



CITY OF KETCHUM, IDAHO
SPECIAL MEETING CITY COUNCIL
Thursday, January 22, 2026, 9:30 AM
191 5th Street West, Ketchum, Idaho 83340

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:

- Join us via Zoom (*please mute your device until called upon*)

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/81866882533>

Webinar ID:818 6688 2533

- Address the Council in person at City Hall.

- 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 Pete Prekeges

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:

PUBLIC COMMENTS:

1. In Person
2. Electronically Submitted

STRATEGIC PLANNING:

3. Review and provide feedback regarding Five-year Capital Improvement Plan
4. Update regarding renewal of original Local Option Tax
5. Joint meeting with Planning & Zoning Commission regarding Comprehensive Plan and update to Zoning Code
6. Recap of homework items and associated next steps

NEW BUSINESS:

- 7. Request to Authorize Housing Department to Release Ownership and Preservation Program Funds - Housing Policy & Program Strategist Rian Rooney
- 8. Council travel request - Council President Spencer Cordovano

ADJOURNMENT:

Dawn Hofheimer

From: Courtney Hamilton <hamilton.courtney1@gmail.com>
Sent: Friday, January 9, 2026 11:19 AM
To: Peter Prekeges; Spencer Cordovano; Tripp Hutchinson; Randy Hall; Matthew McGraw;
Participate
Subject: 4 lanes vs 2 lanes

Follow Up Flag: Follow up
Flag Status: Completed

Hey Everyone,

I hope your first week as a new council is going well. Now that I'm back to being a regular citizen, I wanted to take this opportunity to share my first public comment in 8 years!

I believe strongly that putting a four-lane highway through the Gem Streets at the entrance to Ketchum is the wrong decision for our town, and I want to encourage you all to consider the current conditions while they exist before the cones of death go back up in February and you and your decision-making processes are impeded by the temporary frustration and chaos that is this ITD project. The current traffic conditions are much closer to what reality will be when this project is completed, and I certainly haven't heard any traffic complaints in the last three months. Traffic seems to be flowing fine into town, with little to any delays, indicating that adding more lanes won't actually change much once this project is complete. There will not be a substantial shift in traffic times with the four-lane option, and I truly believe that removing a turning lane, creating very dangerous crossing conditions for pedestrians, and building a road that encourages lane shifting and higher speeds will be a detriment to our town.

Please take a moment now, while people are still sane, to do some outreach and consider the cons of the 4-lane solution so that when the final decision of how to paint that section of highway comes to you later this summer, you are considering the long term and not just the short term panic that is sure to be rampant during construction. While it's just paint, this is a long-term decision that will impact everyone in our community, not just the Gem Street residents, and I encourage you to please take the time to make a good decision.

Thanks,
Courtney Hamilton
130 Bird Drive

Courtney Hamilton
208.481.1211

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Courtney Hamilton
130 Bird Drive

Courtney Hamilton
208.481.1211

Dawn Hofheimer

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Sunday, January 11, 2026 10:36 AM
To: James Hungelmann
Subject: Fwd: PUBLIC COMMENT: Process and Governance Concerns from Board Meeting of January 6, 2026

Follow Up Flag: Follow up
Flag Status: Completed

FYI

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

De: James Hungelmann <jim.hungelmann@gmail.com>
Date: dom, 11 ene 2026 a las 10:23
Subject: PUBLIC COMMENT: Process and Governance Concerns from Board Meeting of January 6, 2026
To: Angenie McCleary <amccleary@co.blaine.id.us>, <mdavis@co.blaine.id.us>, <lmollineaux@co.blaine.id.us>, <bcc@co.blaine.id.us>
Cc: <blainecountyprosecutor@co.blaine.id.us>

GENERAL PUBLIC COMMENT

For the Public Record

Blaine County Board of Commissioners

Re: Process and Governance Concerns from Board Meeting of January 6, 2026

Members of the Board:

This written submission is offered for inclusion in the public record of the Blaine County Board of Commissioners regarding events that transpired during the January 6 meeting, including discussion conducted under the agenda item titled “County Department Reports.”

For purposes of public record and situational awareness, copies of this submission are being provided to each city council within Blaine County, Idaho.

This submission does not seek to defend or condemn any individual, nor to resolve the merits of criticisms raised. Rather, it addresses concerns of process—specifically, the exercise of governmental authority and the risks that arise when established procedural safeguards are not observed.

Public confidence in local government depends not only on what decisions are made, but on how they are made. When process falters, institutional integrity and public trust are put at risk.

When a “Report” Functions as a Public Adjudication

At the January 6 meeting, multiple government officials used a public forum to present specific factual allegations against an identifiable elected official, County Coroner Russ Mikel, who had no notice that such allegations would be aired and was not present.

These were not abstract policy disagreements. As reported, they included specific allegations of professional failure, including claims concerning mishandled evidence, improper death determinations, refusal to authorize autopsies, and neglect of statutory duties. The statements were delivered by officials acting in their official capacities, with prepared materials, in a setting that naturally conveys institutional authority. Those circumstances deprived the affected official of notice and a meaningful opportunity to respond, foreseeably causing reputational and emotional harm.

Functionally, this was not a neutral departmental update. It operated as a one-sided adjudication of alleged misconduct, without notice, without rebuttal, and without any opportunity for contemporaneous response.

Courts do not rely on labels; they examine function over form when evaluating government action. When government speech crosses from general discussion into specific accusations that foreseeably damage reputation, constitutional due-process concerns are triggered, even if no immediate sanction is imposed.

Separation of Powers Is a Safeguard, Not a Formality

Idaho law deliberately separates the office of the sheriff from the office of the coroner. These are independent offices with distinct legal authority. The coroner is charged with determining the cause and manner of death, including deaths involving law enforcement, and does not report to the sheriff. This separation exists to ensure that death investigations can be conducted without pressure, influence, or conflicts of interest.

Although this separation is established by Idaho statute, it serves fundamental constitutional purposes, including due process, impartial investigation, and the avoidance of conflicts of interest. When that statutory separation is undermined in practice, constitutional concerns are implicated.

That independence is not a nuisance; it is a safeguard.

When law-enforcement officials publicly present accusations against an absent coroner in an official forum, without notice or opportunity for response, that safeguard is threatened. Law enforcement appears to sit in judgment over an office designed to operate independently of it, effectively converting a statutory check into a subordinate function.

The public has a direct interest in preserving this separation. When institutional boundaries erode for convenience or political alignment, confidence in the integrity and independence of death investigations—especially those involving law enforcement—is undermined.

Due Process Is Not a Technicality

Procedural due process rests on two core requirements: notice and a meaningful opportunity to be heard. These protections are not limited to criminal trials or formal employment actions. They apply whenever government actors, using official authority, publicly accuse an individual of misconduct in a manner that predictably harms reputation, standing, or the ability to function in office.

Courts describe this as “stigma-plus”: reputational harm combined with a tangible alteration of legal or practical status. For an elected official, public branding as incompetent or derelict—by prosecutors and law-enforcement leaders in a formal government setting—can itself constitute the “plus.”

Learning of accusations after the fact is not due process. Advance notice is not a courtesy; it is a constitutional requirement. Due process is preventative, not remedial—it exists to prevent unfair reputational harm before it occurs.

If government bodies normalize this kind of ambush, they erode the protections that allow independent officials to serve without fear of reputational execution.

Defamation Risk Does Not Disappear Inside a Government Chamber

There is a common misconception that statements made during public meetings are immune from legal scrutiny. That assumption is incorrect.

Defamation law turns on well-established elements: false statements of fact, about an identifiable person, published to third parties, causing reputational harm. Opinions are protected. Truth is protected. But false factual assertions presented as official findings are not automatically shielded simply because they occur in a public meeting.

Government officials speak with amplified authority. When they speak under color of office, their words carry greater weight—and therefore greater potential harm. While certain privileges may apply to official proceedings, those protections are not limitless. They depend on relevance, proper purpose, and scope of authority.

When a forum intended for informational reporting is used to conduct what amounts to a public prosecution—through prepared accusations, selective examples, and no mechanism for response—legal protections narrow and exposure increases.

Open Meeting Law: Transparency in Substance, Not Just Form

Idaho’s Open Meeting Law exists to prevent judgment or condemnation disguised as routine business.

While the statute does not prescribe precise agenda language, the Idaho Open Meeting Law Manual, published by the Attorney General, makes clear that notices and agendas must be reasonably calculated to inform the public of what the governing body intends to consider. The law’s purpose is not merely procedural openness, but transparent public decision-making.

An agenda item labeled innocuously—but used to launch coordinated factual accusations against a non-present official—undermines that purpose. Items described as “reports” or “updates” cannot properly serve as vehicles for adjudication, condemnation, or reputational judgment without notice.

A meeting may be “open” in form while closed in substance. That gap—between appearance and reality—is where Open Meeting Law violations, legal exposure, and public distrust take root.

Why This Should Concern Everyone

This issue extends far beyond one meeting or one official. If elected officials can be publicly accused and effectively tried in absentia—without notice or recourse—who will risk serving independently? Who will challenge dominant coalitions, question expenditures, or resist political pressure? Procedural safeguards exist in part to prevent

foreseeable reputational and emotional harm, particularly important where vulnerable or elderly public servants are concerned.

Over time, governance suffers when conformity is rewarded and independent judgment carries personal risk. Public participation declines, and the cost is ultimately borne by the community.

What Responsible Governance Requires Now

This submission does not require anyone to conclude that the January 6 criticisms were right or wrong. That question is secondary. The primary concern is that process failed. When process fails, legal exposure grows, public trust erodes, and democratic norms weaken. In addition, failures of process carry real costs for the public, including increased litigation risk, administrative burden, and the possibility that public resources will later be required to defend or remedy governmental actions found to be procedurally defective.

Responsible governance calls for professional correction, not defensiveness. At a minimum, fairness and institutional integrity warrant acknowledgment that airing specific accusations against an absent elected official—without notice or opportunity to respond—was improper. Clarification or correction of the public record where statements were framed as factual determinations would help ensure accuracy.

Any genuine concerns about performance of the office of coroner should be addressed through an independent, impartial review, with clear standards, equal opportunity to present evidence, and a focus on systems rather than scapegoats. Such a review should examine not only conduct, but conditions, including coroner resources, facilities, staffing, funding, and historical budget decisions.

Local government should be where fairness is most visible, not least. Apology, clarification, independent review, and structural evaluation are not signs of weakness; they are signs of institutional maturity.

I urge officials to correct course accordingly, consistent with those principles.

Ketchum City Policing Considerations

For the Ketchum public, this incident is a further indication that the existing law-enforcement arrangement with the Blaine County Sheriff may no longer provide the transparency, independence, or accountability required for effective local governance.

Accordingly, the City of Ketchum should give serious consideration to withdrawing from that arrangement and restoring a local police force accountable exclusively and directly to Ketchum, through an orderly transition process.

Respectfully,

James Hungelmann

Ketchum, Idaho

Dawn Hofheimer

From: Lucas King
Sent: Wednesday, January 14, 2026 8:25 AM
To: Participate
Subject: RE: In Lieu Fees vs Housing Units

Hi Dawn,

Morgan would like us to add this as a public comment for both council and PZC. Can you drop it in the associated folders, please?

Thanks,

Lucas King, PMP | CITY OF KETCHUM

Finance Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7801 | f: 208.726.7812

lkling@ketchumidaho.org | www.ketchumidaho.org

****Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select “Planning and Development”**

From: Participate <participate@ketchumidaho.org>
Sent: Tuesday, January 13, 2026 2:59 PM
To: Lucas King <LKing@ketchumidaho.org>
Subject: FW: In Lieu Fees vs Housing Units

From: Jano <janowiedemann@cox.net>
Sent: Saturday, December 13, 2025 10:43 AM
To: Participate <participate@ketchumidaho.org>
Cc: janowiedemann@cox.net
Subject: In Lieu Fees vs Housing Units

Dear Ketchum P&Z, Mayor/Council and Staff,

RE: Lost housing opportunities.

How many housing units have been lost due to in lieu fees?
When did the “practice” of in lieu fees begin?

Thank you,

Jano Wiedemann

A wide-angle, high-angle photograph of the town of Ketchum, Idaho. The town is nestled in a valley, surrounded by a range of mountains. The town itself is a mix of residential houses, larger vacation homes, and commercial buildings, all interspersed with numerous green trees and some snow-capped peaks in the background under a clear blue sky.

Capital Improvement Plan (CIP)

“Past, Present & Future”

January 22, 2025



Objectives/Direction from Council

DRAFT

1. Any concerns with the planned 2026 construction projects?
2. Review planning projects underway and address any concerns/questions
3. Any significant concerns with the longer-term plan/big picture?*
**knowing we'll be revisiting often from now until the budget workshop*



What is in the Plan?

