feet
 - 3. Community housing units are not permitted within basements
 - 4. Number of parking spaces cannot exceed the minimum required unless for public parking
- iv. Exceptions to the requirements above can be made through a conditional use permit
- 2. The ordinance would apply to all applications for development not deemed complete by the effective date of the ordinance. Pre-application Design Review applications that do not have a Design Review Application deemed complete prior to the effective date of the ordinance are subject to the requirements above.



City of Ketchum

ATTACHMENT D:
Full Text – Draft Ordinance
1234

ORDINANCE 1234

AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, TO IMPLEMENT REVISED DEVELOPMENT STANDARDS THAT REQUIRE MINIMUM RESIDENTIAL DENSITIES IN CERTAIN ZONE DISTRICTS FOR CERTAIN PROJECTS; REGULATE THE CONSOLIDATION OF LOTS IN CERTAIN ZONE DISTRICTS; PROHIBIT THE REDUCTION OF DWELLING UNITS IN CONJUNCTION WITH DEVELOPMENT PROJECTS; CLARIFY PARKING REQUIREMENTS FOR RETAIL AND OFFICE USES IN THE CC AND T ZONE DISTRICTS; AMEND THE USES PERMITTED IN THE CC-2 AND A PORTION OF THE T ZONE DISTRICT; ADD REQUIREMENTS FOR DEVELOPMENTS WITHIN CERTAIN ZONE DISTRICTS RELATED TO SQUARE FOOTAGE OF USES, LOCATION OF USES, AND PARKING; AND ADD DESIGN REVIEW CRITERIA FOR DEVELOPMENTS IN CERTAIN ZONE DISTRICTS; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.

WHEREAS, Idaho Code Section 67-6524 authorizes local jurisdictions to enact interim ordinances, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance; and

WHEREAS, the State of Idaho and the Idaho Housing and Finance Association has stated that access to workforce housing has become a statewide challenge impacting urban, rural, and resort communities, resulting in a proposal for a state-led gap financing program for development of workforce housing; and

WHEREAS, the 2014 Ketchum Comprehensive Plan identifies ten core values vital to the City's ability to achieve its vision including 1) A Strong and Diverse Economy, 2) Vibrant Downtown, and 4) A Variety of Housing Options; and

WHEREAS, the City of Ketchum (the "City") is experiencing a significant population increase and a severe shortage of housing for the local workforce at all income levels which is threatening the livelihood and straining the resources of the City, its citizens, and its businesses; and

WHEREAS, businesses in Ketchum have been forced to reduce operating hours in the past two years due to lack of workforce; and

WHEREAS, the City's average annual population growth rate is approximately 1%, however, the population of the City increased 25% from 2019 to 2020; and

WHEREAS, the City collects housing specific data and is developing a Housing Action Plan to address the immediate need for more housing in the City; and

WHEREAS, the City lost 475 long-term rental and ownership housing units from 2000 to 2019; and

WHEREAS, in addition to the 475 housing units lost, the Housing Action Plan Summary and Findings identify the need to build, convert, or stabilize between 65 and 100 housing units annually in the City to ensure adequate housing for the City’s workforce and support the dynamic demands of a resort community economy; and

WHEREAS, from 1990 to 2009, approximately 290 units were constructed for an average of 15 units per year. From 2010 to 2020, only 92 units were constructed for an average of 9 units per year, a significant decrease from previous years; and

WHEREAS, the City is experiencing an increase in the redevelopment of property as more than half of the City’s housing stock was built before 1980 and there are a limited number of vacant properties within city limits; and

WHEREAS, development permitted under the current zoning regulations result in low-density residential development in areas where the 2014 Ketchum Comprehensive Plan envisions medium to high density residential and vibrant mixed-use development; and

WHEREAS, staff presented options for addressing housing issues to the Planning and Zoning Commission at a special meeting on February 15, 2022. At that meeting, the Planning and Zoning Commission directed staff to prepare a draft emergency ordinance reflecting proposed changes for review; and

WHEREAS, the Planning and Zoning Commission met on March 8, 2022, and March 29, 2022, to discuss the draft emergency ordinance and obtain public input related to the proposed changes and recommended on March 29, 2022, the emergency ordinance be adopted by City Council; and

WHEREAS, the City Council met on April 18, 2022, to review the draft emergency ordinance and recommendation from the Planning and Zoning Commission. At said meeting, the City Council declined to approve the emergency ordinance as presented and directed staff to conduct additional community engagement and prepare an interim ordinance reflecting additional feedback from the community; and

WHEREAS, the City conducted a community workshop to gather additional feedback on the proposed changes June 28, 2022, attended by members of the City Council, Planning and Zoning Commission, and the public. Said workshop was followed by a community survey requesting feedback on the same topic; and

WHEREAS, the Planning and Zoning Commission held a public hearing on *[insert date]* to review this interim ordinance, as prepared by staff, reflecting significant feedback from the community; and

WHEREAS, the Planning and Zoning Commission recommended approval of this interim ordinance at their regular meeting on *[insert date]*; and

WHEREAS, the City Council held a public hearing on *[insert date]* to review the interim ordinance, information from staff, and recommendations from the Planning and Zoning Commission; and

WHEREAS, The City Council held [*insert number of readings*] readings of the interim ordinance on [*insert dates of hearings*] resulting in approval of this interim ordinance; and

WHEREAS, the Planning and Zoning Commission hearings and City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

WHEREAS, the provisions of this ordinance are temporary in nature and shall expire three hundred and sixty five (365) days after the adoption of this interim ordinance; and

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

Section 1. The following interim regulations and standards apply to any Building Permit, Pre-Application Design Review, Design Review, Subdivision, or Conditional Use Permit application deemed complete after the effective date of this Ordinance filed pursuant to Title 16 - Subdivision Regulations and Title 17 - Zoning Regulations. Pre-application Design Review applications deemed complete prior to the effective date of this ordinance, that do not have a subsequent Design Review application deemed complete, are subject to the provisions contain herein. Wherever any provision in Title 16 or Title 17 or any other ordinance, rule or regulation of any kind contain standards covering the same subject matter, the standards of this Ordinance shall apply.

Section 2. All zoning districts referenced in this ordinance are pursuant to Ketchum Municipal Code (the “KMC”) Chapter 17.18 – *Zoning Districts* and abbreviated as referenced. All terms in this ordinance are defined in Section 17.08.020 – *Terms Defined* and 16.04.020-*Definitions* of the KMC with the addition of the following:

- A. Consolidation – the action or process of combining more than one lot or unit into a single lot or unit.
- B. Residential Density – the number of dwelling units per square feet of lot area.

Section 3. There shall now be minimum residential densities for new development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC zone district and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts as follows:

Zone District	Minimum Residential Density Required (units/SF)			
CC Subdistricts 1 and 2	100% Residential Development 7 / 5,500			
	Mixed Use Development			
	≤ 30% Commercial 4 / 5,500	31-60% Commercial 3 / 5,500	61-80% Commercial 2 / 5,500	≥ 80% Commercial No Minimum except when residential units are provided,

				there shall be a minimum of 2 units
T	100% Residential Development 7 / 10,000			
	≤ 30% Commercial 4 / 10,000	31-60% Commercial 3 / 10,000	61-80% Commercial 2 / 10,000	≥ 80% Commercial No Minimum except when residential units are provided, there shall be a minimum of 2 units
T-3000	4 / 10,000			
T-4000	8 / 10,000			
GR-H	8 / 10,000			

- A. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – *District Use Matrix* under the categories of “Commercial” or “Public and Institutional”.
- B. Percent commercial shall be calculated by dividing the total commercial square footage by the Gross Floor Area for the project.
- C. Total commercial square footage shall be calculated using the total area of commercial uses on all floors in a building or portion of a building measured from the interior walls, excluding:
 - a. Common areas
 - b. Mechanical and maintenance equipment rooms
 - c. Parking areas and/or garages
 - d. Public areas
- D. Minimum densities identified in Section 4 may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

Section 4. There shall now be standards for the consolidation of lots. Additionally, there shall be a specific application type, process, and additional standards for the review and approval of the consolidation of lots as follows:

- A. Consolidation of lots within the City shall be permitted in certain zone districts as follows:

Zone District	Consolidation of Lots
CC - Subdistricts 1 and 2	Permitted subject to additional standards
T	Permitted subject to additional standards
T-3000	Permitted subject to additional standards
T-4000	Permitted subject to additional standards

GR-H	Permitted subject to additional standards
GR-L	Permitted subject to waiver
LR, LR-1, and LR-2	Permitted subject to waiver
STO-1, STO-4, and STO-H	Permitted subject to waiver
LI, LI-2, and LI-3	Permitted subject to additional standards
RU and AF	Permitted subject to additional standards

**Additional Standards are outlined in Subsection F. The waiver process is as outlined in KMC Section 16.04.130.*

- B. The definition of “Readjustment of Lot Lines” in KMC Section 16.04.020 - *Definitions*, also known as Lot Line Shifts, shall no longer include the “removal of lot lines”.
- C. Consolidation of lots may only be considered pursuant to the requirements and standards of KMC Section 16.04.030 – *Procedure for Subdivision Approval*.
- D. All preliminary plat applications for consolidation of lots shall only be considered when submitted concurrently with a building permit application or land use development application as applicable.
- E. The final plat for consolidation of lots shall not be signed by the City Clerk and recorded until the proposed development has received one or both of the following as applicable:
 - 1. A certificate of occupancy issued by the City of Ketchum; and
 - 2. Completion of all design review elements as approved by the Planning and Zoning Administrator.
- F. In addition to KMC Section 16.04.040, all preliminary plat applications for consolidation of lots shall comply with the following criteria:
 - 1. The preliminary plat application is in conformance with all applicable building permit and land use development approvals.
 - 2. The preliminary plat application is in conformance with all applicable Zoning Regulations contained within Title 17 – Zoning Regulations.
 - 3. The preliminary plat application is found to be in conformance with the comprehensive plan in effect at the time the application was deemed complete.

Section 5. No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property as of the effective date of this ordinance. The following standards apply to all properties within the City:

- A. Development of property, in any zone district, may not result in the net loss of dwelling units.
- B. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in the KMC such as, but not limited to, “dwelling, one family”, “dwelling, multi-family”, “dwelling unit, accessory”, and “work/live unit”.
- C. No demolition permit shall be issued for any structure until a building permit application for a replacement project on the property and required fees have been accepted by the City and deemed complete.

- D. Reduction in number of residential units may be permitted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission prior to submittal of a demolition permit application.
- E. In the event of imminent and substantial danger to the health or safety of the public due to neglect or condemnation of the building as determined by the building official or his/her designee, a building may be demolished prior to redevelopment pursuant to the requirements of KMC Section 15.16.030. Prior to demolition of the structure(s), a development agreement shall be entered into between the owner of the property and the City of Ketchum stipulating the total number of units required at the time of development of the property. Said development agreement shall be recorded against the property with the office of the Blaine County, Idaho, Clerk and Recorder.

Section 6. There shall be no parking required for individual retail spaces of 5,500 square feet or less within the Community Core (CC) and Tourist (T) zoning districts.

Section 7. There shall be no parking required for the first 5,500 square feet of office space of a project within the Community Core and Tourist zone districts.

Section 8. New developments on properties within the Tourist zone district that include frontage along River Street from S Leadville Ave to S 2nd Ave, as shown in Exhibit A, shall be subject to the uses permitted and conditionally permitted and associated footnotes for the Community Core – Mixed Use subdistrict (CC-2) as outlined in KMC 17.12.020 – District Use Matrix.

Section 9. Properties within the Community Core – Mixed Use subdistrict (CC-2), as shown on Exhibit B, shall be subject to the following:

- A. Ground floor residential with street frontage is not permitted.

Section 10. Developments within the CC Subdistrict 1 and 2, T (Leadville to 2nd Ave fronting River Street) not exempt from Design Review are subject to the following standards:

- A. For mixed-use developments, a minimum of 55% of the gross square feet of the ground floor must be commercial use(s).
- B. Community housing units are not permitted within basements.
- C. Individual residential dwelling units cannot exceed a total square footage of 3,000 square feet. Total square footage shall be calculated as the total area of residential space within a single residential unit measured from the interior walls. For residential units with multiple floors, staircases and elevators shall be included in the calculation on the first level of the residential unit only.
- D. Developments shall not provide a total number of parking spaces above the minimum parking requirements per KMC 17.125.040 – *Off Street Parking and Loading Calculations*, unless the additional parking spaces are designated for public parking use only.

Section 11. Requirements outlined in Sections 9 and 10 of this ordinance may be adjusted subject to the review and approval of a Conditional Use Permit by the Planning and Zoning Commission.

Section 12. All development, not exempt from Design Review pursuant to KMC Section 17.96.010, shall meet the following additional criteria:

A. The design and uses of the development conform with the goals, policies, and objectives of the comprehensive plan.

Section 13. This ordinance shall be in full force and effect from and after its passage and approval and shall remain in effect for a period not to exceed three hundred and sixty-five (365) days from its effective date, pursuant to Idaho Code Section 67-6524.

Section 14. SAVINGS AND SEVERABILITY CLAUSE: It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 15. REPEALER CLAUSE: All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

Section 16. PUBLICATION: This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A" shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 17. 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 OF KETCHUM IDAHO, on this ___ day of ___ 2022.

