



CITY OF KETCHUM, IDAHO

CITY COUNCIL

Thursday, June 25, 2026, 5:30 PM

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/85220433693>

Webinar ID:852 2043 3693

- 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.

PUBLIC COMMENT:

1. In-Person/Virtual
2. Previously Submitted

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

CONSENT AGENDA:

ALL ACTION ITEMS - The 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.

3. Recommendation to approve minutes of City Council, June 11, 2026 - City Clerk Trent Donat
4. Authorization and approval of the payroll register - Director of Finance Brent Davis

- [5.](#) Authorization of disbursement of funds from the City's Treasury for the payment of bills - Director of Finance Brent Davis
- [6.](#) Recommendation to receive and file Treasurer's Monthly Financial Reports – Director of Finance Brent Davis
- [7.](#) Recommendation to approve Alcohol Beverage License Applications - Business & Tax Specialist Kelsie Choma
- [8.](#) Recommendation to approve Memorandum of Understanding 26-006 for concerts in Town Square – Director of Community Engagement Daniel Hansen
- [9.](#) Recommendation to approve Limber Pine public art Memorandum of Understanding 26-007 – Director of Community Engagement Daniel Hansen
- [10.](#) Recommendation to alter council hearing date for Sawtooth Serenade appeal - City Attorney Matt Johnson
- [11.](#) Recommendation to approve Right-of-Way Encroachment Agreement 27020 between the City of Ketchum and Idaho Power - City Engineer Robyn Mattison

PUBLIC HEARING:

- [12.](#) Recommendation to conduct the first, second, and third reading of Ordinance 1276, amendment to section 16.03.020.F of the Land Development Code to add “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District. – Associate Planner Paige Nied
- [13.](#) Recommendation to hold second and third reading of Ordinance 1277; repealing and replacing Title 5 – Chapter 5.09 (Short-term Rental regulations) – City Administrator Jade Riley

NEW BUSINESS:

- [14.](#) Continuation of briefing regarding Floor Area Ratio (FAR) Exceedance program from May 28th Council Meeting - Housing Policy & Program Strategist Rian Rooney
15. November reauthorization vote for Original Local Option Tax – City Administrator Jade Riley and Director of Finance Brent Davis
- [16.](#) Briefing regarding water conservation education plan – Director of Public Works Ben Whipple

EXECUTIVE SESSION:

17. Idaho Code 74-206(1)(a) - To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy.

ADJOURNMENT:

Dawn Hofheimer

From: Dina Madsen <madelineandoliver@gmail.com>
Sent: Friday, June 12, 2026 11:43 AM
To: Participate; Spencer Cordovano; Peter Prekeges; Matthew McGraw
Subject: Street Closure

Follow Up Flag: Follow up
Flag Status: Completed

To the Honorable Mayor and Members of the Ketchum City Council,

I am writing as a local business owner in Ketchum to formally request an immediate review of the financial impact that the scheduled street maintenance and related street closure will have on my business.

A notice was recently delivered stating that my street is scheduled for chip sealing and fog sealing from **June 15–19**, with vehicles required to be moved by **6:00 AM**, the street cleared, and work beginning early. While I understand and respect the importance of maintaining public streets, the timing, access restrictions, and disruption to customer traffic create a serious concern for the financial health of my business.

This concern is not hypothetical. **The last time the street was closed during the summer months, my business lost significant income.** That prior closure directly reduced customer access, walk-in traffic, visibility, and sales during one of the most important retail seasons in Ketchum. I cannot absorb another similar financial loss without the City reviewing the impact and taking reasonable steps to mitigate the damage.

For a small retail business, even a few days of reduced access, blocked parking, customer confusion, dust, noise, or perceived closure can result in significant lost sales. My business depends on walk-in traffic, visibility, deliveries, appointments, and convenient customer access. A multi-day disruption during the summer season in Ketchum can have a disproportionate impact on revenue, especially when customers may assume the business is closed or inaccessible.

I am therefore requesting that the Mayor, City Council, and appropriate City departments promptly review and address the following:

1. **The projected and actual financial impact on affected businesses**, including lost sales, reduced foot traffic, canceled appointments, delivery interruptions, and customer access limitations.
2. **The financial losses my business previously suffered during a prior summer street closure**, and how the City intends to prevent a repeat of that harm.
3. **Clear written confirmation of the exact work schedule for my street**, including the specific dates, hours, and expected periods of restricted access.
4. **A mitigation plan for affected businesses**, including signage stating that businesses remain open, safe pedestrian access, customer parking alternatives, delivery access, and direct communication updates.

5. **Consideration of compensation, fee relief, tax relief, or other financial accommodation** for businesses that suffer measurable loss as a result of the closure or restricted access.
6. **Advance communication procedures for future street closures**, so local businesses are given adequate time to plan staffing, customer messaging, appointments, deliveries, and sales promotions around construction impacts.

I am not objecting to necessary street maintenance. However, I am requesting that the City recognize that public works decisions can create direct private financial harm when businesses lose access, visibility, parking, and customer confidence. The burden of this disruption should not fall entirely on small businesses without review, mitigation, and accountability.

Please consider this letter a formal request for review and response. I ask that this matter be placed before the appropriate City staff, Mayor, and Council representatives as soon as possible, and that I receive a written response outlining what steps the City will take to reduce the financial damage to my business during the June 15–19 project window.

Sincerely,

Dina Madsen
Owner, **Madeline + Oliver**
Ketchum, Idaho



Dawn Hofheimer

From: Chris Spain <john.chris.spain@gmail.com>
Sent: Wednesday, June 17, 2026 10:40 AM
To: Participate
Subject: LOT

I wrote earlier about this. The tax should ve on TOURISM not residents. Tax second home owners and tax hotels.

THEN

Use the tax money for real infrastructure that is beat up due to high traffic. To advertise and spend money on promoting air traffic is a bad use. Not right.

Sent from my iPhone

Dawn Hofheimer

From: Trey Lanier <trey.lanier@gmail.com>
Sent: Wednesday, June 17, 2026 2:13 PM
To: Participate
Subject: LOT paid by locals!

Hello,

I just had my truck repaired at Perfect Appearance. I'm a local, not a visitor. I had to pay 2% LOT on my repair bill. Clearly, for auto repair/work, this is NOT a tax on visitors. Locals get their cars repaired here; visitors will drive into and back out of town or get rental cars.

The LOTs need to be revised immediately to REDUCE taxes on locals:

- No more LOT on retail - we live here 365 days/year; how would we NOT use local retail? And 2% LOT on car repair? That is NOT taxing visitors!!!
- No more LOT on alcohol. We live here 365 days/year and frequent the local restaurants and bars. That is a tax on locals that should NOT be there.
- No more LOT on building materials. I own my primary home here and should NOT have to pay a 'visitor tax' when I'm working on improving / maintaining my home. This is CLEARLY not a tax on visitors...
- Crank up the LOT on hotel rooms and short term rentals.
- Crank up the LOT on rental cars.
- Add the LOT for 'VISITOR services' as long as it will NEVER extend to 'local' services (such as haircuts, shaves, car wash / detail, massages, etc). As has been described, the 'services' LOT is very generic and *could* be stretched to 'services' that it was not originally intended to cover. So, be VERY SPECIFIC about which 'services' would have a new LOT, and specifically EXCLUDE (a list!) such services as I noted.
- No more LOT for Air. There are plenty of airlines using SUN now, and I certainly do NOT see cheap fares. Since most of this money seems to be going to 'Visit Sun Valley' - where is should NOT (businesses should fund their own advertising) - we don't need this LOT any longer.
- Stop the LOT for Housing. This money has NOT been used effectively nor efficiently to date. Until voters see a new, useful, only-for-Ketchum-workers plan, quit taking and wasting our money.

Trey Lanier

Dawn Hofheimer

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Tuesday, June 16, 2026 12:38 PM
To: Peter Prekeges; Spencer Cordovano; Matthew McGraw; Randy Hall; Tripp Hutchinson; Participate
Cc: mike@sawtoothsociety.org; icl@idahoconservation.org; Betsy Mizell external; mark.menlove@tnc.org; info@woodriverlandtrust.org; info@lavalakeinstitute.org; info@discoversawtooth.org; SM.FS.SawtoothNF@usda.gov
Subject: Public Record Submission: The Carefully Managed Forest Fire.
Attachments: CAREFULLY_MANAGED_FIRE_June_2026.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor and Council Members,

Attached for your consideration and inclusion in the public record is a copy of my essay, *The Carefully Managed Forest Fire*.

The essay challenges prevailing assumptions regarding wildfire stewardship, prevention, and inquiry, and encourages renewed examination of the policies, practices, and conditions that may contribute to catastrophic wildfire outcomes.

Thank you for your consideration.

Respectfully,

James Hungelmann
Ketchum

THE CAREFULLY MANAGED FOREST FIRE

How Prevention Was Replaced by Response

How Catastrophe Came to Be Treated as Inevitable

And Why Stewardship Requires Unrestricted Inquiry

James Hungelmann

The White Room LLC

June 2026

Introduction

This essay is not about whether every wildfire can be prevented. No serious person believes that.

It is about whether preventable fires are increasingly being allowed to become catastrophic fires before meaningful intervention occurs.

It is about whether prevention has been displaced by response, stewardship by resignation, and inquiry by explanation.

The central question is not whether forests burn. Forests have always burned. The question is whether policies, practices, and assumptions intended to protect the forest may, in some cases, be contributing to conditions that make catastrophe more likely while discouraging examination of alternative explanations.

A living forest is more than timber. It is a community of watersheds, wildlife, soils, plants, insects, and countless relationships that sustain resilience and life. Stewardship requires more than explaining destruction after it occurs. It requires examining the conditions that make destruction possible in the first place.

The subject of this essay is wildfire.

The larger question is stewardship.

The Old Wisdom

Modern forest policy has achieved a miracle.

It has discovered how to remove lookout towers, reduce practical human observation, discourage early intervention, chemically treat forests, electrify the landscape with towers, transmission infrastructure, radar, and pulsed systems, saturate the sky with official denials, bury common sense beneath process, and then announce — with a straight face — that the resulting inferno is entirely natural, entirely blameless, and merely a warning of worse to be expected.

At some point, repeated failure ceases to look like misfortune. The public is entitled to ask whether what is being presented as inevitability is, in fact, the predictable result of policy choices.

If a society removes practical safeguards, discourages early intervention, ignores accumulating risk factors, and then attributes every resulting disaster to forces beyond human control, responsibility has not disappeared. It has merely been relocated.

There was a time, not very long ago, when a forest fire was considered an emergency. A man in a tower saw smoke. A ranger received word. Crews were sent. The thing was attacked while it was still small enough to be embarrassed by its own ambition.

The old system was imperfect, but its governing assumption was simple: a fire detected early was a fire more likely to be stopped. Prevention was not treated as a romantic relic of the past; it was treated as the first duty of stewardship.

The old system understood a truth modern management sometimes forgets: a small fire and a large fire are not different events. They are often the same event observed at different moments in time.

Often the beginning was not mysterious. In remote country, it might be lightning — one strike, one tree, one column of smoke. Not fifty trees at once, not a mountain instantly converted into a furnace, but one wounded pine announcing itself to anyone still permitted to watch the horizon.

That was the purpose of the lookout. He did not need a climate symposium to understand smoke. He saw the thin gray confession rising from the trees and made the call.

Then came the old practical genius of fire response: get someone there.

By trail, by road, by helicopter, or, when the country was too remote, by smokejumper — men dropped from aircraft into hard country for the outrageous purpose of stopping a fire while it was still a fire, not yet a theory, not yet a policy opportunity, not yet a red polygon crawling across the evening news.

One tree became five only if time was wasted. Five became twenty only if response lagged. Twenty became fifty only if the little fire was allowed to grow a biography.

The whole object was to interrupt the story early — to see the smoke, make the call, put boots on the ground, and snap the thing off before the forest had been promoted from a manageable problem into a regional disaster.

Let it Burn

The modern mind has also discovered that fire, like bad policy, becomes far more difficult to stop once allowed to grow.

This is called “letting it burn,” though naturally it is seldom advertised in such plain English. It appears instead as managed fire, ecological process, resilience strategy, natural disturbance, and the many other soft robes in which surrender disguises itself.

There are circumstances where prescribed fire and careful fire management may be legitimate. But there is a difference between using fire as a tool and allowing fire to become the administrator.

There is a difference between stewardship and resignation. There is a difference between a controlled burn and a governing philosophy that treats catastrophe as unavoidable.

When “let it burn” becomes easier than “get there now,” when theory outruns local judgment, when the first smoke is treated as an ecological essay rather than an emergency, the forest is no longer being protected. It is being managed into catastrophe.

The Policy That Cannot Fail

A troubling feature of some modern policy systems is their apparent inability to fail. Success validates the policy. Failure is said to justify more funding, more authority, more intervention, or more public education. In such systems, outcomes no longer test assumptions. Assumptions reinterpret outcomes.

The public is entitled to ask a simple question: if results continue to deteriorate, at what point do the assumptions themselves deserve re-examination?

Indeed, the modern wildfire often arrives wrapped in official innocence.

No one caused it. No one permitted it. No one failed to prevent it. The fire simply arrived, like an act of God accompanied by a management manual explaining why nothing else could have been done.

When Courage Arrives Too Late

And when prevention fails, the burden does not disappear. It simply moves downstream. The small fire becomes the large fire. The manageable problem becomes the emergency. The responsibility deferred becomes the crisis confronted.

When the chain of prevention breaks, a cruel inversion follows.

The people later called “first responders” are often not first at all. They are last responders to a failure already well advanced — brave men and women arriving after the small fire has been permitted to become an army and a lethal threat to man and beast alike. By then, there may be little left to do except retreat, defend structures, move people out, breathe smoke, watch ridgelines explode, and carry the professional sorrow of public servants placed too late inside the ruins of preventable decisions.

The indictment is not of the firefighter. It is of the policy that makes courage arrive too late.

A young smokejumper can stop one burning tree. A trained crew can cut off five. A coordinated response can contain twenty. But no amount of bravery can politely ask a wind-driven crown fire to reconsider itself after it has been allowed to become a monster.

At that point, the firefighter is no longer fighting merely fire. He is fighting time already lost, fuel already accumulated, and a system that tied his hands before the battle began.

The public is encouraged to worship response while being discouraged from examining prevention. We praise the exhausted firefighter, thank the emergency manager, mourn the losses, and donate to the relief fund. All proper things. But none of these rituals answers the prior question:

Why was the small fire allowed to become the catastrophe before courage, skill, and sacrifice could still make the difference?

Prevention Is Quiet

Prevention has no press conference, no emergency declaration, no heroic footage, no rebuilding fund, and no federal theater. Its success is measured largely by events that never occur. It merely saves the forest, which is apparently the least marketable outcome of all.

Modern management has improved upon this arrangement.

Today we have satellites, climate models, emergency dashboards, interagency frameworks, and vocabulary so sophisticated that by the time the first paragraph of the incident report is complete, the fire has already crossed three drainages and consumed another watershed.

The old lookout tower is gone. The old ranger has been replaced by a process. The old instinct to stop the fire has been replaced by a philosophy. And the forest, after years of neglect, bureaucratic confusion, policy experimentation, and other accumulating stresses, becomes less a living ecosystem than a waiting fuse.

We are then instructed to call the explosion "natural."

The miracle is not that the forest burns. The miracle is that anyone is surprised.

Forbidden Questions

A healthy society does not decide in advance which questions may be asked.

Numerous atmospheric, chemical, technological, and environmental factors now occur across modern landscapes. Many independent researchers and critics have suggested that certain activities

may be contributing to serious forest desiccation, ecological stress, fuel vulnerability, ignition susceptibility, and intensified fire behavior.

Whether those concerns ultimately prove correct, partially correct, or mistaken is a matter for investigation. What is not reasonable is to exclude such possibilities from examination before the investigation begins.

A question is not answered because it has been mocked. Ridicule is not testing. Dismissal is not investigation.

This essay does not presume the correctness of every hypothesis advanced by independent researchers, critics, or citizens. Some claims may ultimately prove well-founded. Others may prove incomplete or mistaken. That is the nature of honest inquiry. The issue is not whether every proposed explanation is correct. The issue is whether potentially relevant explanations are permitted to be examined according to the same standards of evidence, testing, and investigation applied to every other question affecting the public interest.

No serious possibility should be excluded from investigation merely because it is unpopular, inconvenient, or outside prevailing assumptions.

If atmospheric, chemical, technological, or other environmental influences may be affecting forest health, moisture, resilience, ignition susceptibility, or fire behavior, they deserve careful and independent examination. To dismiss such possibilities before investigation begins is not scientific skepticism. It is institutional prejudice masquerading as certainty.

The Living Forest

The consequences do not end with incinerated ridges, destroyed structures, exhausted crews, and emergency declarations. Fire passes through something larger than timber. It passes through a living system.

Too often, public discussion focuses on the spark while avoiding examination of the conditions that make the spark consequential.

A serious investigation examines more than ignition. It examines the conditions that determine what happens after ignition occurs.

Some influences weaken resilience by drying soils, stressing vegetation, reducing moisture, and degrading the health of the living forest. Others increase the likelihood of ignition or intensify the speed, scale, and destructive potential of fire once it begins.

A single spark may be unavoidable. The conditions that determine what follows often are not.

The question is not merely what ignited the fire. The question is what prepared the forest to receive it.

A forest is not simply a collection of trees. It is a living community of soil organisms, fungi, grasses, shrubs, insects, birds, wildlife, wetlands, streams, and countless biological relationships that cycle nutrients, hold moisture, shade the ground, and sustain resilience.

The health of the forest cannot be separated from the health of everything that supports it.

When that living web is weakened, the trees eventually reveal the injury. Needles dull. Crowns thin. Bark dries. Understory conditions change. Insects appear in imbalance. Wildlife declines. Creek systems weaken. The forest begins to look less vigorous and more chronically stressed.

An arborist, forester, rancher, woodsman, or anyone who has watched the same country for decades recognizes the signs long before they appear in any report.

And a chronically stressed forest does not burn like a healthy one.

A healthy forest possesses resilience. A weakened forest possesses vulnerability.

The question is not whether a spark exists. The question is what kind of forest is waiting to receive it.

The Wildfire Two-Step

The official narrative often unfolds in two stages.

The first stage is normalization. As systems are installed, policies expanded, conditions deteriorate, and warning signs accumulate, the public is repeatedly assured that nothing unusual is happening.

The forest is normal. The dead trees are normal. The missing lookouts are normal. The delayed response is normal. The fire behavior is normal.

The ash falling into children's lungs is normal. The damaged watersheds are normal. The blackened hillsides are normal. The insurance withdrawals are normal.

Each development is presented as an isolated occurrence. Each concern is explained away as routine. Each anomaly is treated as unremarkable.

The result is a strange inversion: the conditions themselves rarely become the focus of scrutiny. Instead, the citizen who notices recurring patterns increasingly finds himself cast as the problem.

The more unusual the circumstances appear to many observers, the more emphatically they are assured that nothing unusual is occurring.

Then comes the second stage: explanation.

Once the forest has burned, once the ridgeline is black, once the creek runs ash-gray, once the animals are gone, and once firefighters have been sent into the impossible, the official mind reaches for its final solvent.

Anything visible from the ground is anecdotal. Anything photographed is misunderstood. Anything measured is misinterpreted. Anything questioned is conspiracy. Anything unexplained is complexity. And anything burned is climate change.

The issue is not whether climate influences forests. The issue is whether "climate" has become an explanation so expansive—and so institutionally dominant—that competing explanations are often narrowed before investigation even begins.

A serious investigation asks not merely whether climate matters, but what else matters. It examines management decisions, fuel conditions, infrastructure vulnerabilities, environmental changes, chemical, technological, and atmospheric interventions, and missed opportunities for prevention. It follows evidence wherever it leads rather than directing evidence toward a predetermined conclusion.

Yet climate change increasingly functions as the perfect institutional refuge. It cannot be cross-examined. It cannot be subpoenaed. It cannot be asked why lookout towers were removed, why initial attack was delayed, why fuel conditions accumulated, or why policies persisted despite deteriorating outcomes.

Climate becomes an explanation broad enough to absorb every failure without assigning responsibility for any particular one.

That is the final achievement of the carefully not-prevented wildfire: not merely the burned forest, but the conquered imagination. A people who cannot challenge the story cannot correct the policy.

Forest Trustees, Not Owners

Public agencies do not own the forest. They hold it in trust. Their duty is not to manage citizens into accepting the destruction of the living forest, but to protect the inheritance placed in their care: the trees, watersheds, wildlife, soil, beauty, and wildness that belong not merely to the present, but to future generations as well.

Stewardship is measured not by explanations offered after destruction, but by protection provided before it.

When those entrusted with protection normalize loss, excuse delay, tolerate deteriorating conditions, and rename surrender as resilience, the injury is not merely ecological. It is a breach of trust.

And when public trust fails, responsibility returns to the public to demand accountability and reclaim stewardship.

That breach is compounded by another modern inversion. Across the West, many ranchers, woodsmen, tribes, outfitters, and mountain families have long believed they could help care for the forest through fuel reduction, access maintenance, deadfall removal, and practical stewardship. Yet the people closest to the land frequently find themselves constrained by permits, closures, liability concerns, centralized planning, and distant administration.

A living forest does not need only theories from afar. It needs eyes, hands, memory, access, and care.

The local resident gathering winter fuel is not necessarily the enemy of the forest. The neighbor who knows the drainage, the trail, the wind pattern, the beetle kill, and the dry understory may possess knowledge no management plan can fully replicate. That knowledge is more than information. It is part of the culture, memory, and inheritance of the land itself.

When citizens are excluded from prevention, they are later conscripted into consequence. They are told to evacuate, watch their valleys burn, and pay for suppression after being denied meaningful participation in stewardship before the fire.

This raises a larger question. The familiar debate asks whether forests are being managed or neglected. That is a legitimate question, but it is not sufficient. The deeper question is whether policies intended to protect the forest have instead contributed to the conditions that make catastrophic fire more likely.

A forest can be made less resilient through restricted access, diminished detection capacity, neglected fuels, delayed response, and other policies that increase vulnerability while responsibility is later assigned to climate, funding shortages, or decades-old management decisions.

The public should welcome discussions of fuel reduction and practical forest care. It should reject any framework that narrows inquiry before harder questions are asked.

This is why the renewed focus on the old "10 a.m. policy" deserves caution. The historical doctrine that fires should be controlled by 10 a.m. the day following discovery contains a partial truth: decades of aggressive suppression may have contributed to fuel accumulation in some forests.

But a policy from 1935 cannot explain present conditions, present decisions, present response capabilities, or present outcomes. When historical explanations become the master narrative, they

risk functioning as a decoy—directing attention toward the past while discouraging examination of the present.