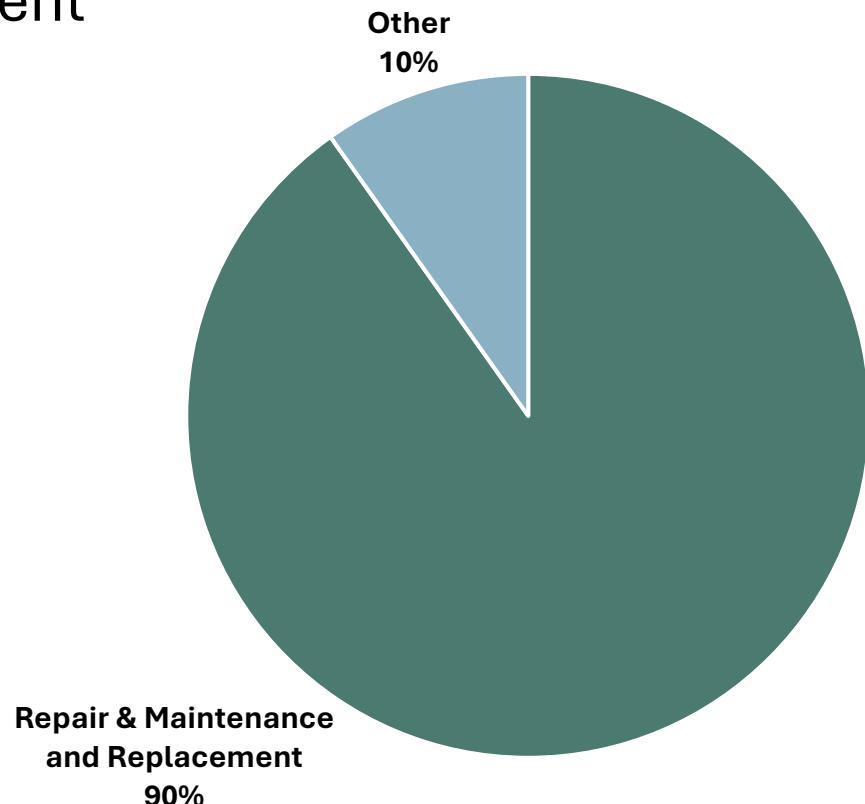
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Tax Funded Departments Covered

- Streets → Pavement Management Program, Vehicles/Equipment
- Facilities → Parks, Buildings, Equipment
- Recreation → Equipment
- Police → Vehicles/Equipment

Enterprise Funds (Water/Wastewater)

- To be covered at a later date





The Past

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Revenue Constraints/Challenges

- **Limited dedicated revenue source**, ID Power franchise fee only (\$300k)
- **LOT funds** were not transferred to the Capital Fund prior to FY 2026
- Heavy reliance on **KURA funding**

Expenditure Reality

- Projects were limited to **basic repair & maintenance/replacement**
- Equipment **replacement** often achieved **via operational leases**
- **Streets** received \$125-150k annually (**chip seal only**)



Strategic Shift

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FY 2025-2026

- Focus on long-term needs assessment
 - Perspective was 10+ year horizon leading to
 - 5-year financial timeframe
- Research potential funding options to achieve a minimum funding level
- Assessment of infrastructure
 - **Streets Pavement Conditions Index (PCI) Report**
 - **Comprehensive review of sidewalks**
 - **Developing long-term plan for undergrounding**

= Above list promotes a "**Dig Once**" philosophy



The Present

DRAFT

FY 2026 Strategic Changes

Revenue

- Original LOT allocation to the CIP program (\$1.1M)
- Strategic partnership with the KURA regarding eligible and approved projects
- Planned use of \$300k of Fund Balance (Visitor Center)

Expenditures

- \$600k allocated to the Pavement Management Program
 - Approximately 50% for minor rehab and 50% for major rehab
- Priority given to maintain current city assets
- The final list was heavily financially constrained
- Funds allocated to long-term planning & design (\$150k)



The Future (FY 2027 – 2031)

DRAFT

Revenue:

URA contribution

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	TBD	TBD
TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
URA FUNDING	\$ 2,300,000	\$ 4,000,000	\$ 2,300,000	\$ 2,300,000	
Total Revenue	\$ 3,625,000	\$ 5,325,000	\$ 3,625,000	\$ 3,625,000	\$ 1,325,000

- The addition of LOT funds annually has partially filled the dedicated resource gap (“fund balance”)
- Continued reliance on URA funding, with FY 2030 being the last year
- Dedicated revenues are still insufficient based on infrastructure needs
- General Fund transfer has historically been end-of-year savings allocation

See handout!



The Future (FY 2027 – 2031)

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Expenditures:

DOWNTOWN CORE SIDEWALK (P)
 PAVEMENT MANAGEMENT PROG (P)
 POWER LINE UNDERGROUNDING (P)
 TECHNOLOGY UPGRADES/REPLACEMENT
 SUSTAINABILITY INFRASTRUCTURE
 REPLACE CITY TRASH CANS
 TASERS
 2000 ELGIN GEO VAC TRUCK SWEEPER REPLACEMENT
 SH-75 PATHWAY CONSTRUCTION
 ZAMBONI
 POLICE VEHICLE REPLACEMENT
 RIFLE REPLACEMENT
 TOOL CAT/BOBCAT REPLACEMENT (STREETS)
 CRACK SEALER REPLACEMENT
 YMCA PARKING PHASE 2
 MINI SWEEPER (FACILITIES)
 SH-75 CORRIDOR SIGNAL UPGRADES
 TOOL CAT/BOBCAT (RECREATION)
 KENWORTH REPLACEMENT DUMP TRUCK (STREETS)
 00' FLAT BED REPLACEMENT (STREETS)
 HOT PATCHER REPLACEMENT
 BIKE PARK RELOCATION
 HOUSING PROJECTS (LIFT TOWER)
 EAST AVENUE RECONSTRUCTION 2ND & 5TH
 CAT 962 LOADER REPLACEMENT (STREETS)
 WARM SPRINGS/LEWIS ROUNDABOUT
 VEHICLE REPLACEMENT (STREETS)
 PLOW REPLACEMENT (STREETS)

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
POWER LINE UNDERGROUNDING (P)	\$ 150,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
REPLACE CITY TRASH CANS	\$ 10,000		\$ 10,000		\$ 10,000
TASERS	\$ 7,000		\$ 7,000		\$ 7,000
2000 ELGIN GEO VAC TRUCK SWEEPER REPLACEMENT	\$ 450,000				
SH-75 PATHWAY CONSTRUCTION		\$ 257,000			
ZAMBONI		\$ 60,000			
POLICE VEHICLE REPLACEMENT		\$ 60,000			
RIFLE REPLACEMENT		\$ 18,000			
TOOL CAT/BOBCAT REPLACEMENT (STREETS)		\$ 83,900			
CRACK SEALER REPLACEMENT		\$ 90,000			
YMCA PARKING PHASE 2		\$ 800,000			
MINI SWEEPER (FACILITIES)			\$ 150,000		
SH-75 CORRIDOR SIGNAL UPGRADES			\$ 140,000		
TOOL CAT/BOBCAT (RECREATION)			\$ 60,000		
KENWORTH REPLACEMENT DUMP TRUCK (STREETS)			\$ 300,000		
00' FLAT BED REPLACEMENT (STREETS)			\$ 70,000		
HOT PATCHER REPLACEMENT			\$ 100,000		
BIKE PARK RELOCATION			\$ 250,000		
HOUSING PROJECTS (LIFT TOWER)			\$ 2,200,000		
EAST AVENUE RECONSTRUCTION 2ND & 5TH				\$ 1,650,000	
CAT 962 LOADER REPLACEMENT (STREETS)				\$ 550,000	
WARM SPRINGS/LEWIS ROUNDABOUT				\$ 250,000	\$ 1,220,000
VEHICLE REPLACEMENT (STREETS)				\$ 60,000	\$ 60,000
PLOW REPLACEMENT (STREETS)					\$ 600,000
Total Expenditures	\$ 5,000,900	\$ 6,465,000	\$ 5,722,000	\$ 4,475,000	\$ 3,812,000
Annual Net Position	\$ (1,375,900)	\$ (1,140,000)	\$ (2,097,000)	\$ (850,000)	\$ (2,487,000)

~\$8.0M Deficit over 5 years

See handout!



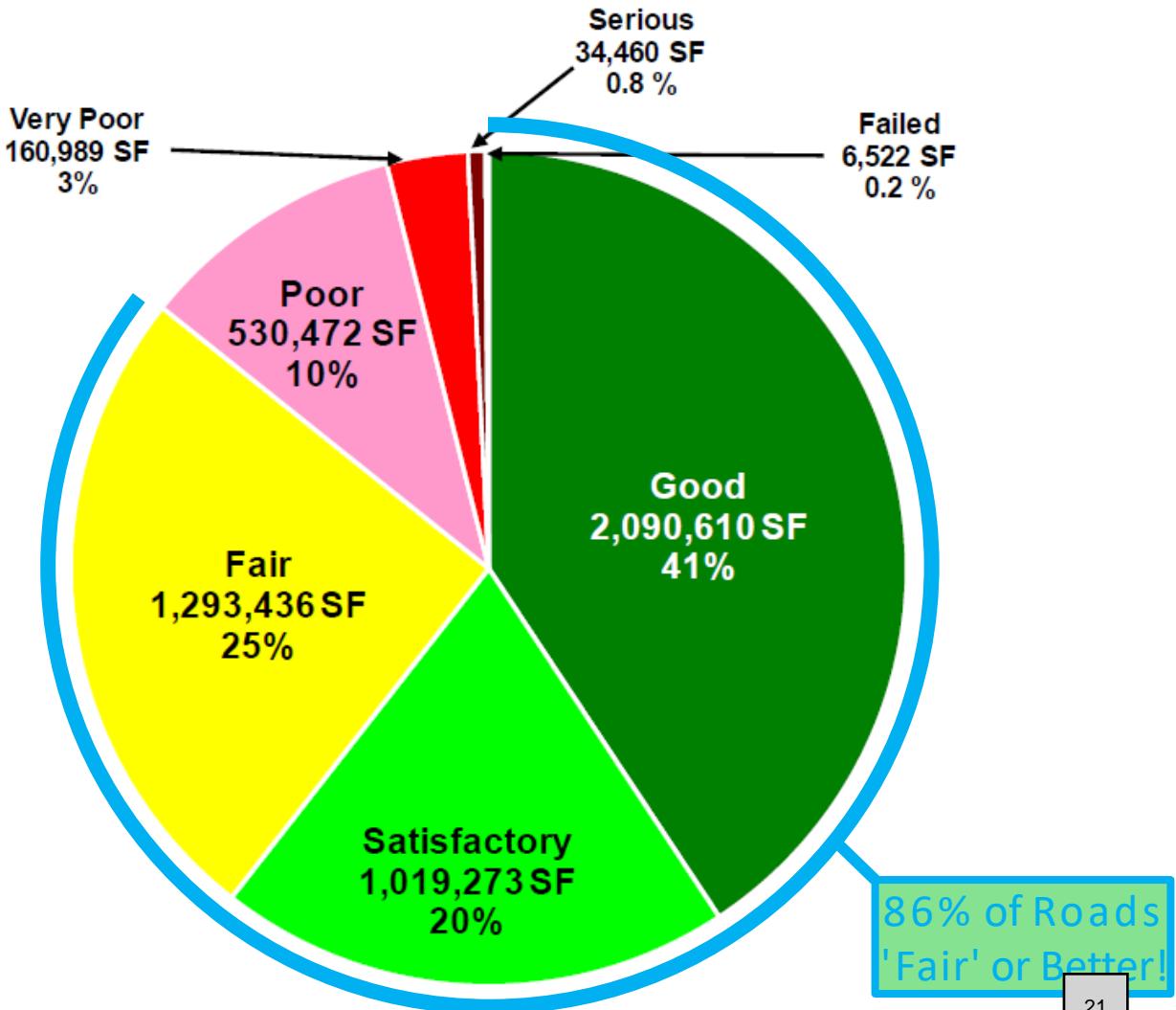
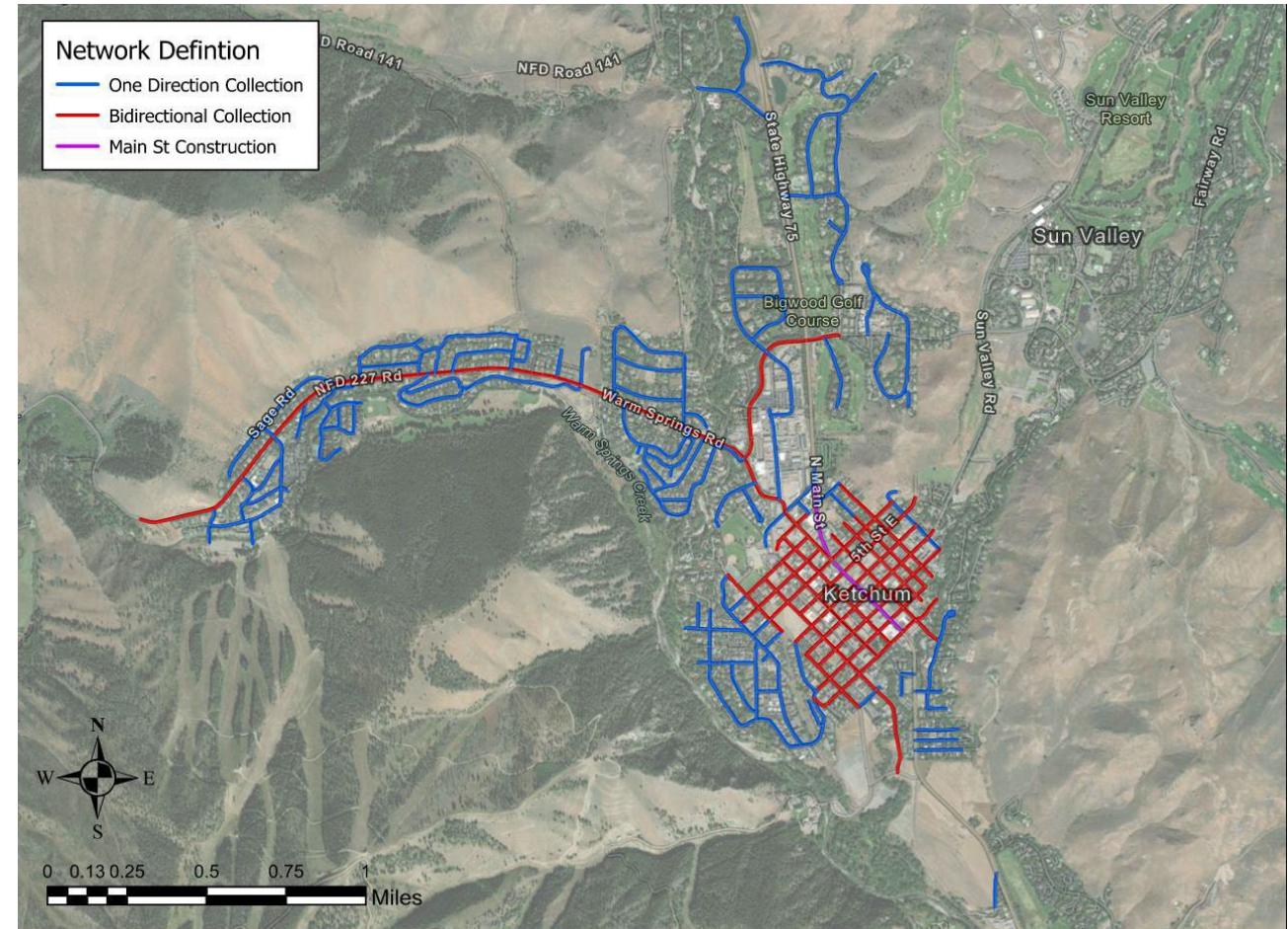
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STREETS