APPROVED:

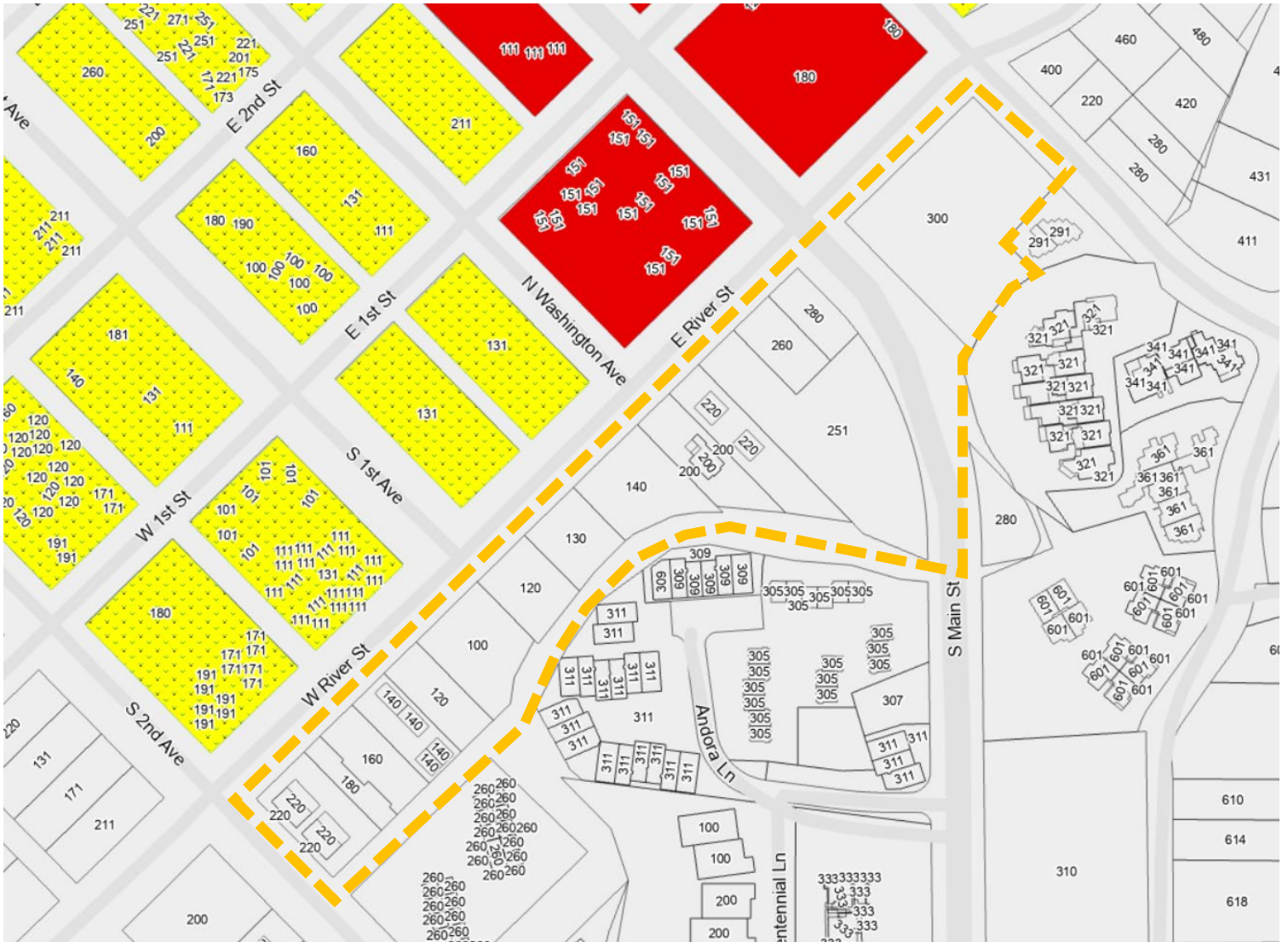
Neil Bradshaw, Mayor

ATTEST:

Lisa Enourato, Interim City Clerk

Interim Ordinance 1234

Exhibit A



Community Core Subdistricts



1-Retail Core



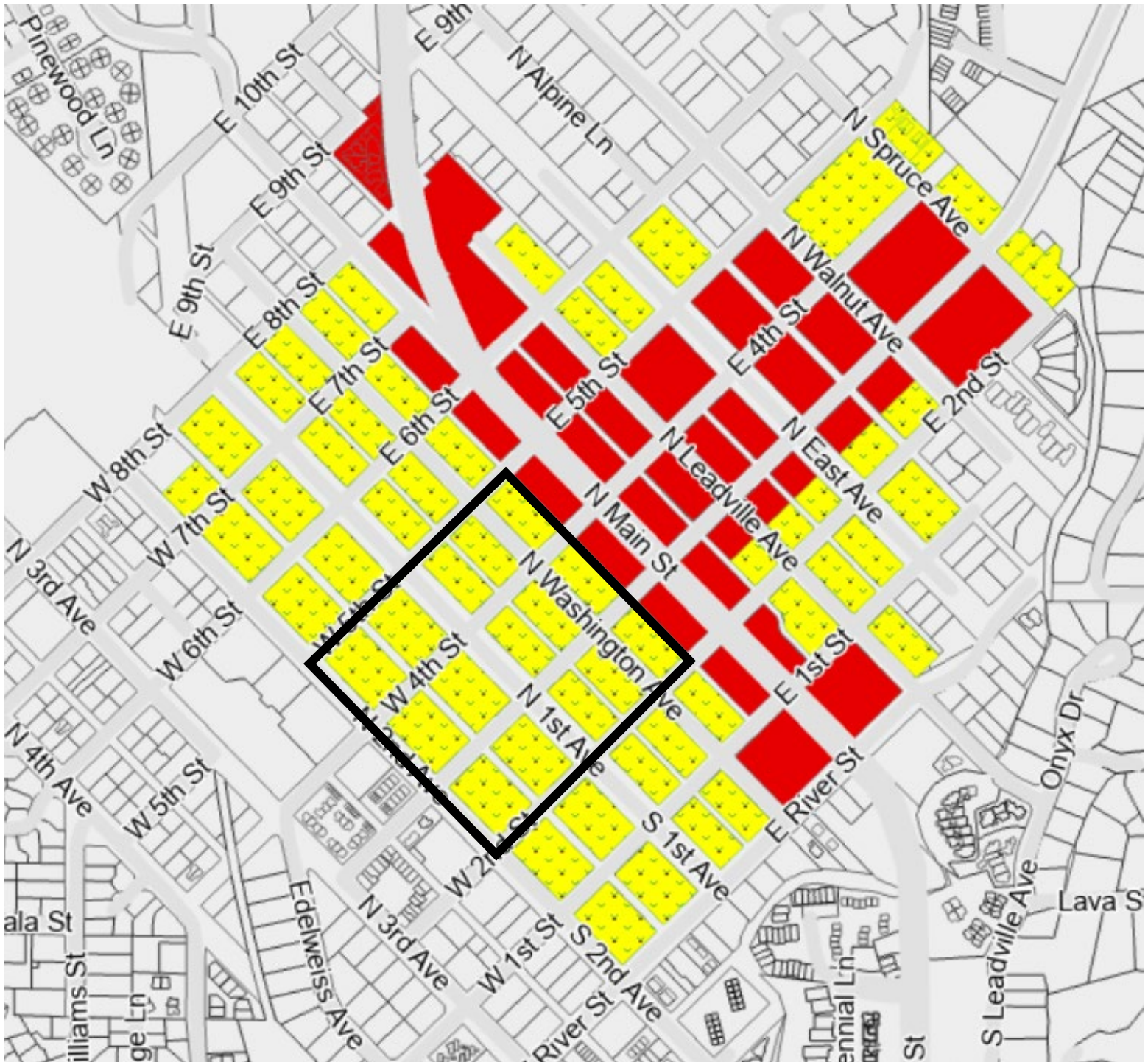
Permitted Uses to Match Mixed Use Subdistrict



2- Mixed Use

Interim Ordinance 1234

Exhibit B



Community Core Subdistricts



1-Retail Core



Ground Floor Residential with Street Frontage not permitted



2- Mixed Use



City of Ketchum

ATTACHMENT E:

Love Schack Development
Study, Density Study by Zone
District, Comprehensive Plan
Comparison, Development
Scenarios

How Parking Influences Development & Density, in Ketchum, Idaho.

Love Schack Architecture, P.C.
www.loveschackarchitecture.com

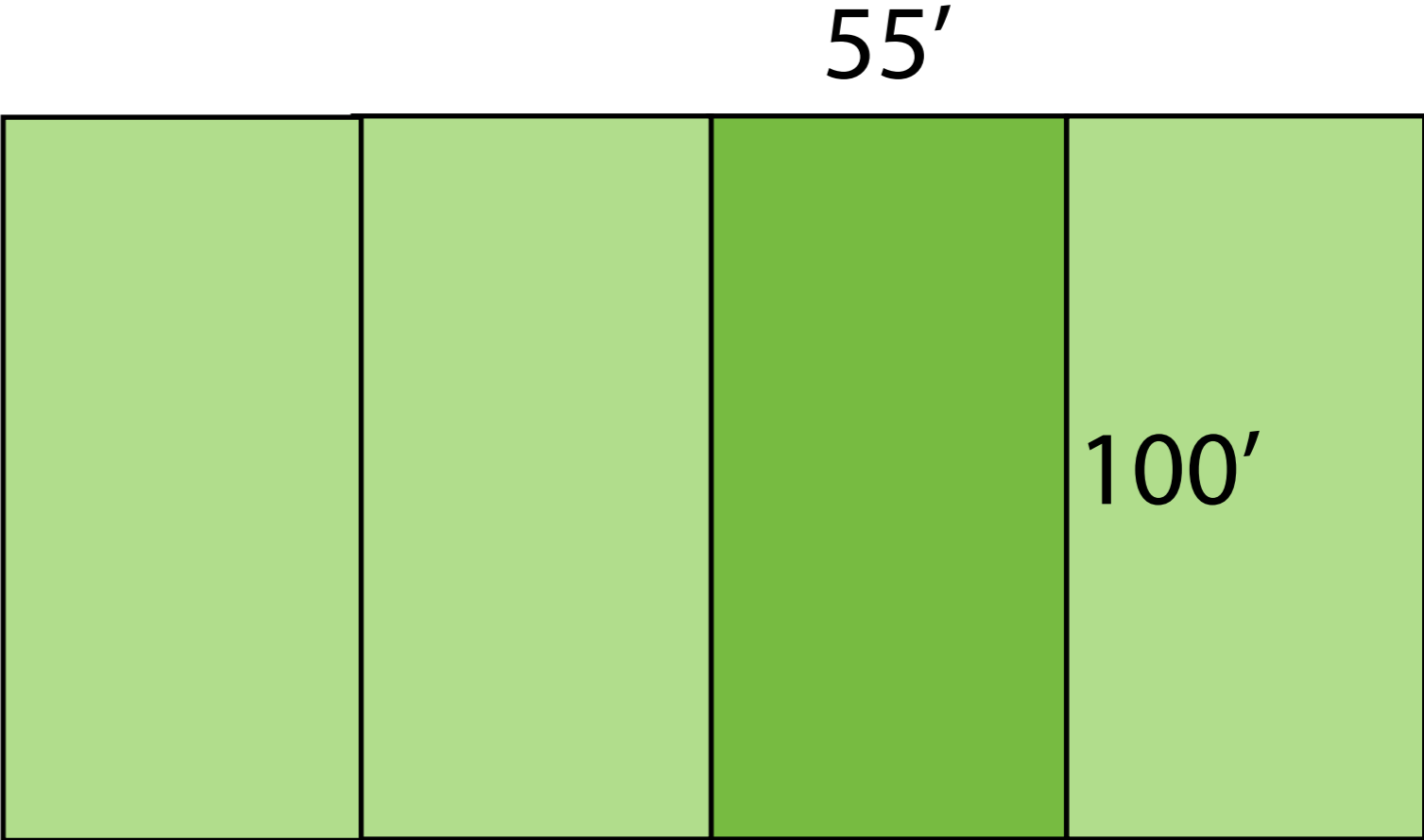


City of **Ketchum**



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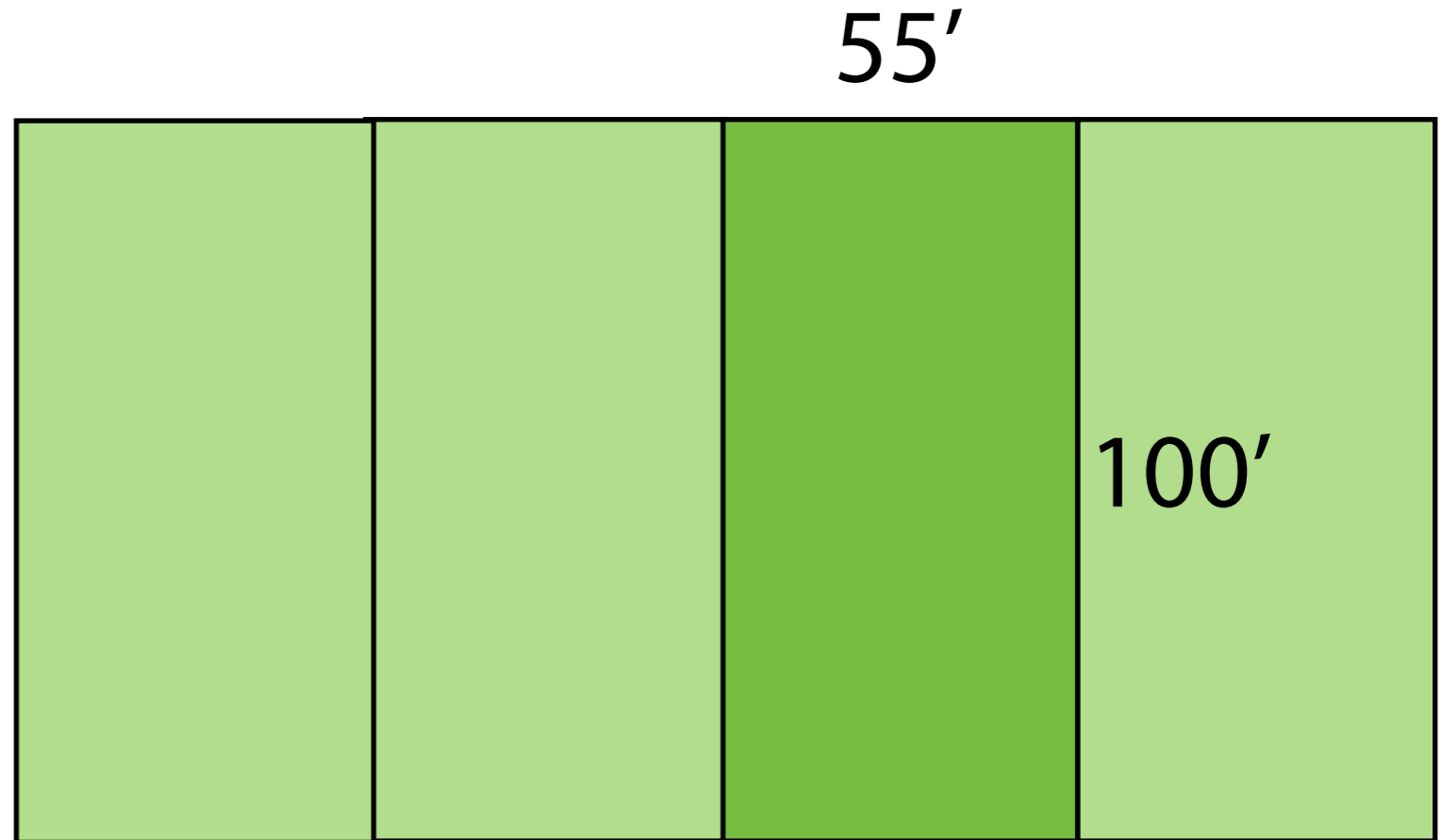
Typical Property within the Community Core is 55' x 100', or 5500 sqft area.



What is the development potential?

In addition to local parking requirements, how do other components of Local Zoning and National Building Code impact the allowable density and viability of development?

What are the opportunities?



City of **Ketchum**



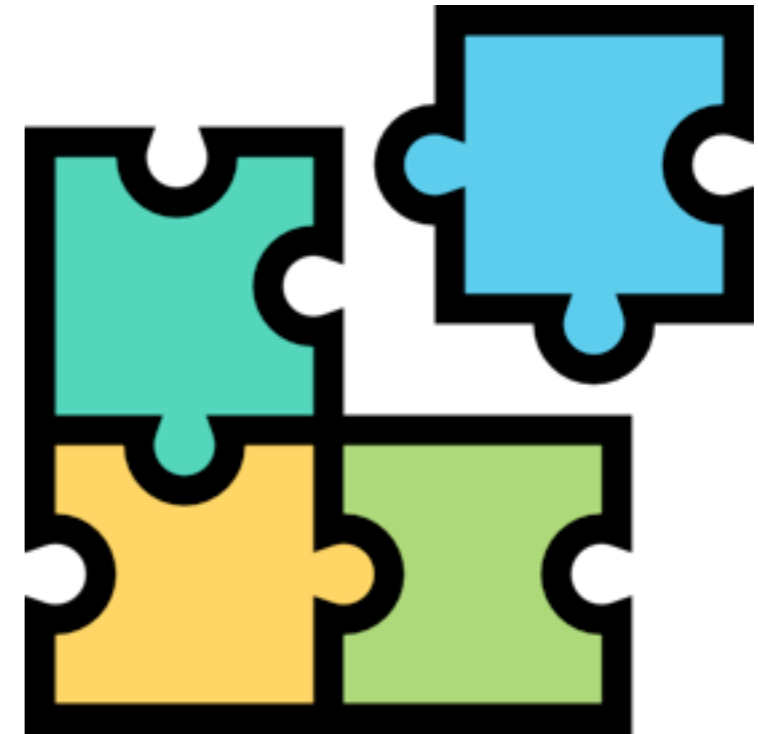
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Approach :

Code Review and Zoning Analysis with guidelines provided by the Ketchum Planning Department to objectively determine the maximum development potential. Five prototypes were developed.