The essential question remains unchanged: what conditions prepared the forest to burn, who knew of them, what actions were taken or not taken, and what accountability follows when prevention fails?

Policy Arson

Some critics have gone so far as to describe the situation as a form of policy arson.

They do not mean that officials literally ignite fires. Rather, they argue that when those entrusted with protection repeatedly remove safeguards, tolerate known risks, delay intervention, disregard warning signs, and refuse to examine environmental, chemical, atmospheric, electromagnetic, or other technological contributors to forest vulnerability, responsibility cannot be escaped merely because the immediate ignition source happened to be lightning, equipment failure, or human error. At some point, failure repeated with knowledge begins to resemble method.

Whether one agrees with that conclusion or not, the underlying question remains legitimate: what obligations accompany stewardship, and how should those obligations be measured when outcomes continue to deteriorate?

Perhaps all of this is perfectly innocent. Perhaps lookout towers disappeared by wisdom. Perhaps early fire response was abandoned by enlightenment. Perhaps every warning sign is coincidence. Perhaps the altered sky, the dry canopy, the brittle understory, and increasingly destructive fire behavior are merely unrelated events standing politely in a row.

Perhaps.

To be clear, the objection is not to genuine forest restoration, responsible fuel reduction, defensible space, watershed protection, or honest local stewardship. Those are precisely the measures a serious society would examine openly, debate honestly, and undertake responsibly.

The objection is to allowing terms such as “restoration,” “resilience,” and “adaptation” to become substitutes for accountability—as though catastrophe simply descended from the heavens rather than developing through years of accumulated fuel, restricted access, delayed intervention, bureaucratic inertia, and neglected prevention.

Nor is the objection to scientific inquiry. Quite the opposite. If additional human factors may influence forest health, fuel conditions, ignition risk, or fire behavior, they should be examined openly, tested rigorously, and evaluated according to evidence. Questions should be answered through investigation, not dismissed through ridicule; addressed through analysis, not buried beneath slogans.

A healthy forest requires stewardship. A healthy society requires inquiry.

Neither benefits when difficult questions become unwelcome.

The Larger Fire

A civilization that refuses to ask why its forests burn differently may eventually discover that the answer was visible all along.

Not hidden in some secret archive. Not buried in an inaccessible laboratory. Not concealed beyond human reach.

Visible in policy decisions. Visible in management records. Visible in removed safeguards. Visible in delayed responses. Visible in neglected warnings. Visible in the widening gap between what citizens observe and what they are told to observe or permitted to debate.

The question is not whether evidence exists, but whether society remains willing to examine it honestly.

For the issue before us is larger than wildfire.

A forest can be replanted. A watershed may eventually recover. Wildlife populations can sometimes return. Even burned landscapes may heal with time.

But a society that loses its willingness to question official explanations suffers a deeper injury. When inquiry becomes suspicion, when skepticism becomes pathology, when observation becomes misconduct, and when approved narratives arrive before investigation begins, self-government itself begins to weaken.

The forest is therefore not merely the subject of this discussion. It is the example.

For generations, public institutions derived legitimacy not from authority alone, but from transparency, accountability, evidence, and public trust.

Evidence—not assumption—should decide the question.

For no inheritance is more easily lost than one surrendered a little at a time and then explained away afterward.

Living With Wildfire

Now comes the final slogan: "Living with wildfire."

After the lookout has vanished, after prevention has been bureaucratized, after the small fire has been allowed to become a monster, after the forest has been weakened, and after the public has been told not to ask what changed, we are invited to accept the new doctrine:

Live with it.

Not prevent it. Not investigate it. Not restore the systems that once stopped it early. Not ask whether different policies might produce different outcomes.

Just live with wildfire.

But "living with wildfire" may be only another name for surrender—a soft civic phrase for capitulation to a condition that free people should never have accepted as inevitable.

And who, exactly, is being asked to live with it?

Tell it to the deer, the elk, the birds, the fish, the pollinators, and the countless other creatures whose homes are turned to ash.

A forest is not an empty stage upon which policy performs. It is a home. It is a living world.

And when that world burns, it is not merely acreage lost, timber lost, or carbon released. It is terror inflicted upon creatures that trusted the forest more honestly than we did and whose presence is part of the very fabric of its health.

Nor is the loss limited to the creatures of the forest. It is a loss borne by future generations as well.

Children do not inherit character from screens, slogans, or emergency dashboards. They inherit it from creeks cold enough to wake the blood, trees old enough to humble the ego, and wild places that remind human beings they are not the authors of creation.

Every generation receives such places as an inheritance and holds them in trust for the next.

The forest fire of the old world was a danger. The forest fire of the new world is a system. It is a policy outcome, a budget event, a media product, a climate parable, a land-management philosophy, and ultimately a test of whether free citizens are still permitted to connect visible dots without first being told which conclusions are acceptable.

So let us give this modern miracle its proper name.

Not a wildfire. Not exactly.

Call it the carefully not-prevented wildfire.

Dawn Hofheimer

From: Carol Klick <carolklick@gmail.com>
Sent: Wednesday, June 17, 2026 4:10 PM
To: Participate
Subject: Lot Tax

Dear Mayor Pete and city council members,

I do not support the KBAC lot tax recommendations.
I do not support any tax on retail and building materials.
Please tax only tourists with lodging tax.

This year, it is difficult for small businesses in Ketchum. Last year was difficult as well. Our traffic problems are not likely to get better for a few years.

The next phase south of Hailey and north of Bellevue will cause more traffic problems for employees who are commuting. It is time to consider this group of employees, so much of your decision making policy is focused on Ketchum city housing. The majority of employees do not live in Ketchum and will remain south of Ketchum.

Please review your budgets and cut spending where it is not needed. Tourists should be paying for the Lot. Give the residents of the Wood River Valley a break.

Thank you,
Carol Klick

Dawn Hofheimer

From: Broschofsky Galleries <art@brogallery.com>
Sent: Wednesday, June 17, 2026 3:23 PM
To: Participate
Subject: LOT

Hi,

I am writing to express my opposition to the proposed LOT.

As a local business that has operated for 39 years, we have firsthand experience with the impact these taxes can have on consumer behavior. Over the years, we have encountered both local residents and visitors who have expressed frustration with the cumulative tax burden, and on multiple occasions we have lost business as a result.

While we understand the importance of funding community initiatives and recognize the role that a LOT can play, we believe that any increase should be structured in a way that places the primary burden on tourism rather than local businesses and residents.

One solution that has been discussed in the past is to focus revenue generation through lodging and building materials, which would more directly target visitors and development activity while reducing the impact on local commerce.

Thank you for your time and consideration of our perspective.

Sincerely,

John, Minette, and Rudi Broschofsky
Broschofsky Galleries

Dawn Hofheimer

From: Jeanne F. Meyers <jm@jeannemeyers.com>
Sent: Thursday, June 18, 2026 1:55 PM
To: Participate
Subject: conditional use permit support

Dear Members of the Planning & Zoning Commission,

I am writing in support of the proposed zoning amendment that would allow the Sun Valley museum to be located within the industrial district.

Museums are community anchors — they preserve local history, attract visitors, and enrich the quality of life for residents throughout the Wood River Valley. The industrial district offers the kind of large, flexible space that a museum needs to grow and serve its mission, and many communities across the country have successfully integrated cultural institutions into similar districts with tremendous benefit.

I respectfully urge the Commission to approve this amendment and help bring this valuable cultural resource to our community.

Thank you for your consideration.

Sincerely,

Jeanne F. Meyers
jm@jeannemeyers.com
Jeanne F. Meyers
jm@jeannemeyers.com

Dawn Hofheimer

From: sue woodyard <foresuewood@yahoo.com>
Sent: Thursday, June 18, 2026 1:46 PM
To: Participate
Subject: Conditional Use permit for the SVMOA building

I encourage the Ketchum City Council to approve the passage of a text amendment allowing a cultural facility to operate within the Light Industrial 2(L12) District. Cultural facilities have always been important to our Valley. And, the present building in Ketchum just isn't sufficient for the needs and demands of the community. I have an office in the industrial area, and would have no issue with this facility being used by the museum.

I do support allowing for a cultural facility conditional use in the LI2.

Sue Woodyard
(208) 720-4145

Dawn Hofheimer

From: Christopher Lyle <cblyle@gmail.com>
Sent: Thursday, June 18, 2026 1:30 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Dear Members of the Ketchum City Council,

I'm writing to support the proposed text amendment allowing a cultural facility as a conditional use in the Light Industrial 2 (LI2) District, which would clear the way for SVMoA to operate at 101 Lewis Street.

This is a sensible use of an existing building. The former Idaho BioScience building at 101 Lewis Street has been sitting empty, and putting the Sun Valley Museum of Art into it is a far better outcome for that corner than waiting for the next light-industrial tenant (which may take many years). SVMoA has been a major contributor to the cultural life of this valley for more than 50 years, admission is free, and the museum partners with the school district and dozens of other community organizations. It has outgrown its space on Fifth Street, and this move allows it to materially increase its incredibly positive impact on the community.

Adaptive reuse of a vacant building is the kind of thing we should be encouraging rather than new construction or sprawl. And a museum on that block brings foot traffic and life to an area that could use both, without displacing the working uses LI2 is meant to protect.

I support this amendment and encourage the Council to approve it.

Sincerely,
Christopher Lyle
Ketchum

Dawn Hofheimer

From: Robin Leavitt <rleavitt44@gmail.com>
Sent: Thursday, June 18, 2026 1:05 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Members of the Ketchum City Council,

I am a long time resident in Blaine County in part because of the culture offered. I am writing to support the proposed text amendment allowing the cultural facility as a conditional use in the light industrial district.

I attended the Ketchum Planning and Zoning meeting last month and was pleased with the positive results from that group.

Cultural facilities are vital to our community and we need places and space to gather and learn.

Thank you

Robin Leavitt
150 North Hulen Way for 30 years
Ketchum

Dawn Hofheimer

From: Melissa Abbe <mcabbe@gmail.com>
Sent: Thursday, June 18, 2026 12:50 PM
To: Participate
Subject: Fwd: Please let SVMoA continue to participate in Ketchum cultural landscape, save YMCA parking lot

Dear Members of the Ketchum City Council,

I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. It will be an addition to the area to have another space for activities for families so close to the YMCA.

And speaking of the YMCA, I do hope wiser heads will prevail in preserving the parking lot so that the area doesn't suffer from the same lack of parking currently putting a stranglehold on downtown Ketchum and stifling local businesses.

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
Melissa Abbe
205 Chocolate Gulch

Dawn Hofheimer

From: Barbara Lehman <barbara@barbaralehman.com>
Sent: Thursday, June 18, 2026 12:47 PM
To: Participate
Subject: FW: Support for Sun Valley Museum of Art and 101 Lewis Street conditional use of cultural facility in L12

Dear Members of the Ketchum City Council,

I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. I am a longtime part time resident and a former board member for the Sun Valley Museum of Art for many years beginning in 2007 until two years ago.

The Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley, providing access to contemporary art, education, and cultural programming. Its founding was in the early days for the city and before the recent growth. For more than 50 years, it has played an essential role that is nowhere duplicated in the Valley's cultural landscape. I believe it is imperative for this community's future that we support the development of this incredible asset.

Many other mountain communities have museums that have excellent facilities supported by their residents and visitors. We in the Wood River Valley should have a facility for arts and education on a par with the best. In many ways, we have a great museum, but the present museum facility does not have the exhibition and community spaces that represent what a world class town, as Ketchum strives to be, should have

Since I first joined the board, the museum has been seeking a home commensurate with its stature as a nationally recognized institution and highly respected resource for the community. The effort to find a better home has always been a priority for SVMoA. The Tom Kundig design for a museum, conceived in 2007, was a beautiful one. Our lot on Second Avenue, (known as the Simplot lot), was a good location but ultimately building on it became impossible because of requirements beyond our control. The owners ultimately repurchased it from us. It is still standing empty.

No other idea or location became a practical solution in all these years.

The Lewis Street lot is a perfect location and has the potential to be adapted relatively easily to the museum needs.

The proposed use of the building on the lot at 101 Lewis Street represents a thoughtful expansion of its work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I urge you as council members who care deeply for the community to support this amendment.

Sincerely,

Barbara, (Mrs. John F. Lehman)
105 Fox Creek Road, Ketchum

Dawn Hofheimer

From: Mark Caraluzzi <carrotseed@msn.com>
Sent: Thursday, June 18, 2026 12:43 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Dear Members of the Ketchum City Council,

I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Mark Caraluzzi
PO Box 8770
Ketchum, ID 83340

Dawn Hofheimer

From: Ruth Bloom <ruthbloom@me.com>
Sent: Thursday, June 18, 2026 3:25 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Dear Members of the Ketchum City Council,

I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
ruth bloom
Sent from my iPhone

Dawn Hofheimer

From: Connie Price <connieprice@mac.com>
Sent: Thursday, June 18, 2026 3:31 PM
To: Participate
Subject: Support for SVMOA

Dear Members of the Ketchum City Council,

We hope you approve the permit for SVMOA to move to light industrial area. It will be such a benefit to the community.

Thank you!

Sincerely,

Connie
Better Together

Connie Price

Cell 415-722-4464

Dawn Hofheimer

From: David Janeski <davidjaneski@gmail.com>
Sent: Thursday, June 18, 2026 3:32 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Dear Ketchum City Council,

I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Cultural facilities enhance our community and encourage visitors to enjoy our town for reasons other than geography.

-David Janeski
Blaine County Resident

Dawn Hofheimer

From: jmontague9289@gmail.com
Sent: Thursday, June 18, 2026 12:13 PM
To: Participate
Subject: Support for SVMOA move to LI2

Members of the Ketchum City Council,

How can you even think of not approving the move of the SVMOA to a much larger space in Ketchum? There should be unanimous support!

John Montague
631 Valley Club Drive
Hailey, ID 83333

Dawn Hofheimer

From: Sharon Twigg-Smith <sharona.twiggsmith@gmail.com>
Sent: Thursday, June 18, 2026 12:14 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Dear Members of the Ketchum City Council,

I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Sharon Twigg-Smith
Eagle Ridge, Ketchum, Idaho

Dawn Hofheimer

From: Sue Gundy <sgundy@wegai.com>
Sent: Thursday, June 18, 2026 3:37 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Dear Members of the Ketchum City Council,

I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
Sue & Bill Gundy

Sent from my iPhone

Dawn Hofheimer

From: Cory Boydston <coryboydston@gmail.com>
Sent: Thursday, June 18, 2026 3:38 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Dear Members of the Ketchum City Council,

I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Cultural facilities are vital to our community and provide much needed space for gathering and learning. Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,
Cory Boydston
405 Fairway Loop
404-915-7024

Dawn Hofheimer

From: Robert Nimmo <nimmo.rob@gmail.com>
Sent: Thursday, June 18, 2026 3:45 PM
To: Participate
Subject: Support for conditional use of cultural facility in LI2

Dear Members of the Ketchum City Council,

I am writing to support the proposed text amendment allowing a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. Cultural facilities are vital to our community and provide much needed space for gathering and learning.

Because this would be a conditional use, the City retains full review of any proposal to ensure it is a good fit for the district. Sun Valley Museum of Art is a valued cultural hub in the Wood River Valley, providing access to art and arts education for our community, and I support allowing for a cultural facility conditional use in the LI2.

Sincerely,

Robert Nimmo
315 Sage Rd

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "0110000000"- "9700000000", "9910000000"- "9911810000"
 Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
GENERAL FUND					
01-2175-8000 P/R DEDUC PBL--EMP CAF FSA-MD					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	4,892.15		0
01-2300-0000 DEPOSITS-PARKS & EVENTS					
Mazzola, Chris	061026	Parks Deposit Refund	250.00		0
01-3200-1410 SHORT TERM RENTAL LICENSES					
Woodham, David	061526	Application Refund - Permit A-000153	519.36		0
Jacobsen, Lein	061526	Application Refund - Permit A-000120	519.36		0
01-3200-2100 BUILDING PERMITS					
SCAPE DESIGN STUDIO	061026	Building Permit Fee Refund // Permit Canceled // 25-KET-00231	516.75		0
Total :			<u>6,697.62</u>		
LEGISLATIVE & EXECUTIVE					
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	361.59		0
Total LEGISLATIVE & EXECUTIVE:			<u>361.59</u>		
ADMINISTRATIVE SERVICES					
01-4150-3100 OFFICE SUPPLIES & POSTAGE					
Atkinsons' Market	03254276	Coffee creamer	9.48		0
Gem State Paper & Supply	1161971	Beverage napkins	29.97		0
Gem State Paper & Supply	1161971-01	Copy paper	192.61		0
Gem State Paper & Supply	1162226	Copy paper	163.71		0
U.S. POSTAL SERVICE	2315 061526	PO Box 2315 renewal fee	332.00		0
Ramp	053026	Front Desk- Glade Refills	18.95		0
Ramp	053026	Pentel Energel Pens	25.46		0
Ramp	053026	Front desk mints & dog treats	41.55		0
Ramp	053026	Kitchen Supplies	9.99		0
Ramp	053026	RCC Gift Card	100.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	053026	Coffee	256.00		0
Ramp	053026	Compostable Utensils	18.89		0
Ramp	053026	Power Strips	34.19		0
01-4150-4200 PROFESSIONAL SERVICES					
Western Records Destruction	0814906	Records destruction and confidential shredding services for May 2026	226.00		0
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO					
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	766.60		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	766.60		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	145.53		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	59.80		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	82.80		4510009
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	053026	Professional service dinner meeting	102.58		0
Ramp	053026	Staff Lunch with Consultant	57.73		0
01-4150-5200 UTILITIES					
Ramp	053026	Gas service 191 5th St	108.79		0
Total ADMINISTRATIVE SERVICES:			<u>3,549.23</u>		
CITY CLERK					
01-4152-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	053026	Team Member Reward	7.72		0
Ramp	053026	Hotel for City Tour	310.00		0
01-4152-5100 TELEPHONE & COMMUNICATIONS					
Century Link	333450155 051	333450155 Monthly charges	86.09		0
Ramp	053026	131 River Internet Service	81.99		0
Ramp	053026	Clerk Satellite Internet Service	44.95		0
Ramp	053026	Monthly FirstNet Charges	297.41		0
Ramp	053026	Monthly satellite network service	100.00		0
Ramp	053026	Monthly telecommunications service 8x8	1,319.14		0
01-4152-5110 COMPUTER NETWORK					
Integrated Technologies	284812	Contract copies and prints charges for various Xerox and HP devices	822.47		0
Syringa Networks LLC	SMI-007460	Monthly recurring fixed charges for IPVPN and internet			

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
		services	2,975.00		0
Leaf	20399817	Equipment financing lease for Xerox printers	833.10		0
Best Day HR	46184	HR consulting, PD Consulting, job postings and software subscriptions	805.00		0
Ramp	053026	Zoom monthly expense for hosting meetings	158.00		0
Ramp	053026	Mailchimp - Email Marketing Services	370.00		0
Ramp	053026	Cloud Storage Services	63.88		0
Ramp	053026	Yearly software license renewal	299.50		0
Ramp	053026	Microsoft Extra Monthly Storage	144.00		0
Ramp	053026	Microsoft Online Exchange License	46.42		0
Ramp	053026	Microsoft Online Services - Business Std License	139.32		0
Total CITY CLERK:			8,903.99		

COMMUNITY ENGAGEMENT

01-4154-2505 HEALTH REIMBURSEMENT ACCT(HRA)

NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	90.78		0
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01-4154-4900 PERSONNEL TRAINING/TRAVEL/MTG

Ramp	053026	Wagon Days Planning Meeting	19.38		0
Ramp	053026	Monthly audiobook subscription for continued learning	15.85		0
Ramp	053026	Seat Reservations for Additional Staff at Idaho Historical Society Awards Ceremony	60.00		0