Pavement Condition Assessment (2024)

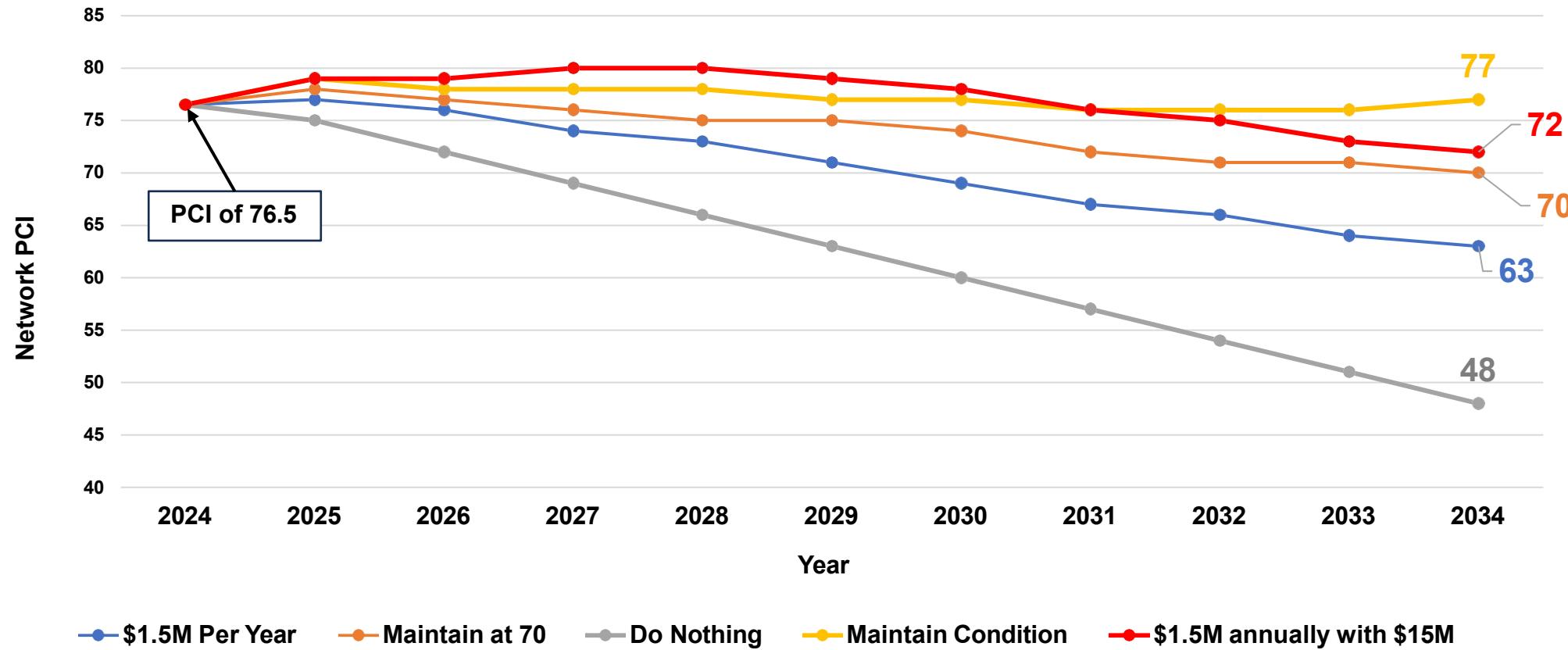
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Pavement Condition Management Scenarios

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Proposed Pavement Management Strategy

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By investing \$1.5 million annually over 10 years for pavement maintenance and rehabilitation (M&R), the City would:

- **reduce the current backlog (\$80M to \$53M)**
- **result in a \$27M reduction in the backlog;** future cost avoidance of \$12 million
- Keep 55% in ‘Good’ or ‘Satisfactory’ vs 9% if no maintenance is performed.
- ‘Poor’ or ‘Very Poor’ condition decrease to 39% vs 58%

By investing an additional \$15 million over 10 years, the City would:

- **Reduce the backlog** by an additional **\$20.4 million** (from \$53M to \$32.6M).
- **Increase the proportion of streets** in ‘Good’ or ‘Satisfactory’ condition from **55% to 69%**.
- **Lower the proportion of streets** in ‘Poor’ or ‘Worse’ condition from **39% to 23%**.
- This additional investment achieves a net **savings of \$5.4 million** while significantly improving pavement conditions and reducing long-term maintenance needs.



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SIDEWALKS



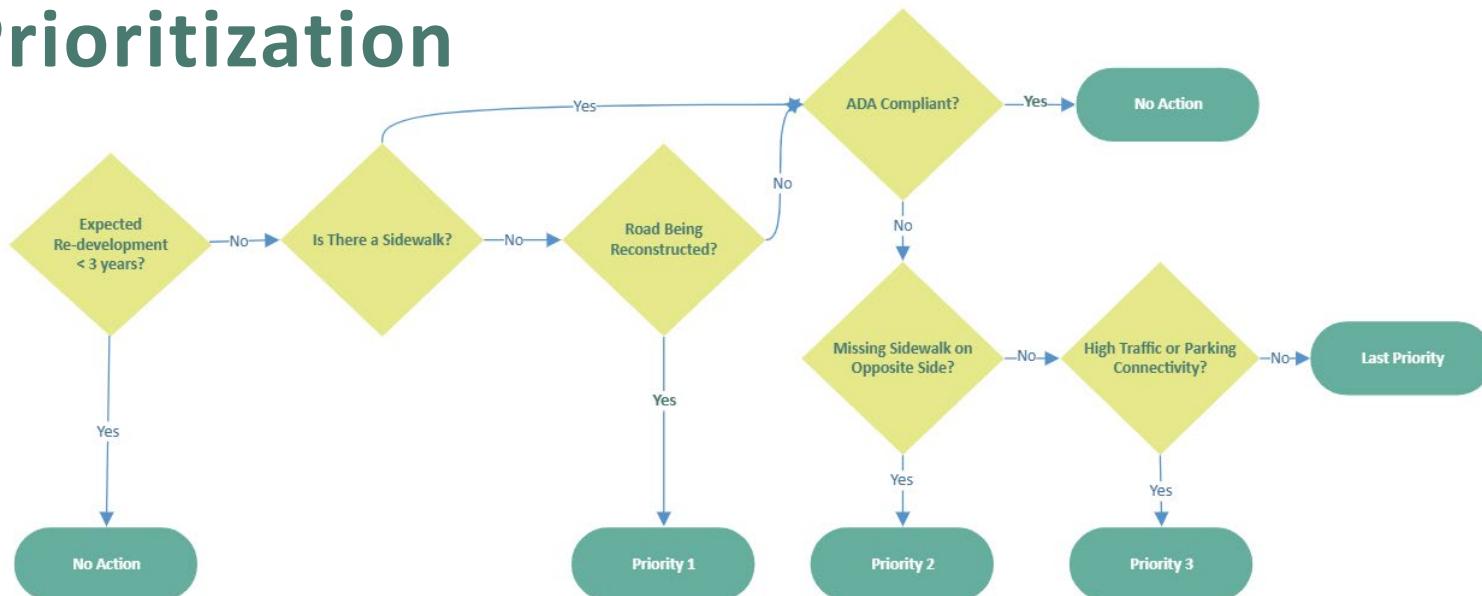
Sidewalks

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Background

- In 2023, City Engineers performed an Inventory Assessment to primarily gather:
 - Missing Sections
 - Condition
 - ADA compliance
 - Obstructions
 - Estimated Cost to Repair
 - Dimensions

Project Prioritization





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POWER UNDERGROUND



Power Undergrounding

DRAFT

Developing long-term plan

High priority projects

- First & Washington Alley at parking lot
- Ally between 1st Ave & Washington (Private/Public partnership)
- Skate park to Hemingway on Warm Springs
- Remaining alleys in downtown



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2026 Highlighted Projects



FY 2026 Project List

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URA contribution

Revenue:

		FY 2026 Budget
03-3100-6100	IDAHO POWER FRANCHISE	\$ 300,000
03-3700-1000	INTEREST EARNINGS	\$ 25,000
03-3700-8701	TRANSFER FROM GENERAL FUND	TBD
03-3700-8722	TRANSFER FROM LOT FUND	\$ 1,073,600
03-3700-8798	URA FUNDING	\$ 2,050,000
03-3800-9000	FUND BALANCE	\$ 300,000
	Total Revenue	\$ 3,748,600

See handout!



FY 2026 Project List

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Expenditures:

03-4193-7110	DOWNTOWN CORE SIDEWALK INFILL (P)	\$ 900,000
03-4194-7162	TOWN SQUARE REMODEL PHASE I	\$ 250,000
03-4193-7501	PUBLIC PARKING OPTIONS (P)	\$ 100,000
03-4193-7502	YMCA REPLACEMENT PARKING FOR HOUSING	\$ 800,000
03-4193-7611	PAVEMENT MANAGEMENT PROGRAM (P)	\$ 600,000
03-4193-7199	LONG-TERM PLANNING & DESIGN (P)	\$ 150,000
03-4193-7180	POWER LINE UNDERGROUNDING (P)	\$ 88,600
03-4194-7120	ATKINSON PARK IRRIG UPGRADES	\$ 150,000
03-4193-7614	BOOM TRUCK	\$ 100,000
03-4193-7200	TECHNOLOGY UPGRADES	\$ 65,000
03-4210-7100	POLICE VEHICLE (NEW)	\$ 60,000
03-4193-7160	TOWN SQUARE ALLEY-ASPHALT	\$ 50,000
03-4193-7210	SUSTAINABILITY	\$ 50,000
03-4193-7615	STREETS READER BOARDS	\$ 45,000
03-4194-7156	ORE WAGON R&M	\$ 25,000
03-4194-7176	CITY HALL ELECTRICAL REPLACEMENT	\$ 15,000
03-4194-7161	VISITOR CENTER BUILDING R&M	\$ 300,000
Total Expenditures		\$ 3,748,600

(P) = "parent"
URA contribution

See handout!