Zoning Considerations :

- **Minimum Parking Requirements**
- **Density Bonuses for Community Housing**
- Lot Sizes
- Allowed Uses
- Setbacks
- Maximum Height



City of **Ketchum**



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Building Code, IBC 2012

Underground Parking Car Ramp Requirements Egress & Life Safety

Construction Type

Building Use & Occupancy

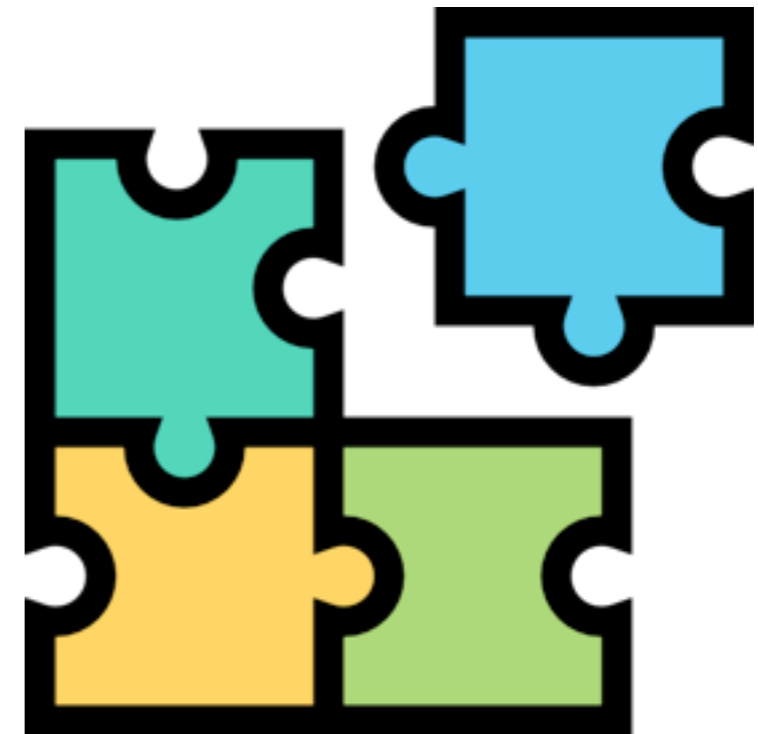
Allowed Footprint/Maximum Stories

Fire Sprinkler Requirements

Fire Rating for Exterior Walls & Allowed Adjacencies

Requirement of ADA Units

Requirement of ADA Parking Spaces



City of **Ketchum**



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ARCHITECTURE

Existing

based on *cumulative sq.ft.* of each use

residential = 1 car/1500 sq.ft.

commercial = varies:

- 1 car/100 sq.ft. of assembly in restaurants
- 1 car/500 sq.ft. of retail



* 4 on-street parking places are credited for commercial use, after 4 spaces provided on-site

0 parking req'd for CH



Proposed

residential = based on ranges of sq.ft., parking spaces are required per unit

commercial = varies:

- 1 car/1000 sq.ft. generally
- all restaurants exempt
- first 5,500 sq.ft. of retail exempt

*note: on-street parking credit remains available for developments providing on-site parking

0 parking req'd for ground level retail, up to 5,500 sq.ft., and restaurant

0 parking req'd for CH

0 parking req'd for small residential units

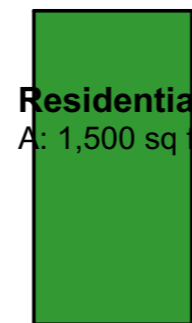
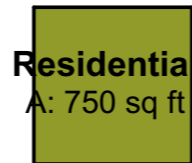
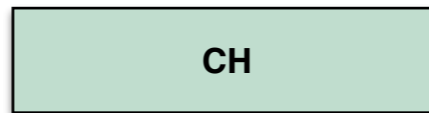
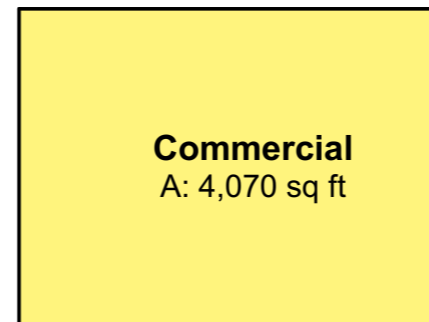
<750 sqft



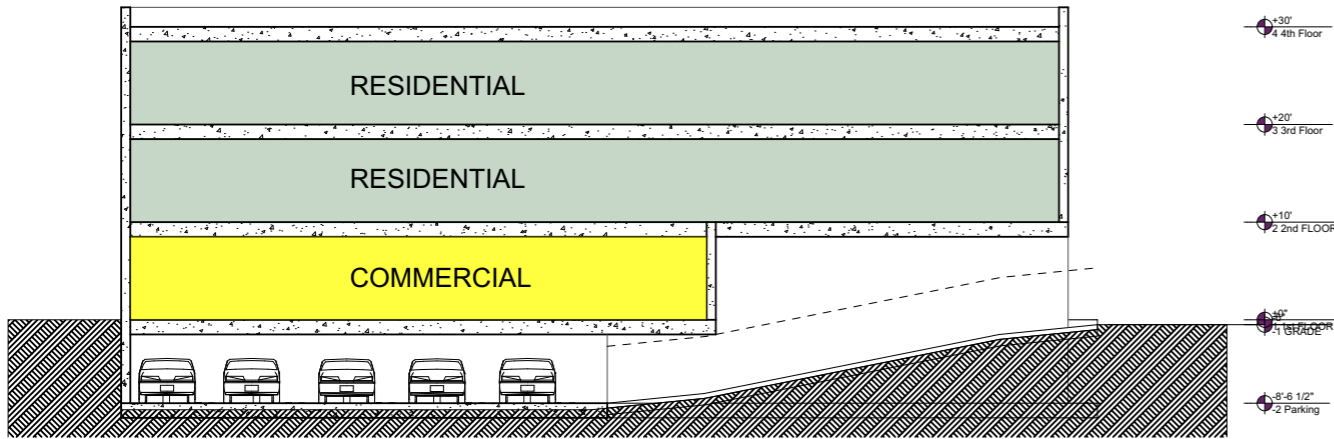
750-1500 sqft



1500+ sqft



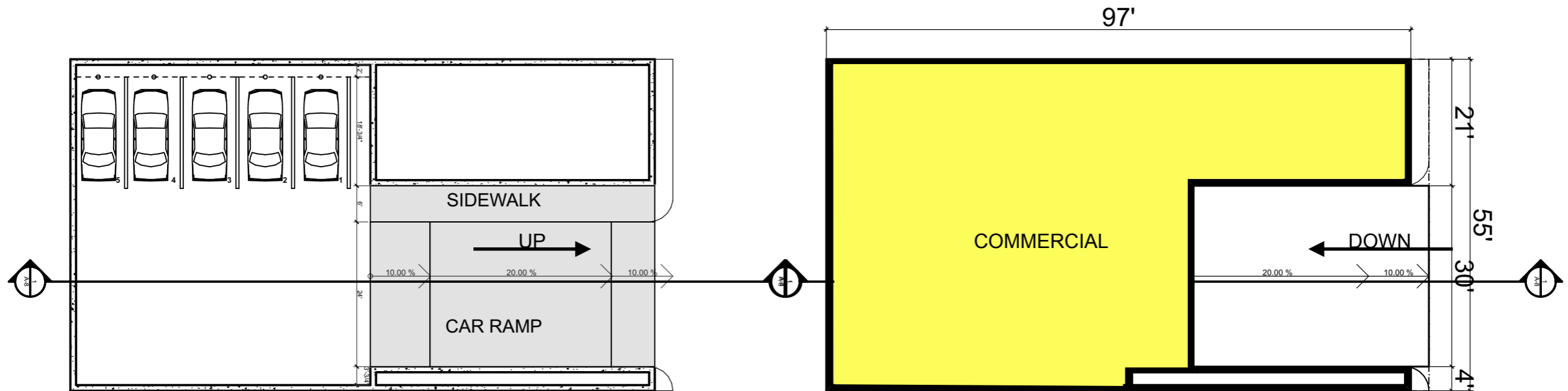
Underground parking \neq a solution for 1 lot



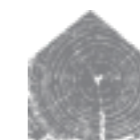
1 Building Section
SCALE: 1/16" = 1'-0"



**based on minimum head heights allowed by code, trucks and vans do not fit!*



City of **Ketchum**



LOVE | SCHACK
ARCHITECTURE

7 A significant amount of ground level developable area is lost

FAR (Floor Area Ratio) =
developable square footage
(floor area) compared to square
footage of lot

When Community Housing (CH) is included in development, or when CH is met by payment-in-lieu of construction, a significant density bonus is added to the FAR.

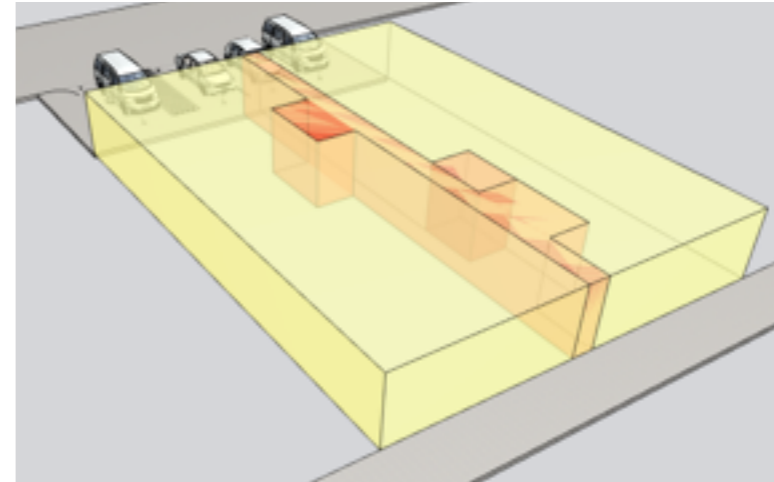
Example:

If a lot is 100' x 55' = 5500 sqft, including CH allows up to 12,375 sqft w/ an FAR of 2.25 to be developed

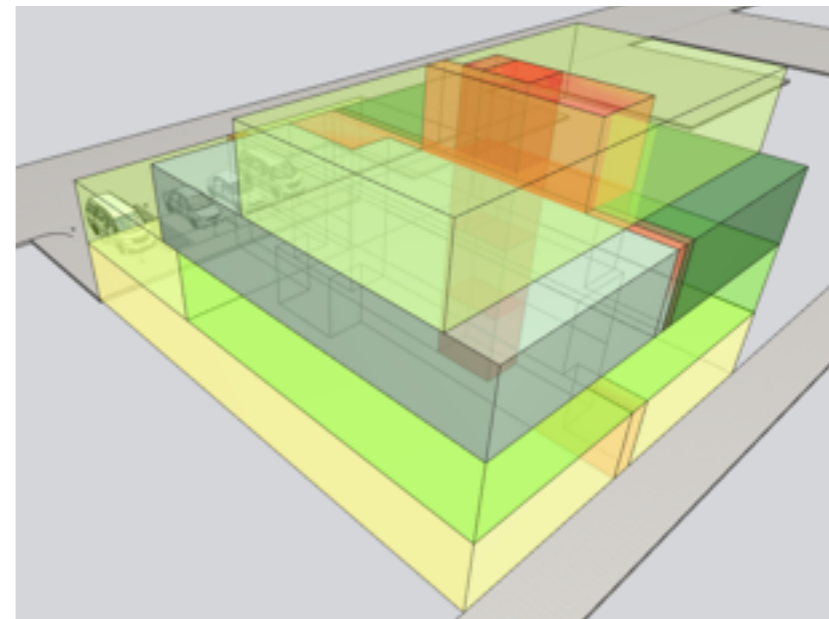
With an FAR of 2.25, 1375 sqft of CH is required, or a fee-in-lieu for 1,375 sq ft can be paid.

For the following development prototypes CH is included on site.

FAR 1.0



FAR 2.25

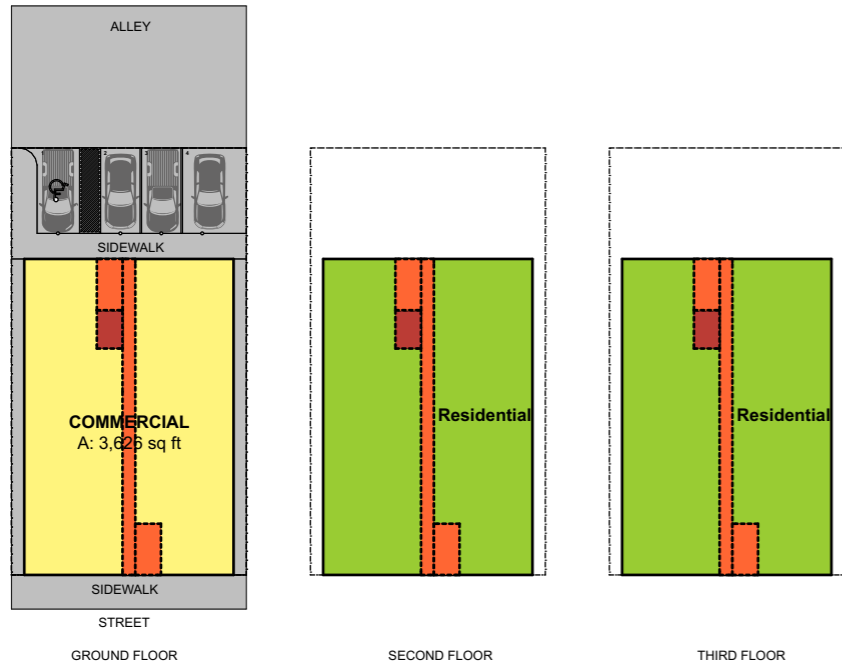



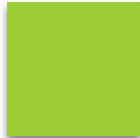
City of **Ketchum**



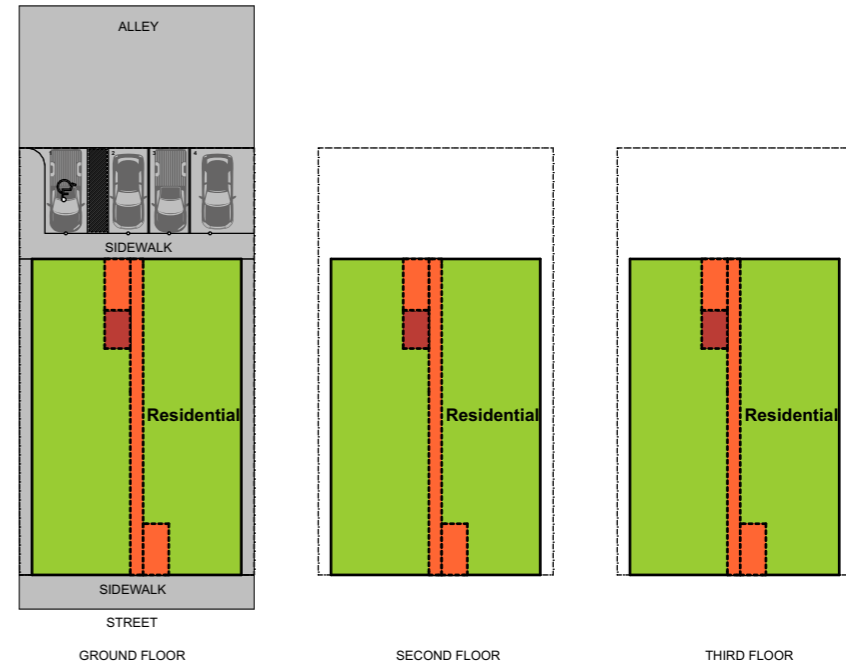
LOVE | SCHACK
ARCHITECTURE

Mixed Use defined by ground floor being 100% commercial and upper floors residential.