01-4154-5150 COMMUNICATIONS

Copy & Print LLC	10384	Rack Cards for Pop-up LOT Education Events	327.00		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	766.60		0
Ramp	053026	Meta Ads	3.56		0
Ramp	053026	Meta Ads	12.03		0
Ramp	053026	Meta Ads	17.01		0
Ramp	053026	Meta Ads	16.00		0
Ramp	053026	Annual URL shortening service renewal	119.88		0
Ramp	053026	Monthly communication text service	239.00		0
Ramp	053026	Monthly photography library services	74.20		0
Ramp	053026	Chip Sealing Noticing Rack Cards	234.85		0
Ramp	053026	Meta Ads	16.05		0
Ramp	053026	Flyer adhesive tabs	4.78		0
Ramp	053026	Presentation boards for May open house	2,201.07		0
Ramp	053026	Meta Ads	81.98		0
Ramp	053026	Chip sealing noticing signs	512.39		0
Ramp	053026	LOT Pop-up presentation boards	6.99		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4154-6500 CONTRACTS FOR SERVICES					
FD Ventures	2026-10	Six month Contract for Community Engagement/Event Support	6,866.67	26140	0
Total COMMUNITY ENGAGEMENT:			<u>11,686.07</u>		
FINANCE					
01-4156-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	960.97		0
01-4156-3100 OFFICE SUPPLIES & POSTAGE					
Copy & Print LLC	10449	Printing and binding of budget books	1,675.44		0
01-4156-4200 PROFESSIONAL SERVICES					
Ramp	053026	DocuSign Monthly Subscription	15.00		0
01-4156-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	053026	Meeting with Zions bank	5.45		0
Ramp	053026	Working Lunch - Budget Book Review	3.51		0
Ramp	053026	Dinner with TGS Consulting	67.60		0
Ramp	053026	Staff Dinner	56.27		0
Ramp	053026	McCall Consulting Trip - Lodging	590.67		0
Ramp	053026	McCall Consulting Trip - Meal	29.54		0
Ramp	053026	McCall Consulting Trip - Meal	19.25		0
Ramp	053026	Working Lunch - Budget Book Review	112.64		0
Ramp	053026	McCall Consulting Trip - Meal	51.20		0
Ramp	053026	McCall Consulting Trip - Meal	20.92		0
01-4156-6510 COMPUTER SERVICES					
Caselle, LLC	INV-20328	Annual cloud hosting subscription, maintenance and support services	58,968.00		0
Total FINANCE:			<u>62,576.46</u>		
LEGAL					
01-4160-4200 PROFESSIONAL SERVICES					
White Peterson Law Firm	173792	Legal services for General City Administration fees and expenses	17,500.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4160-4270 CITY PROSECUTOR					
Allington, ESQ., Frederick C.	120344	Monthly Prosecutor Payment	3,883.33		0
Allington, ESQ., Frederick C.	120345	Monthly Prosecutor Payment	3,883.33		0
Total LEGAL:			<u>25,266.66</u>		
PLANNING & BUILDING					
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	473.47		0
01-4170-4200 PROFESSIONAL SERVICES					
Galena-Benchmark Engineering	0526-003	Professional engineering support for Prospector Condos sewer as-built project	2,345.00		0
Opal Engineering, PLLC	1506	Contract engineering and inspection services - City of Ketchum Engineering Inspections	4,550.00		0
Ramp	053026	Public Meeting Reservation	1,535.12		0
Goebel Partners, LLC	1053	Professional services for Task 3 Draft New Unified Development Code	3,037.50		0
01-4170-4210 PROFESSIONAL SERVICES - IDBS					
Safebuilt LLC	3912144	Building permits plan checks and demolition fees for multiple properties	21,849.94		0
Safebuilt LLC	3912608	Building inspection services	3,140.00		0
Safebuilt LLC	3914130	Building inspection services for residential and commercial projects	1,437.50		0
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM					
Harmony Design & Engineering	26317	Professional engineering services for Ketchum SAP Review and floodplain permits	2,433.75		0
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO					
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	96.52		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	96.53		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	95.68		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	82.80		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	64.40		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	64.40		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	35.88		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	79.12		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	80.96		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	36.80		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	73.60		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	76.36		4310047
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	81.88		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	69.00		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	75.44		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	75.44		491035
01-4170-4500 GEOGRAPHIC INFO SYSTEMS					
Geobility LLC	1229	GIS Professional Services - May 2026	600.00		0
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH					
Ramp	053026	Monthly planning training subscription	37.49		0
Total PLANNING & BUILDING:			42,624.58		
NON-DEPARTMENTAL					
01-4193-4200 PROFESSIONAL SERVICE					
Best Day HR	46184	HR consulting, PD Consulting, job postings and software subscriptions	10,762.50		0
Gallagher Benefit Services	373111	June 2026 Consulting Services	2,083.33		0
Weller Services LLC	53126COK	Serenade traffic control May 2026	700.00		0
01-4193-4210 RESORT CITIES					
JAQUET, WENDY	061226	Resort Cities Coalition Coordinator Servicers for April-June 2026	857.50		0
01-4193-4250 BLAINE CITY TOUR					
Ramp	053026	Car rental for CityTour 2026	445.12		0
Ramp	053026	Rental vehicle for Group for City Tour	308.46		0
01-4193-6500 CONTRACT FOR SERVICE					
Zions Bancorporation	0001010000330	Fire Aerial Tower Truck Lease Contract 20366	58,429.65		0
01-4193-9930 GENERAL FUND OP. CONTINGENCY					
HDR Engineering, Inc.	1200833255	Stop Sign Study	2,640.00	25121	0
Ramp	053026	Refund for Council meeting room table cloths	10.20-		0
Ramp	053026	Police consultant lodging	984.50		0
Ramp	053026	Police Consultant Backgrounds Hotel Stay	196.90		0
Ramp	053026	Council meeting room table cloths for round tables	193.93		0
Thelen, Trent	061026	Applicant Airfare Reimbursement	856.40		0
Hill, Shawn	061026	P&B Applicant - Airfaire Reimbursement	558.99		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total NON-DEPARTMENTAL:			79,007.08		
FACILITY MAINTENANCE					
01-4194-3200 OPERATING SUPPLIES					
Gem State Paper & Supply	1162490	Trash bags and tissue	1,027.76		0
01-4194-3500 MOTOR FUELS & LUBRICANTS					
Ramp	053026	Fuel	21.01		0
Ramp	053026	Fuel	55.23		0
Ramp	053026	Fuel	96.91		0
01-4194-4200 PROFESSIONAL SERVICES					
Big Wood Landscape, Inc.	33624	Grading, irrigation installation, and materials for Forest Service Park	2,610.23		0
Rainmaker Landscaping & Sprinkler	1740	Sprinkler repair and wire locator services	555.00		0
01-4194-4220 PROF SERV-CITY BEAUTIFICATION					
Lily & Fern LLC	6199	Monthly flower maintenance installment payment	10,141.48		0
Lily & Fern LLC	6467	Maintenance of garden beds services provided on May 14, 2026	214.20		0
Lily & Fern LLC	6468	Maintenance of garden beds services for May 2026	142.80		0
Open Room	5059	KTS Umbrellas & Bases	4,790.00	26132	0
Open Room	5059	Umbrellas and bases	176.18		0
01-4194-4800 DUES, SUBSCRIPTIONS & MEMBERSH					
Ramp	053026	Irrigation controller subscription	66.00		0
01-4194-5200 UTILITIES					
Ramp	053026	Gas Service 131 E River St	65.79		0
Ramp	053026	30001 Gas Service	31.43		0
Ramp	053026	Gas service 131 E River St	34.80		0
Ramp	053026	Gas service 491 Fire Pit	25.58		0
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS					
IRISH ELECTRIC	40326 2	Basement electrical installation with power and lighting	3,661.00		0
01-4194-5910 REPAIR & MAINT-491 SV ROAD					
Cintas	4271352759	Rental and cleaning of floor mats and coveralls	48.25		0
Cintas	4272144191	Rental and cleaning of floor mats and coveralls	48.25		0
Ramp	053026	Internet service 491 SV Road	143.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	053026	Gas service 491 SV Rd	164.20		0
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR					
Pipeco, Inc.	S6374890.001	Irrigation supplies	276.57		0
Pipeco, Inc.	S6379118.001	Irrigation supplies	190.84		0
Pipeco, Inc.	S6399367.001	Irrigation supplies	301.22		0
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI					
Warm Springs Auto Parts LLC	217075	Repair Items	9.90		0
01-4194-6950 MAINTENANCE					
A.C. Houston Lumber Co	2606-514232	Cable ties, pliers	47.98		0
A.C. Houston Lumber Co	2606-514356	Hardware	13.06		0
A.C. Houston Lumber Co	2606-514863	Hardware, fasteners, adhesive	79.35		0
A.C. Houston Lumber Co	2606-516467	Respirator	29.99		0
A.C. Houston Lumber Co	2606-516645	Hex nuts	.78		0
A.C. Houston Lumber Co	2606-516933	Composite door shim	9.99		0
A.C. Houston Lumber Co	2606-519438	Fasteners	9.18		0
Big Wood Landscape, Inc.	33628	Soil Pep	450.00		0
Chateau Drug Center	3173578	Steel links and rings	30.72		0
Chateau Drug Center	3173711	Anchor shackles	6.82		0
Chateau Drug Center	3174016	Utility gloves	26.58		0
Chateau Drug Center	3174527	Miscellaneous repair supplies	14.32		0
Chateau Drug Center	3175476	Hose adapters	19.93		0
Chateau Drug Center	3175957	Padlock	9.49		0
Chateau Drug Center	3176251	Bottle brush	9.49		0
IDAHO LUMBER & HARDWARE	74031	Cedar stain for rotary benches	69.99		0
Lutz Rentals	171156-1	Propane	18.35		0
Pipeco, Inc.	S6367862.001	Rainbird rotor	92.05		0
Pipeco, Inc.	S6370351.001	Rain Bird pop-up with check valve	12.83		0
Pipeco, Inc.	S6370398.001	Rain Bird valve	11.60		0
Pipeco, Inc.	S6375035.001	Irrigation supplies	6.56		0
Pipeco, Inc.	S6375193.001	PVC coupling	1.09		0
Pipeco, Inc.	S6375908.001	Blank tubing	51.36		0
Pipeco, Inc.	S6376454.001	Irrigation supplies	140.11		0
Pipeco, Inc.	S6378408.001	Irrigation supplies	113.68		0
Pipeco, Inc.	S6406927.001	Irrigation supplies	58.15		0
Pipeco, Inc.	S6410320.002	Irrigation supplies	142.26		0
Pipeco, Inc.	S6413010.001	Irrigation supplies	46.50		0
Pipeco, Inc.	S6413816.001	PVC fittings	13.59		0
SAWTOOTH WOOD PRODUCTS, I	0000159344	Parts and equipment	1,288.13		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Silver Creek Supply	0026643509-00	Irrigation supplies for Atkinsons Park	300.85		0
Silver Creek Supply	0026672970-00	Irrigation supplies	181.30		0
Ramp	053026	Water Pump	127.29		0
Total FACILITY MAINTENANCE:			28,331.00		
POLICE					
01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	1,819.27		0
01-4210-3100 OFFICE SUPPLIES & POSTAGE					
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	75.08		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	87.08		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	75.09		0
01-4210-3200 OPERATING SUPPLIES					
Ramp	053026	Staff training meeting lunch	70.11		0
01-4210-3500 MOTOR FUELS & LUBRICANTS					
Ramp	053026	Fuel	124.89		0
Ramp	053026	Fuel for operations	101.50		0
Ramp	053026	Fuel for operations	80.22		0
01-4210-4250 PROF.SERVICES-BCSO CONTRACT					
Blaine County Clerk/Recorder	201100	BCSO Law Enforcement Services	159,837.92		0
Blaine County Clerk/Recorder	201101	BCSO Law Enforcement Services	159,837.92		0
01-4210-5100 TELEPHONE & COMMUNICATIONS					
Century Link	333466365 051	333466365 Monthly charges	193.27		0
Ramp	053026	Monthly FirstNet Charges	529.83		0
Total POLICE:			322,832.18		
STREET					
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	1,389.99		0
01-4310-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2606-514184	Gloves	27.99		4310047

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
A.C. Houston Lumber Co	2606-518799	Mask tape, adhesive	20.98		4310047
Atkinsons' Market	03263937	Chip Seal week breakfast items	80.69		4310035
Atkinsons' Market	04169826	Chip Seal refreshments	147.11		4310035
Atkinsons' Market	04171690	Ice- Chip Seal week	15.12		4310035
D & B Supply	7817	Workwear	373.85		4310047
Gem State Paper & Supply	1161850	Paper towels and tissue	214.50		4310047
Ramp	053026	Street Reception Supplies	29.49		4310047
01-4310-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510954	Unleaded gas	1,090.43		4310044
01-4310-4200 PROFESSIONAL SERVICES					
Go-Fer-It	144568	Courier delivery services for three shipments	90.30		4310044
Ramp	053026	2019 Ford F550 Boom Truck Exempt Plates Application	5.12		4310044
Ramp	053026	Traffic Control Supervisor recertification	175.00		4310047
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG					
LOCAL HIGHWAY TECHNICAL A	T242226TCS-4	T2 Center training classes	440.00		4310047
LOCAL HIGHWAY TECHNICAL A	T242326FC-4	T2 Center training classes	300.00		4310047
LOCAL HIGHWAY TECHNICAL A	T252026RM-3	T2 Center Roadway Materials training classes	160.00		4310047
LOCAL HIGHWAY TECHNICAL A	T25626ADA-2	T2 Center ADA training course	80.00		4310047
01-4310-5200 UTILITIES					
Ramp	053026	Gas service 260 E 10th	79.19		4310047
Ramp	053026	30001 Gas Service	450.00		4310047
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU					
Napa Auto Parts	262361	Starter and core deposit	271.71		4310044
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ					
Warm Springs Auto Parts LLC	217168	Fuel cap	15.50		4310044
Ramp	053026	Air Tank	143.24		4310044
Ramp	053026	Trailer Axel and Mounting Kit	271.38		4310044
01-4310-6910 OTHER PURCHASED SERVICES					
Cintas	4271352685	Rental and cleaning of floor mats and coveralls	19.63		4310047
Cintas	4272144124	Rental and cleaning of floor mats and coveralls	19.63		4310047
Cintas	5306166103	First aid cabinet service and safety supplies	123.67		4310047
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	67.92		4310047
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	67.93		4310047
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	766.60		4310047

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Miovision Technologies, Inc	114765	Traffic intersection and crosswalk data collection services for May 2026	623.96		4310052
01-4310-6920 SIGNS & SIGNALIZATION					
Econo Signs LLC	10-1003071	No parking and stop signs	1,011.35		4310040
01-4310-6950 MAINTENANCE & IMPROVEMENTS					
A.C. Houston Lumber Co	2606-514218	Drywall screws for chip seal sign boards	10.50		4310035
A.C. Houston Lumber Co	2606-515295	Scrapers	19.98		4310040
A.C. Houston Lumber Co	2606-515295	Scrapers	27.98		4310040
A.C. Houston Lumber Co	2606-517084	Spray paint	54.95		4310035
A.C. Houston Lumber Co	2606-517188	Roofing felt	40.32		4310035
A.C. Houston Lumber Co	2606-517924	Roofing felt	40.32		4310035
Chateau Drug Center	3174644	Hex bush	11.38		4310047
Napa Auto Parts	261595	Drain valve	23.84		4310031
SUNSEAL, LTD	2786	Crack fill, sealcoat, blowing/sweeping, sealer, and striping services at 1st and Washington	8,009.88		4310040
BRODY CHEMICAL	INV81084	Asphalt roller and rubber tire release agent	302.65		4310036
Total STREET:			17,114.08		
RECREATION					
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	13.11		0
01-4510-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2606-516620	Lumber, lime	133.75		0
A.C. Houston Lumber Co	2606-518818	Screws	12.54		0
A.C. Houston Lumber Co	2606-519024	Fasteners, Nuts, Washers	2.34		0
Chateau Drug Center	3176654	Gloves and hose shutoff	51.80		0
Chateau Drug Center	3177275	Vinegar, wasp killer, traps, and cord	73.10		0
Chateau Drug Center	3179716	Dry erase board, aux adapter	37.98		0
Chateau Drug Center	3180156	Primer	25.64		0
L.L. GREEN'S HARDWARE	B505962	EZ Sand	65.98		0
01-4510-3250 RECREATION SUPPLIES					
Business As Usual, Inc.	172158	Office supplies	66.20		0
PIONEER MANUFACTURING CO	INV-298509	Brite and Quik Stripe	1,472.14		0
Ramp	053026	Membership reimbursement	65.00-		0
Ramp	053026	Tennis equipment and recreation supplies	155.07		0
Ramp	053026	Annual membership	65.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	053026	Recreation games and supplies	119.35		0
Ramp	053026	Parks recreation program supplies - bike repair	94.98		0
Ramp	053026	Tennis ball hoppers	132.98		0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY					
Atkinsons' Market	03256373	Apples, milk chocolate	11.32		0
Atkinsons' Market	03259717	Breakfast pastries, juice	20.42		0
Atkinsons' Market	04169353	Sugar	8.54		0
Atkinsons' Market	06947970	Hummus and cucumbers	7.67		0
01-4510-4200 PROFESSIONAL SERVICE					
Environmental Resource Center	154	Science After School programs	367.50		0
FIRE SERVICES OF IDAHO	484	CPR/AED & First Aid Certification	375.00		0
01-4510-4410 ADVERTISING & PUBLICATIONS					
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	559.40		0
01-4510-5200 UTILITIES					
Ramp	053026	Gas service 900 N 3rd	68.02		4310047
Total RECREATION:			3,874.83		
Total GENERAL FUND:			612,825.37		
GENERAL CAPITAL IMPROVEMENT FD					
GENERAL CIP EXPENDITURES					
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)					
Galena-Benchmark Engineering	0526-060	Professional engineering services for Ketchum landscape easements	3,405.00		711006
Big Wood Landscape, Inc.	33592	Atkinsons Driveway	8,015.37	26155	711008
Lunceford Excavation, Inc.	19485	H&P Sidewalk	53,362.54	26126	711002
Lunceford Excavation, Inc.	19486	1st & 5th Sidewalk	54,237.00	26126	711004
Lunceford Excavation, Inc.	19492	South of Town Sidewalk	18,988.19	26126	711006
Lunceford Excavation, Inc.	19501	H&P Sidewalk	19,145.24	26126	711002
Urban Accessories	301990-2	Tree Grates	10,427.50	26144	711006
Chavez Engineering	26.17.00-01	Engineering services - 1st & 5th retaining wall (Project #26.17.00)	3,600.00		711004
Chavez Engineering	26.26.00-01	Engineering services - Huck and Paddle Sidewalk Infill Project (April 2026)	3,735.00		711002