Key 2026 Projects

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Streets

- **Downtown Stop Signs**
 - Council presentation in Feb
 - March public input/loop back to Council for final approval
 - April/May implementation
- **Chip Seal**
 - Contract awarded for late June (same duration as last year)
- **1st Ave** - mill/inlay from SV Road to 5th Street
 - Design being complete
 - Bid and return to Council by March
 - Late April target start - duration one month



Key 2026 Projects

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Sidewalks

- Projects being priced out by contractor
- Notice to proceed in March for April start date – target to complete prior to July 4th

Town Square

- Completing bidding process
- Return to Council by early February for April construction start

Public Parking at YMCA

- Mayor is meeting to discuss scope and timing
- Briefing for Council by February



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Projects being planned



Key planning projects

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Streets

- **Bike Plan**
 - Draft plan complete for Council review
 - Public engagement in March
 - City Council direction on phased implementation plan
- **Hwy 75 (South of Town)**
 - Landscaping at Serenade and initiate 2nd Ave Bike Path
- **Hwy 75 (6th to Saddle Road with ITD) – currently in 2027**
 - Roadway redone plus city would construct separated path out to Saddle Road
 - New ped underpass at Saddle Road would be later phase



Key planning projects

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Streets

- **2nd Ave**
 - Rehabilitate road
 - Implement multi-use pathway from Serenade to River
- **10th Street/Warm Springs/Lewis Roundabout**
 - Currently applying for federal and state grants
 - Developing local financing plan if unsuccessful



Key planning projects

DRAFT

Facilities

- **Community needs assessment:**
 - **Forest Service Park**
 - Free/low-cost community space (middle building)
 - Seniors, Teens, mental health & ERC and (two side buildings)
 - **City recreation building**
 - Refurbish public restrooms
 - Evaluation for expansion of building
 - **Brief Council in February**
 - **Public feedback in March**
 - **Phase I implementation proposed - FY27 budget**



Direction from Council

DRAFT

1. Any concerns with the planned 2026 construction projects?
2. Review planning projects underway and address any concerns/questions
3. Any significant concerns with the longer-term plan/big picture?*
**knowing we'll be revisiting often from now until the budget workshop*



Funding Options

DRAFT

Trade-offs

- Trade-offs with the corresponding funds are researched as part of normal standard operating procedure. Identified efficiencies and cost savings will fall well short of the resources required to balance the Capital Improvement Plan.

Local Option Taxes

- Original LOT
 - Scenarios A & B: options changing all categories equally
 - Scenarios C – F: options changing Lodging only

Discussion & Direction

See handout!



Funding Options, cont.

DRAFT

Local Option Taxes

- Additional LOT
 - Current Funding Split: 50/50 (0.5%/0.5%)
 - Potential Funding Split: 75/25 (0.75%/0.25%)

Discussion & Direction

See handout!



Original – Local Option Tax (LOT)

January 22, 2025



Objectives/Direction from Council

DRAFT

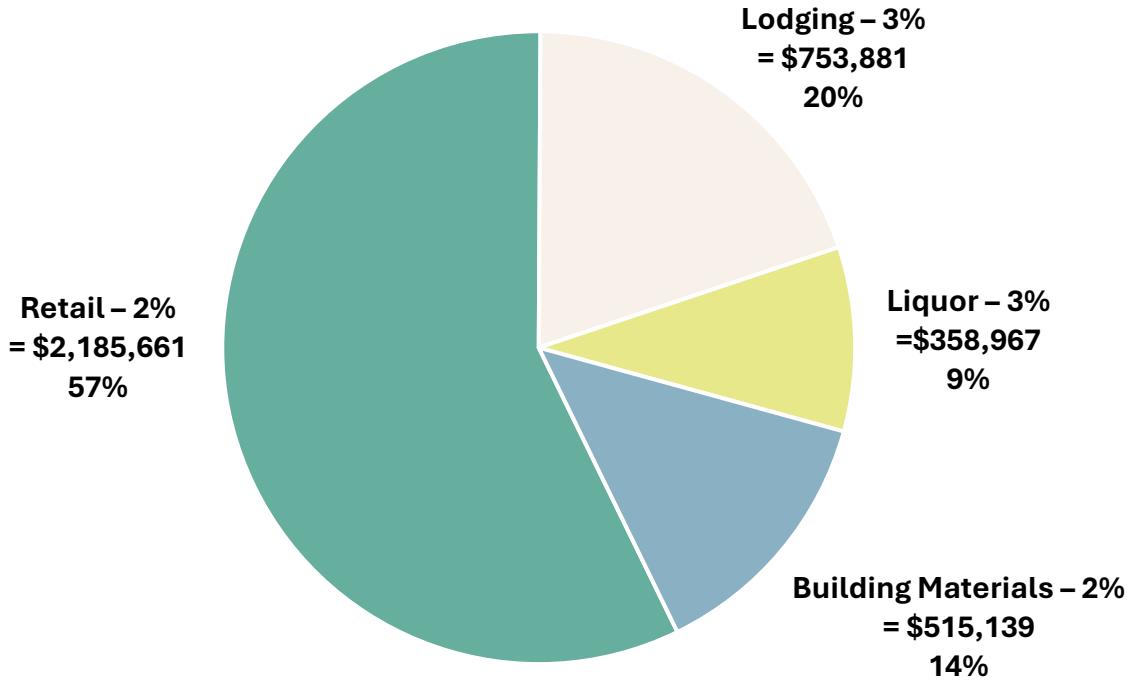
1. Recap financial impact of original LOT to city operations
2. Review key milestones for placing on ballot for renewal
3. Gain initial direction from the Council regarding May versus November election date



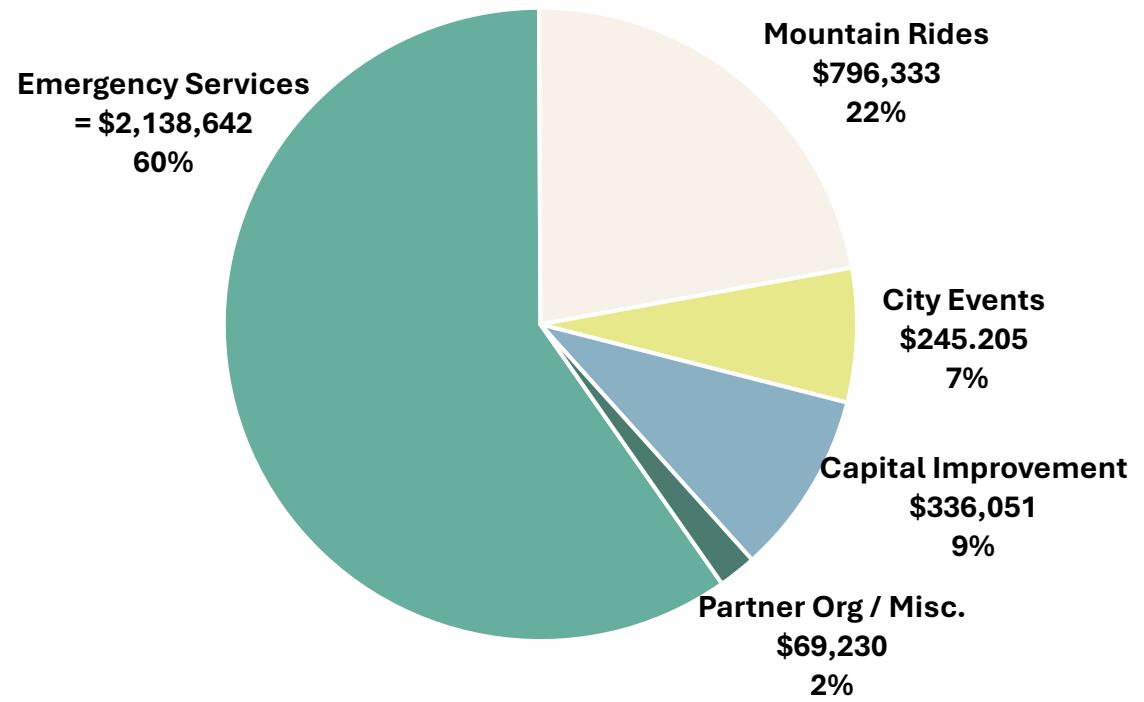
Original LOT | 3 Year Average

DRAFT

SOURCES



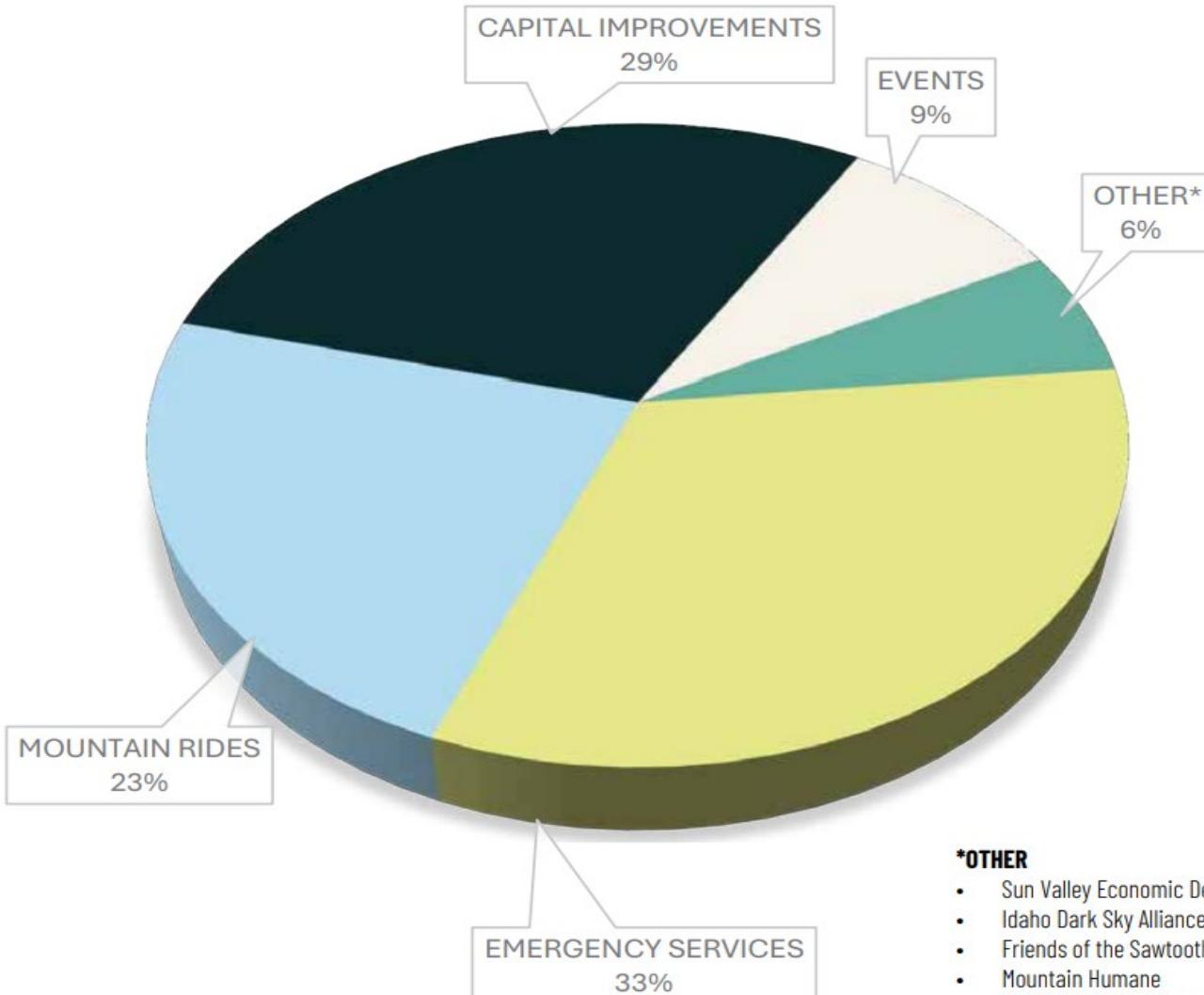
USES





FY 2026 LOT Allocation

DRAFT



*OTHER

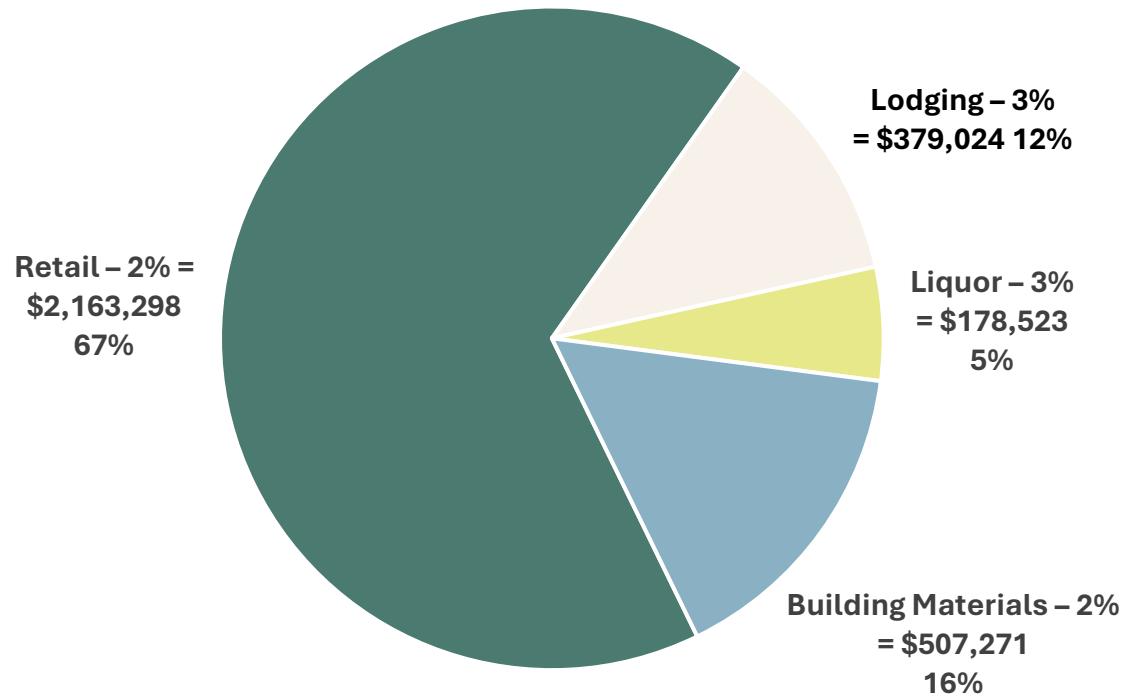
- Sun Valley Economic Development
- Idaho Dark Sky Alliance
- Friends of the Sawtooth Avalanche Cent
- Mountain Humane
- Deckard (short-term rental program)