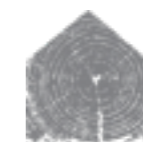


 = COMMERCIAL USE
 = RESIDENTIAL USE

Residential Only = all units residential.



City of **Ketchum**

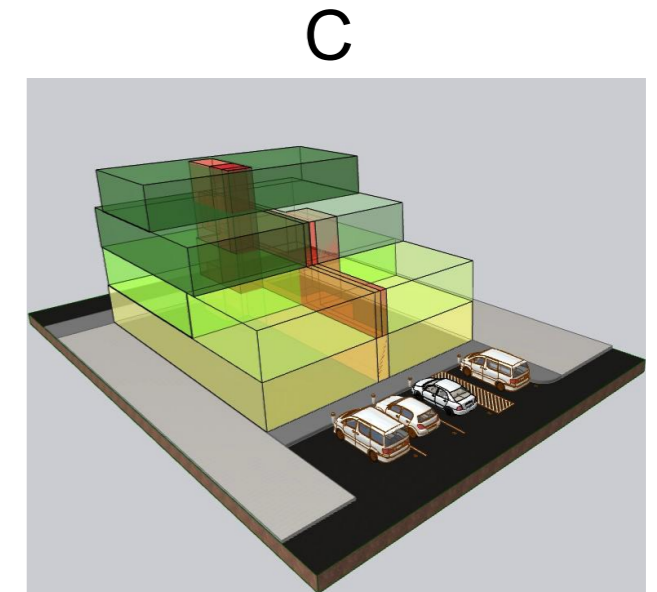
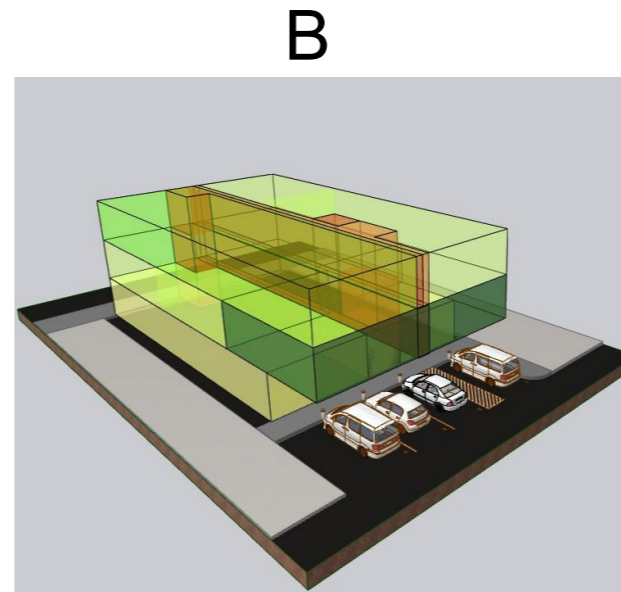
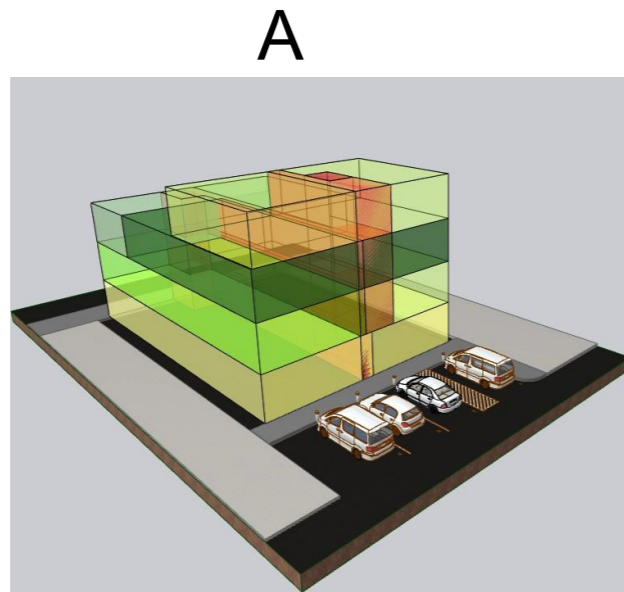


LOVE | SCHACK
ARCHITECTURE

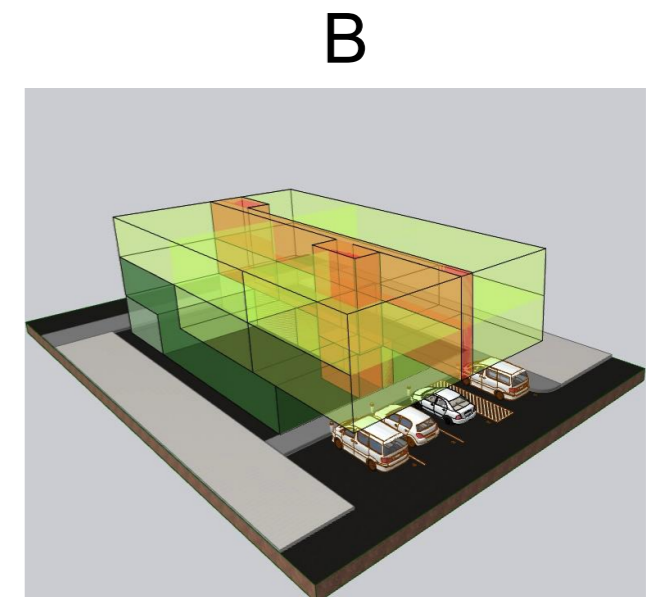
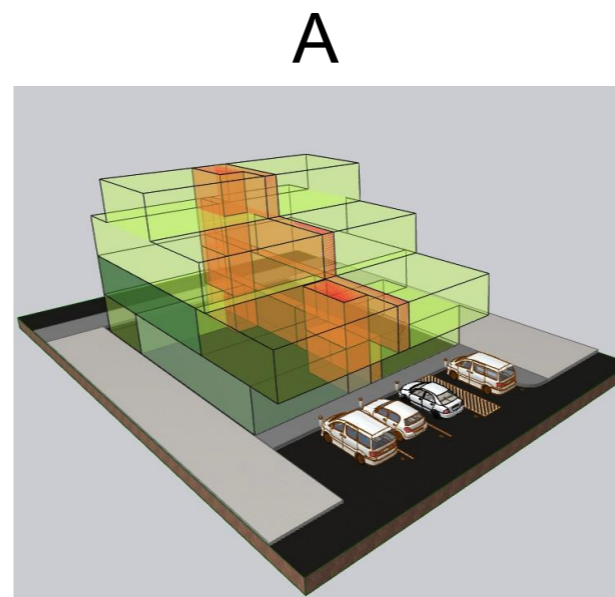
Floor Area Ratio (FAR) Scenarios

All Scenarios are 2.25 FAR
All Scenarios included the required 1,375 sq ft of CH on site.

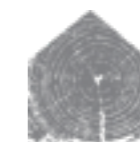
MIXED USE OPTIONS



RESIDENTIAL ONLY OPTIONS



**we did not consider all of the potential options, but considered options with different priorities, i.e. maximizing commercial sqft on the ground level or avoiding side setbacks, or maintaining a simple rectangular building vs. keeping the height low, all the while, maintaining the full build-out of 12,375 sqft to achieve the maximum FAR of 2.25*



Mixed Use - Option A (12,375 sqft) 2.25 FAR

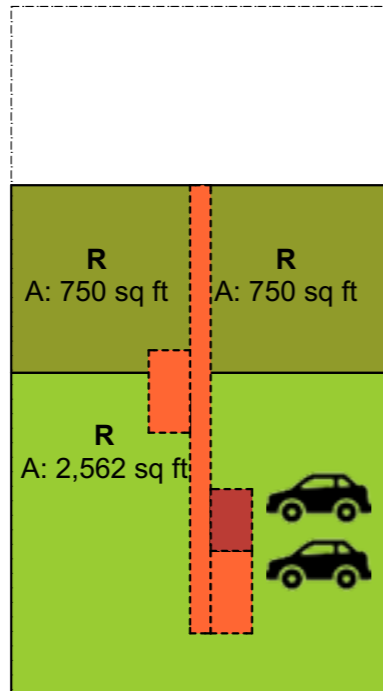
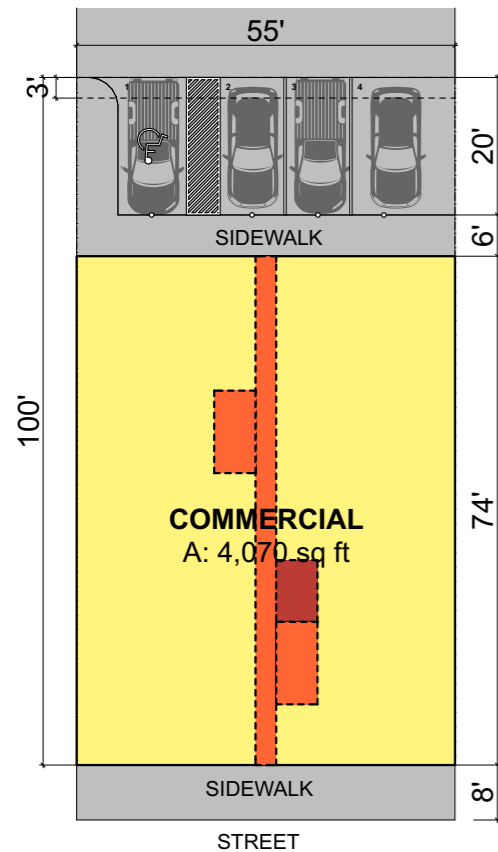
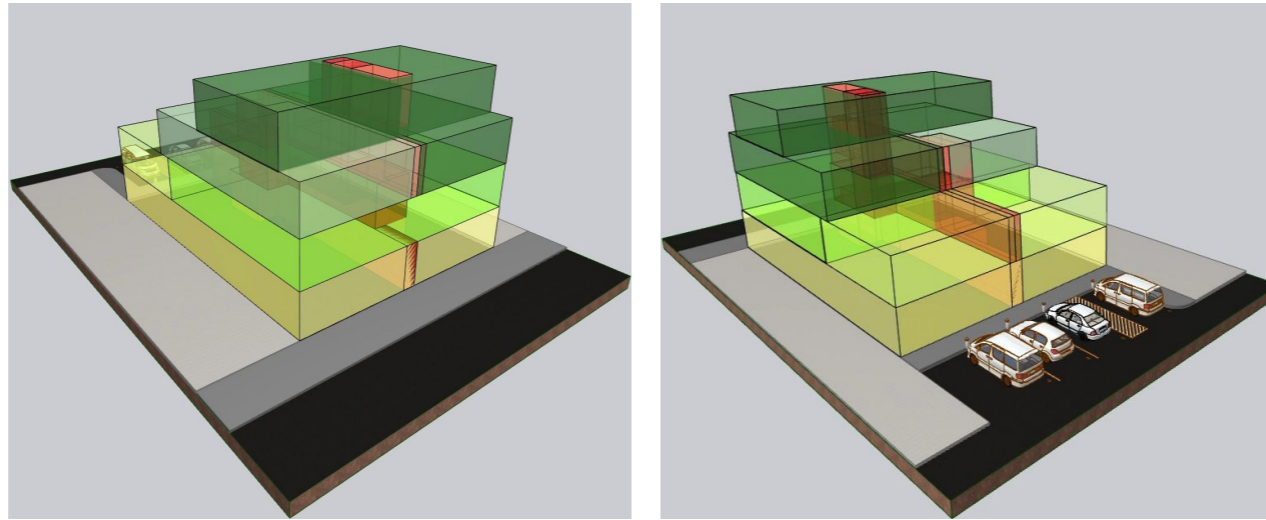
Community Core - Subdistrict A

Development Priority: Maximize commercial = no side setbacks

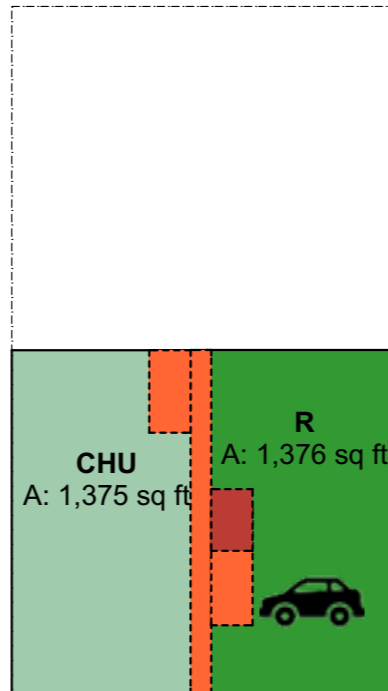
**all Mixed Use options require an elevator to reach ADA unit above ground floor*

***max of 4 units/floor by fire code*

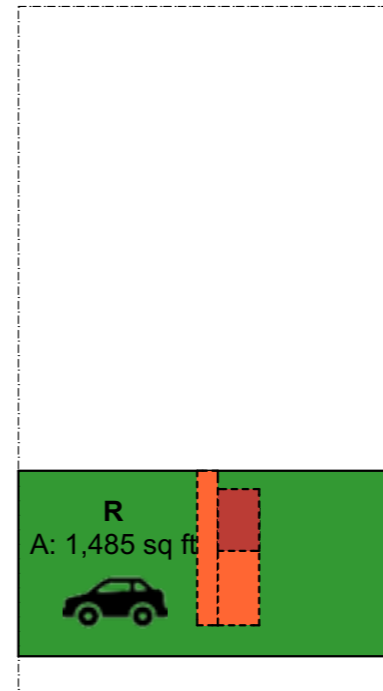
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