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
03-4193-7199 LONG-TERM PLANNING & DESIGN					
GGLO LLC	2024088.01-00	Master Planning - South of Town	700.00	26097	0
GGLO LLC	2026022.01-00	Miscellaneous Services	8,755.00	26118	0
03-4193-7200 TECHNOLOGY UPGRADES					
Ramp	053026	Return Credit-Ram for Bigwood Conference Room PC (Never Delivered)	249.48-		0
Ramp	053026	RAM for Big Wood Conf Rm PC	248.99		0
Ramp	053026	Tech Upgrade - Keyboard and Mouse Combo for Big Wood Meeting Room	27.37		0
03-4193-7205 WEBSITE REBUILD					
Cooper Morton	060826	Video editing for website banner using stock footage	1,000.00		0
Bornemeier, Holly	2026-05-KET-0	Creative services retainer for May 2026	3,300.00		0
03-4193-7500 PARKING MANAGEMENT					
Ramp	053026	Light post for Cleverciti Sensor	1,643.00		0
03-4193-7607 SIDEWALK CURB AND GUTTER					
HDR Engineering, Inc.	1200833227	On-Call Engineering Support	3,213.50	25113	0
Total GENERAL CIP EXPENDITURES:			193,554.22		
FACILITY MAINT CIP EXPENDITURE					
03-4194-7136 HYPERBOREAN CONDO RENOVATION					
Provisualization, Inc	2353	May consulting	270.00		0
03-4194-7162 TOWN SQUARE REMODEL PHASE I					
Open Room	5059	KTS Umbrellas & Bases	12,000.00	26132	0
03-4194-7177 CITY HALL 3RD FLOOR					
IRISH ELECTRIC	40226	Network cable installation	3,273.00		0
Total FACILITY MAINT CIP EXPENDITURE:			15,543.00		
Total GENERAL CAPITAL IMPROVEMENT FD:			209,097.22		
ORIGINAL LOT FUND					
ORIGINAL LOT TAX					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
22-4910-4200 PROFESSIONAL SERVICES					
Zartico, Inc	0002334	ZDOS Micro subscription	10,000.00		0
22-4910-6060 EVENTS/PROMOTIONS					
Environmental Resource Center	116	Ketch'em Alive Recycling & Composting	3,726.00		491005
OLENICK, MICHAEL	061526	Hiking Photography Tour for Summer Solstice	337.50		491035
Ramp	053026	Golf Cart Rental for Summer Solstice Event	560.68		491035
IN A LANDSCAPE	061526	Remaining Contract Amount for Summer Solstice Performance	17,500.00		491035
Kaplan, Todd	060626	Photography Tour for Summer Solstice	150.00		491035
Zenergy Health Club and Spa	061526	Yoga Class for Summer Solstice	225.00		491035
Total ORIGINAL LOT TAX:			32,499.18		
Total ORIGINAL LOT FUND:			32,499.18		
ADDITIONAL1%-LOT FUND					
ADDITIONAL 1%-LOT					
25-4910-4220 SUN VALLEY AIR SERVICE BOARD					
Sun Valley Air Service Board	060326	April 2026 MOS	93,186.05		0
Total ADDITIONAL 1%-LOT:			93,186.05		
Total ADDITIONAL1%-LOT FUND:			93,186.05		
COMMUNITY HOUSING					
54-2300-0000 DEPOSITS-SEC DEP LTL					
Botticelli, Todd	060826	Security Deposit Refund - Lift Tower	150.00		0
54-2300-0001 DEPOSITS-SEC DEP BIRD DR					
Furlong, Koko	061526	Security Deposit Return - Evergreen	1,250.00		0
Total :			1,400.00		
COMMUNITY HOUSING EXPENSE					
54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	354.45		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
54-4410-3100 GENERAL OFFICE					
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	100.10		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	112.10		0
Express Publishing, Inc	10002196 0430	Advertising services and legal notices	100.10		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	100.10		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	100.10		0
Express Publishing, Inc	10002196 0531	Advertising and legal notices published	100.10		0
Ramp	053026	Refund for Hiring/Recruiting Assessments	72.00-		0
Ramp	053026	Monthly FirstNet Charges	72.57		0
Ramp	053026	Staff Office Supplies	162.46		0
Ramp	053026	Refund for Hiring/Recruiting Assessments	72.00-		0
Ramp	053026	Refund for Hiring/Recruiting Assessments	72.00-		0
Ramp	053026	Hiring/Recruiting Assessments	72.00		0
Ramp	053026	Monthly FirstNet Charges	295.19		0
54-4410-4200 PROFESSIONAL SERVICES					
Rian Rooney	29	2026 Contract for Services	7,035.00	26029	0
54-4410-4210 LEASE TO LOCALS INCENTIVES					
HFM PROPERTIES	060826	RPP Payment	1,200.00		0
GOKEY, REED	060826	RPP Payment	1,200.00		0
SCHERNTANNER LLC	060826	RPP Payment	1,800.00		0
123 HEADY LLC	060826	RPP Payment	1,500.00		0
54-4410-4260 EVERGREEN PROF SVCS					
Boulder Mountain Property Manage	B4502	Monthly management fees for Hyperborean and Evergreen Apts properties	300.00		0
54-4410-4270 291 N 2ND PROF SVCS					
Boulder Mountain Property Manage	B4502	Monthly management fees for Hyperborean and Evergreen Apts properties	320.00		0
Starhope Engineering	26017-001	Legal Description for Hyperborean Condominiums	978.75		0
Starhope Engineering	26017-002	Engineering services for Hyperborean Condominium project	185.00		0
54-4410-5200 LIFT TOWER LODGE UTILITIES					
Ramp	053026	Internet service - Lift Tower	153.00		0
Ramp	053026	Gas service 703 S Main St	88.69		0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT					
Glass Masters, Inc.	1-26-1327	Bedroom window glass replacement and installation at Lift Tower Lodge	985.71		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
54-4410-5915 EVERGREEN REPAIR & MAINTENANCE					
TWO SWEEPS OF IDAHO	040726	Chimney inspection for 291 2nd Ave	95.00		0
Total COMMUNITY HOUSING EXPENSE:			17,194.42		
Total COMMUNITY HOUSING:			18,594.42		
WATER FUND					
WATER EXPENDITURES					
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	483.38		0
63-4340-3120 DATA PROCESSING					
Billing Document Specialists	106210	Utility billing document services	1,227.19		0
63-4340-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2606-516024	Ant Aerosol	5.99		0
Chateau Drug Center	3176329	Heavy duty plates	26.56		0
Chateau Drug Center	3176663	Spray paint, pest control and air filters	99.62		0
Chateau Drug Center	3176749	Insect and ant killer	34.18		0
Chateau Drug Center	3179666	Batteries	6.64		0
D & B Supply	8349	Workwear	658.16		0
Pipeco, Inc.	S6275541.001	Marking paint	142.70		0
Pipeco, Inc.	S6366286.001	Marking paint	25.88		0
Pipeco, Inc.	S6416075.001	Marking paint	118.91		0
Sherwin-Williams Co	2701017713062	Paint and chip brushes	162.68		0
63-4340-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510936	Unleaded gas	1,445.06		0
63-4340-3800 CHEMICALS					
Oxarc Inc	0032588472	Sodium hypochlorite	765.38		0
Oxarc Inc	0032589643	Sodium hypochlorite	397.19		0
Oxarc Inc	0032589644	Sodium hypochlorite	397.19		0
Oxarc Inc	0032589646	Sodium hypochlorite	397.19		0
63-4340-4200 PROFESSIONAL SERVICES					
Dig Line	0079711-IN	Monthly fee and assessment	155.03		0
Go-Fer-It	144568	Courier delivery services for three shipments	37.80		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
63-4340-5200 UTILITIES					
Ramp	053026	30001 Gas Service	36.31		0
63-4340-6100 REPAIR & MAINT-MACH & EQUIP					
Lunceford Excavation, Inc.	19508	Hwy 75 water main leak repair	3,969.61		0
Total WATER EXPENDITURES:			<u>10,592.65</u>		
WATER DEBT SERVICE EXPENDITRES					
63-4800-4200 PROF.SERVICES-PAYING AGENT					
ZIONS BANK	3872588B-10	Revenue Bond Series 2015B - Admin Fee	450.00		0
Total WATER DEBT SERVICE EXPENDITRES:			<u>450.00</u>		
Total WATER FUND:			<u>11,042.65</u>		
WATER CAPITAL IMPROVEMENT FUND					
WATER CIP EXPENDITURES					
64-4340-7650 WATER METERS					
Grainger, Inc., W.W.	9936869057	Reduced pressure zone backflow preventer for shop	5,391.15		0
Total WATER CIP EXPENDITURES:			<u>5,391.15</u>		
Total WATER CAPITAL IMPROVEMENT FUND:			<u>5,391.15</u>		
WASTEWATER FUND					
WASTEWATER EXPENDITURES					
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP446370	Claims paid for HRA, FSA and DCAP benefits	1,064.57		0
65-4350-3120 DATA PROCESSING					
Billing Document Specialists	106210	Utility billing document services	1,227.20		0
65-4350-3200 OPERATING SUPPLIES					
Business As Usual, Inc.	172090	Clipboard	4.95		0
Ramp	053026	Cat 6 plug ends and chalk	31.93		0
Ramp	053026	Clothing	135.92		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	053026	White Board	11.81		0
Ramp	053026	Storage containers	34.97		0
Farrow, Jeff	060826	Workwear Reimbursement	233.17		0
65-4350-3400 MINOR EQUIPMENT					
Platt Electric Supply	7K51664	Repair parts	329.00		0
65-4350-3800 CHEMICALS					
Atkinsons' Market	05089160	Distilled water	26.50		0
Thatcher Company, Inc	2026100107855	T-Chlor chemical	2,964.50		0
65-4350-4200 PROFESSIONAL SERVICES					
Analytical Laboratories, Inc.	2604135	Wastewater monitoring and biosolids testing services	1,357.60		0
Roberts Electric	15271	Labor for generator transfer switch issues	300.00		0
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	053026	CDL brake test	5.00		0
Ramp	053026	CDL Permit	29.00		0
Ramp	053026	CDL Permit	1.95		0
Ramp	053026	CDL Air Brakes	1.95		0
65-4350-5200 UTILITIES					
Ramp	053026	Gas service Mechanical Screening	25.58		0
Ramp	053026	30001 Gas Service	413.30		0
65-4350-6000 REPAIR & MAINT-AUTO EQUIP					
Ramp	053026	Tire replacement	80.92		0
65-4350-6100 REPAIR & MAINT-MACH & EQUIP					
Grainger, Inc., W.W.	9936869065	Generator time delay relay for WRF switchgear	126.30		0
Grainger, Inc., W.W.	9945900497	Fuses for WRF	46.90		0
Platt Electric Supply	7J68184	Repair Fuses	54.67		0
Ramp	053026	Backflow preventer repair for truck bay	621.50		0
Ramp	053026	Tire valve stems	8.99		0
Ramp	053026	Grinding disks, Cable ties	96.90		0
Ramp	053026	Yard fencing	401.70		0
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA					
Dig Line	0079711-IN	Monthly fee and assessment	155.02		0
Pipeco, Inc.	S6260179.001	Marking paint	136.75		0
Pipeco, Inc.	S6275956.001	Marking paint	71.35		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	053026	Marking paint for dig line Locates	117.20		0
Ramp	053026	Locate flags	36.56		0
Ramp	053026	Monthly FirstNet Charges	136.84		0
Total WASTEWATER EXPENDITURES:			10,290.50		
Total WASTEWATER FUND:			10,290.50		
WASTEWATER CAPITAL IMPROVE FND					
WASTEWATER CIP EXPENDITURES					
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)					
Mountainland Supply Company	S107733008.00	PVC sewer pipe	756.00		0
67-4350-7815 AERATION BASINS BLOWERS & ELEC					
HDR Engineering, Inc.	1200832935	TASK ORDER #3: SERVICES DURING CONSTRUCTION FOR AERATION UPGRADES PROJECT	1,408.82	24055	0
67-4350-7816 UPGRADE FILTER PLC					
Banyan Technology Inc	21500	Office Programming and Field Services to change out Filter PLCs	7,144.79	26156	0
Banyan Technology Inc	21504	Troubleshoot PLC and Valve issue on Filter System	1,855.20		0
67-4350-7818 ROTARY DRUM THICK & DEWATERING					
HDR Engineering, Inc.	1200832968	TO 7: Resident Project Representative	1,059.27	26004	0
HDR Engineering, Inc.	1200832968	TO 6: Services during Construction	28,475.10	25116	0
67-4350-7821 AERATION BASIN UPGRADE					
HDR Engineering, Inc.	1200832886	Task Order # 8 Preliminary Engineering Report	12,220.60	26114	0
Total WASTEWATER CIP EXPENDITURES:			52,919.78		
Total WASTEWATER CAPITAL IMPROVE FND:			52,919.78		
PARKS/REC DEV TRUST FUND					
PARKS/REC TRUST EXPENDITURES					
93-4900-7700 WATCH ME GROW GARDEN					
MOSS GARDEN CENTER	244801	Garden supplies	31.98		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
93-4900-7950 WARM SPRINGS PRESR-RESTORATION					
Conrad Brothers Construction	26-817	Welcome Building at Warm Springs Preserve	65,233.25	25115	0
Conrad Brothers Construction	U2510337	Welcome Building at Warm Springs Preserve	211,308.91	25115	0
LAMB, RUSS	3261.1	WSP Benches	7,500.00	26120	0
Studio Superbloom, LLC	WSP-055	TASK ORDER 10: MASTER PLANNING WARM SPRINGS PRESERVE	7,458.75	25051	101
Rio Applied Science & Engineering	26-025-03103	Construction Support & FEMA Coordination	1,843.70	25122	100
Rio Applied Science & Engineering	26-025-03103	Construction Support & FEMA Coordination	702.50	25122	101
NORTH FORK NATIVE PLANTS	3969	WSP PLANTINGS DIRECT PURCHASE	24,745.68	25071	100
NORTH FORK NATIVE PLANTS	3969	WSP PLANTINGS DIRECT PURCHASE	9,428.72	25071	101
AQUA TERRA RESTORATION LL	PAYAPP7	Warm Springs Preserve Restoration	265,782.68	25110	100
AQUA TERRA RESTORATION LL	PAYAPP7	Warm Springs Preserve Restoration	101,269.77	25110	101
Western States Reclamation	PAYAPP5	Warm Springs Preserve Irrigation	112,300.20	25111	100
Western States Reclamation	PAYAPP5	Warm Springs Preserve Irrigation	42,789.15	25111	101
Trillium Woodwork LLC	94	Warm Springs Preserve Benches	7,500.00	26108	0
Total PARKS/REC TRUST EXPENDITURES:			857,895.29		
Total PARKS/REC DEV TRUST FUND:			857,895.29		
DEVELOPMENT TRUST FUND					
DEVELOPMENT TRUST EXPENDITURES					
94-4900-8119 POSTER CONSTRUCTION					
PRATT, BRADLEY OR GAIL	061126	Refundf Performance Bond Deposit // Project Complete	163,527.90		0
Total DEVELOPMENT TRUST EXPENDITURES:			163,527.90		
Total DEVELOPMENT TRUST FUND:			163,527.90		
COMBINED CASH FUND					
99-1176-0000 CASH CLEARING - SALES TAX					
Caminiti, Kathryn	061526	Refund overpayment of BTC payments - Acct 2644	580.80		0
Total :			580.80		
Total COMBINED CASH FUND:			580.80		
Grand Totals:			2,067,850.31		

<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Net Invoice Amount</u>	<u>Purchase Order Number</u>	<u>GL Activity Number</u>
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Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9700000000", "9910000000"- "9911810000"

Invoice Detail.Voided = No, Yes



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Motion to approve the monthly reports provided by the City Treasurer.

Reasons for Recommendation:

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.”

Sustainability Impact:

No Sustainability impact

Financial Impact:

No Financial Impact

Attachments:

- 1. Monthly Financial Report
- 2. FY 2026 Financial Statement YTD May

MONTHLY FINANCIAL REPORT

May 2026



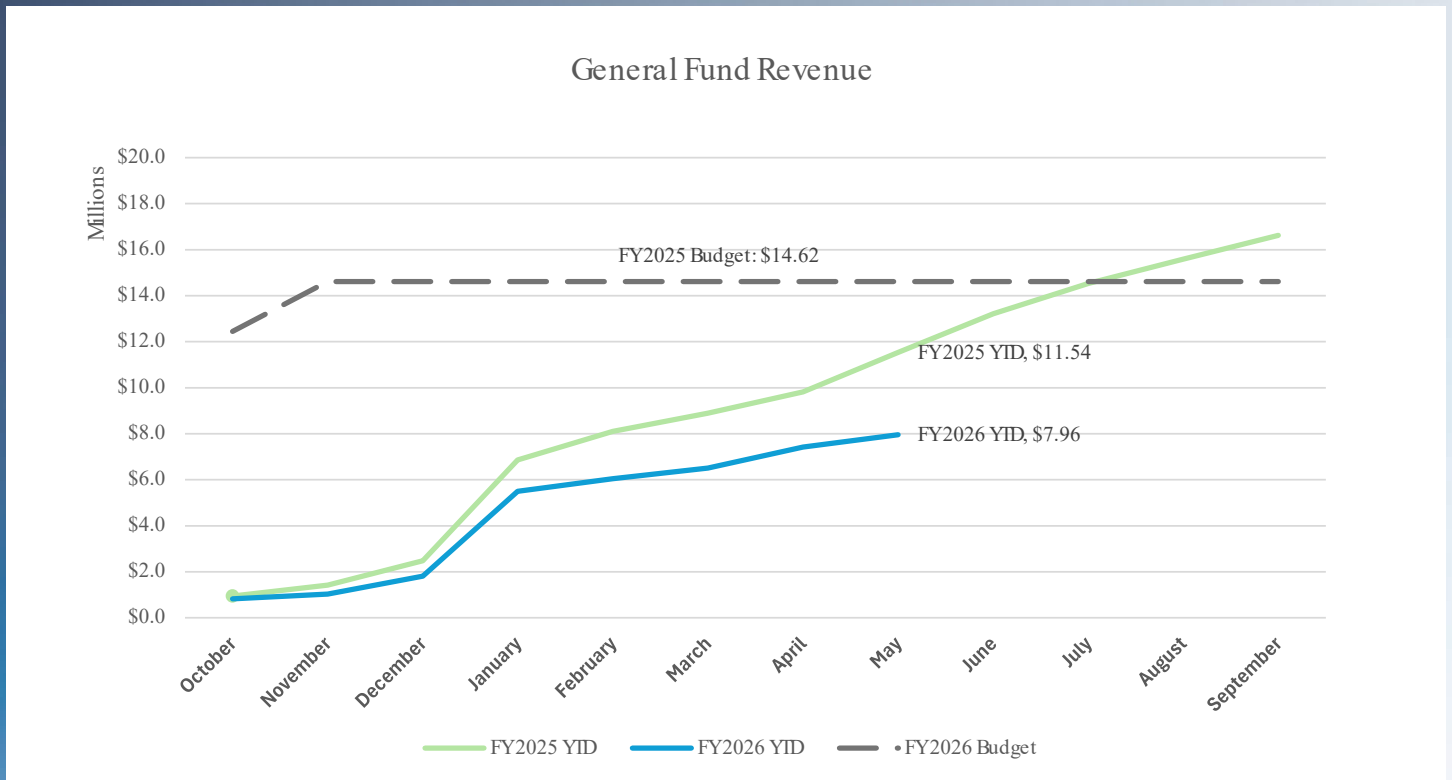
Report Contents

General Fund Summary Financials	Pages 1-4
Capital Improvement Fund Financials.....	Page 5
Original LOT Summary Financials	Pages 6-9
Additional LOT Summary Financials	Page 10
In-Lieu Housing Fund Summary Financials	Page 11
Community Housing Fund Summary Financials	Pages 12-13
Enterprise Funds Summary Financials	Pages 14-17

Note: All other fund summaries and balance sheet information are shown in the comprehensive financial statement, which is posted on the city website. Please see the URL below.

ketchumidaho.org/administration/page/revenue-expenditure-report

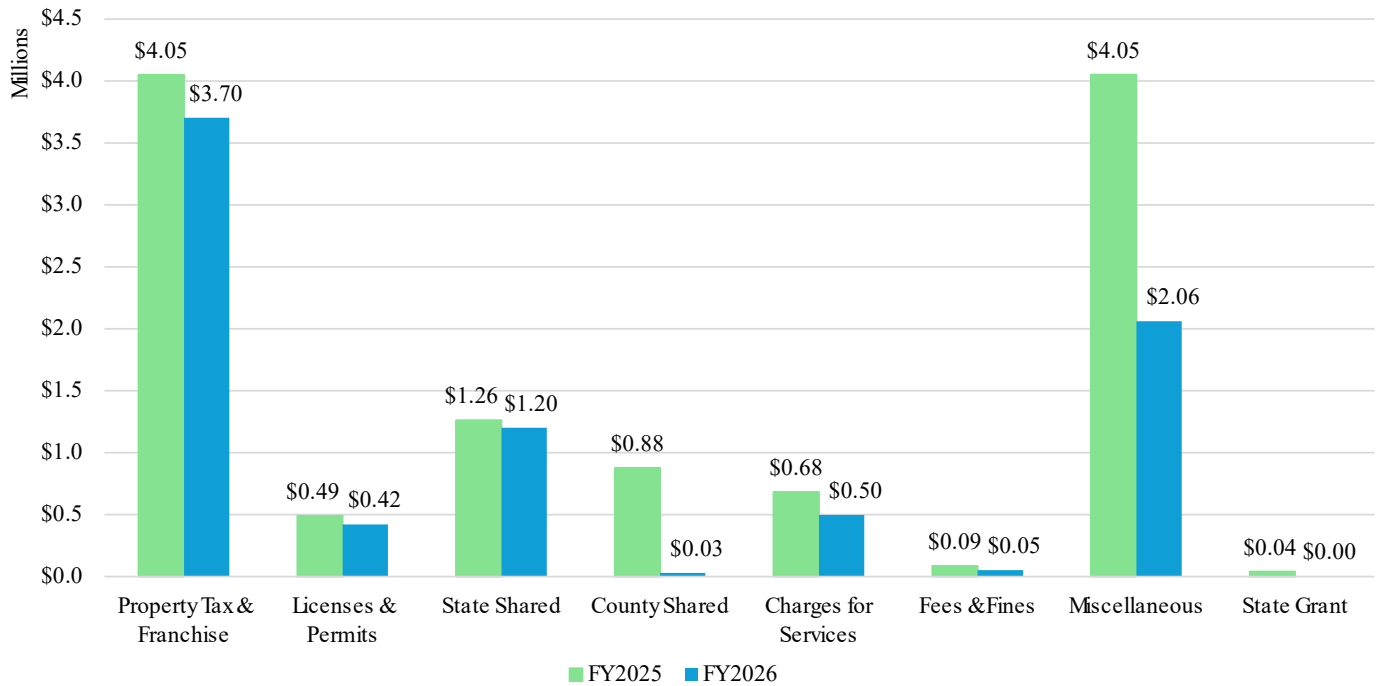
General Fund



General Fund revenues are down \$3.6M, or 31%, fiscal year to date compared to FY 2025. The primary reasons are outlined on the following page.



General Fund Revenues by Category YTD

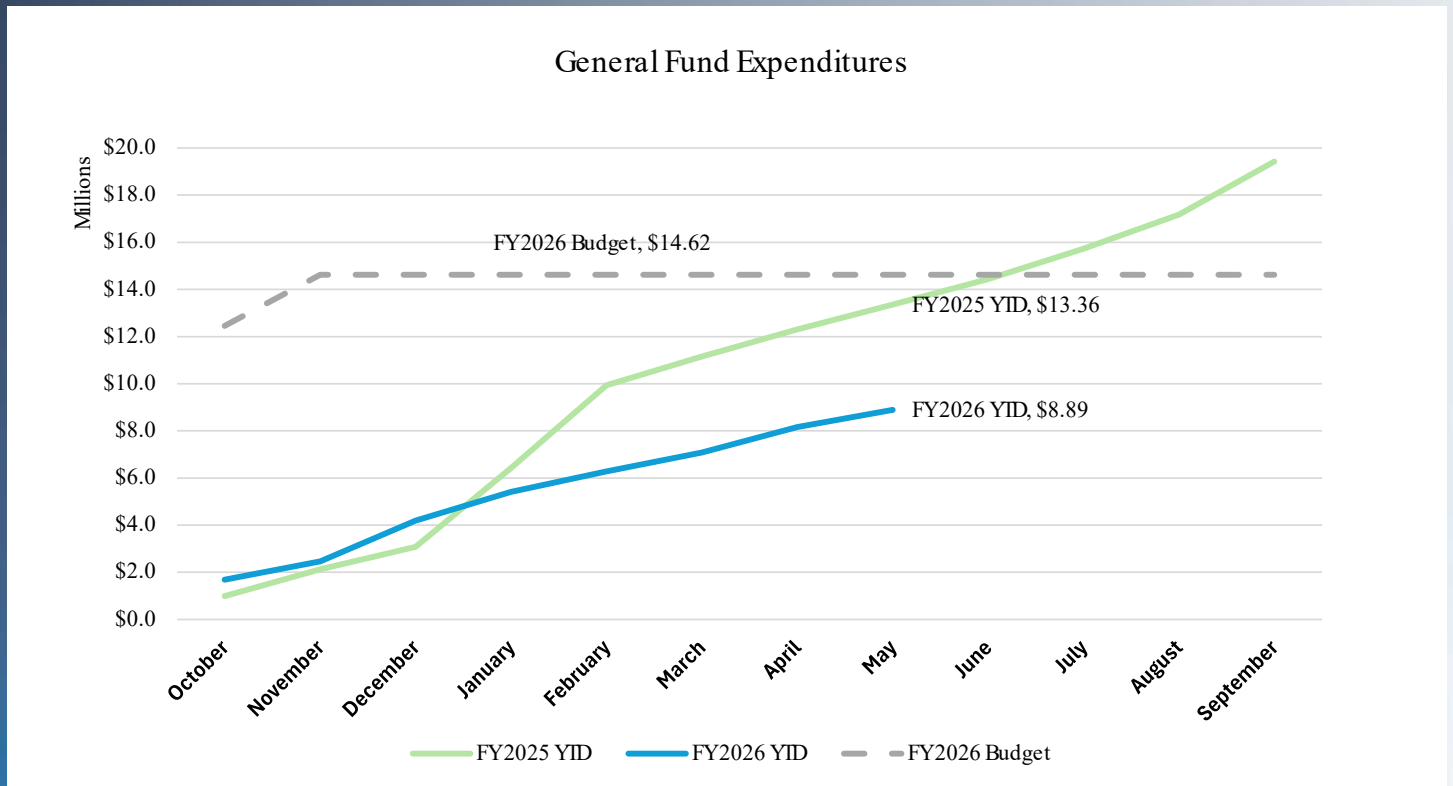


- **Property Tax/Franchise Fees.** The reduction in property tax collections is a result of the fire district creation. The City collects \$750k less than the maximum allowed amount (\$346k).
- **County Shared.** Similarly, there is a loss of EMS revenue as a result of the creation of the Ketchum Fire District (\$848k).
- **Charges for Services.** Charges for services are down \$184k year-over-year primarily due reduced plan check fees .

Within the **Miscellaneous category** the following are the factors contributing to the year-over-year reduction:

- **Reduced LOT Revenue.** The FY 2026 budget includes a planned annual \$800k reduction in LOT transfer to the General Fund (\$533k reduction thus far).
- **Fire Revenue.** IDL Revenue is now remitted to the Ketchum Fire District and no longer received by the City of Ketchum. The City is expecting a smaller payment from 2025 close out deployments. Year-to-date there has been no revenue received and \$487k was realized in FY 2025 by May of 2025.