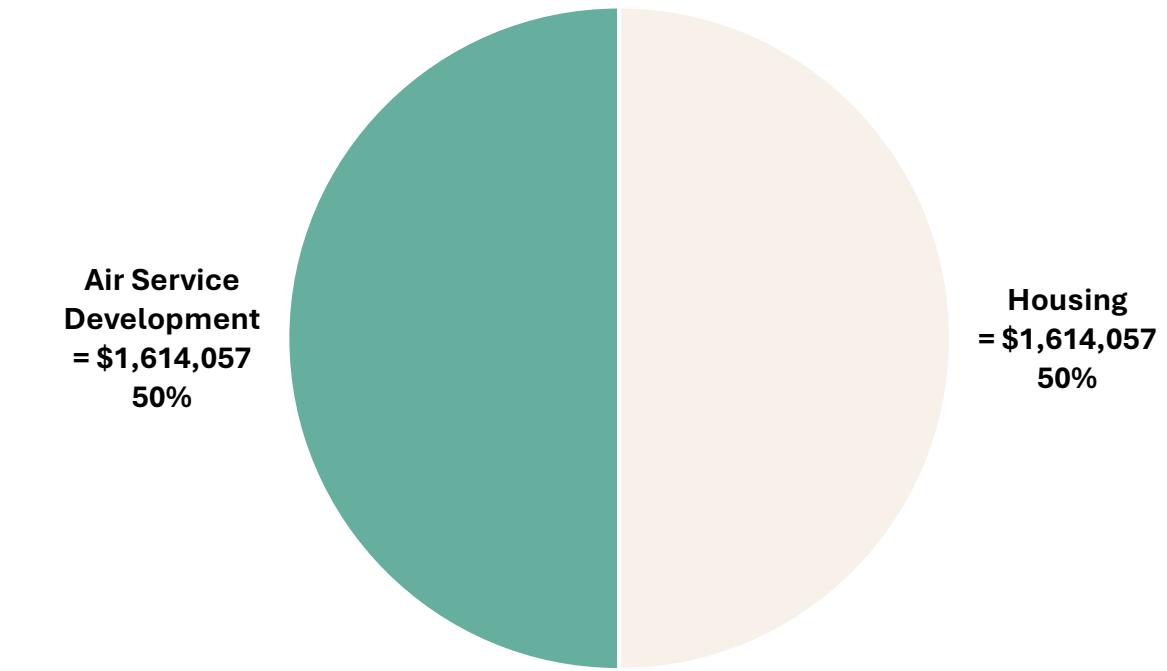
Additional Local Option Tax (Air/Housing)

DRAFT

SOURCES



USES





Consideration factors

DRAFT

- Key Dates
 - Original LOT expires December 31, 2027 and Additional LOT expires July 1, 2028
 - Currently, Blaine County plans EMS property tax override on May ballot and BCRD property tax question in November
 - May election: ballot language must be passed as ordinance by March 13th
 - November election: ballot language by August 28th
- Idaho Law requires a nine-month cooling period before placing failed item back on ballot
- Staff recommendation:
 - Not significantly alter Original LOT scope due to fiscal impact to city operations
 - Explore additional LOT questions at later time or place a separate question on same ballot
 - Shoot for November election to enable Mayor & Council proper time to weigh any adjustments and conduct robust public outreach prior to finalizing ballot language



Direction from Council

DRAFT

- Questions?
- Discussion
- Support for May vs. November?

Joint Work Session

City Council and Planning and Zoning Commission

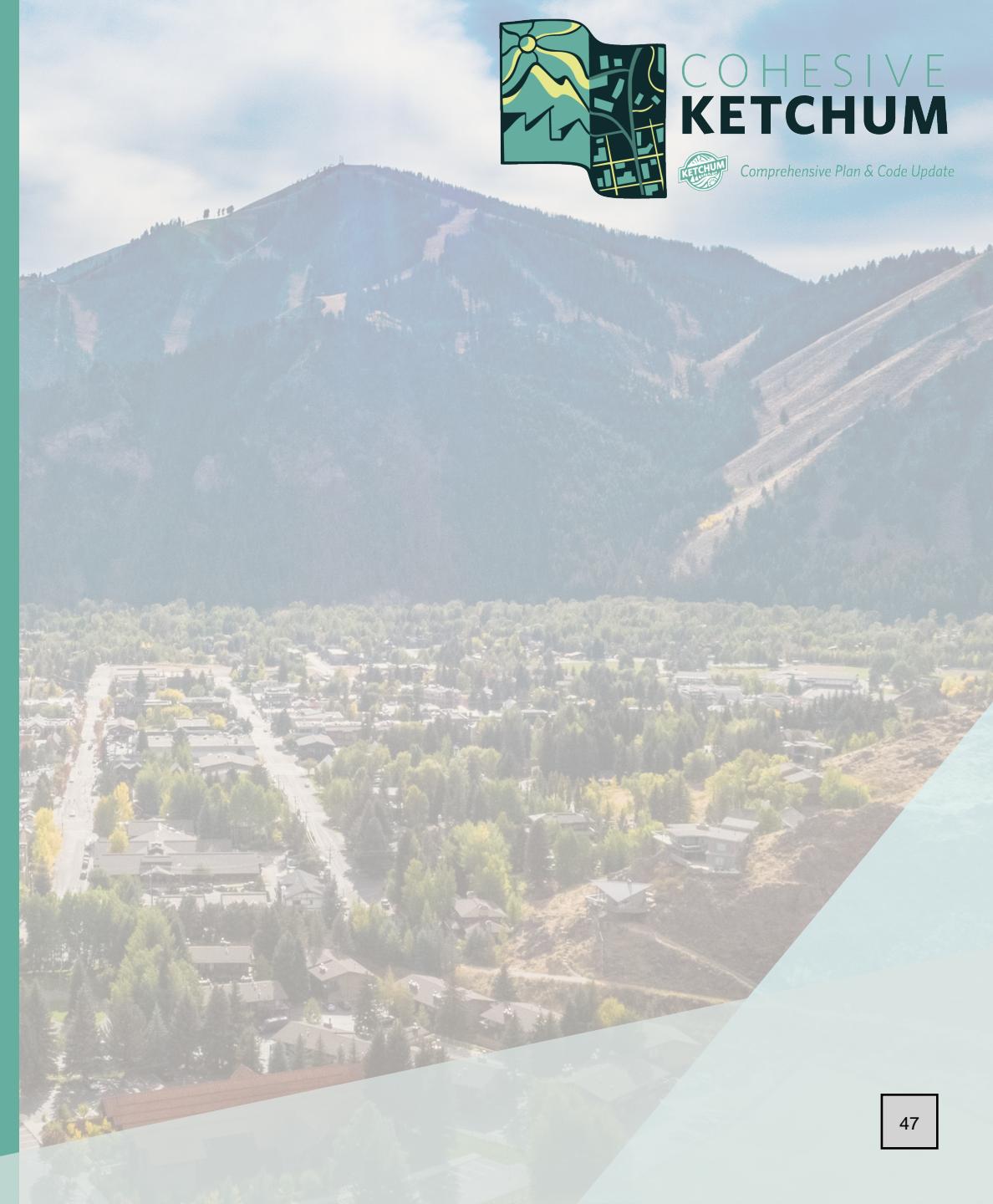
January 22, 2026



COHESIVE
KETCHUM



Comprehensive Plan & Code Update



AGENDA

- Overview of Process
- Overview of Comp Plan
- Overview of Phase 3 Code Project
- Discussion and Council Direction

COUNCIL DIRECTION

- Does the Council support the code work as currently laid out?
- Are there items or topics the council would like to address that are not included?
- Does the council support the process laid out or are there other steps to incorporate?