Current On-Site Parking
Regs Require :
13 total spaces, 9 after credit

New On-Site Parking
Regs Require :
4 spaces

Mixed Use - Option B (12,375 sqft) 2.25 FAR

Community Core - Subdistrict A

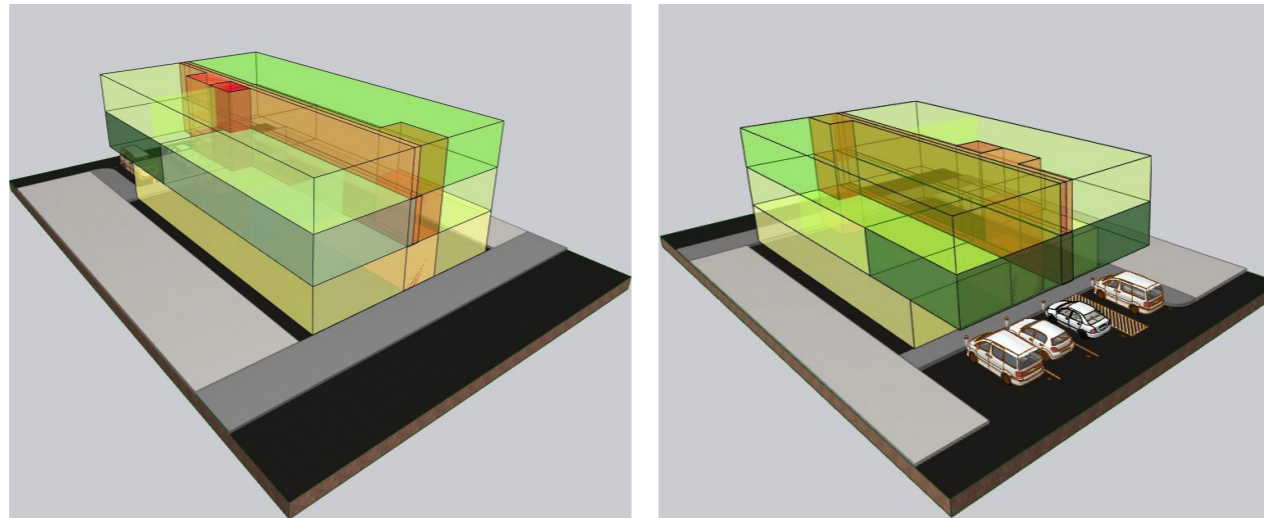
Development Priority = Maximize Residential, 3 stories only

**all Mixed Use options require an elevator to reach ADA unit above ground floor*

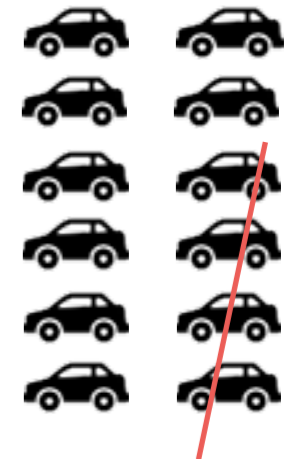
***requires 3' side setbacks per fire code*

****no limit on # of units/story*

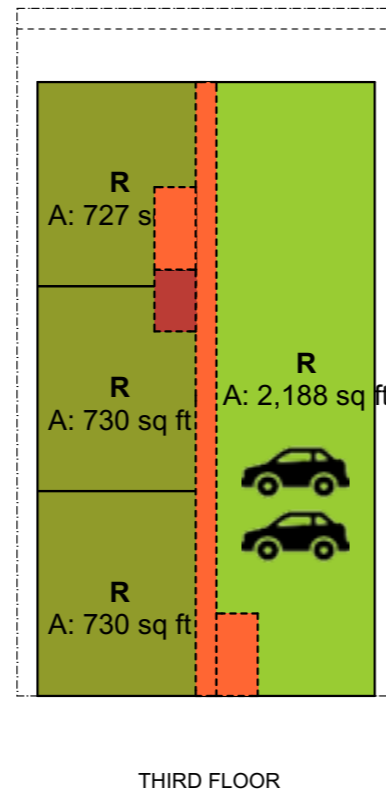
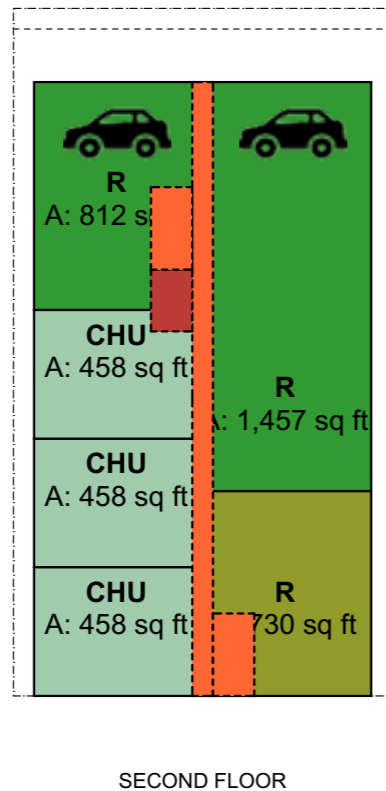
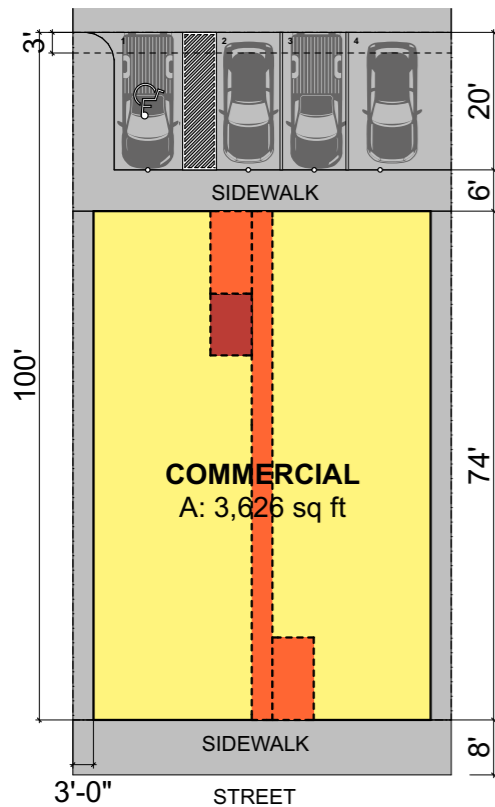
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



Current On-Site Parking
Regs Require :
12 spaces
After Credit : 8



New On-Site Parking
Regs Require :
4 spaces



Mixed Use - Option C (12,375 sqft) 2.25 FAR

**all Mixed Use options require an elevator to reach ADA unit above ground floor*

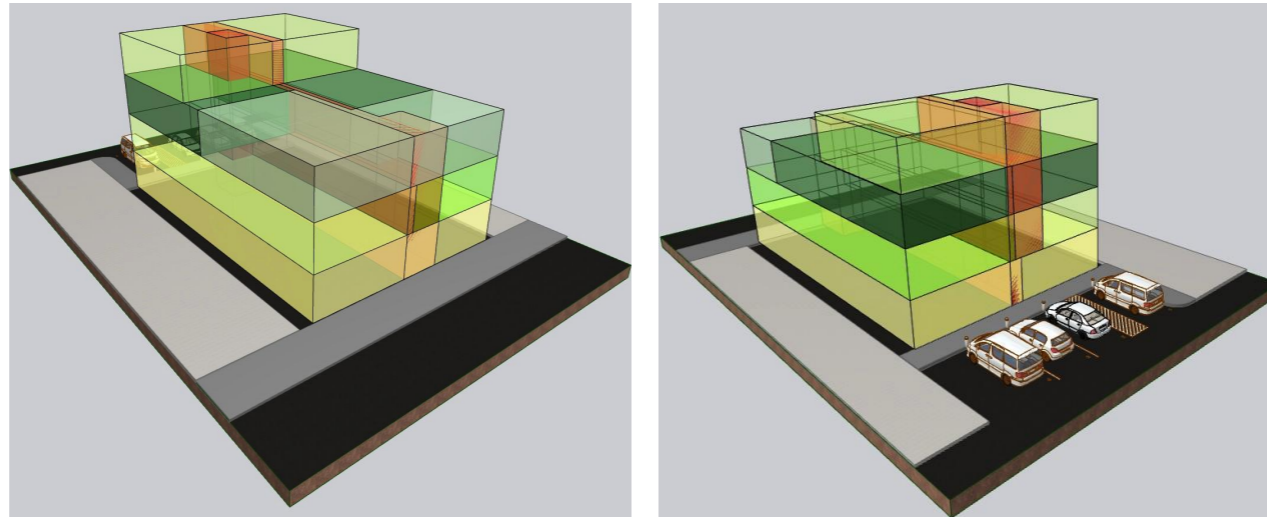
Community Core - Subdistrict A

Development Priority = Maximize Residential, maintain simple rectangle (no overhang over parking)

***requires 3' side setbacks per fire code*

****no limit on # of units/story*

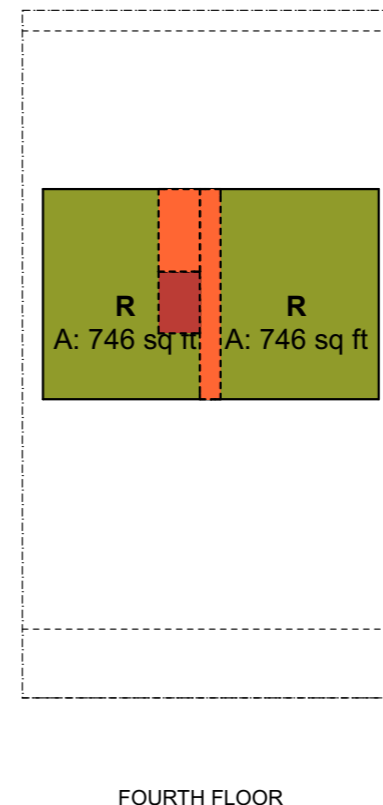
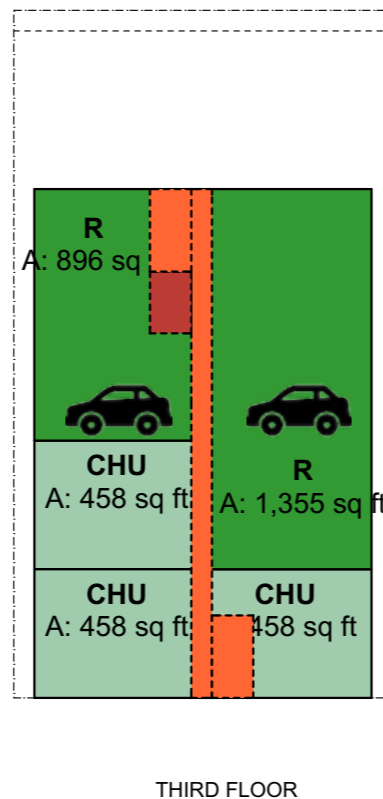
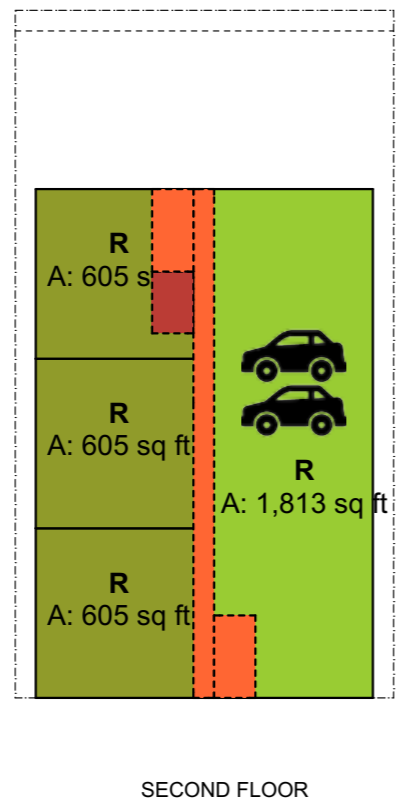
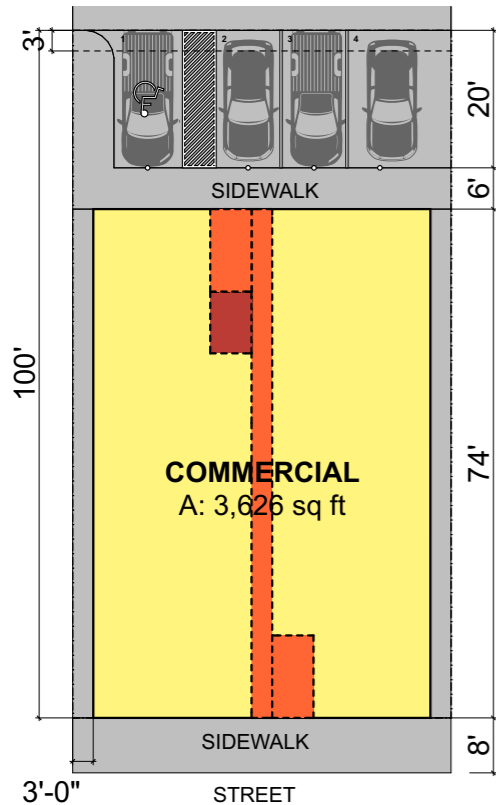
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



**Current on-Site Parking
Regs Require :
12 spaces
After Credit : 8**



**New On-Site Parking
Regs Require :
4 spaces**



Residential Only- Option A (12,375 sqft) 2.25 FAR

Community Core - Subdistrict C

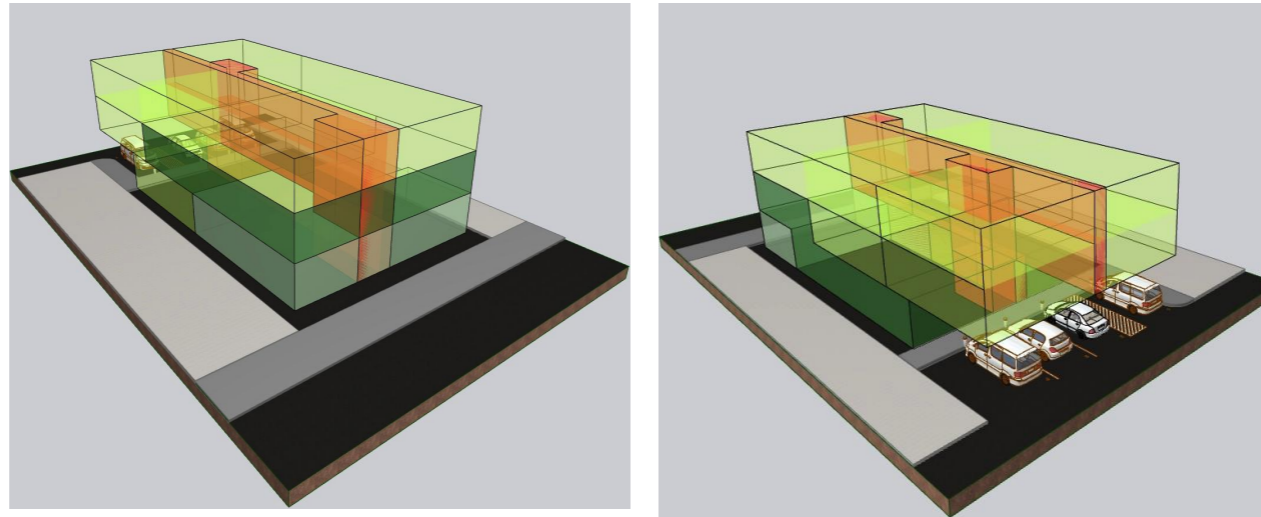
Development Priority = Maximize Residential