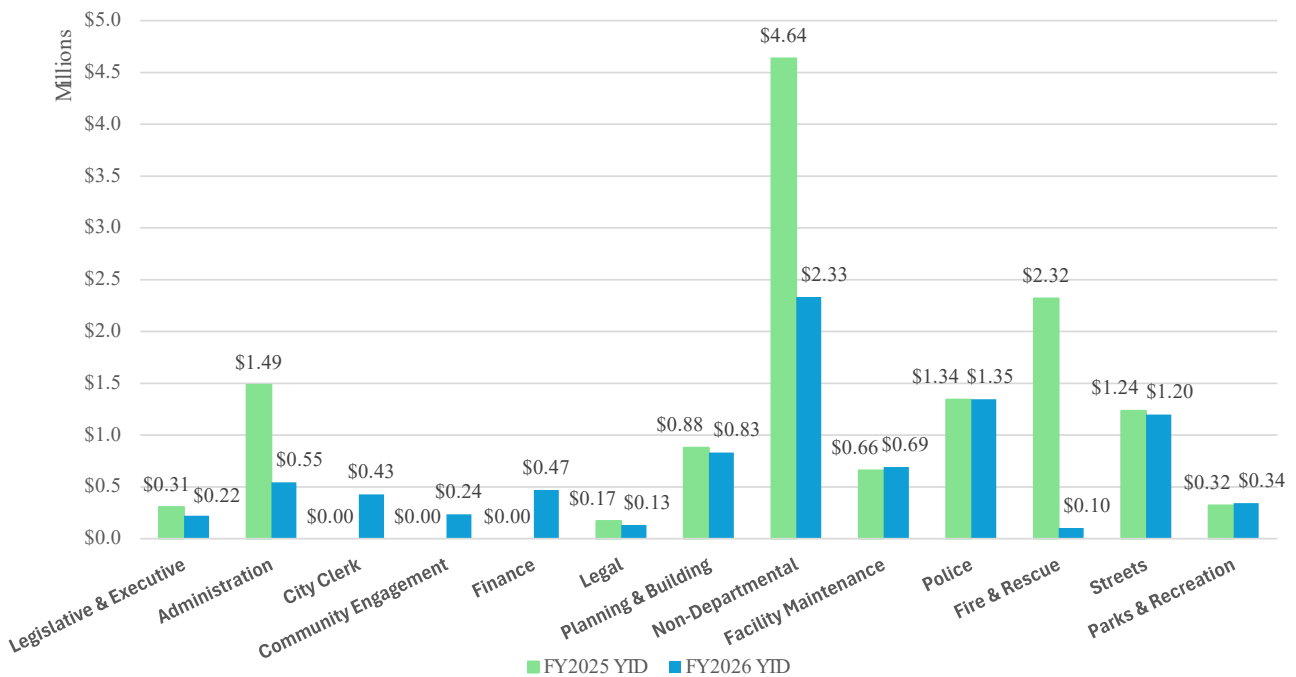
General Fund Expenditures



General Fund Expenditures are down \$4.5M, or 33.5%, fiscal year to date compared to FY 2025. See the departmental breakdown on the next page.



General Fund Expenditures by Department



The departments listed below have material year-over-year differences:

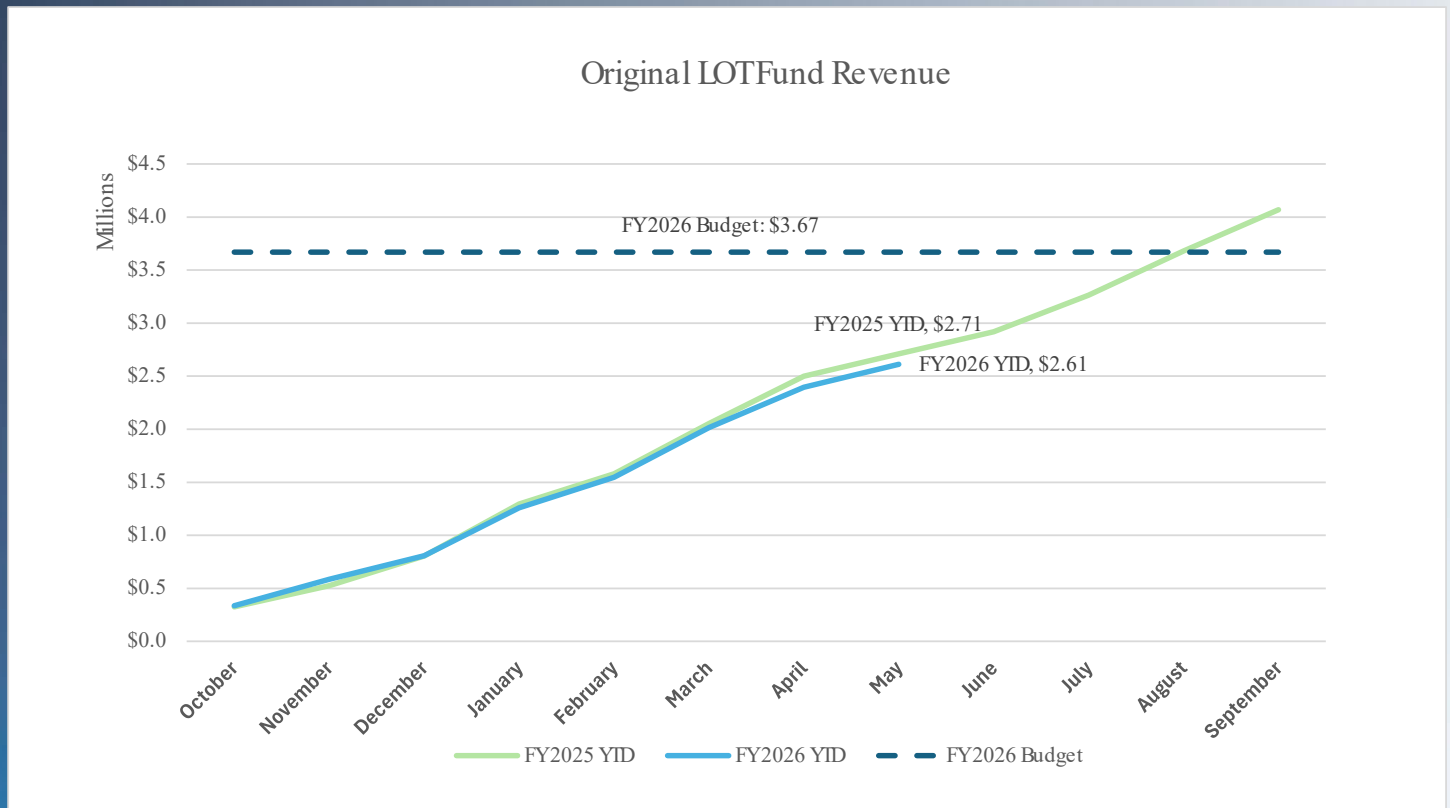
- Administration.** This department in FY 2025 included Administration, City Clerk, Community Engagement and Finance. In FY 2026 these departments are now stand-alone departments.
- Non-Departmental.** FY 2025 had a \$2.2M housing property acquisition (Hyperborean) accounting for the year-over-year difference.
- Fire & Rescue.** The City does not have the operating expenses associated with Fire service due to the creation of the Ketchum Fire District. There are a few fire payroll expenses that were booked in FY 2026 based on payroll timing and when the checks were paid to the employees (payroll is cash basis). The expenses will be reclassified by year end as a transitional expense.

Capital Improvement Fund

FY2026 FUND STATUS/PROJECTION
AS OF 05/31/2026

1	FY2026 Beginning Fund Balance	941,431
	FY2026 BUDGET	
	REVENUES	
2	Approved Budget	5,923,105
3	YTD Revenue	3,173,024
	EXPENDITURES	
4	Approved Budget	5,914,430
5	YTD Expenditures	1,970,431
6	Net Position	1,202,593
7	Current Fund Balance	2,144,024
	PROJECTION	
8	Projected FY2026 EOY Fund Balance	950,106

Original LOT Fund

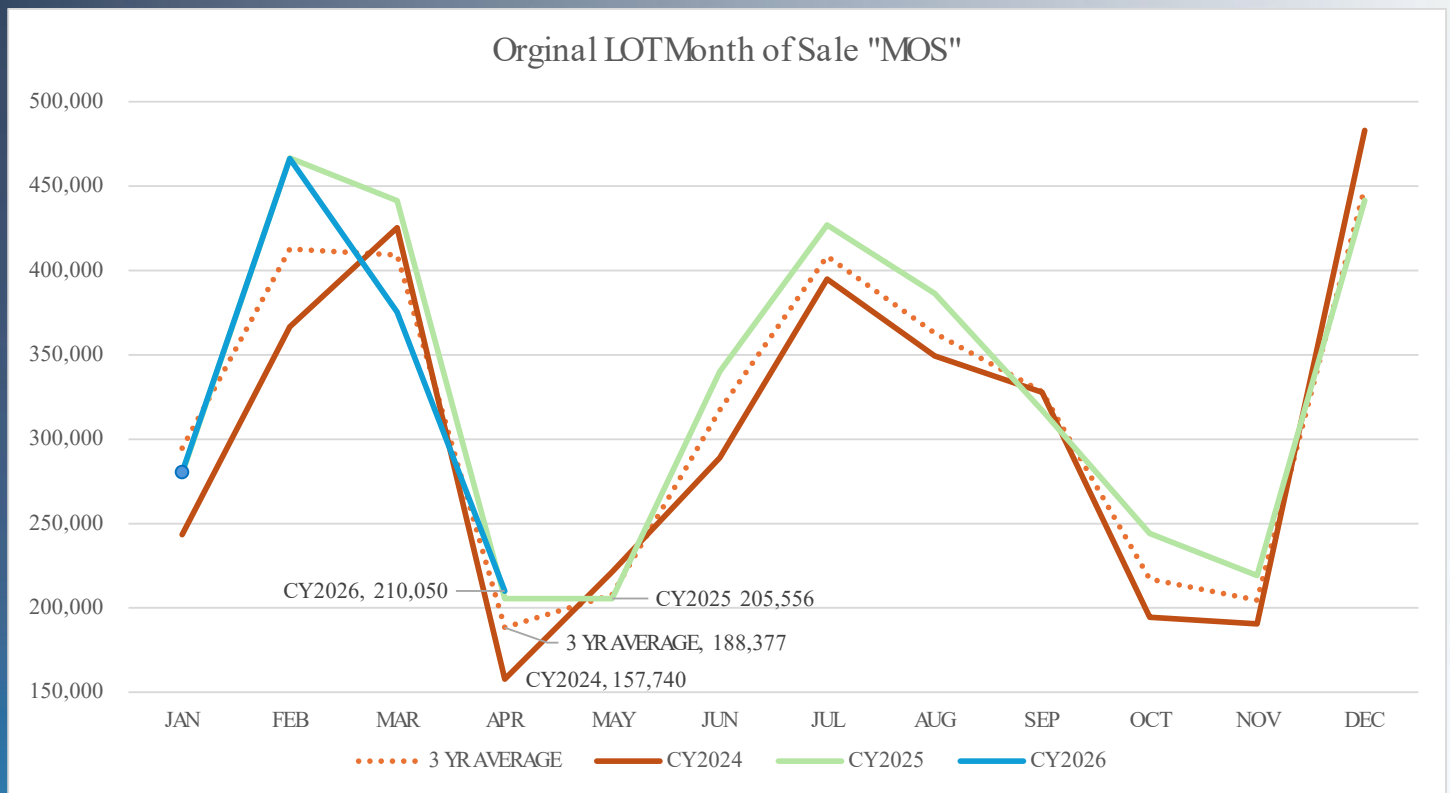


Original LOT revenue is down \$98k, or 3.6%, year-over-year. The "Month of Sale" year-over-year comparison is shown on the next page.

Note: Revenue above includes interest income from the Original LOT Fund and admin fees from the Additional LOT fund.



Original LOT "Month of Sale" Data

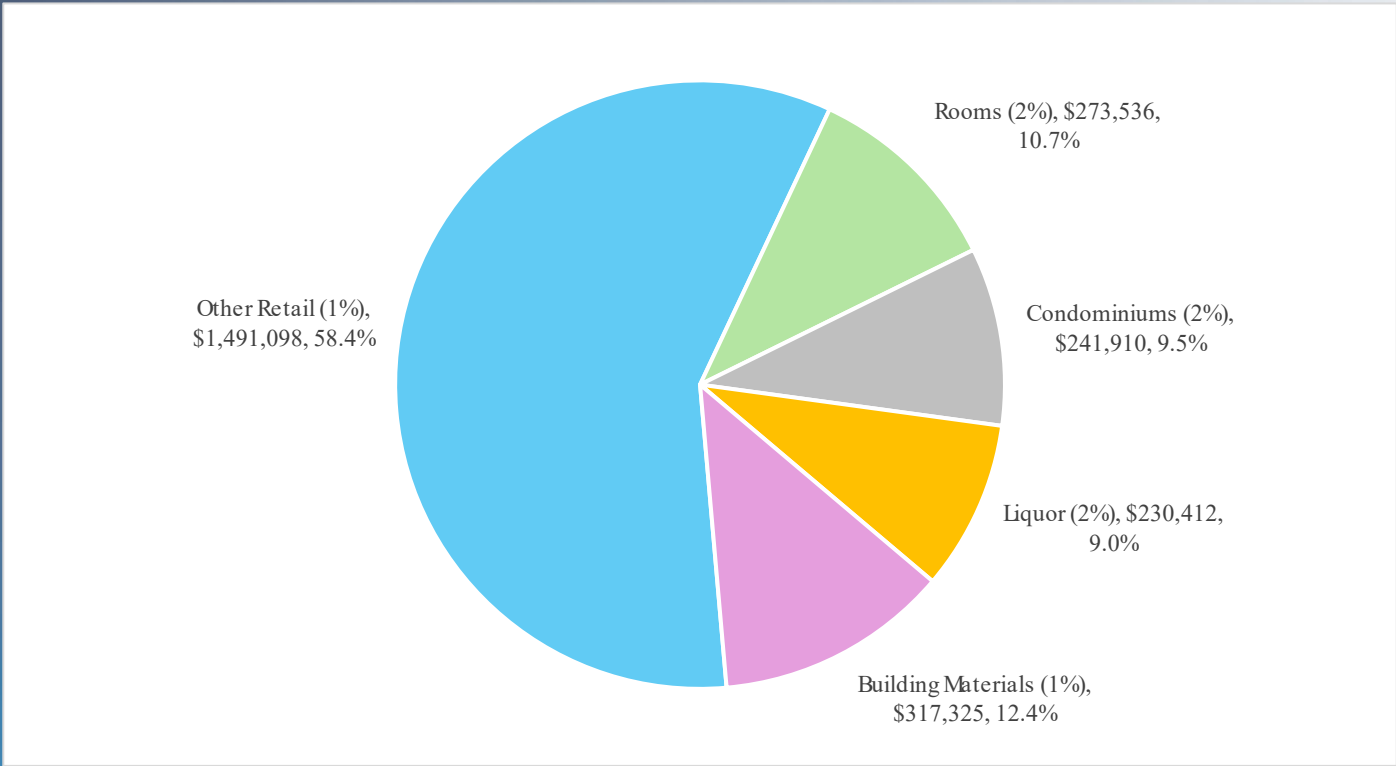


April 2026 month-of-sale (MOS) receipts were up \$4.5k, or 2.2%, compared to April 2025 MOS and 11.5% above the previous three-year average (2023-2025).

Note: Revenue above does not include interest income from the Original LOT Fund and admin fees from the Additional LOT fund. Also, there is a fiscal year cross over correction of approximately \$12.6k.



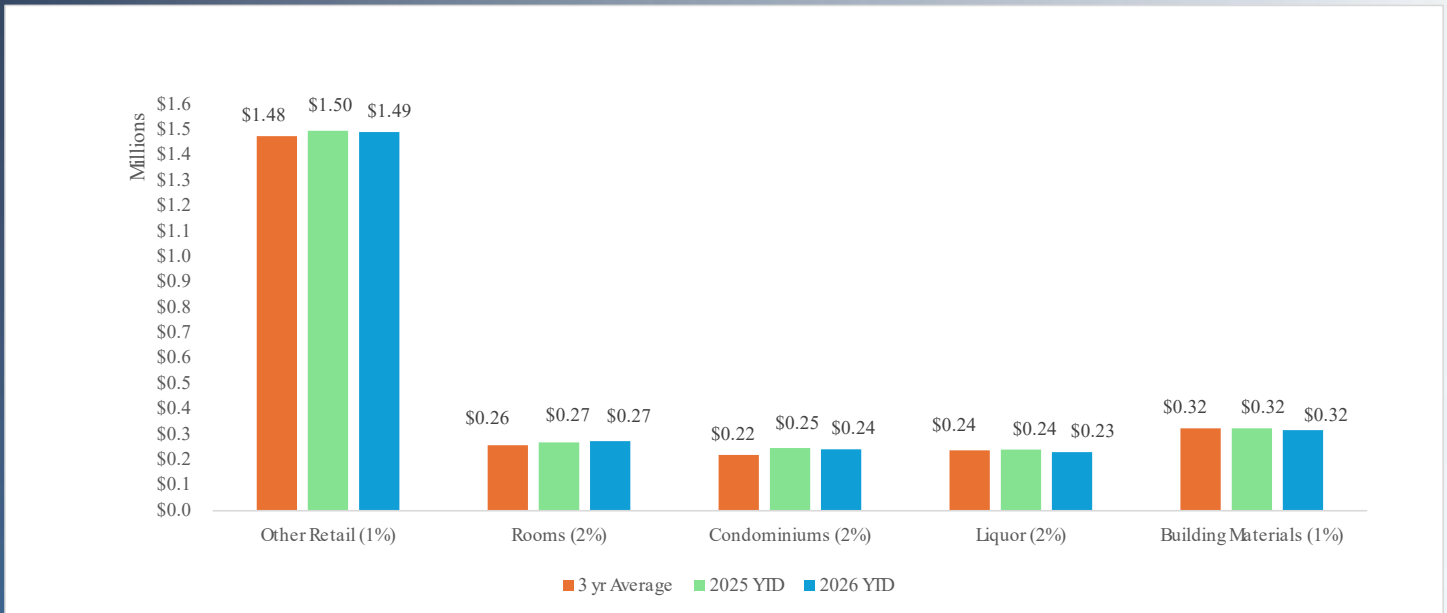
Original LOT Sector Percentage of Total



The chart above shows the percentage share of each of the sectors for FY 2026 YTD.



Original LOT Sector Performance



The chart above shows the current 2026 fiscal year-to-date amount for each business sector compared to the prior three-year average and the prior year-to-date. Based on fiscal year-to-date totals, the following details how each sector **compares to the previous 3-year average**:

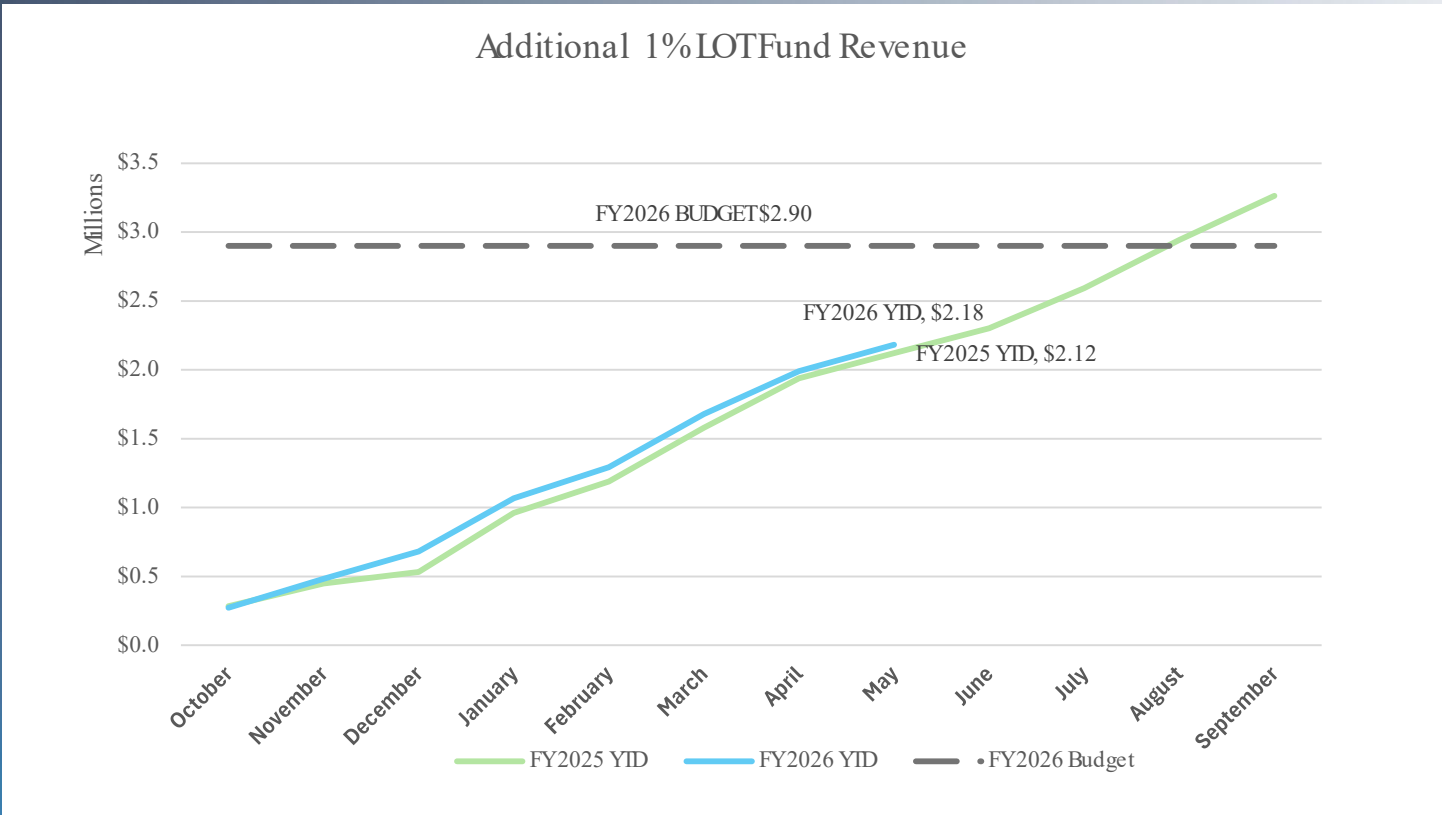
- Retail: **Up 1.1%**
- Rooms: **Up 6.2%**
- Condominiums: **Up 10.2%**
- Liquor: **Down 3.1%**
- Building Materials: **Down 2.2%**
- In Total: **Up 1.6%**

Based on fiscal year-to-date totals, below is how each sector **compares to the same period last year**:

- Retail: **Down .4%**
- Rooms: **Up 1.8%**
- Condominiums: **Down 2.0%**
- Liquor: **Down 4.2%**
- Building Materials: **Down 2.2%**
- In Total: **Down 0.9%**



Additional LOT Fund



Additional LOT fund revenue received year to date for FY 2026 is up \$59.8k, or 2.8%, compared to FY 2025.



In-Lieu Housing Fund

AS OF 05/31/2026

FY2026 Beginning Fund Balance (unaudited)	485,868
FY2026 BUDGET	
REVENUES	
Approved Budget	2,000,000
YID Revenue	436,819
EXPENDITURES	
Approved Budget	2,000,000
YID Expenditures	-
Net Position	436,819
Current Fund Balance	922,688
Pending Developments	
140 W. 2nd	450,600
Limelight Hotel Conversion	466,200
108 Ritchie Drive Townhowns	2,244,561
Total	3,161,361
Potential Future Fund Balance	4,084,049

The In-Lieu Housing Fund remains in sound financial position.