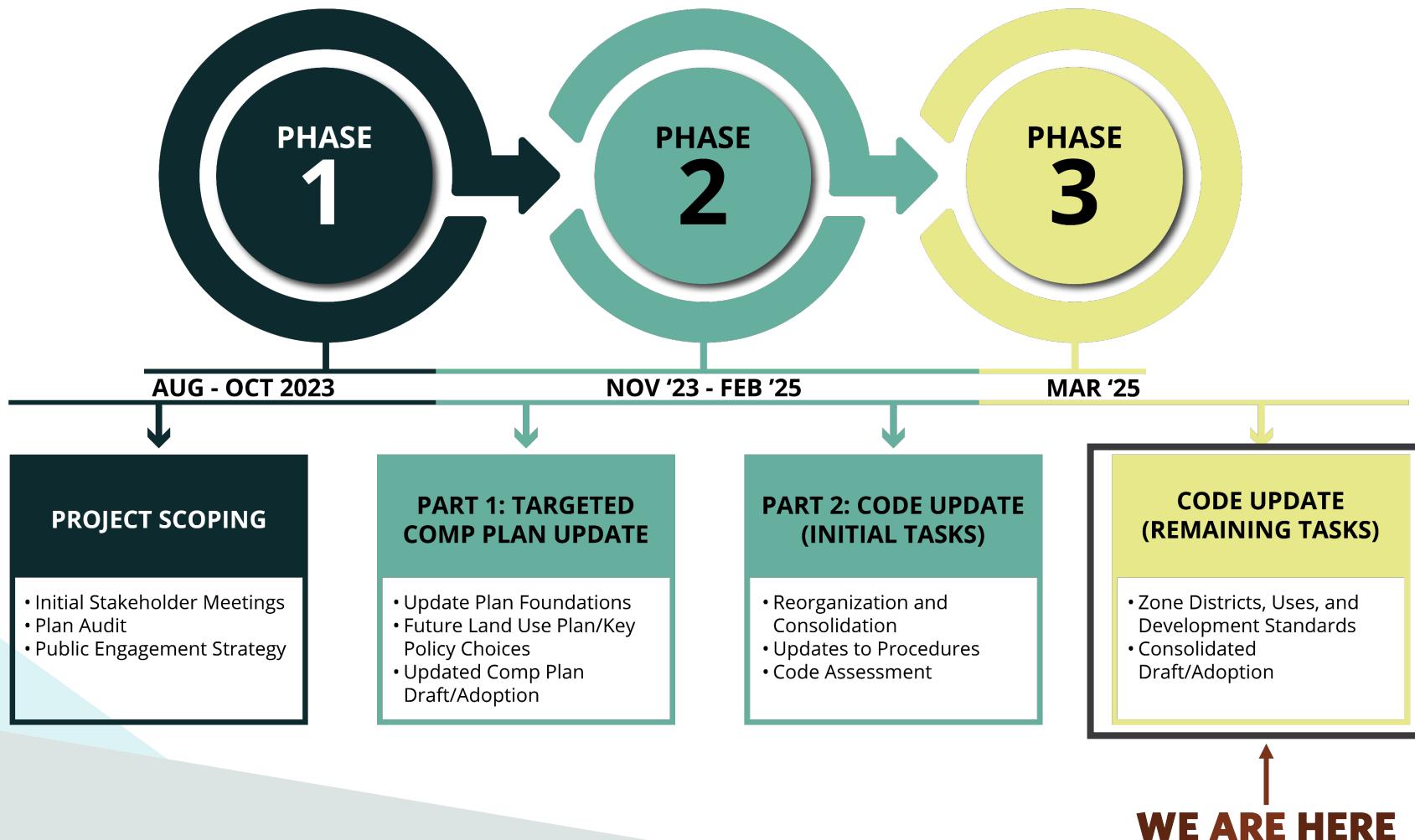


Cohesive Ketchum

Project Overview



Cohesive Ketchum Overview

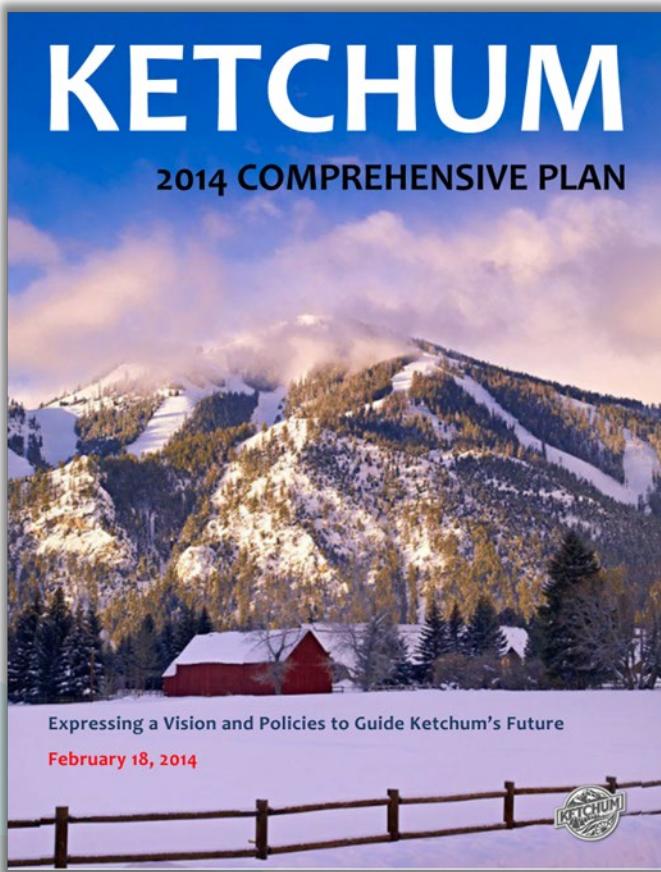


Comprehensive Plan

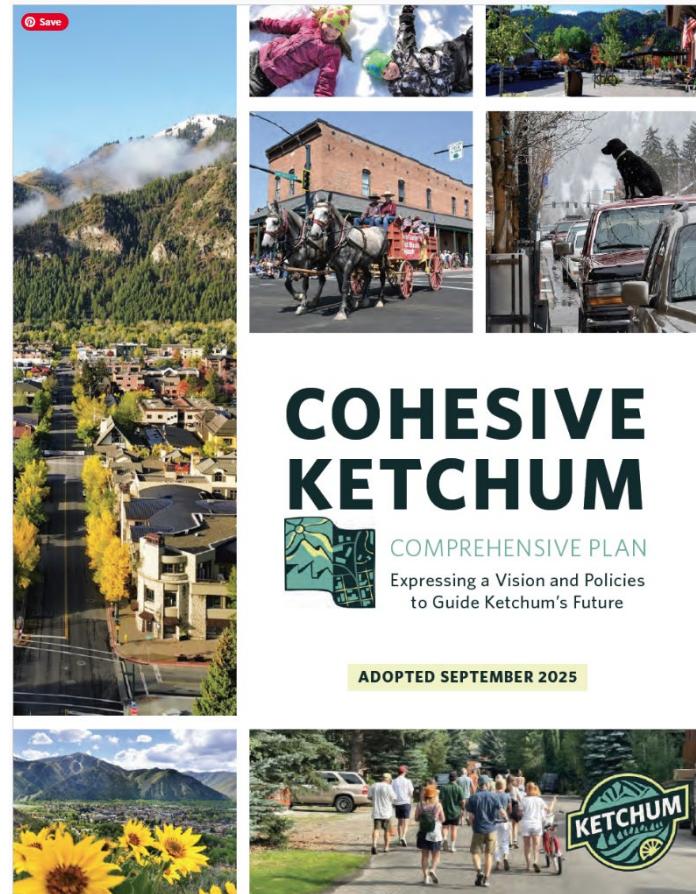
Overview



COMPREHENSIVE PLAN



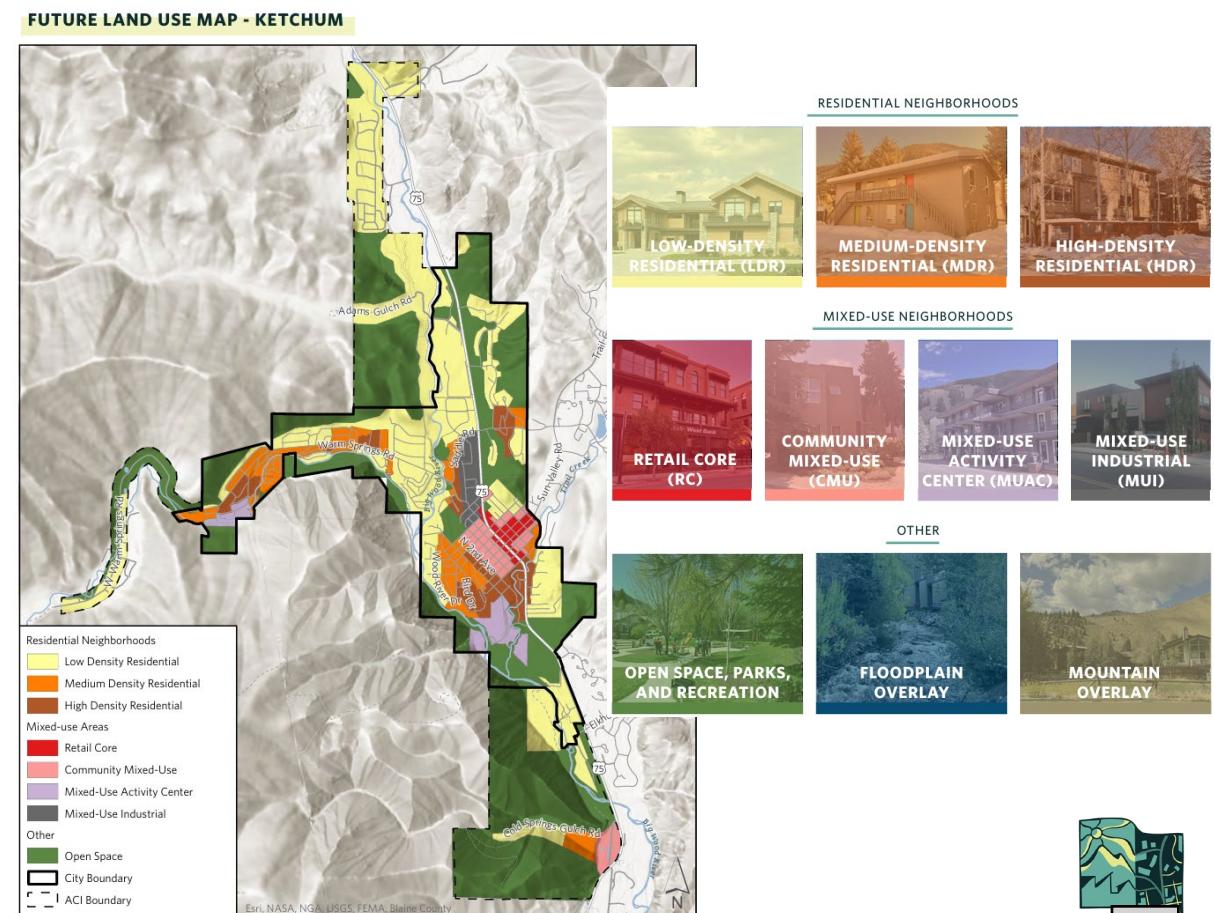
10 YEARS



VISION (2014 & 2025 PLAN)

We aspire to be an authentic mountain community with worldclass character, yet small-town feel. We value our strong sense of community and high quality of life **for year-round residents** and visitors. We will be successful by creating, attracting, and delivering excellent jobs, education, healthcare, recreation, and cultural opportunities. Furthermore, we wish to be a place with a stable economy, a vibrant downtown, **a variety of community housing options**, and **a diverse population** of people who live, work, and visit here. We will be responsible stewards of our environment, work toward a resilient economy, and **maintain our special way of life for generations to come.**

COMPREHENSIVE PLAN



KEY TAKEAWAYS

Clear direction on what the community would like to see...

- More opportunities for full-time residents to live in Ketchum
- A more resilient local economy
- Protection of Ketchum's character (as shaped by its people and sense of place)

Less clarity on how to get there and what tradeoffs might be acceptable.



KETCHUM CHARACTER



PEOPLE



PLACE

ITS BOTH!

- More Community Housing
- Reuse buildings we have
- Regulations that preserve what exists
- Local Business Support
- Hillside restrictions
- Historic Preservation

WHAT WE HEARD



Building Size - too many big boxy buildings, big buildings next to small ones don't work, Warm Springs Subdivision, large spec homes

Character - all new buildings look the same and they don't look like they fit here. Need better design standards. No more chain stores. Everything is empty.

Parking - Residential units needs to have parking - regardless of type

Vibrancy - all the new buildings are empty, don't want big chain stores

Hillside - buildings are too big, doesn't fit character of Ketchum

Businesses - Consensus that we should support local businesses and manage tourism

Housing - We need more young people and families, not agreement on where they go (downtown vs. neighborhoods)



THE PLAN SAYS...

ECONOMY

- Retain and expand existing businesses
- Local business priority over chains
- Balance between tourism and other industries
- Re-evaluate parking requirements city wide
- Promote recreation
- Improve transportation
- Support Arts and Culture

CHARACTER

- Vibrant downtown and community spaces
- Reduce height limits in residential areas
- Reduce height limits in retail core
- Reduce incentives for hotels
- Restrict hillside development
- Prioritize preservation of environmental areas

HOUSING

- Continue programs geared toward housing locals
- Focus on Community Housing - not all housing
- Keep density in neighborhoods to match existing
- Evaluate opportunities for housing in neighborhoods
- Retain incentives for community housing in downtown

DENSITY OVERVIEW (MDR)

CURRENT ZONING

GR-L

- Single-family
- Multi-family—max 2 dwelling units

Density : 5 to 11 DU/acre

Height: 35 feet

2014 Comp Plan

Medium Density Residential

- Single-family
- Duplex

Density : None

Height: None

2025 Comp Plan - V2

Uses

- Multi-family
- Single-family

Density : 6 to 18 DU/acre

(Up to 18 du/ac may be permitted if community housing is the primary use)

Height: Three stories

2025 Comp Plan - Final

Uses

- Single-family
- Duplexes
- Townhomes

Density : 5 to 11 DU/acre

(more for community housing may be considered)

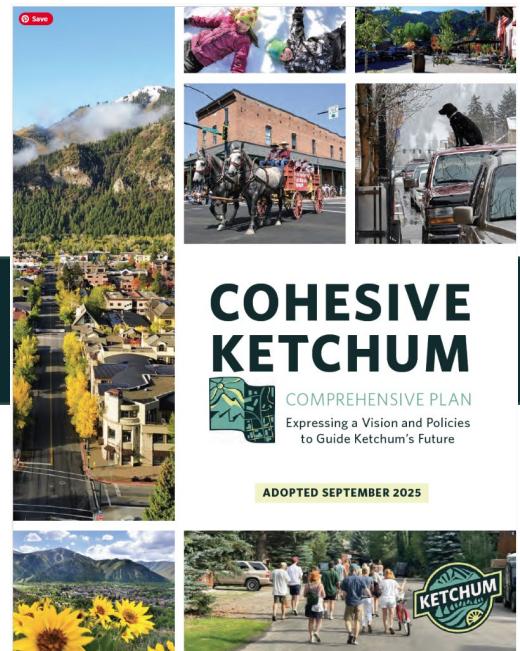
Height: two stories, three pursuant to design guidelines



PLAN TO CODE



PARTIAL
IMPLEMENTATION



FULL
IMPLEMENTATION

Phase 3 Code Updates

Overview



PHASE 3 CODE UPDATES

#1

- **DOWNTOWN**
 - Design Guidelines
 - Height/Setbacks
 - FAR Bonus for Community Housing
- Affordable Commercial Space
- Local Business Priority Program
- **PARKING**
 - Mountain Overlay
 - Nonconforming Uses and Buildings

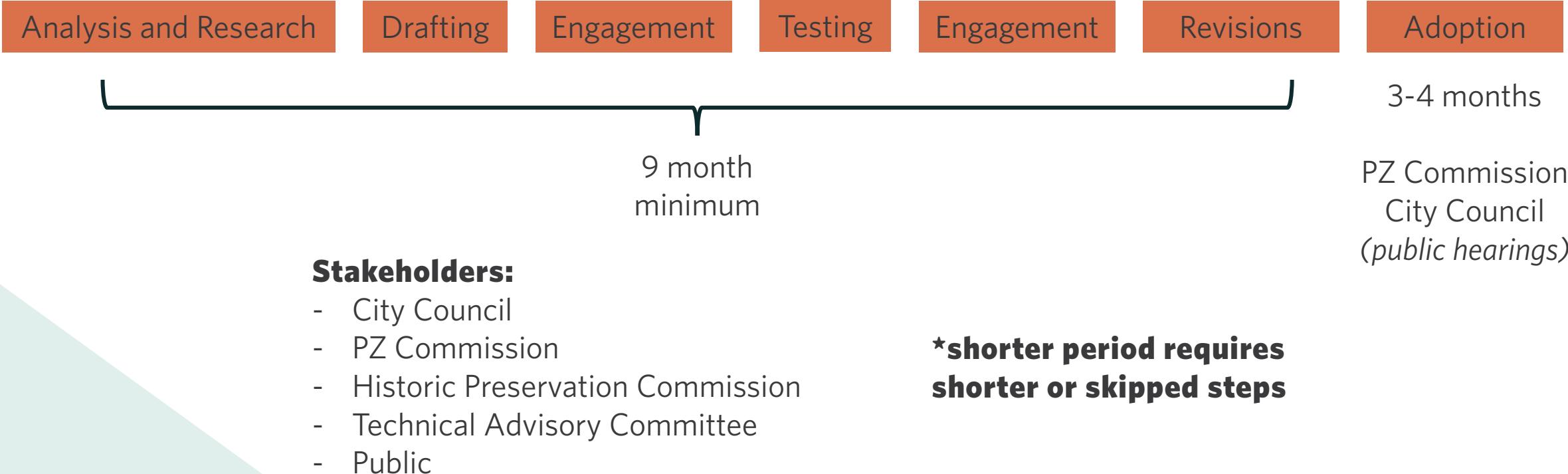
#2

- Residential Zoning Standards
 - Unit Sizes
 - Lot Sizes
 - ADU and Tiny Homes
- Environmental
 - Floodplain
 - Riparian
 - Water Conservation
 - Avalanche Areas