**Residential Only allows ADA unit on ground floor, no elevator required*

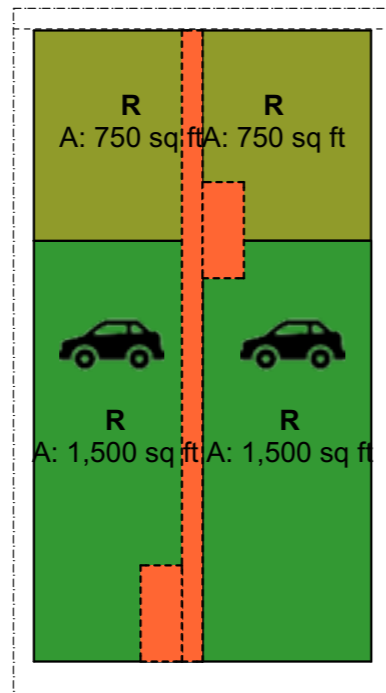
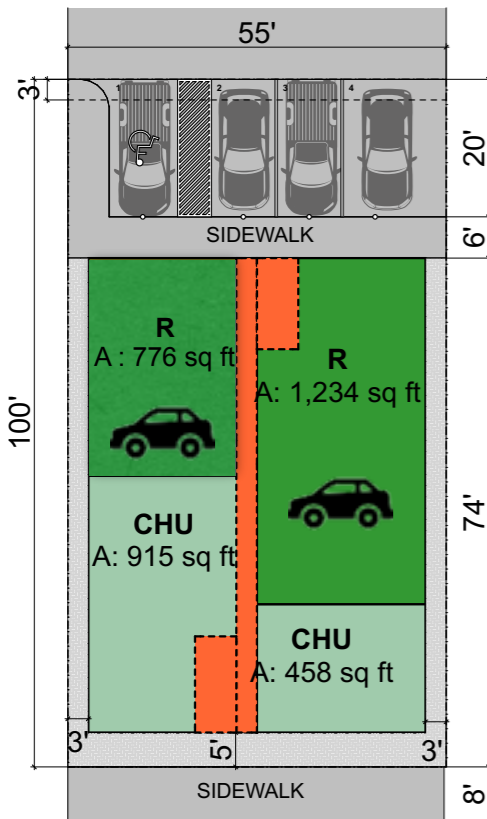
***requires 3' side setbacks per fire code*

****no limit on # of units/story*

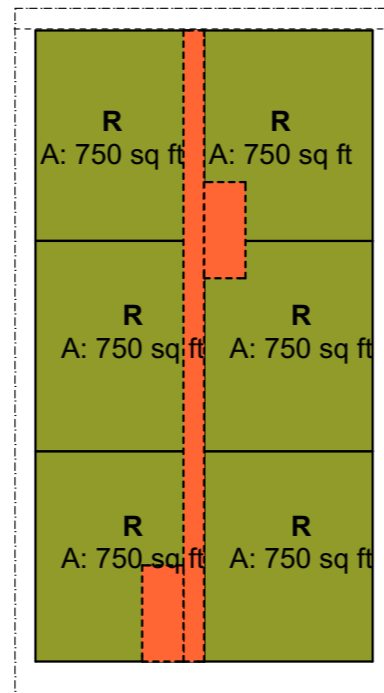
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



Current On-Site Parking
Regs Require :
7 spaces



SECOND FLOOR



THIRD FLOOR

New On-Site Parking
Regs Require :
4 spaces

Residential only - Option B (12,375 sqft) 2.25 FAR

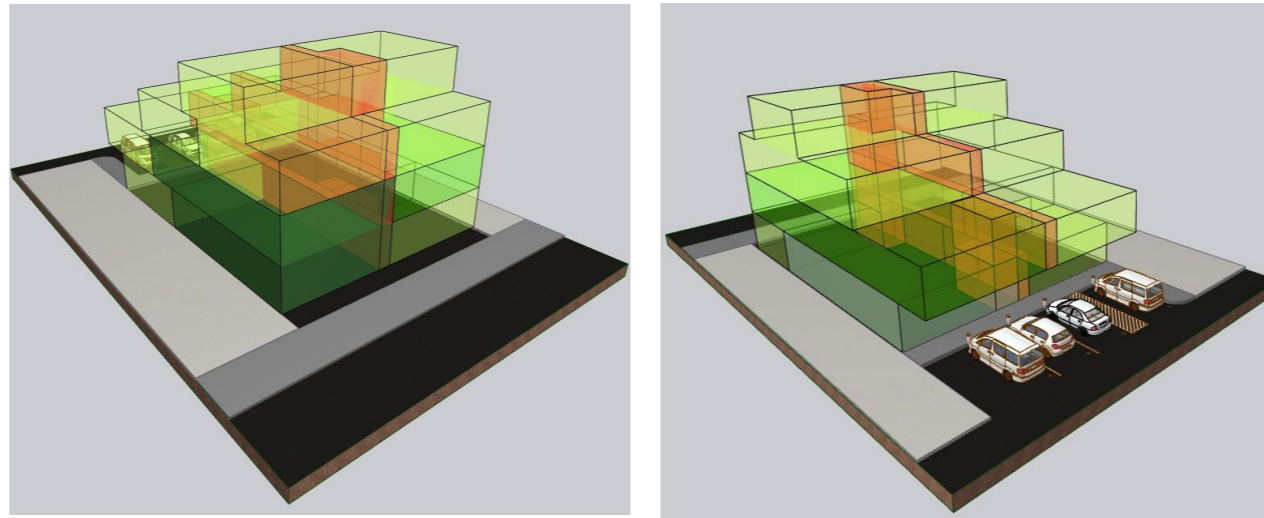
Community Core - Subdistrict C

Maximize Residential, with no side setbacks

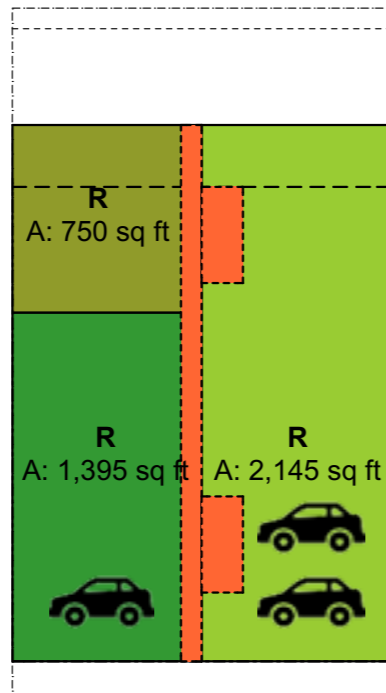
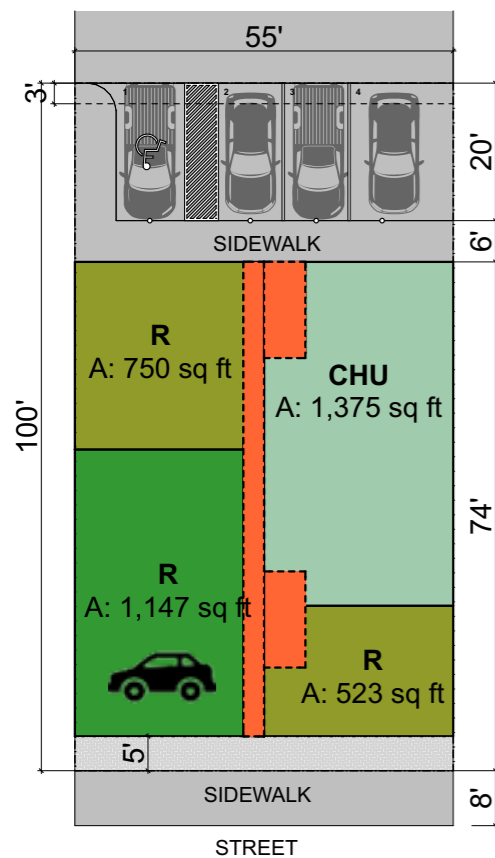
**Residential Only allows ADA unit on ground floor, no elevator required*

***max of 4 units/floor by fire code*

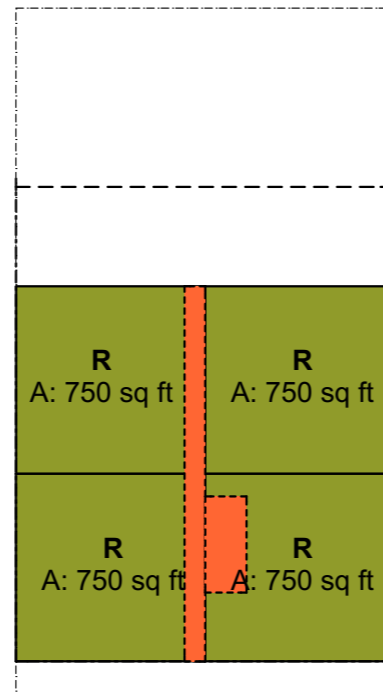
- 0 Parking : Residential, Under 750 sqft
- 1 Parking : Residential, 751 - 1500 sqft
- 2 Parking : Residential, 1501+ sqft
- 0 Parking : CHU 1,375 sqft
- Commercial
- Egress



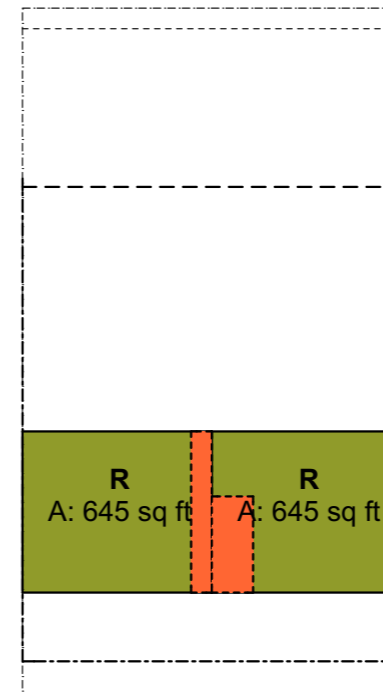
*Current On-Site Parking
Regs Require :
7 spaces*



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

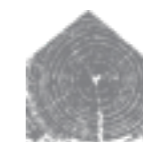
*New On-Site Parking
Regs Require :
4 spaces*

Summary

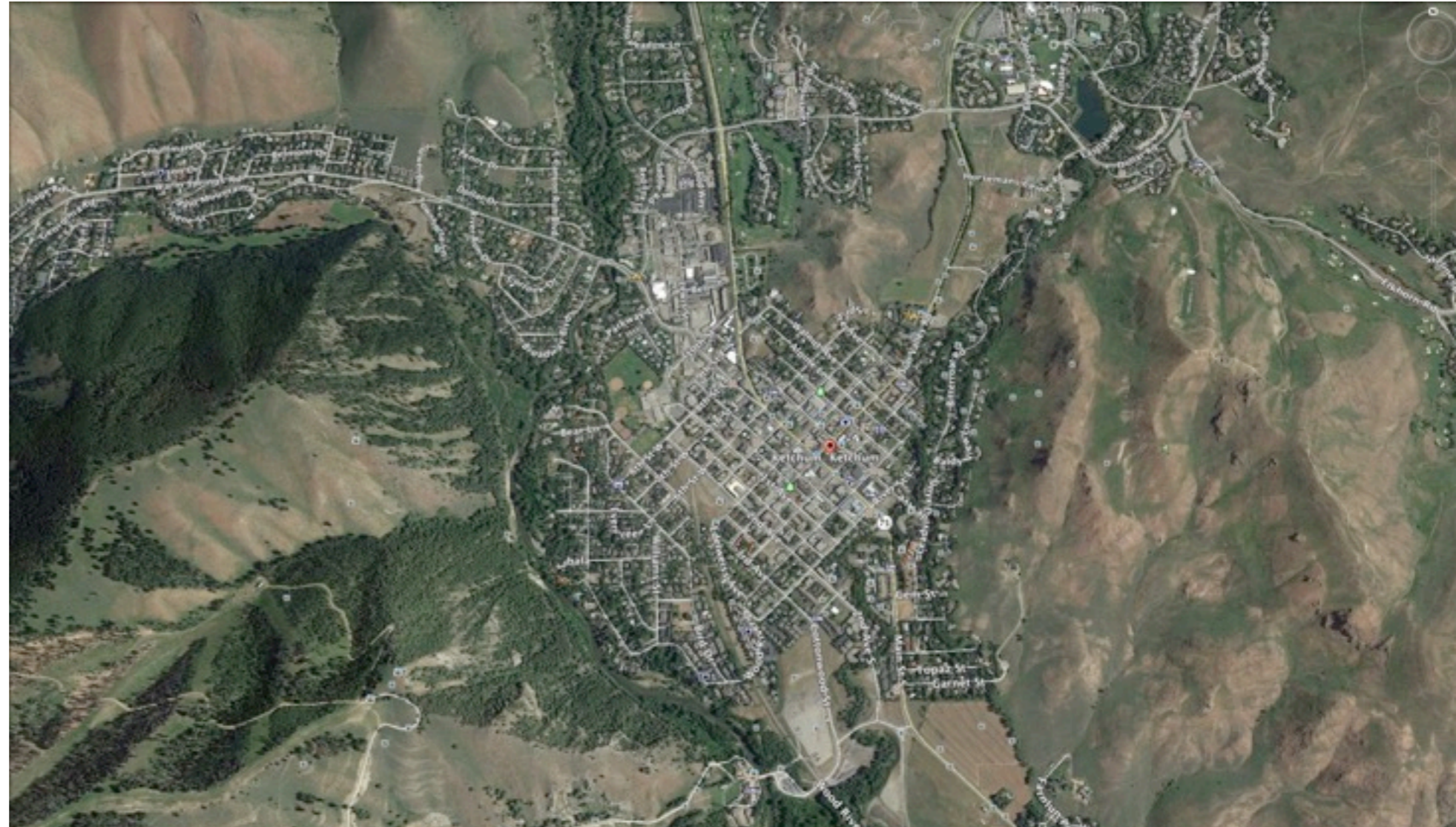
- Parking regulations do impact the density of development.
- The new parking regulations proposed by the City of Ketchum are less restrictive than the current parking regulations and enable full build-out of city lots.
- 5500 square foot lots are more developable under the proposed code.