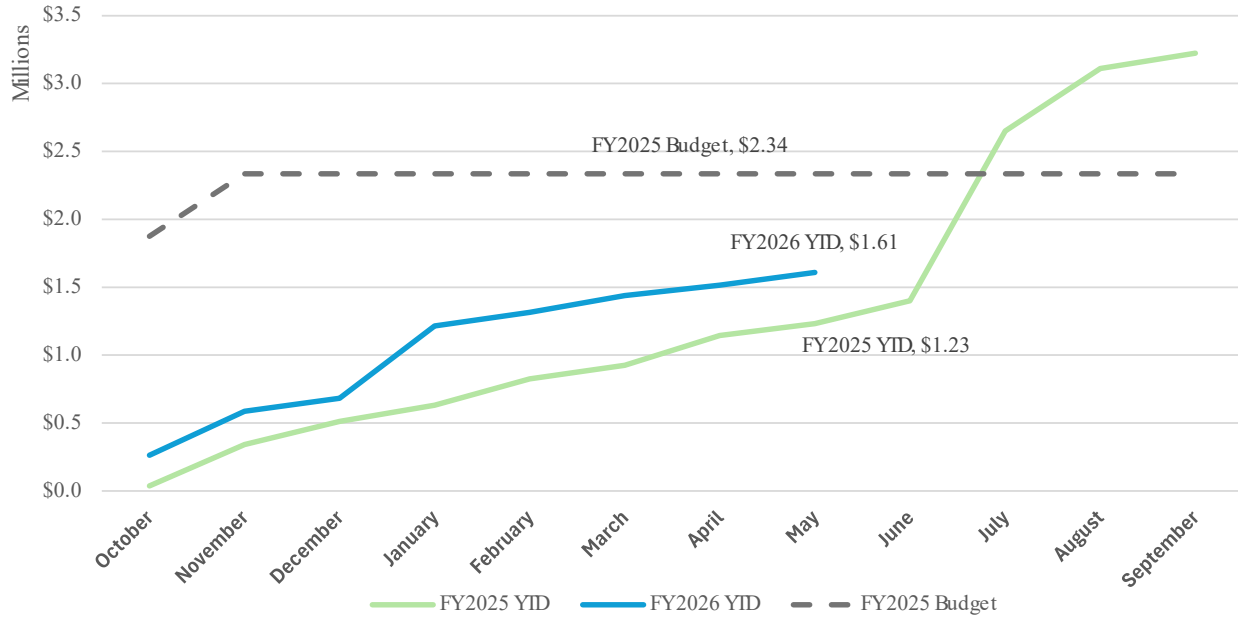
Community Housing Fund

AS OF 05/31/2026

FY2026 Beginning Fund Balance	1,046,173
FY2026 BUDGET	
REVENUES	<u>YID</u>
Approved Budget	2,276,017
YID Revenue	1,566,328
EXPENDITURES	
Approved Budget	2,336,017
YID Expenditures	1,607,991
Net Position	(41,664)
Current Fund Balance	1,004,510
Projected FY2026 EOY Fund Balance	986,173

Fund balance dedicated to executing housing initiatives.

Community Housing Fund Expenses

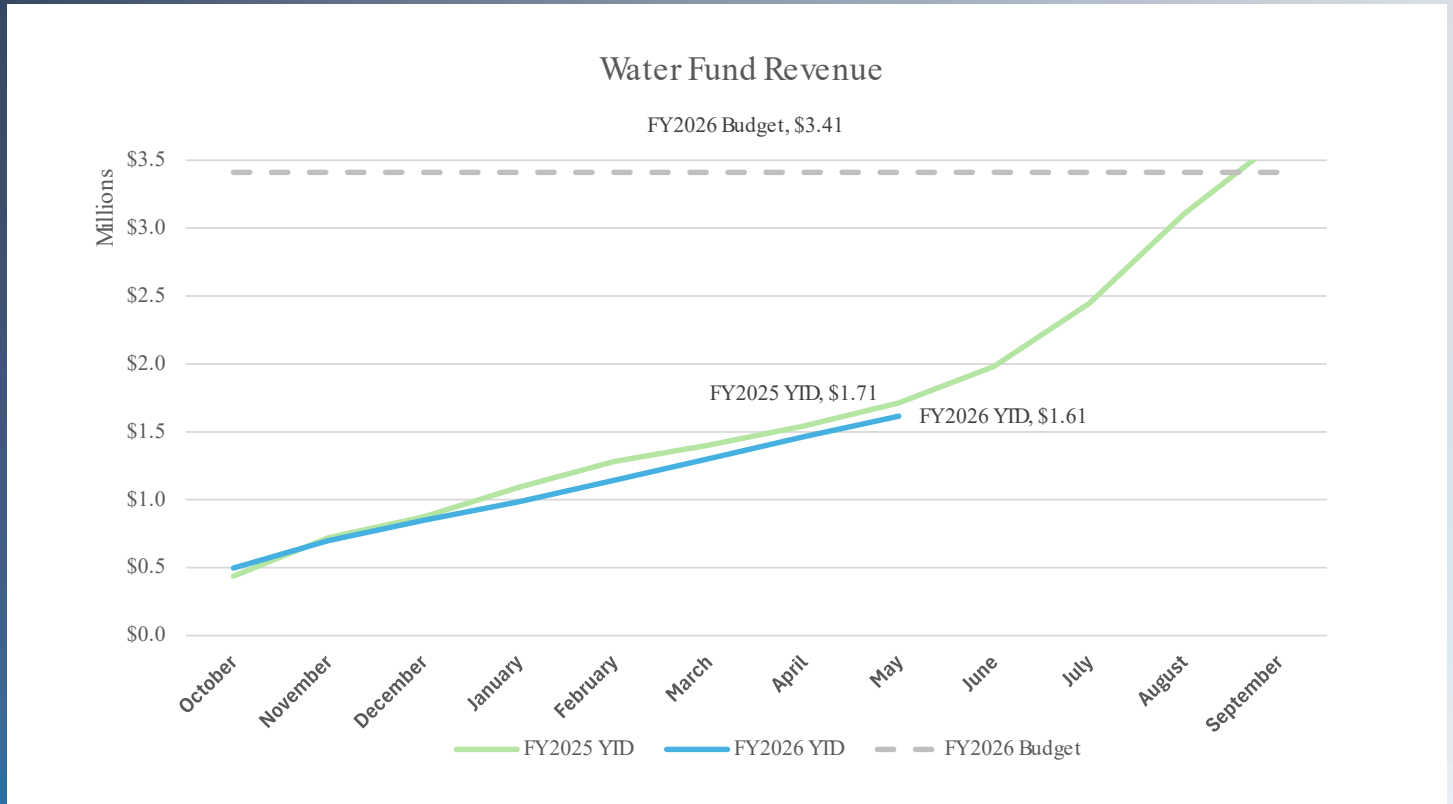


FY 2026 year-to-date expenses are up \$376.3k, or 30.5%, due to the timing of deed restriction payments.

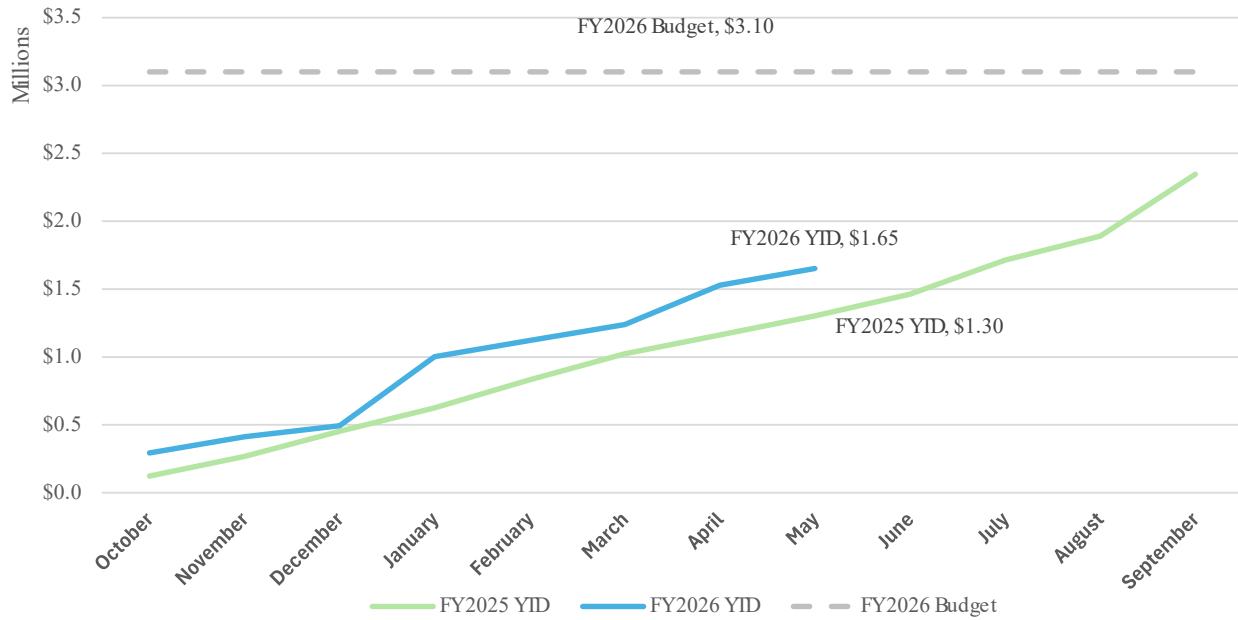


Enterprise Funds

Water Fund (graphs show operational fund)



Water Fund Expenditures



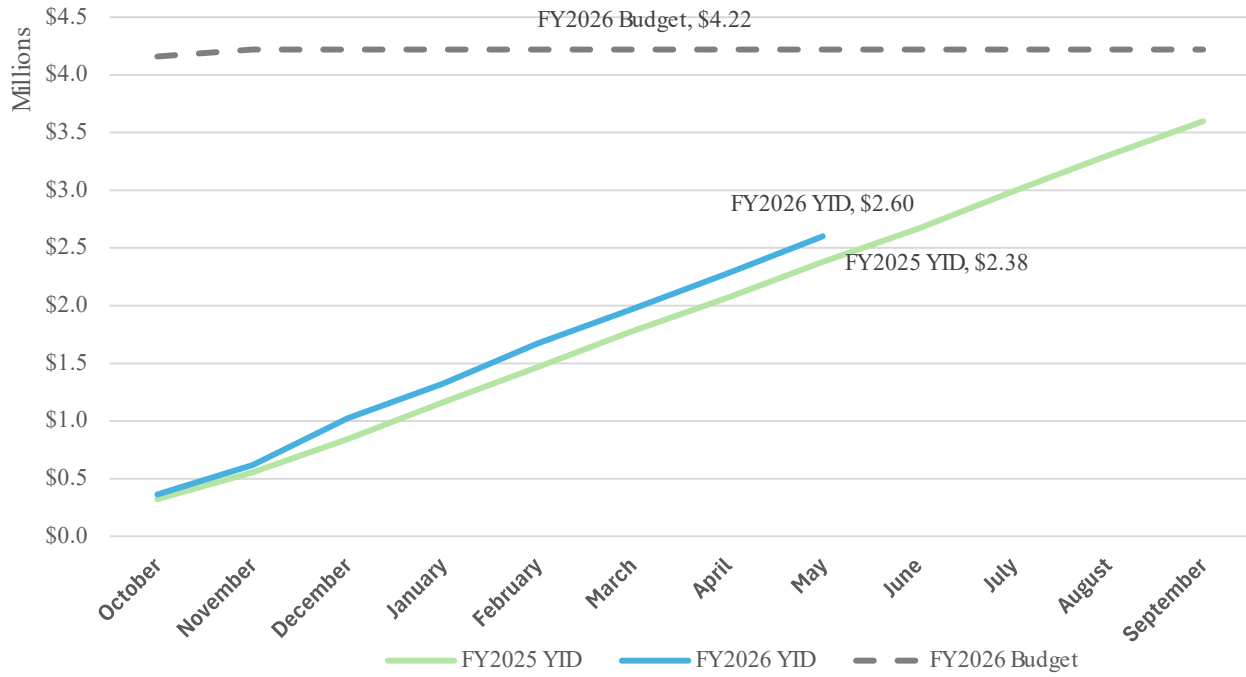
Water Fund Operational revenue is trending lower than FY 2025 as there was a one-time equipment warranty reimbursement booked in FY 2025. The spike in expenditures is due to a planned increased transfer from the Water Operational Fund to the Water CIP fund.

The Water Operational Fund remains in solid financial position, with approximately \$5.3M in cash & investments, while the Water Capital Fund has approximately \$244.4k in cash & investments. Both of these amounts are needed for financial stability to account for emergency reserves and the execution of the long-term capital plan.

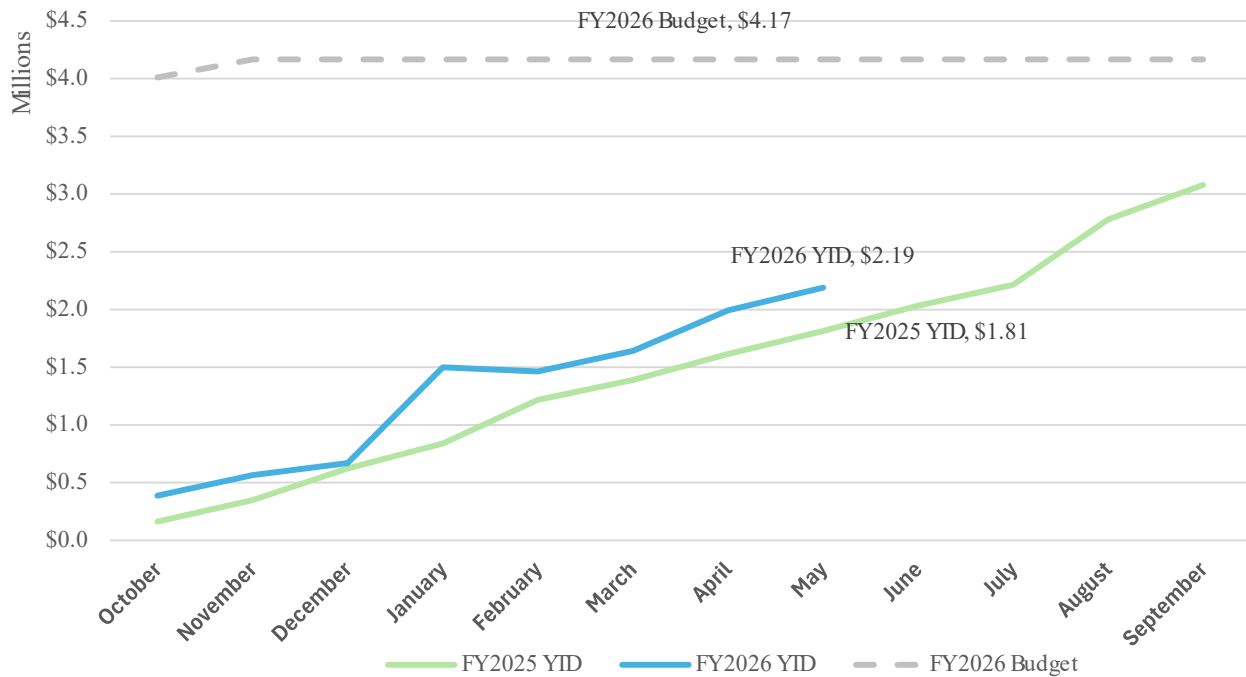


Wastewater Funds (graphs show operational fund)

Wastewater Fund Revenue



Wastewater Fund Expenditures



Wastewater Fund operational revenue is on target. Expenditures are up year-over-year due to an increased planned transfer from the Wastewater Operational Fund to the Wastewater Capital Fund.

The Wastewater Operational Fund remains in a solid financial position, with approximately \$3.6M in cash & investments, while the Wastewater Capital Fund has approximately \$6.0M in cash & investments. The Wastewater Funds are in a good financial position to foster long-term stability while continuing to invest heavily in infrastructure needs.

CITY OF KETCHUM
 COMBINED CASH INVESTMENT
 MAY 31, 2026

COMBINED CASH ACCOUNTS

99-1010-0000	CASH - COMBINED CHECKING	429,235.98
99-1020-0000	CASH - XPRESS DEPOSIT ACCOUNT	53,093.73
99-1030-0000	CASH - PARKING OPERATIONS	25,379.07
99-1050-0000	CASH - GRANTS & STR PERMITTING	42,296.14
99-1175-0000	CASH CLEARING - UTILITY BILLNG	(122.60)
99-1177-0000	CASH CLEARING - RETURNED CKS	1,060.00
		<hr/>
	TOTAL COMBINED CASH	550,942.32
99-1000-0000	CASH ALLOCATED TO OTHER FUNDS	(550,942.32)
		<hr/>
	TOTAL UNALLOCATED CASH	<u>.00</u>

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	(3,541,688.41)
2	ALLOCATION TO WAGON DAYS FUND	5,255.11
3	ALLOCATION TO GENERAL CAPITAL IMPROVEMENT FD	808,867.05
22	ALLOCATION TO ORIGINAL LOT FUND	(407,678.25)
25	ALLOCATION TO ADDITIONAL1%-LOT FUND	116,754.84
41	ALLOCATION TO FIRE BOND FUND	303,143.65
52	ALLOCATION TO IN-LIEU HOUSING FUND	421,650.00
54	ALLOCATION TO COMMUNITY HOUSING	1,003,502.49
63	ALLOCATION TO WATER FUND	1,582,741.22
64	ALLOCATION TO WATER CAPITAL IMPROVEMENT FUND	(497,568.70)
65	ALLOCATION TO WASTEWATER FUND	898,010.62
67	ALLOCATION TO WASTEWATER CAPITAL IMPROVE FND	(1,349,652.72)
90	ALLOCATION TO POLICE TRUST FUND	232,254.77
93	ALLOCATION TO PARKS/REC DEV TRUST FUND	791,001.17
94	ALLOCATION TO DEVELOPMENT TRUST FUND	173,069.93
98	ALLOCATION TO URBAN RENEWAL AGENCY	11,279.54
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	550,942.31
	ALLOCATION FROM COMBINED CASH FUND - 99-1000-0000	(550,942.32)
		<hr/>
	ZERO PROOF IF ALLOCATIONS BALANCE	<u>(.01)</u>

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

GENERAL FUND

ASSETS

01-1000-0000	CASH - COMBINED	(	3,541,688.41)	
01-1030-0000	PETTY CASH		324.00	
01-1050-0000	TAXES RECEIVABLE--CURRENT		59,937.58	
01-1100-0000	ACCOUNTS RECEIVABLE - A/R	(	55,322.23)	
01-1320-0000	ACCTS RCVBL--IDAHO SHARED REVE		415,425.96	
01-1500-0000	INVESTMENTS-US BANK MIA ACCT		1,761.37	
01-1500-1000	INVESTMENTS-ST.TRS.DIV.BOND FD		427,642.43	
01-1510-0000	INVESTMENTS--GENERAL FUND #911		7,037,563.21	
				<u>4,345,643.91</u>
	TOTAL ASSETS			<u>4,345,643.91</u>

LIABILITIES AND EQUITY

LIABILITIES

01-2030-0000	ACCOUNTS PAYABLE	(	65,163.80)	
01-2171-9000	P/R DEDUC PBL--HEALTH INSURANC		3,907.40	
01-2172-2000	P/R DEDUC PBL--STD & LTD	(	60.39)	
01-2175-8000	P/R DEDUC PBL--EMP CAF FSA-MD		127,787.31	
01-2175-9000	P/R DEDUC PBL--EMP CAF FSA-DC	(	45,172.13)	
01-2300-0000	DEPOSITS-PARKS & EVENTS		18,300.00	
01-2310-0000	DEPOSITS-STREET DIG PERMIT		5,000.00	
				<u>44,598.39</u>
	TOTAL LIABILITIES			44,598.39

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
01-2710-0000	GENERAL FUND BALANCE		5,224,816.06	
	REVENUE OVER EXPENDITURES - YTD	(	923,770.54)	
				<u>4,301,045.52</u>
	BALANCE - CURRENT DATE			4,301,045.52
	TOTAL FUND EQUITY			<u>4,301,045.52</u>
	TOTAL LIABILITIES AND EQUITY			<u>4,345,643.91</u>

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PROPERTY TAX & FRANCHISE</u>					
01-3100-1000	GENERAL PROPERTY TAXES	38,558.36	3,227,873.82	4,713,368.00	1,485,494.18 68.5
01-3100-1010	PROPERTY TAX CONTINGENCY	.00	.00	50,000.00	50,000.00 .0
01-3100-1050	PROPERTY TAX REPLACEMENT	10.75	6,835.93	13,650.00	6,814.07 50.1
01-3100-6110	GAS FRANCHISE	38,988.77	74,635.99	130,000.00	55,364.01 57.4
01-3100-6120	T.V. CABLE FRANCHISE	33,973.76	99,586.53	137,500.00	37,913.47 72.4
01-3100-6130	WATER UTILITY ROW FEE (5%)	12,500.00	100,000.00	150,000.00	50,000.00 66.7
01-3100-6140	WASTEWATER UTILITY ROW FEE(5%)	12,333.00	98,664.00	148,000.00	49,336.00 66.7
01-3100-6150	SOLID WASTE FRANCHISE	17,683.44	84,638.49	100,000.00	15,361.51 84.6
01-3100-9000	PENALTY & INTEREST ON TAXES	376.93	10,274.22	18,500.00	8,225.78 55.5
	TOTAL PROPERTY TAX & FRANCHISE	154,425.01	3,702,508.98	5,461,018.00	1,758,509.02 67.8
<u>LICENSES & PERMITS</u>					
01-3200-1110	BEER LICENSES	702.18	1,647.06	12,000.00	10,352.94 13.7
01-3200-1120	LIQUOR LICENSES	1,680.00	2,256.94	8,400.00	6,143.06 26.9
01-3200-1130	WINE LICENSES	5.60	1,091.32	13,000.00	11,908.68 8.4
01-3200-1140	CATERING PERMITS	150.00	270.00	1,500.00	1,230.00 18.0
01-3200-1150	OFF-SITE BUS./SPECIAL EVENTS P	2,930.00	11,230.00	20,000.00	8,770.00 56.2
01-3200-1400	BUSINESS LICENSES	2,895.00	19,162.40	33,000.00	13,837.60 58.1
01-3200-1410	SHORT TERM RENTAL LICENSES	.00	72,527.28	200,000.00	127,472.72 36.3
01-3200-1520	TAXI-LIMO PERMITS	.00	2,470.00	2,500.00	30.00 98.8
01-3200-2100	BUILDING PERMITS	39,935.30	295,790.90	450,000.00	154,209.10 65.7
01-3200-2140	RIGHT-OF-WAY PERMITS	300.00	12,800.00	13,000.00	200.00 98.5
01-3200-2160	STREET EXCAVATION PERMIT FEE	300.00	550.00	1,500.00	950.00 36.7
	TOTAL LICENSES & PERMITS	48,898.08	419,795.90	754,900.00	335,104.10 55.6
<u>STATE OF IDAHO SHARED REVENUE</u>					
01-3310-5100	STATE LIQUOR APPORTIONMENT	.00	205,185.00	395,000.00	189,815.00 52.0
01-3310-5200	HIGHWAY USER'S REVENUE - STREE	.00	139,984.23	250,000.00	110,015.77 56.0
01-3310-5600	STATE SHARED REVENUE	.00	855,201.86	1,150,000.00	294,798.14 74.4
	TOTAL STATE OF IDAHO SHARED RE	.00	1,200,371.09	1,795,000.00	594,628.91 66.9
<u>COUNTY SHARED REVENUE</u>					
01-3320-8400	COUNTY COURT FINES	11,984.31	29,413.12	80,000.00	50,586.88 36.8
	TOTAL COUNTY SHARED REVENUE	11,984.31	29,413.12	80,000.00	50,586.88 36.8