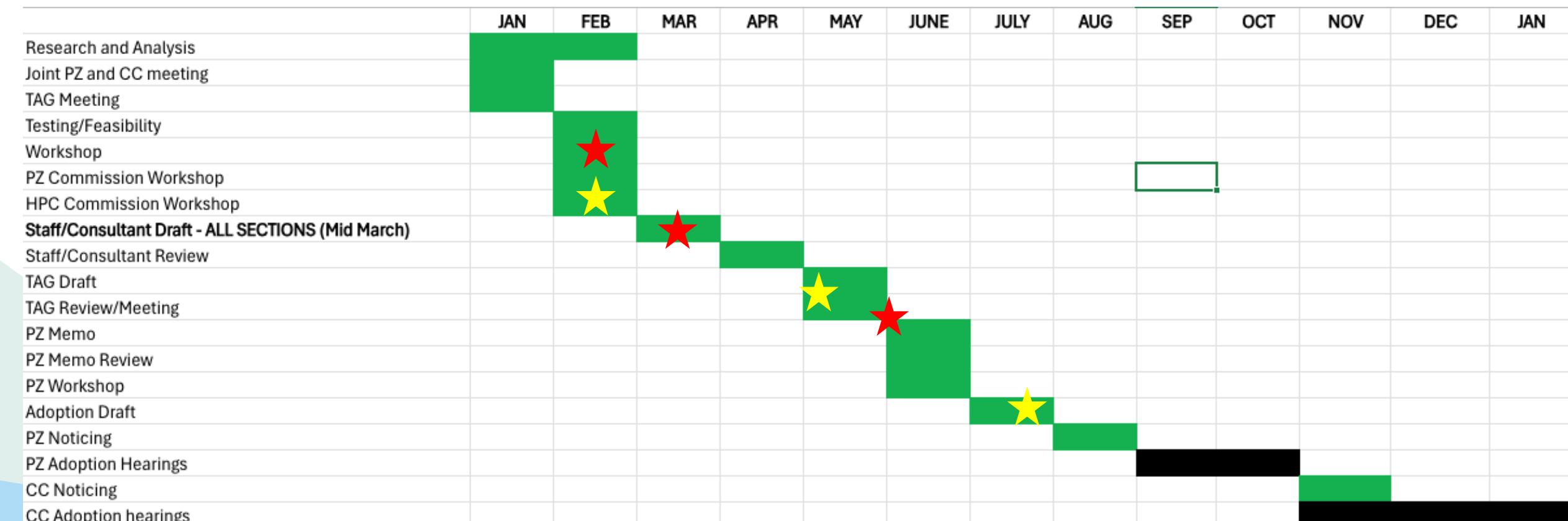
#3

- Hotels and Base Areas
- Light Industrial District
- General
 - Signs
 - Dark Skies
 - Procedures
- Administrative Manual

Code Drafting Process



Code Drafting Process



★ = Public Engagement

★ = Council Checkin

Questions/Discussion

Does the Council support the code work as currently laid out?



A large, semi-transparent image of a mountain town (Ketchum, Idaho) is visible in the background. The town is nestled in a valley with numerous houses and buildings, surrounded by dense green forests. In the distance, a range of mountains is visible under a blue sky with some clouds.

Policy Discussion - Downtown

Overview



Issues (downtown specific)

Building Size - too many big boxy buildings, big buildings next to small ones don't work

Character - all new buildings look the same and they don't look like they fit here. No more chain stores.

Parking - Residential units needs to have parking - regardless of type

Vibrancy - all the new buildings are empty

Housing - we aren't getting enough benefit for what we are giving (FAR bonus program)

Downtown Today

Retail Core (red)

Uses:

- Ground Floor - restaurant, bar/lounge, retail, personal services, assembly
- Upper floors - residential, office

Parking: commercial exempt, <750 residential exempt, community housing exempt

Height: 42 feet (3 stories) - 4 and 5 stories permitted in some instances

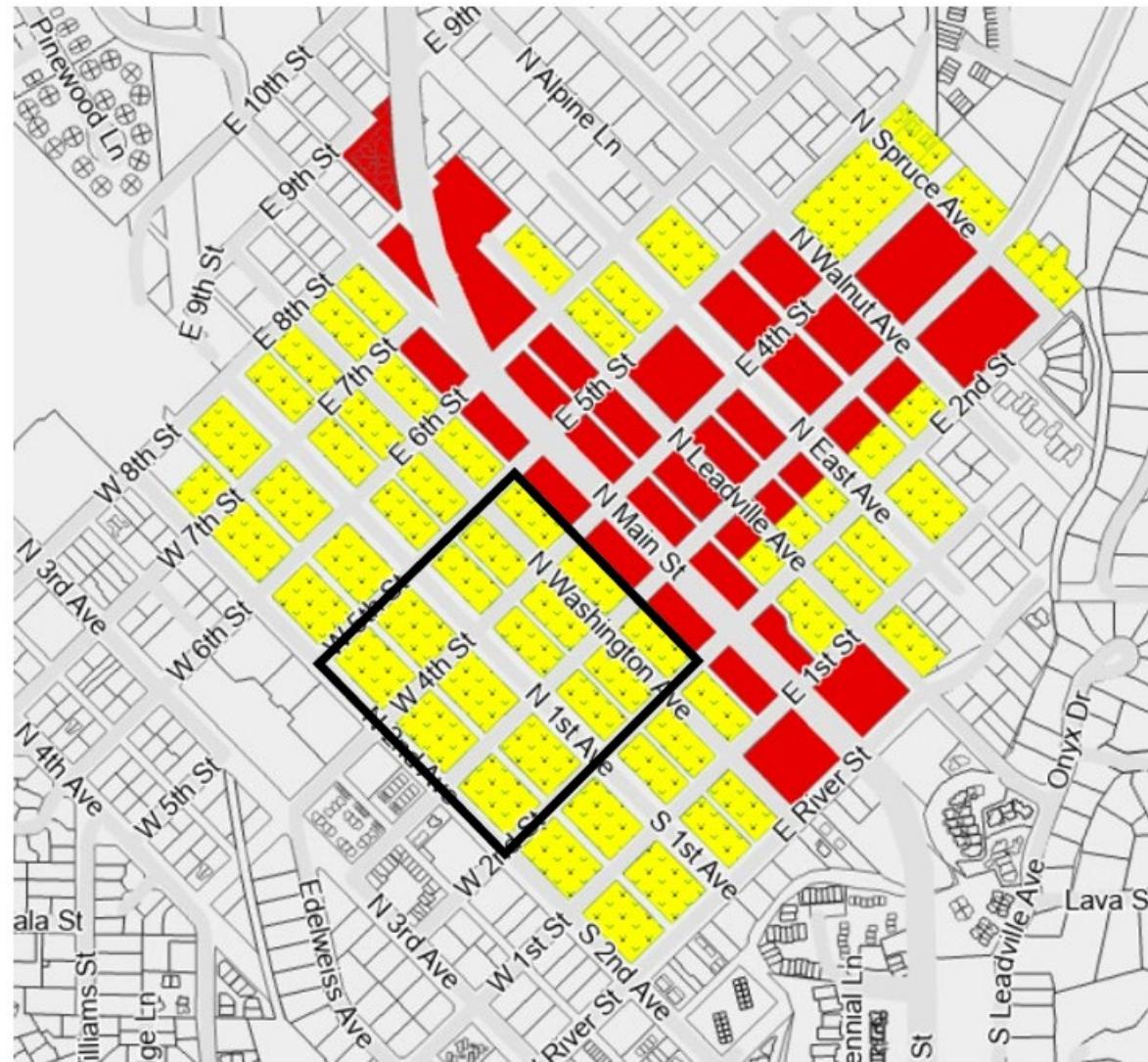
Mixed Use (yellow)

Uses:

- 100% residential ok, mixed ok
- Within the Black Box - ground floor commercial required - can be any commercial

Parking: commercial exempt, <750 residential exempt, community housing exempt

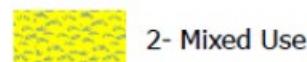
Height: 42 feet (3 stories) - 4 and 5 stories permitted in some instances



Community Core Subdistricts



1-Retail Core



2- Mixed Use



Ground Floor Residential with
Street Frontage not permitted



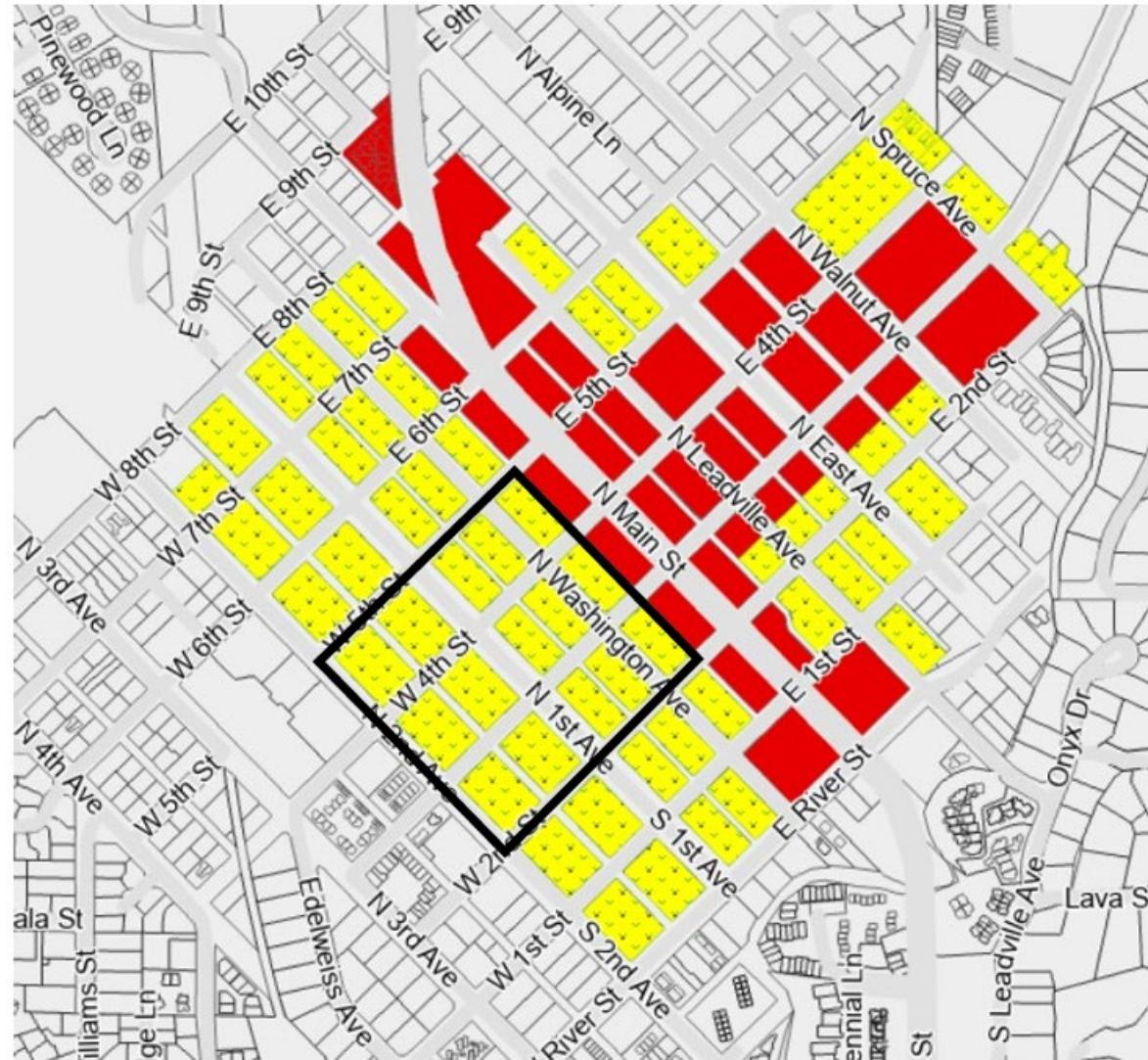
2025 Comp Plan

Retail Core (red)

- Uses:
 - Commercial (primary)
 - Housing (secondary)
- Height: 2 stories (3 w/ design guidelines)
- Lot Consolidations: Only for hardship or public benefit (parking or community housing)
- Parking: development provides for residential, street parking for commercial

Mixed Use (yellow)

- Uses:
 - Commercial and Residential
- Height: 3 stories (4 for community housing and design guidelines)
- Lot Consolidations: two lots ok for community housing or parking, more than two discouraged
- Parking: development provides majority of parking, street parking supplemental