City of **Ketchum**



LOVE | SCHACK
ARCHITECTURE



Contact

Lindsey Love & Lindsay Schack
Love Schack Architecture
offices in Bozeman, MT and Driggs, ID
<http://loveschackarchitecture.com/>
phone : 406.282.4277
email : info@loveschack.com

Thank you
City of Ketchum



LOVE | SCHACK
ARCHITECTURE

DENSITY COMPARISON BY ZONE DISTRICT - CITY OF KETCHUM DEVELOPMENT

Community Core	# of projects	Total # of units	Density	
			<i>Per Townsite Lot</i>	
100% Residential Projects	5	55	<i>Average</i>	11
	<i>*37 units came from 2 projects</i>		<i>Median</i>	7

Mixed Use Projects	# of projects	Total # of units	Density	
			<i>Per Townsite Lot</i>	
	6	42	<i>Average</i>	4
			<i>Median</i>	4

Tourist	# of projects	Total # of units	Density	
			<i>Per 10k</i>	
	17	420	<i>average</i>	5
			<i>median</i>	5

T-3000	# of projects	Total # of units	Density	
			<i>Per 10k</i>	
	16	140	<i>average</i>	4
			<i>median</i>	4

GR-H	# of projects	Total # of units	Density	
			<i>Per 10 K</i>	
	11	172	<i>average</i>	4
	<i>*85 units came from 1 project</i>		<i>median</i>	4

Community Core - 100% Residential Projects

Project #	Year Approved	Lot Area	# of Units	Density
				<i>Per Townsite Lot</i>
Project 1	2018	5500	20	20
Project 2	2019	5500	17	17
Project 3	2019	5500	7	7
Project 4	2019	4125	4	5
Project 5	2021	5500	7	7
Totals and Averages			55	11
			<i>median</i>	7

Community Core - Mixed Use Projects

Project #	Year Approved	Lot Area	# of Units	Density
				Per Townsite Lot
Project 1	2018	5500	4	4
Project 2	2019	8250	4	3
Project 3	2020	5482	4	4
Project 4	2020	16,500	4	1
Project 5	2020	18,163	23	7
Project 6	2021	5,500	3	3
Totals and Averages			42	4
			<i>median</i>	4

General Residential - High Density

General Residential - High Density				Density
				<i>Per 10k</i>
Project #	Year Built	Lot Area	# of Units	
Project 1	1971	17614	11	6
Project 2	1975	206310	85	4
Project 3	1979	24464	14	6
Project 4	1994	19000	9	5
Project 5	1997	16604	8	5
Project 6	2001	18640	8	4
Project 7	2008	32936	11	3
Project 8	2019	9078	2	2
Project 9	2021	18,130	4	2
Project 10	2008	60540	10	2
Project 11	2020	47,338	10	2
Totals and Averages			172	4
			<i>median</i>	4

Tourist - 3000

				Density
Project #	Year Approved	Lot Area	# of Units	Per 10k
Project 1		90740	30	3
Project 2		9979	3	3
Project 3		14795	10	7
Project 4		9979	4	4
Project 5		14026	10	7
Project 6		21124	7	3
Project 7		14647	7	5
Project 8		29923	14	5
Project 9		42906	20	5
Project 10		25421	11	4
Project 11		7839	3	4
Project 12		9979	4	4
Project 13		9979	3	3
Project 14		9905	3	3
Project 15		20000	6	3
Project 16		10005	5	5
Totals and Averages			140	4
			median	4

Tourist - 4000

				Density
Project #	Year Approved	Lot Area	# of Units	Per 10k
Project 1		14204	1	1
Project 2		13952	1	1
Project 3		13120	1	1
Project 4		12880	1	1
Project 5		12513	1	1
Project 6		21882	1	2
Project 7		11807	1	1
Project 8		10778	1	1
Project 9		14137	1	1
Project 10		12828	1	1
Project 11		13958	1	1
Project 12		19315	1	2
Project 13		44833	5	1
Project 14		6422	1	1
Project 15		8439	1	1
Totals and Averages			19	1
			median	1

Tourist

				Density
				Per 10K
Project #	Year Built	Lot Area	# of Units	
Project 1	1977	64782	32	5
Project 2	1981	20720	9	4
Project 3	1987	45708	9	2
Project 4	2003	54340	9	2
Project 5	1973	41491	27	7
Project 6	1970	40192	49	12
Project 7	1972	34880	28	8
Project 8	1972	123438	64	5
Project 9	1971	33000	20	6
Project 10	1978	16518	8	5
Project 11	1980	27639	12	4
Project 12	1980	75177	36	5
Project 13	2000	54014	27	5
Project 14	2007	286214	69	2
Project 15	2015	21885	9	4
Project 16	2018	15015	8	5
Project 17	2021	54,551	4	1
Totals and Averages			420	5
			<i>median</i>	5

CITY OF KETCHUM ZONE DISTRICT - FUTURE LAND USE COMPARISON

ZONE DISTRICT	GENERAL AREA/NEIGHBORHOOD	COMP PLAN DESIGNATION
CC-1	Sun Valley Rd/Main Street/4th Street	Retail Core
CC-2	Downtown	Mixed Use Commercial
T	South of Downtown	Commercial/Employment
	Warm Springs - Skiway Dr/Picabo	Commercial/Employment
	Saddle Rd	High Density Residential
T-3000	Warm Springs - Jane/Ritchie/Picabo	Medium Density Residential
T-4000	Warm Springs - Lloyd Ct and west	High Density Residential
GR-H	Pinewood	High Density Residential
	West Ketchum - Bird Dr	High Density Residential
GR-L	Warm Springs - Sage Rd	Low Density Residential
	Warm Springs - Irene and Bald Mtn	Low Density Residential
	Warm Springs - Wanderers	Low Density Residential
	Warm Springs - Flower	Medium Density Residential
	West Ketchum	Medium Density Residential
	Red Fox Ln	Medium Density Residential
	Warm Springs - Four Seasons	High Density Residential
LR	Warm Springs - N of Warm Springs Rd	Low Density Residential
	Warm Springs - S of Warm Springs Rd/River Run	Low Density Residential
	Gem Streets	Low Density Residential
	Spur Lane	Low Density Residential
	Mortgage Row	Medium Density Residential
LR-1	Mortgage Row	Medium Density Residential
LR-2	Beaver Springs and North	Residential Transition
STO-1	Bigwood	Low Density Residential
STO-4	Bigwood	Low Density Residential
STO-H	Bigwood	Low Density Residential
LI	Lewis Street	Mixed Use Industrial
LI-2	Northwood Way S of Saddle Rd	Mixed Use Industrial
LI-3	9th and 10th Stree N of CC district	Mixed Use Industrial

MIXED USE DEVELOPMENT SCENARIOS

Zone District	CC
Lot Size	5,500
FAR 2.25	12,375
1st Floor	1,430
	3,795
2nd Floor	4,290
3rd Floor	4,290
Dev SF	12,375

parking
**Assume 5 ft front setback, 3 ft rear setback*

Zone District	CC
Lot Size	11,000
FAR 2.25	24,750
1st Floor	1,360
	8,862
2nd Floor	7,944
3rd Floor	7,944
Dev SF	24,750

parking ramp
**Assume parking ramp, 3 ft rear setback and 5ft front setback*

	30%	60%	80%	
Commercial	3,713	7,425	9,900	
Net	3,156	6,311	8,415	<i>*15% reduction for common area</i>

CH	1,169	1,169	1,169	
-----------	-------	-------	-------	--

Residential	7,494	3,781	1,306	
Net	6,370	3,214	1,110	<i>*15% reduction for common area</i>
# of units	5	3	1	<i>*Average of 1200 SF</i>

	30%	60%	80%	
Commercial	7,425	14,850	19,800	
Net	6,311	12,623	16,830	<i>*15% reduction for common area</i>

CH	2,338	1,169	1,169	
-----------	-------	-------	-------	--

Residential	14,988	8,731	3,781	
Net	12,739	7,422	3,214	<i>*15% reduction for common area</i>
# of units	11	6	3	<i>*Average of 1200 SF</i>



City of Ketchum

ATTACHMENT F: Policy Statement for Community Core, Tourist, and GR-H Projects



City of Ketchum
Planning & Building

PLANNING AND ZONING COMMISSION POLICY STATEMENT

Goals for Successful Development in the Community Core, Tourist, and High-Density Zone Districts

Adopted: April 12, 2022

The Planning and Zoning Commission seeks to ensure that all projects taking advantage of the density bonus program, outlined in Ketchum Municipal Code Section 17.124.040 – *Floor area ratios and community housing*, contribute not only to community housing, but to the vibrancy of the community and the economic stability of Ketchum. The 2014 Ketchum Comprehensive Plan outlines future land uses for each zone district in Ketchum which were codified in 2015 when the zoning regulations were updated to include stated purposes for each zone district. To provide additional clarity to the development community, the following information outlines the purpose of each zone district and outlines the expectations and type of projects encouraged by the Planning and Zoning Commission. This policy statement is intended to provide guidance for a period of six months from the time of adoption, at which time the statement will be reviewed by Planning and Zoning Commission.

Community Core (CC-1 and CC-2)

Zoning Ordinance Purpose

The purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities and landscaping, to retain the unique small-town scale and character and to encourage buildings which respect Ketchum's historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC District which is consistent with the City's comprehensive plan and the downtown master plan.

Successful projects in the Community Core - Retail Core subdistrict:

- Maximized ground floor restaurant and retail uses with outdoor public amenities such as outdoor seating and dining.
- Retain as much square footage of any existing retail and restaurant uses as possible.
- Have upper floors of primarily office use and minimal residential.
- Include on-site community housing.
- Include parking allocations that do not exceed minimum parking requirements, except for public parking.
- Have underground or tuck under parking for projects on more than one Ketchum Townsite Lot.
- Limit below grade uses to primarily storage, mechanical, and parking.

Successful projects in the Community Core - Mixed Use subdistrict:

- Maximized ground floor restaurant and retail uses with outdoor public amenities such as outdoor seating and dining.
- Primarily active commercial on the ground floor such as retail, restaurants, recreation, health/wellness services, and government.
- Have upper floors of primarily commercial or residential uses.
- Retain as much square footage of any existing retail and restaurant uses as possible.
- Place passive commercial uses, such as office, on the upper floors. If office uses are on the ground floor, it is limited and should not front the street.
- Limit below grade uses to primarily storage, mechanical, and parking.
- Include parking allocations that do not exceed minimum parking requirements, except for public parking.
- Have underground parking for projects on more than one Ketchum Townsite Lot.
- Have on-site community housing.
- Have strong connection to the street when the project is 100% residential, such as individual entrances to each ground floor residential unit and outdoor areas.

Tourist (T)

Zoning Ordinance Purpose

The purpose of the T Tourist District is to provide the opportunity for high density residential and tourist use, land ownership and development including certain restricted business and personal service establishments in conjunction with such use, which can be justified on the basis of the primary use within the district. Tourist district classifications are intended to be carefully placed in the neighborhood structure to assure the closest possible compatibility with the surrounding uses and development. Dimensional requirements in this zone are designed to complement and enhance the neighborhoods in this zone, and to encourage articulation and quality design in new buildings. The tourist zone contains several distinct areas, including the Entrance Corridor, Second Avenue, River Run, Warm Springs Base Area and Saddle Road.

Successful projects in the Tourist zone district have:

- High density residential projects with a variety of housing unit types and sizes.
- On-site community housing.
- Active and passive commercial uses and hotels focused on serving visitors and second homeowners.
- Underground parking where feasible to maximize public gathering areas

T-3000, T-4000, and General Residential-High Density (GR-H)

Zoning Ordinance Purpose

GR-H: The purpose of the GR-H General Residential - High Density District is to accommodate the need for higher density residential land use alternatives within a district generally limited to residential uses while still preserving neighborhood amenities and favorable aesthetic surroundings.

Tourist-3000 and Tourist-4000: The purpose of the T-3000 District is to provide the opportunity for short term tourist accommodations with limited tourist support services subordinate to and in conjunction

with tourist housing. Dimensional requirements in this zone are designed to complement and enhance the neighborhoods in this zone and to encourage articulation and quality design in new buildings.

Successful multi-family residential developments have:

- High-density residential projects with a variety of housing unit types and sizes within the entirety of a project
- On-site community housing



Neil Morrow, Chair

City of Ketchum

Planning and Zoning Commission



City of Ketchum

ATTACHMENT G:

Permitted Use Comparison for CC-2 and T Zone Districts

17.12.020 District use matrix.

A. *District use matrix.*

1. *Use matrix.* The district use matrix lists all use types and all zoning districts where the use type is permitted (P), permitted with approval of a conditional use permit (C) or permitted as an accessory use (A) to a principal use.
2. *Prohibited uses.* All uses not specifically listed in the district use matrix are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. *Overlay districts.* Regardless of whether the district use matrix lists a use type as permitted, permitted with approval of a conditional use permit or permitted as an accessory use to a principal use, the use type shall be further regulated and prohibited if listed as a prohibited use in any applicable overlay district.
4. *Additional requirements.* In addition to requirements listed in applicable overlay districts, additional requirements for specific uses are listed in chapter 17.124, "Development standards", of this title.
5. *Floor area ratios (FAR) and community housing.* Refer to sections 17.124.040, 17.124.050, "Hotels", 17.100.030 and 17.101.030 of this title for FAR and community/inclusionary housing requirements.
6. *Accessory use.* An accessory use, unless otherwise permitted for in this title, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site, unless otherwise specified in chapter 17.116, "Conditional uses", of this title.

DISTRICT USE MATRIX

P = Permitted						C = Conditional						A = Accessory						
District Uses	LR	LR-1	LR-2	GR-L	GR-H	STO-.4	STO-1	STO-H	T	T-3000	T-4000	CC SD 1	CC SD 2	LI-1	LI-2	LI-3	RU	AF
Residential:																		
Dwelling, multi-family				p ¹	P			P	P	P	P	p ²⁶	P	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁹	
Dwelling, one-family	P	P	P	P ²	P	P	P	P	P	P	P	See note 28	See note 28				C ¹⁹	P
Residential care facility	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	p ²⁶	P					

Short-term rental	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	P	P				p ³³	p ³³	
Work/live unit														C ¹⁴	C ¹⁴	C ¹⁴			
Commercial:																			
Adult only business															C				
Agriculture, commercial																		P	
Business support service												P	P	P	P				
Commercial off-site snow storage												P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²			
Construction material laydown yard														P	P	P			
Convenience store												P	P	p ¹²	p ¹⁶				
Craft/cottage industry														P	P	P			
Daycare center				C ⁴	C ⁴							P ⁴	p ⁴	p ⁴	P	P	C ¹⁷	C ¹⁷	
Daycare facility				C ⁴	p ⁴				C ⁴	P ⁴	p ⁴	p ⁴	P	P	C ¹⁷		C ¹⁷	P ⁴	
Drive-through facility													p ⁹	p ⁹					
Equestrian facility																		C	C
Food service												P	p ⁶	p ⁶	P	P	P/C ¹⁵	P/C ¹⁵	C ²⁹
Golf course	P	P	P	P	P	P	P	P	P	P	P							C	
Grocery store												P	P						
Health and fitness facility - wellness focus												P	P	p ³⁷	p ³⁷	p ³⁷			
Hotel												p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵			
Hybrid production facility												P	P	P	P				

Industrial design														P	P	P		
Instructional service												P	P	C ³⁷	C ³⁷			
Kennel, boarding														P	P			
Laundry, industrial														P	P			
Lodging establishment									P	P	P	P	P					
Maintenance service facility														P	P			C
Manufacturing														P	P			
Mortuary												C	C					
Motor vehicle fueling station														C ³¹	C ³¹			
Motor vehicle sales														C	C			
Motor vehicle service														P	P			
Neighborhood off-site snow storage	P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²		P/C ³²	P/C ³²							
Office, business									C			p ¹⁰	P				P	
Office, contractor-related business									C			p ¹⁰	P	P	P	P		
Outdoor entertainment									P	P	P	P	P					
Personal service									P	p ⁶	p ⁶	P	P	p ¹³				
Professional research service														P	P	P		
Recreation facility, commercial									C	C	C	p ²⁰	p ²⁰					C
Recreation facility, high intensity														P	P			