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
01-3400-1100	17,225.00	152,375.00	150,000.00	(2,375.00)	101.6
01-3400-1110	12,362.24	118,470.69	292,500.00	174,029.31	40.5
01-3400-1120	9,348.02	84,192.17	204,750.00	120,557.83	41.1
01-3400-1130	9,348.02	83,970.67	200,000.00	116,029.33	42.0
01-3400-1500	9.00	595.00	500.00	(95.00)	119.0
01-3400-2260	.00	30.00	.00	(30.00)	.0
01-3400-3600	175.00	2,450.00	5,000.00	2,550.00	49.0
01-3400-6100	.00	.00	18,928.00	18,928.00	.0
01-3400-6300	7,605.50	44,136.84	120,000.00	75,863.16	36.8
01-3400-6320	900.00	10,066.00	20,000.00	9,934.00	50.3
01-3400-6700	.00	1,503.93	11,000.00	9,496.07	13.7
TOTAL CHARGES FOR SERVICES	56,972.78	497,790.30	1,022,678.00	524,887.70	48.7
<u>FINES & FEES</u>					
01-3500-1100	3,786.00	48,143.00	90,000.00	41,857.00	53.5
01-3500-1200	.00	142.24	.00	(142.24)	.0
01-3500-1300	.00	.01	3,000.00	2,999.99	.0
01-3500-1400	300.00	3,300.00	4,000.00	700.00	82.5
TOTAL FINES & FEES	4,086.00	51,585.25	97,000.00	45,414.75	53.2
<u>MISCELLANEOUS REVENUE</u>					
01-3700-1000	26,545.72	171,308.51	250,000.00	78,691.49	68.5
01-3700-2000	500.00	3,000.00	6,000.00	3,000.00	50.0
01-3700-2010	1,920.00	3,440.00	9,000.00	5,560.00	38.2
01-3700-2020	6,562.78	50,102.24	108,000.00	57,897.76	46.4
01-3700-3600	3,613.83	15,652.37	50,000.00	34,347.63	31.3
01-3700-3610	.00	34,250.00	34,500.00	250.00	99.3
01-3700-3650	291.00	8,991.00	8,000.00	(991.00)	112.4
01-3700-4000	.00	4,075.00	.00	(4,075.00)	.0
01-3700-7000	10.00	45,388.88	209,300.00	163,911.12	21.7
01-3700-8722	100,000.00	800,000.00	1,200,000.00	400,000.00	66.7
01-3700-8763	33,636.17	269,089.36	403,634.00	134,544.64	66.7
01-3700-8765	72,016.25	576,130.00	864,195.00	288,065.00	66.7
01-3700-8798	19,022.30	76,089.20	95,000.00	18,910.80	80.1
TOTAL MISCELLANEOUS REVENUE	264,118.05	2,057,516.56	3,237,629.00	1,180,112.44	63.6
<u>MISCELLANEOUS REVENUE CONT.</u>					
01-3710-8722	416.67	3,333.36	5,000.00	1,666.64	66.7
TOTAL MISCELLANEOUS REVENUE C	416.67	3,333.36	5,000.00	1,666.64	66.7

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>FUND BALANCE</u>						
01-3800-9000	FUND BALANCE	.00	.00	1,235,600.00	1,235,600.00	.0
	TOTAL FUND BALANCE	.00	.00	1,235,600.00	1,235,600.00	.0
	TOTAL FUND REVENUE	540,900.90	7,962,314.56	13,688,825.00	5,726,510.44	58.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE & EXECUTIVE</u>					
PERSONAL SERVICES:					
01-4110-1000	12,854.50	107,952.78	167,108.00	59,155.22	64.6
01-4110-2100	960.96	8,070.30	12,784.00	4,713.70	63.1
01-4110-2200	1,272.30	11,585.53	19,986.00	8,400.47	58.0
01-4110-2400	8.80	73.80	117.00	43.20	63.1
01-4110-2500	10,910.56	82,563.94	145,487.00	62,923.06	56.8
01-4110-2505	464.86	2,090.83	8,000.00	5,909.17	26.1
01-4110-2510	295.00	2,206.00	3,768.00	1,562.00	58.6
01-4110-2515	136.00	1,032.00	1,824.00	792.00	56.6
01-4110-2600	84.04	564.76	1,116.00	551.24	50.6
	<u>26,987.02</u>	<u>216,139.94</u>	<u>360,190.00</u>	<u>144,050.06</u>	<u>60.0</u>
MATERIALS AND SERVICES:					
01-4110-3100	.00	54.26	1,000.00	945.74	5.4
01-4110-4000	.00	.00	1,000.00	1,000.00	.0
01-4110-4200	.00	.00	8,000.00	8,000.00	.0
01-4110-4800	.00	.00	1,700.00	1,700.00	.0
01-4110-4910	25.99	4,909.19	30,000.00	25,090.81	16.4
	<u>25.99</u>	<u>4,963.45</u>	<u>41,700.00</u>	<u>36,736.55</u>	<u>11.9</u>
CAPITAL OUTLAY:					
01-4110-7400	.00	1,209.97	1,000.00	(209.97)	121.0
	<u>.00</u>	<u>1,209.97</u>	<u>1,000.00</u>	<u>(209.97)</u>	<u>121.0</u>
	<u>27,013.01</u>	<u>222,313.36</u>	<u>402,890.00</u>	<u>180,576.64</u>	<u>55.2</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE SERVICES</u>					
PERSONAL SERVICES:					
01-4150-1000 SALARIES	30,298.90	281,986.71	385,546.00	103,559.29	73.1
01-4150-1500 PART TIME SALARIES	.00	.00	10,000.00	10,000.00	.0
01-4150-1900 OVERTIME	.00	75.25	1,500.00	1,424.75	5.0
01-4150-2100 FICA TAXES-CITY	2,272.08	19,253.22	29,494.00	10,240.78	65.3
01-4150-2200 STATE RETIREMENT-CITY	2,168.14	37,543.02	46,111.00	8,567.98	81.4
01-4150-2400 WORKMEN'S COMPENSATION-CITY	28.50	268.96	417.00	148.04	64.5
01-4150-2500 HEALTH INSURANCE-CITY	10,628.34	91,156.30	127,540.00	36,383.70	71.5
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA	84.74	7,280.42	6,000.00	(1,280.42)	121.3
01-4150-2510 DENTAL INSURANCE-CITY	211.00	1,688.00	2,532.00	844.00	66.7
01-4150-2515 VISION	132.00	1,056.00	1,584.00	528.00	66.7
01-4150-2600 ST & LONG TERM DISABILITY	148.17	1,185.36	2,085.00	899.64	56.9
01-4150-2760 OTHER EMPLOYEE BENEFITS	1,619.65	19,131.20	12,000.00	(7,131.20)	159.4
	<u>47,591.52</u>	<u>460,624.44</u>	<u>624,809.00</u>	<u>164,184.56</u>	<u>73.7</u>
TOTAL PERSONAL SERVICES					
MATERIALS AND SERVICES:					
01-4150-3100 OFFICE SUPPLIES & POSTAGE	3,120.34	21,346.35	25,000.00	3,653.65	85.4
01-4150-4200 PROFESSIONAL SERVICES	12,276.71	33,490.62	137,138.00	103,647.38	24.4
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO	413.70	1,597.16	.00	(1,597.16)	.0
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	2,593.26	6,000.00	3,406.74	43.2
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG	187.97	1,349.08	4,000.00	2,650.92	33.7
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST	.00	1,251.37	4,000.00	2,748.63	31.3
01-4150-5100 TELEPHONE & COMMUNICATIONS	.00	180.00	.00	(180.00)	.0
01-4150-5110 COMPUTER NETWORK	.00	225.00	.00	(225.00)	.0
01-4150-5150 COMMUNICATIONS	.00	(1,383.70)	.00	1,383.70	.0
01-4150-5200 UTILITIES	3,353.17	14,450.81	32,000.00	17,549.19	45.2
01-4150-6500 CONTRACTS FOR SERVICES	.00	8,245.00	55,000.00	46,755.00	15.0
	<u>19,351.89</u>	<u>83,344.95</u>	<u>263,138.00</u>	<u>179,793.05</u>	<u>31.7</u>
TOTAL MATERIAL AND SERVICES					
CAPITAL OUTLAY:					
01-4150-7400 OFFICE FURNITURE & EQUIPMENT	450.00	1,445.56	5,000.00	3,554.44	28.9
	<u>450.00</u>	<u>1,445.56</u>	<u>5,000.00</u>	<u>3,554.44</u>	<u>28.9</u>
TOTAL CAPITAL OUTLAY					
	<u>67,393.41</u>	<u>545,414.95</u>	<u>892,947.00</u>	<u>347,532.05</u>	<u>61.1</u>
TOTAL ADMINISTRATIVE SERVICES					

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CITY CLERK</u>					
PERSONAL SERVICES:					
01-4152-1000 SALARIES	17,214.37	148,418.87	227,213.00	78,794.13	65.3
01-4152-1500 PART TIME SALARIES	.00	.00	1,500.00	1,500.00	.0
01-4152-1900 OVERTIME	283.63	4,014.46	.00	(4,014.46)	.0
01-4152-2100 FICA TAXES-CITY	1,337.37	11,651.41	17,382.00	5,730.59	67.0
01-4152-2200 STATE RETIREMENT-CITY	2,092.76	18,231.03	27,175.00	8,943.97	67.1
01-4152-2400 WORKMEN'S COMPENSATION-CITY	15.84	139.18	245.00	105.82	56.8
01-4152-2500 HEALTH INSURANCE-CITY	3,825.00	30,600.00	45,900.00	15,300.00	66.7
01-4152-2505 HEALTH REIMBURSEMENT ACCT(HRA	551.20	8,649.39	4,000.00	(4,649.39)	216.2
01-4152-2510 DENTAL INSURANCE-CITY	148.00	1,184.00	1,776.00	592.00	66.7
01-4152-2515 VISION	92.00	736.00	720.00	(16.00)	102.2
01-4152-2600 ST & LONG TERM DISABILITY	111.49	886.17	1,288.00	401.83	68.8
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TOTAL PERSONAL SERVICES	25,671.66	224,510.51	327,199.00	102,688.49	68.6
MATERIALS AND SERVICES:					
01-4152-3100 OFFICE SUPPLIES & POSTAGE	.00	3,000.00	.00	(3,000.00)	.0
01-4152-4200 PROFESSIONAL SERVICES	.00	3,333.34	.00	(3,333.34)	.0
01-4152-4400 ADVERTISING & LEGAL PUBLICATIO	.00	.00	12,000.00	12,000.00	.0
01-4152-4600 PROPERTY & LIABILITY INSURANCE	.00	107,855.28	120,000.00	12,144.72	89.9
01-4152-4900 PERSONNEL TRAINING/TRAVEL/MTG	522.96	4,581.30	5,000.00	418.70	91.6
01-4152-5100 TELEPHONE & COMMUNICATIONS	1,918.09	25,407.69	78,000.00	52,592.31	32.6
01-4152-5110 COMPUTER NETWORK	22,779.65	60,433.79	80,000.00	19,566.21	75.5
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TOTAL MATERIAL AND SERVICES	25,220.70	204,611.40	295,000.00	90,388.60	69.4
CAPITAL OUTLAY:					
01-4152-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
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TOTAL CAPITAL OUTLAY	.00	.00	3,000.00	3,000.00	.0
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TOTAL CITY CLERK	50,892.36	429,121.91	625,199.00	196,077.09	68.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY ENGAGEMENT</u>					
PERSONAL SERVICES:					
01-4154-1000	15,576.92	115,452.28	186,677.00	71,224.72	61.9
01-4154-2100	1,150.24	8,954.87	14,281.00	5,326.13	62.7
01-4154-2200	1,863.00	13,808.07	22,327.00	8,518.93	61.8
01-4154-2400	14.18	109.59	202.00	92.41	54.3
01-4154-2500	4,976.68	35,319.40	45,160.00	9,840.60	78.2
01-4154-2505	18.00	3,155.49	3,000.00	(155.49)	105.2
01-4154-2510	122.00	778.00	1,236.00	458.00	62.9
01-4154-2515	64.00	384.00	576.00	192.00	66.7
01-4154-2600	98.21	666.79	1,009.00	342.21	66.1
01-4154-2700	.00	3,514.92	.00	(3,514.92)	.0
TOTAL PERSONAL SERVICES	23,883.23	182,143.41	274,468.00	92,324.59	66.4
MATERIALS AND SERVICES:					
01-4154-4200	.00	36,706.14	80,000.00	43,293.86	45.9
01-4154-4900	210.22	934.46	5,000.00	4,065.54	18.7
01-4154-5150	1,871.04	15,692.26	50,000.00	34,307.74	31.4
TOTAL MATERIAL AND SERVICES	2,081.26	53,332.86	135,000.00	81,667.14	39.5
CAPITAL OUTLAY:					
01-4154-7400	.00	878.97	1,000.00	121.03	87.9
TOTAL CAPITAL OUTLAY	.00	878.97	1,000.00	121.03	87.9
TOTAL COMMUNITY ENGAGEMENT	25,964.49	236,355.24	410,468.00	174,112.76	57.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
PERSONAL SERVICES:					
01-4156-1000 SALARIES	33,223.94	262,385.91	432,740.00	170,354.09	60.6
01-4156-1500 PART TIME SALARIES	584.00	4,672.00	.00	(4,672.00)	.0
01-4156-1900 OVERTIME	.00	3,983.68	5,000.00	1,016.32	79.7
01-4156-2100 FICA TAXES-CITY	2,546.34	20,416.07	33,105.00	12,688.93	61.7
01-4156-2200 STATE RETIREMENT-CITY	3,752.74	29,814.92	45,605.00	15,790.08	65.4
01-4156-2400 WORKMEN'S COMPENSATION-CITY	30.25	243.99	468.00	224.01	52.1
01-4156-2500 HEALTH INSURANCE-CITY	10,848.90	76,837.84	130,187.00	53,349.16	59.0
01-4156-2505 HEALTH REIMBURSEMENT ACCT(HRA	260.97	4,324.68	7,000.00	2,675.32	61.8
01-4156-2510 DENTAL INSURANCE-CITY	314.00	2,268.00	3,546.00	1,278.00	64.0
01-4156-2515 VISION	152.00	1,088.00	1,632.00	544.00	66.7
01-4156-2600 ST & LONG TERM DISABILITY	169.04	1,238.77	2,340.00	1,101.23	52.9
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TOTAL PERSONAL SERVICES	51,882.18	407,273.86	661,623.00	254,349.14	61.6
MATERIALS AND SERVICES:					
01-4156-3100 OFFICE SUPPLIES & POSTAGE	421.68	2,616.09	5,000.00	2,383.91	52.3
01-4156-4200 PROFESSIONAL SERVICES	135.00	17,875.62	18,000.00	124.38	99.3
01-4156-4900 PERSONNEL TRAINING/TRAVEL/MTG	888.48	5,144.04	12,000.00	6,855.96	42.9
01-4156-5100 TELEPHONE & COMMUNICATIONS	.00	360.00	1,440.00	1,080.00	25.0
01-4156-6510 COMPUTER SERVICES	4,550.00	36,170.00	60,000.00	23,830.00	60.3
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TOTAL MATERIAL AND SERVICES	5,995.16	62,165.75	96,440.00	34,274.25	64.5
CAPITAL OUTLAY:					
01-4156-7400 OFFICE FURNITURE & EQUIPMENT	(120.50)	1,555.33	5,000.00	3,444.67	31.1
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TOTAL CAPITAL OUTLAY	(120.50)	1,555.33	5,000.00	3,444.67	31.1
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TOTAL FINANCE	57,756.84	470,994.94	763,063.00	292,068.06	61.7

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>LEGAL</u>					
MATERIALS AND SERVICES:					
01-4160-4200 PROFESSIONAL SERVICES	17,500.00	105,000.00	210,000.00	105,000.00	50.0
01-4160-4270 CITY PROSECUTOR	.00	27,183.31	50,920.00	23,736.69	53.4
TOTAL MATERIAL AND SERVICES	<u>17,500.00</u>	<u>132,183.31</u>	<u>260,920.00</u>	<u>128,736.69</u>	<u>50.7</u>
TOTAL LEGAL	<u>17,500.00</u>	<u>132,183.31</u>	<u>260,920.00</u>	<u>128,736.69</u>	<u>50.7</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & BUILDING</u>					
PERSONAL SERVICES:					
01-4170-1000 SALARIES	36,941.94	330,643.29	547,182.00	216,538.71	60.4
01-4170-1200 PLANNING & ZONING COMMISSION	600.00	12,400.00	25,200.00	12,800.00	49.2
01-4170-2100 FICA TAXES-CITY	2,857.04	26,107.35	41,859.00	15,751.65	62.4
01-4170-2200 STATE RETIREMENT-CITY	4,490.00	41,027.92	65,443.00	24,415.08	62.7
01-4170-2400 WORKER'S COMPENSATION-CITY	315.42	2,889.65	5,502.00	2,612.35	52.5
01-4170-2500 HEALTH INSURANCE-CITY	8,708.86	79,624.24	134,366.00	54,741.76	59.3
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA	2,101.76	8,110.18	9,000.00	889.82	90.1
01-4170-2510 DENTAL INSURANCE-CITY	251.00	2,252.00	3,744.00	1,492.00	60.2
01-4170-2515 VISION	108.00	992.00	1,680.00	688.00	59.1
01-4170-2600 ST & LONG TERM DISABILITY	233.62	1,982.51	3,362.00	1,379.49	59.0
	<u>56,607.64</u>	<u>506,029.14</u>	<u>837,338.00</u>	<u>331,308.86</u>	<u>60.4</u>
TOTAL PERSONAL SERVICES					
MATERIALS AND SERVICES:					
01-4170-3100 OFFICE SUPPLIES & POSTAGE	15.82	210.95	4,000.00	3,789.05	5.3
01-4170-3200 OPERATING SUPPLIES	952.83	2,266.82	5,000.00	2,733.18	45.3
01-4170-4200 PROFESSIONAL SERVICES	8,032.50	91,041.42	260,000.00	168,958.58	35.0
01-4170-4210 PROFESSIONAL SERVICES - IDBS	46,064.98	203,540.74	423,525.00	219,984.26	48.1
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG RE	3,125.00	6,695.00	10,000.00	3,305.00	67.0
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO	1,006.99	3,874.20	15,000.00	11,125.80	25.8
01-4170-4500 GEOGRAPHIC INFO SYSTEMS	210.00	15,930.80	15,000.00	(930.80)	106.2
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	580.96	4,000.00	3,419.04	14.5
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG	48.86	2,642.81	10,000.00	7,357.19	26.4
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM	.00	.00	3,000.00	3,000.00	.0
01-4170-5100 TELEPHONE & COMMUNICATIONS	.00	90.00	720.00	630.00	12.5
01-4170-6910 OTHER PURCHASED SERVICES	.00	.00	3,000.00	3,000.00	.0
	<u>59,456.98</u>	<u>326,873.70</u>	<u>753,245.00</u>	<u>426,371.30</u>	<u>43.4</u>
TOTAL MATERIAL AND SERVICES					
CAPITAL OUTLAY:					
01-4170-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
	<u>.00</u>	<u>.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>.0</u>
TOTAL CAPITAL OUTLAY					
	<u>.00</u>	<u>.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>.0</u>
TOTAL PLANNING & BUILDING					
	<u>116,064.62</u>	<u>832,902.84</u>	<u>1,593,583.00</u>	<u>760,680.16</u>	<u>52.3</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL</u>					
MATERIALS AND SERVICES:					
01-4193-4200	12,819.58	61,634.54	244,905.00	183,270.46	25.2
01-4193-4210	17,509.20	35,414.20	60,000.00	24,585.80	59.0
01-4193-4220	10,267.00	99,529.00	165,000.00	65,471.00	60.3
01-4193-4250	6,070.24	9,871.44	8,000.00	(1,871.44)	123.4
01-4193-4901	5,494.55	14,779.68	.00	(14,779.68)	.0
01-4193-6500	.00	57,730.00	155,920.00	98,190.00	37.0
01-4193-6505	.00	800,000.00	.00	(800,000.00)	.0
01-4193-6900	.00	50,301.00	199,300.00	148,999.00	25.2
	<u>52,160.57</u>	<u>1,129,259.86</u>	<u>833,125.00</u>	<u>(296,134.86)</u>	<u>135.6</u>
OTHER EXPENDITURES:					
01-4193-8803	.00	600,000.00	600,000.00	.00	100.0
01-4193-8804	.00	400,000.00	400,000.00	.00	100.0
01-4193-8893	.00	35,000.00	10,000.00	(25,000.00)	350.0
01-4193-9910	.00	.00	100,000.00	100,000.00	.0
01-4193-9925	.00	.00	50,000.00	50,000.00	.0
01-4193-9930	15,280.87	169,598.50	337,778.00	168,179.50	50.2
	<u>15,280.87</u>	<u>1,204,598.50</u>	<u>1,497,778.00</u>	<u>293,179.50</u>	<u>80.4</u>
	<u>67,441.44</u>	<u>2,333,858.36</u>	<u>2,330,903.00</u>	<u>(2,955.36)</u>	<u>100.1</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINTENANCE</u>					
PERSONAL SERVICES:					
01-4194-1000 SALARIES	25,685.19	219,278.27	461,051.00	241,772.73	47.6
01-4194-1500 PART-TIME/SEASONAL	4,934.40	28,561.56	35,000.00	6,438.44	81.6
01-4194-1800 SHIFT COVERAGE ON CALL	.00	1,756.84	4,000.00	2,243.16	43.9
01-4194-1900 OVERTIME	399.78	1,647.16	8,500.00	6,852.84	19.4
01-4194-2100 FICA TAXES - CITY	2,334.40	18,886.62	35,270.00	16,383.38	53.6
01-4194-2200 STATE RETIREMENT - CITY	3,048.02	25,978.41	55,142.00	29,163.59	47.1
01-4194-2400 WORKER'S COMPENSATION-CITY	365.66	3,032.05	6,799.00	3,766.95	44.6
01-4194-2500 HEALTH INSURANCE - CITY	10,933.50	92,416.58	179,240.00	86,823.42	51.6
01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)	544.08	3,002.90	10,000.00	6,997.10	30.0
01-4194-2510 DENTAL INSURANCE-CITY	298.55	2,476.71	4,818.00	2,341.29	51.4
01-4194-2515 VISION	141.56	1,182.65	2,304.00	1,121.35	51.3
01-4194-2600 LONG TERM DISABILITY	162.56	1,300.48	2,587.00	1,286.52	50.3
01-4194-2800 STATE UNEMPLOYMENT INSURANCE	.00	624.00	5,000.00	4,376.00	12.5
TOTAL PERSONAL SERVICES	48,847.70	400,144.23	809,711.00	409,566.77	49.4
MATERIALS AND SERVICES:					
01-4194-3100 OFFICE SUPPLIES & POSTAGE	.00	9.73	300.00	290.27	3.2
01-4194-3200 OPERATING SUPPLIES	1,571.80	6,111.51	7,500.00	1,388.49	81.5
01-4194-3500 MOTOR FUELS & LUBRICANTS	182.74	594.48	2,500.00	1,905.52	23.8
01-4194-4200 PROFESSIONAL SERVICES	13,509.74	41,040.95	35,000.00	(6,040.95)	117.3
01-4194-4205 SNOW REMOVAL	975.00	21,265.75	70,000.00	48,734.25	30.4
01-4194-4210 PROFESSIONAL SERVC-CITY TREES	.00	3,812.22	15,000.00	11,187.78	25.4
01-4194-4220 PROF SERV-CITY BEAUTIFICATION	10,753.98	63,383.41	80,000.00	16,616.59	79.2
01-4194-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	743.00	440.00	(303.00)	168.9
01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG	197.00	1,957.69	1,500.00	(457.69)	130.5
01-4194-5100 TELEPHONE & COMMUNICATIONS	.00	90.00	500.00	410.00	18.0
01-4194-5200 UTILITIES	3,021.09	14,182.22	60,000.00	45,817.78	23.6
01-4194-5300 CUSTODIAL & CLEANING SERVICES	4,637.43	34,801.58	65,000.00	30,198.42	53.5
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS	2,109.00	30,581.73	50,000.00	19,418.27	61.2
01-4194-5910 REPAIR & MAINT-491 SV ROAD	3,222.56	27,934.73	70,000.00	42,065.27	39.9
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR	538.64	16,163.54	48,000.00	31,836.46	33.7
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI	435.85	3,589.36	5,000.00	1,410.64	71.8
01-4194-6100 REPAIR & MAINT--MACHINERY & EQ	.00	1,762.91	5,000.00	3,237.09	35.3
01-4194-6950 MAINTENANCE	17,468.85	22,499.46	36,000.00	13,500.54	62.5
TOTAL MATERIAL AND SERVICES	58,623.68	290,524.27	551,740.00	261,215.73	52.7
TOTAL FACILITY MAINTENANCE	107,471.38	690,668.50	1,361,451.00	670,782.50	50.7