Community Core Subdistricts



1-Retail Core



2- Mixed Use



Ground Floor Residential with
Street Frontage not permitted



Code Updates

Changes to Design Guidelines and Standards

Changes to rooftop allowances and setbacks

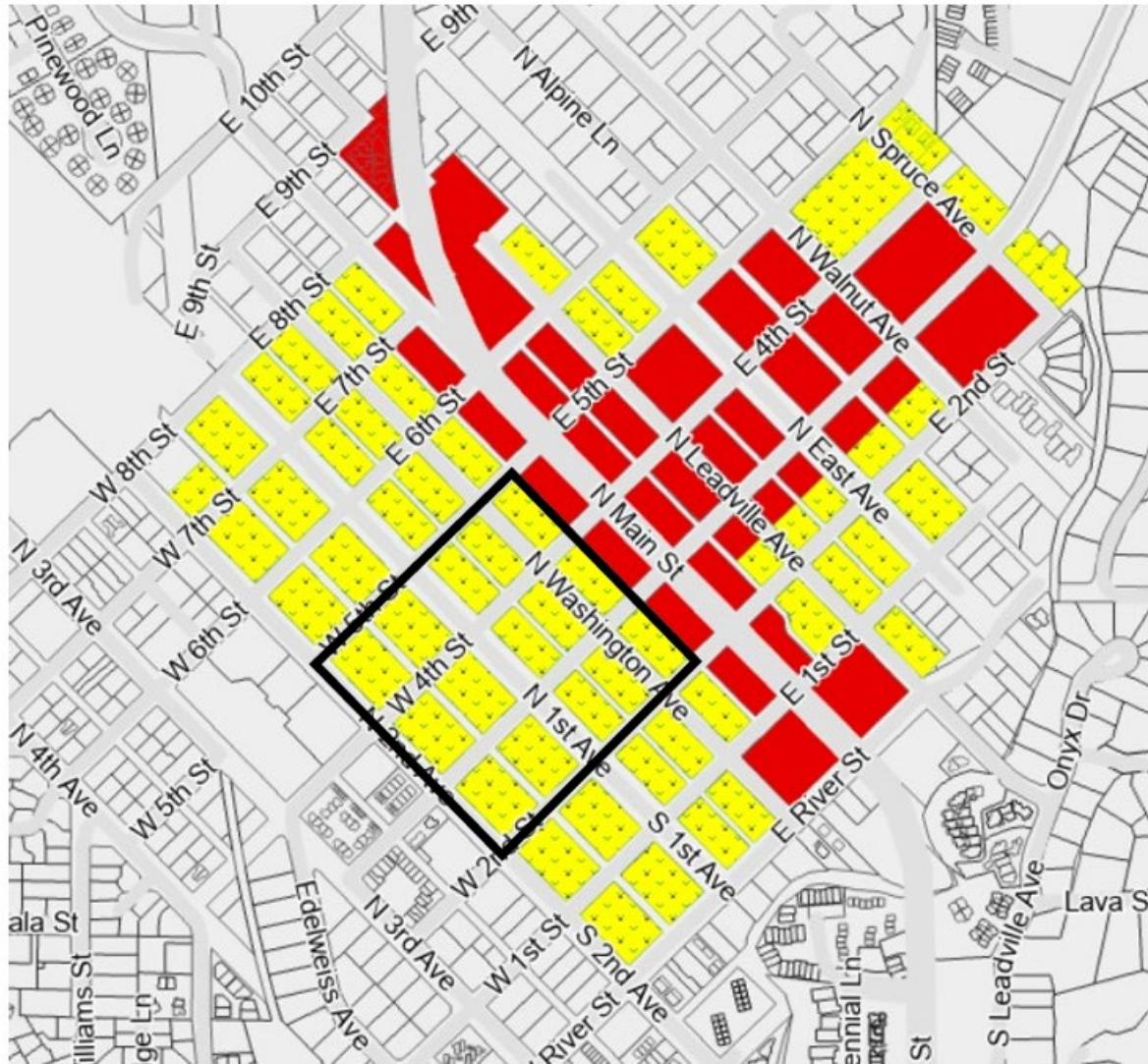
Revise FAR Density Bonus Program

Retail Core

- Uses: Review - minimal changes
- Height: Review/Reduce (including FAR)
- Lot Consolidations: No changes
- Parking: Revise Residential Requirements (decrease exemptions but not remove altogether)

Mixed Use

- Uses: Review - minimal changes
- Height: No changes
- Lot Consolidations: more clear standards
- Parking: Revise Residential Requirements (decrease exemptions but not remove altogether)



Community Core Subdistricts



1-Retail Core



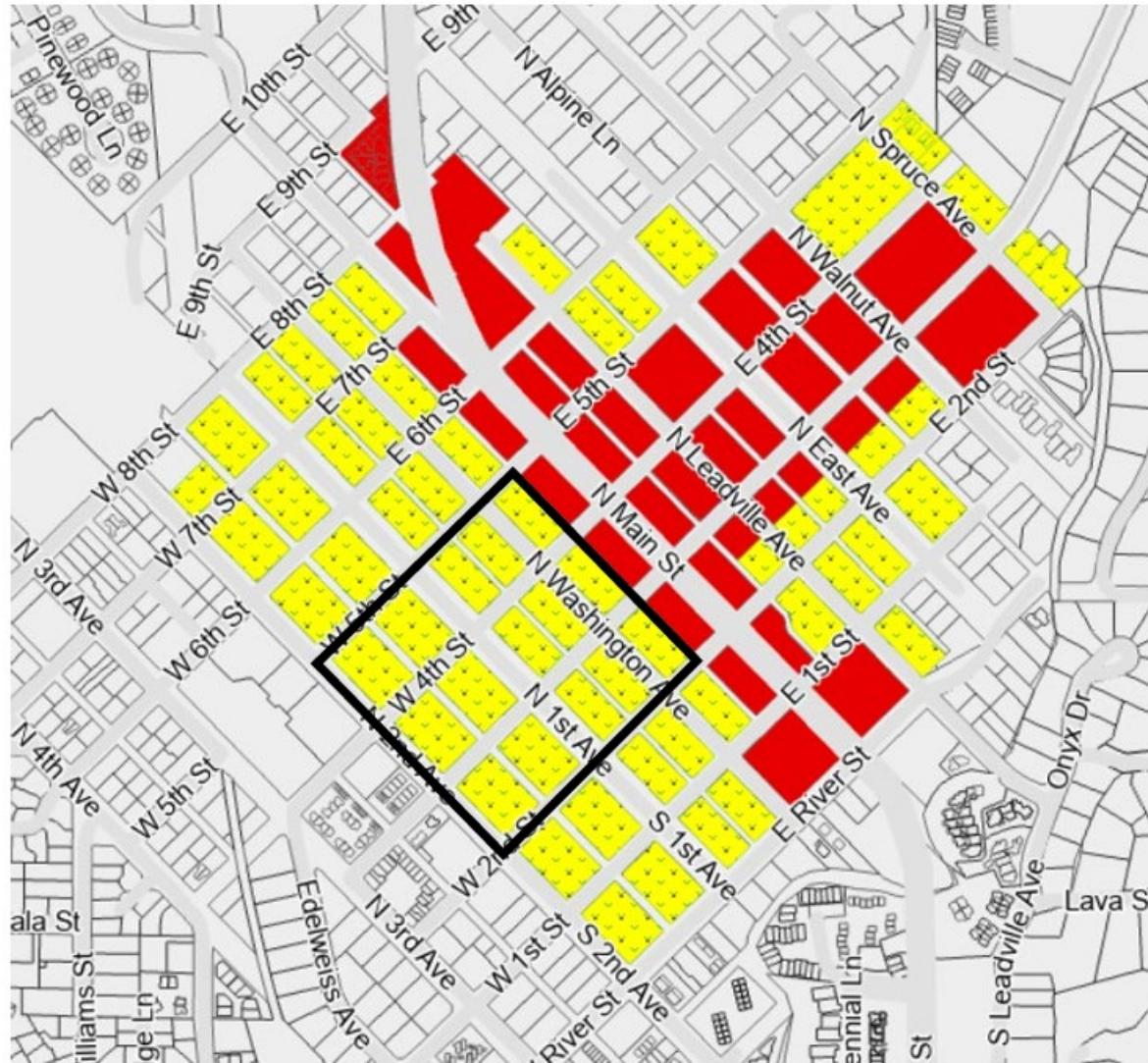
Ground Floor Residential with Street Frontage not permitted



Code Updates

Other Considerations:

- Topography (benching of downtown)
- Street Widths (60/80/100ft ROW)
- West vs. East (how design is different)
- Views (canyoning of streets and views of mountains)
- Bicycle and Pedestrian Experience
- Maximize exposure of local businesses



Community Core Subdistricts



1-Retail Core



2- Mixed Use



Ground Floor Residential with
Street Frontage not permitted



COUNCIL DIRECTION

- Does the Council support the code work as currently laid out?
- Are there items or topics the council would like to address that are not included?
- Does the council support the process laid out or are there other steps to incorporate?



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: January 22, 2026 Staff Member/Dept: Rian Rooney / Housing

Agenda Item: Request to Authorize Housing Department to Release Ownership and Preservation Program Funds

Recommended Motion:

I move to approve 1) authorization of up to \$225,000 for the Ownership and Preservation Program to purchase a Category Local restriction on a condominium unit and 2) up to \$75 for a title insurance policy.

Reasons for Recommendation:

- The purchaser has been qualified for participation by the BCHA and meets the requirements of the Ownership and Preservation Program Policies.
- The unit is located in Ketchum and meets the requirements of the Ownership and Preservation Program Policies.
- Conversion of existing housing units to deed-restricted community housing is consistent with the objectives of Goal 1 of the Housing Action Plan.
- The Ownership and Preservation Program provides assistance to locals in accessing homeownership, a goal identified in the Housing Action Plan.

Policy Analysis and Background (non-consent items only):

GOAL 1: CREATE + PRESERVE HOUSING

Ownership and Preservation Program

On January 24, 2024, the Housing Department launched the Ketchum Ownership and Preservation Pilot Program. The Ownership and Preservation Program (OPP) offers cash incentives to homeowners or homebuyers in Ketchum in exchange for recording a Category Local deed restriction on their property, limiting ownership and occupancy of the home to qualified locals in Blaine County, Idaho. OPP funds may be sought by qualifying local households who will occupy the home as their full-time, primary residence, work in Blaine County (or meet qualifying exceptions), and either (1) are existing homeowners in Ketchum or (2) are looking to purchase a home in Ketchum.

The OPP offers two Category Local deed restrictions from which applicants can choose. The first is a light deed-restriction, which does not cap appreciation. The second is an appreciation-capped deed restriction, similar to the Blaine County Housing Authority's other income category deed restrictions. The OPP offers 15% of a home's market value, up to \$125,000, for a light restriction. 30% of a home's market value, up to \$225,000, is available for an appreciation-capped restriction. Market value is determined by the lesser of the purchase price or the appraised value of the home. Additional information on the program is located at projectketchum.org/own.

Funding Requested

The home is a 2-bedroom, 2.5-bathroom condominium in west Ketchum. The home is under contract with the applicant for \$875,000. The home has not yet been appraised. The buyer applied to the Ownership and Preservation Program and is qualified under the program. They have requested an appreciation-capped deed restriction. The OPP will provide 30% of the market value of the home for the deed restriction, up to \$225,000 (30% of \$875,000 is \$262,500). If the appraisal were to come in at less than \$750,000, the City would provide 30% of the appraised value, which would be less than the maximum of \$225,000.

Once deed-restricted, the home's base price will be the purchase price (\$825,000) less the funds provided for the deed restriction (~\$225,000). Appreciation will begin from the base price of ~\$600,000 ensuring the public investment remains with the home long term and through a succession of future owners. The deed restriction does not impact or limit the amount of HOA assessments and dues for the unit within the HOA. However, non-luxury capital improvements may, with review and approval, be added to the resale value with applicable depreciation under the terms of the deed restriction.

In addition to purchasing the deed restriction, staff recommends purchasing a title insurance policy covering the deed restriction's value, insuring the position and recording of the deed restriction on title.

Next Steps

Following confirmation of the appraisal, staff will request that a check for 30% of the market value, up to \$225,000, of the home be delivered to an escrow account at the title company for closing along with the deed restriction and associated documents. Upon confirmation of loan approval and final review, funds will be released from escrow at closing and the deed restriction and associated documents will be recorded.

Sustainability Impact:

Deed-restricted homes house members of the community locally, ensuring that residents are closer to their places of work, recreation, and other services. This proximity helps to decrease transportation time and reduce vehicle-related emissions associated with commuting to and from work from outside of the community.

Additionally, the Ownership and Preservation Program converts existing housing units in Ketchum into community housing, utilizing existing housing stock, land, and resources to achieve community housing goals.

Financial Impact:

None OR Adequate funds exist in account:	Up to \$225,000 in funds for the deed restriction purchase and an additional \$75 for a title insurance policy will be released from the Housing Department's budget (deed-restriction program line item). There are adequate funds in the account.
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