Repair shop									P	p ⁶	p ⁶	P	P	P	P				
Retail trade									p ⁵			p ³⁴	p ³⁴	p ¹²	p ¹⁶			C ²⁹	
Self-service storage facility														P	P				
Ski facility									C	C	C							C	C
Storage yard														P	P	P			
Studio, commercial												P	P	p ³⁵	p ³⁵	p ³⁵			
TV and radio broadcasting station														P	P	P			
Tourist house									P	P	P	p ¹¹	p ¹¹						
Tourist housing accommodation						P	P	P	P	P	P								
Truck terminal														P	P				
Veterinary service establishment														P	P			C ²¹	
Warehouse														P	P	P			
Wholesale														P	P				
Wireless communication facility	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	
Public and institutional:																			
Assembly, place of				C ³	C ³									C	C				
Cemetery																		C	C
Cultural facility														P	P			C	
Geothermal utility											C ⁷								
Hospital														C	C				
Medical care facility					C				P					P	P				
Nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P
Parking facility, off-site									C	C	C	C	C	C	P	P	P		

Parking, shared									C ⁸	C ⁸	C ⁸	P ⁸	P ⁸	C ⁸	C ⁸	C ⁸		
Performing arts production												P	P				C	
Public use	C	C	C	C	C	C	C	C	P	C	C	P	P	P	P	P	P	C
Public utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation facility, public	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P
Recycling center															C			
School residential campus																P ³⁰		
Semi-public use					C				C	C	C	P	P				C	C
Accessory:																		
Agriculture, urban	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²
Avalanche protective, deflective, or preventive structure/earthwork	C	C	C	C	C	C	C	C	C	C	C						C	C
Daycare home	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴			C ⁴				A ⁴
Daycare, onsite employees														A	A	A		
Dwelling unit, accessory	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸					A ¹⁸
Electric vehicle charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Energy system, solar	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Energy system, wind	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Equestrian facility, residential	A	A	A	A	A	A	A	A	A	A	A							A

Fallout shelter	A	A	A	A	A	A	A	A	A	A	A							A
Guesthouse	A	A	A	A	A	A	A	A	A	A	A							
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Recreation facility, residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A ³⁶	A ³⁶	A ³⁶		
Sawmill, temporary																		C

Notes:

1. A multi-family development containing up to two dwelling units is permitted.
2. Two one-family dwellings are permitted.
3. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in chapter 17.08 of this title are permitted.
4. Use is not permitted in the avalanche zone. Reference Zoning Map.
5. Retail trade is permitted but must not exceed 2,500 square feet.
6. Uses must be subordinate to and operated within tourist housing and not to exceed ten percent of the gross floor area of the tourist housing facility.
7. Utility for offsite use.
8. See section 17.125.080 of this title for shared parking standards.
9. Drive-throughs are not allowed in association with food service establishments.
10. This is a permitted use, however offices and professional services on the ground floor with street frontage require a conditional use permit.
11. Tourist houses shall only be located in existing one-family dwellings. Additions to the home shall not exceed 20 percent of the existing square footage.
12. The following forms of retail trade are permitted: a) equipment rental, including sporting equipment and entertainment equipment, b) building, construction and landscaping materials; small engines with associated sales, c) retail in conjunction with manufacturing, warehousing or wholesaling not to exceed 30 percent gross floor area or 800 square feet, whichever is less; no advertising is displayed from windows or building facades; and no access onto a major arterial is allowed if an alternative access is available.
13. Personal service is not allowed except for laundromats and dry cleaning establishments.
14. See section 17.124.090 of this title for Industrial Districts residential development standards.
15. Catering and food preparation is permitted. Restaurants require a conditional use permit and shall not exceed 1,000 square feet and serve no later than 9:00 p.m. unless expressly permitted through approval of the conditional use permit.
16. The following forms of retail trade are permitted: a) equipment rental, including sporting equipment and entertainment equipment; b) building, construction and landscaping materials; small engines with associated sales; c) furniture and appliances in conjunction with warehousing not to exceed 18 percent gross floor area or 900 square feet, whichever is less; d) other

retail in conjunction with manufacturing, warehousing or wholesaling; it is limited to ten percent gross floor area or 500 square feet, whichever is less. Retail uses c) and d) of this note shall have no advertising displayed from windows or building facades; and no access will be permitted onto a major arterial if an alternative access is available.

17. See subsection 17.124.120.C of this title for Industrial Districts daycare development standards.
18. See section 17.124.070 of this title for accessory dwelling unit development standards.
19. A maximum of five dwelling units are allowed through a conditional use permit and shall be a minimum of 400 square feet and not exceed 1,200 square feet in size.
20. Indoor only.
21. Only allowed in conjunction with an equestrian facility.
22. See section 17.124.080 of this title for urban agriculture development standards.
23. See chapter 17.140 of this title for wireless communications facility provisions.
24. Allowed on the ground floor only.
25. See section 17.124.050 of this title for hotel development standards.
26. Ground floor street frontage uses are limited to retail and/or office uses. In Subdistrict 1 office uses require a conditional use permit.
27. Ground floor only.
28. Through the provision of a conditional use permit, the Planning and Zoning Commission may approve a 20 percent increase to the total existing square footage of an existing nonconforming one-family dwelling.
29. Use is allowed as an accessory use through the provision of a conditional use permit.
30. Development agreement and compliance with subsection 17.124.090.C of this title required.
31. Vehicular access from Highway 75 to motor vehicle fueling stations is prohibited.
32. All commercial and neighborhood off-site snow storage uses are subject to the standards set forth in section 17.124.160 of this title. Conditional use permits are required of all off-site snow storage operations when the project: a) affects greater than ½ acre; or, b) has, at the discretion of the Administrator, the potential to negatively impact neighboring uses within 300 feet of the proposed neighborhood or commercial off-site snow storage operation.
33. Short term rental in the Avalanche Overlay Zone is permitted subject to the regulations found in chapter 17.92, "Avalanche Zone District (A)", of this title.
34. Gross floor area for individual retail trade is limited to 36,000 gross square feet and net leasable floor area for grouped retail trade is limited to 55,000 net leasable square feet.
35. Commercial studios in the Light Industrial Districts are subject to the standards of section 17.124.150 of this title.
36. Residential recreation facilities in the Light Industrial Districts are not allowed except for residents and guests of a particular residential development.
37. Permitted on the second floor and above only. For single-story buildings in existence on July 1, 2019 the use is permitted on the ground floor.

(Ord. 1135, 2015; Ord. 1150, 2016; Ord. 1174, 2017; Ord. 1181, 2018; Ord. 1187, 2018; Ord. 1189, 2018; Ord. 1192, 2019)



City of Ketchum

ATTACHMENT H:

Residential Unit Mix and Sizes for Downtown Developments

**City of Ketchum Downtown Development Examples
Residential Unit Mix and Sizes**

Project	Floor Area Ratio (FAR)	Total Number of Residential Units	Unit Mix and Size of Units
Project 1 – Franz Building 100 7 th Street	FAR – 2.15	4 units (1 CH Unit)	3 – between 1,000-2,000 SF 1 – approx. 3,600 SF
Project 2 - Maude's 311 N 1 st Ave	FAR – 1.74	4 units (1 CH Unit)	2 – less than 750 SF 2 – greater than 2,000 SF
Project 3 - Mtn Land Design 111 N Washington	FAR – 2.08	3 units (1 CH Unit)	1 – less than 1,000 SF 1 – approx. 3,000 SF 1 – approx. 3,700 SF
Project 4 - Lofts at 760 760 N Washington	FAR – 2.06	3 units	2 – approx. 1900 SF 1 – 3700 SF
Project 5 – Mindbender 180 N 2 nd Ave	FAR – 1.94	4 units (1 CH Unit)	2 – less than 750 SF 1 – Approx 2,400 SF 1 – Approx 2,900 SF
Project 6 – Bohica 131 N Washington	FAR – 1.7	3 units (1 CH Unit)	1 – less than 750 SF 1 – approx. 1,800 SF 1 – approx. 3,505 SF
Project 7 – 5 th and Main 460 N Main St	FAR – 2.2	8 units (4 CH Units)	4 – less than 750 SF 2 – approx. 2,700 SF 2 – approx. 3,300 SF



City of Ketchum

**CITY COUNCIL
ATTACHMENT D:
Public Comment**



200 E. RIVER STREET #1 P. O. BOX 6919 KETCHUM, IDAHO 83340 208-726-3336

August 16, 2022

Ketchum Planning & Zoning Commissioners

Dear Commissioners:

RE: Comments on Interim Ordinance 1234

Thank you for the opportunity to comment on the above proposed interim ordinance and for the workshop you held earlier this summer, which I attended. I wanted to submit my perspective as both a property owner and a real estate appraiser in the Wood River Valley for the last 30 years. I believe there may be some ramifications to what has been proposed that may be unintended and am hopeful they may be addressed before this is adopted.

One aspect of appraising a property for a conventional mortgage is addressing whether the property is conforming for its zoning district. A lender's concern is that if a property is non-conforming, it may not be able to be re-built if it were to be damaged/destroyed. This requires the appraiser to have an understanding of the zoning codes and how they may apply to individual properties.

In the Executive Summary – Ordinance 1234 on Page 3 of 3, Item 1(e)(i), it states that *"Properties on the south side of River Street adjacent to the downtown are subject to the use requirements of the CC-2 zoning district. Single Family dwelling units are no longer permitted."* This appears to apply to properties from S. 2nd Avenue to S. Leadville. In those four blocks are the two proposed hotels, three office buildings, six houses and four residential condominiums. It brings up the following questions:

- This has the impact of being a re-zone from Tourist to CC-2 without actually changing the zoning.
- It is unclear why it is necessary and what the goal(s) may be in creating this overlay, especially

since this part of River Street is fully developed except for the hotels and it is predominantly single unit residential.

- The result, depending upon how “new development” is defined would be to remove residential housing and expand the business/commercial district and would specifically penalize owners of older, lower-end properties since the more substantial properties are unlikely to be re-developed, i.e., the house next to my office building sold for almost \$9.0 million, so it is improbable it would be removed and redeveloped, while another property on River Street sold this year for \$2.1 million and it was a 1940s house that is likely ready for updating.
- This part of River Street is not a natural location for retail, as clearly illustrated by the fact that it is almost fully developed as a residential part of Ketchum and has natural amenities conducive to residential rather than non-residential, such as backing up to Trail Creek, and across the creek is entirely residential development.
- When the goals stated throughout the ordinance is to prohibit the reduction of dwelling units and support affordable housing, it seems contradictory to put a zoning overlay in this area of town that would force owners of single unit residences out.
- A direct impact of the ordinance would be a financial hardship on the owners of single unit residences since they would no longer be eligible for conventional loans, either for refinancing, purchase loans for buyers, or other types of conventional financing. FannieMae/Freddie Mac will not do conventional loans if a use is non-conforming to the zoning district. I confirmed this with one of our local lenders who gave a recent example of someone that was trying to get financing for a non-conforming, single unit house in the CC district. They went to three different lenders, none could do their loan, and finally ended up with a local lender who will be doing an “in-house” loan but at disadvantageous terms. When I spoke to Jeff Smith at D.L. Evans, he said an in-house loan would be at a higher interest rate (three-quarters of a point higher today) and they could only lock in the interest rate for five years, and after five years the interest rate could go up as much as five percentage points. This means that it may be much more difficult to sell a property on the south side of River Street since fewer people would have access to in-house loans and it would certainly be less marketable since, even if you could get the loan, it would cost more. Additionally, it may stop financing altogether for the next year for owners since there are few lenders that would take a risk of securing a 15 or 30 year mortgage when an interim ordinance is in effect since they have no way of knowing what will happen after the interim ordinance expires.

Please give careful consideration to what extending the CC uses to the Tourist district will do in balance to the harm those owners will experience. It is unclear what benefit at all will occur by extending the CC district over to these properties.

And, as an owner of two non-residential condominiums in the River Run Building, I've and the other property owners have tried to decipher what it may mean for future remodeling or uses in this building. As far as I'm aware, it is the only building in the city that has an upper level at street grade and the lower two levels go down a hillside. None are basements, they are single level condominiums with the lowest level opening up to ground level near Trail Creek. We are all real estate professionals and we spent two hours trying to interpret how the ordinance may apply to the building but it was unclear what may be changing in terms of future usage and what the city intended by making the change. I sent a note to the city on July 28, when this was announced, asking for clarification and received a reply back on August 10 from one of the city planners but have been unable to reach that person despite trying diligently.

The uncertainty of how this may apply to our building at 200 E. River Street, the River Run Building, makes it next to impossible to frame a coherent response for what has been proposed and that is very frustrating given it is a significant asset to all the property owners, and, frankly, if it is not advantageous, we have no way to challenge what is proposed in the time frame allowed. And if it is advantageous, we would want to support it but we have to understand it in order to do so.

Rather than doing an interim ordinance, please consider taking the time to work through this with the property owners directly impacted, many of whom are long-time locals that want to do what is best for the development of our community and town, while still retaining their property rights.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Lentz Felton', written in a cursive style.

Patricia Lentz Felton, SRA, CRA
Lentz Appraisal & Consulting, LLC

From: [Matt Gelso](#)
To: [Morgan Landers](#)
Cc: [Suzanne Frick](#); [Neil Bradshaw](#); [Matt Bogue](#); [Paul Kenny](#); [Abby Rivin](#); bob@sunvalleyrealtors.org; [Courtney Hamilton](#)
Subject: Ordinance 1234 Comments
Date: Wednesday, August 17, 2022 1:17:38 PM
Attachments: [Interim-Ordinance-1234 7.28.22 V1.pdf](#)

City of Ketchum Team,

I have two comments/questions for you on the Interim Ordinance attached.

1. Two Parts: Why did you choose to have Office use in the CC exempt from parking for the first 5,500sf? I agree with this change and it will certainly help with placing businesses downtown. My real question is, can you also include Personal Service in a parking exemption for the first 5,500sf? Most Office users will be onsite for a full day whereas Personal Services will likely only be onsite for portions of a day, and maybe very short portions. Additionally, the Personal Services will provide the “vitality” that Mayor Bradshaw has indicated is a top priority. How can we get Personal Service in the CC the same parking exemptions as Restaurant, Retail, and now Office use?
2. What is the reasoning behind no community housing units in basements? The City’s stated goal with the interim ordinance is to “increase the creation of new housing units” and “increase available commercial space in downtown”, this restriction appears antithetical to the former and the latter. There are numerous high quality basement apartment units in the CC and as long as new basement units are built to all applicable safety codes, why are they problematic? Allowing basement apartments only helps a new project by allowing flexibility on building design and in turn helping finances line up for the project to ‘pencil’.

My lack of comment on any other portions of this interim ordinance does not indicate my positions for or against, but the above are two items I wanted to point out.

Please feel free to call if you’d like to discuss. I spoke briefly with Abby regarding Item 1 when she was assisting me with some other information.

Thank you for your efforts with the CC and Our Valley’s housing problem. I appreciate your time and consideration on my comments above.

Best,

Matt Gelso
Associate Broker
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