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
PERSONAL SERVICES:					
01-4210-1000 SALARIES	10,244.80	80,294.63	147,878.00	67,583.37	54.3
01-4210-1500 PART-TIME	.00	4,921.95	20,000.00	15,078.05	24.6
01-4210-1900 OVERTIME	.00	3,712.65	5,000.00	1,287.35	74.3
01-4210-2100 FICA TAXES-CITY	761.30	6,612.08	11,313.00	4,700.92	58.5
01-4210-2200 STATE RETIREMENT-CITY	1,225.28	9,870.35	17,686.00	7,815.65	55.8
01-4210-2400 WORKMEN'S COMPENSATION-CITY	253.46	2,168.06	2,896.00	727.94	74.9
01-4210-2500 HEALTH INSURANCE-CITY	7,085.56	56,684.48	85,027.00	28,342.52	66.7
01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA	110.20	490.42	4,000.00	3,509.58	12.3
01-4210-2510 DENTAL INSURANCE-CITY	169.00	1,352.00	2,028.00	676.00	66.7
01-4210-2515 VISION	88.00	704.00	1,056.00	352.00	66.7
01-4210-2600 ST & LONG TERM DISABILITY	56.71	453.68	716.00	262.32	63.4
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL PERSONAL SERVICES	19,994.31	167,264.30	297,600.00	130,335.70	56.2
MATERIALS AND SERVICES:					
01-4210-3100 OFFICE SUPPLIES & POSTAGE	.00	2,542.82	5,000.00	2,457.18	50.9
01-4210-3200 OPERATING SUPPLIES	149.97	2,382.72	1,000.00	(1,382.72)	238.3
01-4210-3500 MOTOR FUELS & LUBRICANTS	293.17	2,002.47	1,500.00	(502.47)	133.5
01-4210-3600 COMPUTER SOFTWARE	.00	.00	1,500.00	1,500.00	.0
01-4210-3610 PARKING OPS PROCESSING FEES	1,177.98	7,683.72	21,000.00	13,316.28	36.6
01-4210-3620 PARKING OPS EQUIPMENT FEES	.00	89.13	6,000.00	5,910.87	1.5
01-4210-4200 PROFESSIONAL SERVICES	740.40	38,237.10	59,750.00	21,512.90	64.0
01-4210-4250 PROF.SERVICES-BCSO CONTRACT	.00	1,118,865.44	1,994,777.00	875,911.56	56.1
01-4210-5100 TELEPHONE & COMMUNICATIONS	193.43	2,108.78	5,000.00	2,891.22	42.2
01-4210-6000 REPAIR & MAINT--AUTOMOTIVE EQU	.00	3,819.97	10,000.00	6,180.03	38.2
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL MATERIAL AND SERVICES	2,554.95	1,177,732.15	2,105,527.00	927,794.85	55.9
CAPITAL OUTLAY:					
01-4210-7500 AUTOMOTIVE EQUIPMENT	.00	16.19	5,000.00	4,983.81	.3
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TOTAL CAPITAL OUTLAY	.00	16.19	5,000.00	4,983.81	.3
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TOTAL POLICE	22,549.26	1,345,012.64	2,408,127.00	1,063,114.36	55.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE & RESCUE</u>					
PERSONAL SERVICES:					
01-4230-1000 SALARIES	.00	39,153.39	.00	(39,153.39)	.0
01-4230-1500 PAID ON-CALL WAGES	.00	21,885.25	.00	(21,885.25)	.0
01-4230-1700 WOOC (WORKING OUT OF CLASS)	.00	1,758.24	.00	(1,758.24)	.0
01-4230-1900 OVERTIME	.00	13,183.35	.00	(13,183.35)	.0
01-4230-2100 FICA TAXES-CITY	.00	5,785.69	.00	(5,785.69)	.0
01-4230-2300 FIREMEN'S RETIREMENT-CITY	.00	6,877.39	.00	(6,877.39)	.0
01-4230-2400 WORKMEN'S COMPENSATION-CITY	.00	2,174.95	.00	(2,174.95)	.0
01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA	.00	13,137.68	.00	(13,137.68)	.0
TOTAL PERSONAL SERVICES	.00	103,955.94	.00	(103,955.94)	.0
MATERIALS AND SERVICES:					
01-4230-3200 OPERATING SUPPLIES FIRE	.00	93.88	.00	(93.88)	.0
01-4230-4200 PROFESSIONAL SERVICES FIRE	.00	250.00	.00	(250.00)	.0
01-4230-5200 UTILITIES	.00	169.80	.00	(169.80)	.0
TOTAL MATERIAL AND SERVICES	.00	513.68	.00	(513.68)	.0
TOTAL FIRE & RESCUE	.00	104,469.62	.00	(104,469.62)	.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET</u>					
PERSONAL SERVICES:					
01-4310-1000 SALARIES	53,874.25	471,684.42	662,917.00	191,232.58	71.2
01-4310-1500 PART-TIME	.00	21,062.50	25,000.00	3,937.50	84.3
01-4310-1800 SHIFT COVERAGE ON CALL	.00	11,951.66	17,500.00	5,548.34	68.3
01-4310-1900 OVERTIME	440.95	9,937.59	35,000.00	25,062.41	28.4
01-4310-2100 FICA TAXES-CITY	4,078.35	38,759.00	50,713.00	11,954.00	76.4
01-4310-2200 STATE RETIREMENT-CITY	6,496.10	58,905.61	79,285.00	20,379.39	74.3
01-4310-2400 WORKER'S COMPENSATION-CITY	1,633.65	15,276.77	21,638.00	6,361.23	70.6
01-4310-2500 HEALTH INSURANCE-CITY	24,460.86	195,050.54	247,346.00	52,295.46	78.9
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)	554.03	7,334.76	14,000.00	6,665.24	52.4
01-4310-2510 DENTAL INSURANCE-CITY	607.45	5,001.25	6,558.00	1,556.75	76.3
01-4310-2515 VISION	290.44	2,376.30	3,072.00	695.70	77.4
01-4310-2600 ST & LONG TERM DISABILITY	311.94	2,555.03	4,231.00	1,675.97	60.4
01-4310-2760 OTHER EMPLOYEE BENEFITS	.00	416.56	.00	(416.56)	.0
	<u>92,748.02</u>	<u>840,311.99</u>	<u>1,167,260.00</u>	<u>326,948.01</u>	<u>72.0</u>
TOTAL PERSONAL SERVICES					
MATERIALS AND SERVICES:					
01-4310-3200 OPERATING SUPPLIES	2,177.93	12,964.02	17,000.00	4,035.98	76.3
01-4310-3400 MINOR EQUIPMENT	.00	1,878.29	3,500.00	1,621.71	53.7
01-4310-3500 MOTOR FUELS & LUBRICANTS	2,237.54	44,370.41	100,000.00	55,629.59	44.4
01-4310-3600 COMPUTER SOFTWARE	.00	8,662.96	6,800.00	(1,862.96)	127.4
01-4310-4200 PROFESSIONAL SERVICES	2,389.00	89,625.12	240,000.00	150,374.88	37.3
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG	160.00	453.00	3,000.00	2,547.00	15.1
01-4310-5100 TELEPHONE & COMMUNICATIONS	.00	90.00	8,000.00	7,910.00	1.1
01-4310-5200 UTILITIES	1,958.57	11,487.11	19,500.00	8,012.89	58.9
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU	.00	7,296.48	7,500.00	203.52	97.3
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ	8,484.58	77,753.31	90,000.00	12,246.69	86.4
01-4310-6910 OTHER PURCHASED SERVICES	2,869.72	7,455.83	16,000.00	8,544.17	46.6
01-4310-6920 SIGNS & SIGNALIZATION	916.94	6,662.39	16,000.00	9,337.61	41.6
01-4310-6930 STREET LIGHTING	1,492.31	14,513.56	18,500.00	3,986.44	78.5
01-4310-6950 MAINTENANCE & IMPROVEMENTS	8,503.14	76,171.05	350,000.00	273,828.95	21.8
	<u>31,189.73</u>	<u>359,383.53</u>	<u>895,800.00</u>	<u>536,416.47</u>	<u>40.1</u>
TOTAL MATERIAL AND SERVICES					
	<u>123,937.75</u>	<u>1,199,695.52</u>	<u>2,063,060.00</u>	<u>863,364.48</u>	<u>58.2</u>
TOTAL STREET					

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
PERSONAL SERVICES:					
01-4510-1000 SALARIES	22,525.35	185,975.78	283,682.00	97,706.22	65.6
01-4510-1500 PART-TIME/SEASONAL	2,930.50	15,467.50	65,000.00	49,532.50	23.8
01-4510-1900 OVERTIME	.00	1,592.21	.00	(1,592.21)	.0
01-4510-2100 FICA TAXES - CITY	1,919.40	15,296.20	26,674.00	11,377.80	57.3
01-4510-2200 STATE RETIREMENT - CITY	2,694.03	22,433.19	33,928.00	11,494.81	66.1
01-4510-2400 WORKER'S COMPENSATION - CITY	374.03	2,968.06	4,709.00	1,740.94	63.0
01-4510-2500 HEALTH INSURANCE - CITY	8,581.12	68,648.96	88,413.00	19,764.04	77.7
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA	24.25	4,499.07	5,000.00	500.93	90.0
01-4510-2510 DENTAL INSURANCE-CITY	229.50	1,836.00	2,526.00	690.00	72.7
01-4510-2515 VISION	108.00	864.00	1,104.00	240.00	78.3
01-4510-2600 ST & LONG TERM DISABILITY	136.55	1,092.40	1,828.00	735.60	59.8
01-4510-2800 STATE UNEMPLOYMENT INSURANCE	.00	161.55	1,000.00	838.45	16.2
TOTAL PERSONAL SERVICES	39,522.73	320,834.92	513,864.00	193,029.08	62.4
MATERIALS AND SERVICES:					
01-4510-3100 OFFICE SUPPLIES & POSTAGE	.00	4.69	750.00	745.31	.6
01-4510-3200 OPERATING SUPPLIES	276.07	2,596.35	4,500.00	1,903.65	57.7
01-4510-3250 RECREATION SUPPLIES	207.38	2,658.36	11,000.00	8,341.64	24.2
01-4510-3280 YOUTH GOLF	.00	.00	1,100.00	1,100.00	.0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPL	132.21	3,670.08	7,500.00	3,829.92	48.9
01-4510-3310 STATE SALES TAX-PARK	.00	3,401.14	8,500.00	5,098.86	40.0
01-4510-3500 MOTOR FUELS & LUBRICANTS	.00	273.75	1,500.00	1,226.25	18.3
01-4510-4200 PROFESSIONAL SERVICE	1,018.87	2,785.19	7,000.00	4,214.81	39.8
01-4510-4410 ADVERTISING & PUBLICATIONS	.00	767.59	1,000.00	232.41	76.8
01-4510-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	595.80	1,000.00	404.20	59.6
01-4510-5100 TELEPHONE & COMMUNICATIONS	.00	117.84	1,500.00	1,382.16	7.9
01-4510-5200 UTILITIES	1,064.38	4,981.62	10,500.00	5,518.38	47.4
01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU	.00	237.87	3,000.00	2,762.13	7.9
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ	.00	168.71	3,000.00	2,831.29	5.6
TOTAL MATERIAL AND SERVICES	2,698.91	22,258.99	62,350.00	40,091.01	35.7
TOTAL RECREATION	42,221.64	343,093.91	576,214.00	233,120.09	59.5
TOTAL FUND EXPENDITURES	726,206.20	8,886,085.10	13,688,825.00	4,802,739.90	64.9
NET REVENUE OVER EXPENDITURES	(185,305.30)	(923,770.54)	.00	923,770.54	.0

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

WAGON DAYS FUND

ASSETS

02-1000-0000	CASH - COMBINED	5,255.11	
02-1510-0000	INVESTMENTS--WAGON DAYS #1625	(.03)	
02-1520-0000	WAGON DAYS- US BANK #2315	25,079.06	
	TOTAL ASSETS		<u>30,334.14</u>

LIABILITIES AND EQUITY

LIABILITIES

02-2030-0000	ACCOUNTS PAYABLE	(250.00)	
	TOTAL LIABILITIES		(250.00)

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
02-2710-0000	WAGON DAYS FUND BALANCE	(45,671.80)	
	REVENUE OVER EXPENDITURES - YTD	76,255.94	
	BALANCE - CURRENT DATE	30,584.14	
	TOTAL FUND EQUITY		<u>30,584.14</u>
	TOTAL LIABILITIES AND EQUITY		<u>30,334.14</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

WAGON DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WAGON DAYS REVENUE</u>					
02-3400-1100 WAGON DAYS FEES	300.00	300.00	1,500.00	1,200.00	20.0
02-3400-6700 SALES-SOUVENIRS,TICKET,PICNIC	.00	.00	10,000.00	10,000.00	.0
TOTAL WAGON DAYS REVENUE	300.00	300.00	11,500.00	11,200.00	2.6
<u>MISCELLANEOUS REVENUE</u>					
02-3700-1000 INTEREST EARNINGS	1.92	15.90	500.00	484.10	3.2
02-3700-6500 SPONSORSHIPS	.00	.00	8,000.00	8,000.00	.0
02-3700-7000 RESERVED SEATING	115.92	115.92	3,500.00	3,384.08	3.3
02-3700-8722 TRANSFER FROM LOT	16,450.00	131,600.00	293,400.00	161,800.00	44.9
TOTAL MISCELLANEOUS REVENUE	16,567.84	131,731.82	305,400.00	173,668.18	43.1
TOTAL FUND REVENUE	16,867.84	132,031.82	316,900.00	184,868.18	41.7

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

WAGON DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WAGON DAYS EXPENDITURES</u>					
PERSONAL SERVICES:					
02-4530-2900 AWARDS	.00	(2,280.00)	6,000.00	8,280.00	(38.0)
TOTAL PERSONAL SERVICES	.00	(2,280.00)	6,000.00	8,280.00	(38.0)
MATERIALS AND SERVICES:					
02-4530-3100 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
02-4530-3200 OPERATING SUPPLIES	.00	1,205.88	7,000.00	5,794.12	17.2
02-4530-3250 SOUVENIRS SUPPLIES	.00	.00	7,500.00	7,500.00	.0
02-4530-3310 STATE SALES TAX	.00	.00	900.00	900.00	.0
02-4530-4200 PROFESSIONAL SERVICES	57,350.00	57,350.00	122,000.00	64,650.00	47.0
02-4530-4210 PARADE PARTCPNT/FIDDLERS/POET	.00	(500.00)	75,000.00	75,500.00	(.7)
02-4530-4220 GRAND MARSHAL DINNER	.00	.00	5,500.00	5,500.00	.0
02-4530-4230 HISTORY/CHILDREN'S ACTIVITIES	.00	.00	7,500.00	7,500.00	.0
02-4530-4240 CONCERT	.00	.00	27,000.00	27,000.00	.0
02-4530-4400 ADVERTISING & LEGAL PUBLICATIO	.00	.00	8,000.00	8,000.00	.0
02-4530-5210 SOLID WASTE COLLECTION	.00	.00	4,000.00	4,000.00	.0
TOTAL MATERIAL AND SERVICES	57,350.00	58,055.88	264,900.00	206,844.12	21.9
TOTAL WAGON DAYS EXPENDITURES	57,350.00	55,775.88	270,900.00	215,124.12	20.6
TOTAL FUND EXPENDITURES	57,350.00	55,775.88	270,900.00	215,124.12	20.6
NET REVENUE OVER EXPENDITURES	(40,482.16)	76,255.94	46,000.00	(30,255.94)	165.8

CITY OF KETCHUM
BALANCE SHEET
MAY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

<u>ASSETS</u>			
03-1000-0000	CASH - COMBINED	808,867.05	
03-1510-0000	INVESTMENTS--GEN CIP #2572	1,495,107.06	
	TOTAL ASSETS		<u>2,303,974.11</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
03-2030-0000	ACCOUNTS PAYABLE	159,950.00	
	TOTAL LIABILITIES		159,950.00
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
03-2710-0000	GEN CAPITAL IMPRVMT BALANCE	941,431.43	
	REVENUE OVER EXPENDITURES - YTD	<u>1,202,592.68</u>	
	BALANCE - CURRENT DATE		<u>2,144,024.11</u>
	TOTAL FUND EQUITY		<u>2,144,024.11</u>
	TOTAL LIABILITIES AND EQUITY		<u>2,303,974.11</u>

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL CIP REVENUE</u>					
03-3100-6100 IDAHO POWER FRANCHISE	.00	247,921.45	300,000.00	52,078.55	82.6
TOTAL GENERAL CIP REVENUE	.00	247,921.45	300,000.00	52,078.55	82.6
<u>SOURCE 3400</u>					
03-3400-7200 STREET IMPACT FEES	.00	29,615.81	.00	(29,615.81)	.0
03-3400-7210 PARKS & RECREATION IMPACT FEE	.00	6,615.00	.00	(6,615.00)	.0
03-3400-7220 FIRE & RESCUE IMPACT FEES	.00	2,092.00	.00	(2,092.00)	.0
03-3400-7230 POLICE IMPACT FEES	.00	936.06	.00	(936.06)	.0
TOTAL SOURCE 3400	.00	39,258.87	.00	(39,258.87)	.0
<u>MISCELLANEOUS REVENUE</u>					
03-3700-1000 INTEREST EARNINGS	4,783.69	49,553.19	25,000.00	(24,553.19)	198.2
03-3700-2000 ROW USAGE FEE (ENERGY)	11,693.00	23,125.00	.00	(23,125.00)	.0
03-3700-3610 WOOD RIVER LAND TRUST REIMB	.00	(7,235.85)	.00	7,235.85	.0
03-3700-8701 TRANSFER FROM GENERAL FUND	.00	600,000.00	600,000.00	.00	100.0
03-3700-8722 TRANSFER FROM LOT FUND	89,466.67	1,365,733.36	1,723,600.00	357,866.64	79.2
03-3700-8790 ITD MAIN STREET FUNDING	.00	.00	142,000.00	142,000.00	.0
03-3700-8795 OTHER DONATIONS & REIMBURSEME	.00	90,588.79	167,505.00	76,916.21	54.1
03-3700-8798 URA FUNDING	.00	764,078.84	2,965,000.00	2,200,921.16	25.8
TOTAL MISCELLANEOUS REVENUE	105,943.36	2,885,843.33	5,623,105.00	2,737,261.67	51.3
<u>FUND BALANCE</u>					
03-3800-9000 FUND BALANCE	.00	.00	300,000.00	300,000.00	.0
TOTAL FUND BALANCE	.00	.00	300,000.00	300,000.00	.0
TOTAL FUND REVENUE	105,943.36	3,173,023.65	6,223,105.00	3,050,081.35	51.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4193-7110	DOWNTOWN CORE SIDEWALK (P)	249,437.70	396,319.84	900,000.00	503,680.16 44.0
03-4193-7135	MAIN STREET REHAB	3,836.87	110,347.95	66,250.00	(44,097.95) 166.6
03-4193-7150	BIKE NETWORK IMPROVEMENTS	.00	20,815.31	59,563.00	38,747.69 35.0
03-4193-7160	TOWN SQUARE ALLEY-ASPHALT	.00	.00	50,000.00	50,000.00 .0
03-4193-7180	POWER LINE UNDERGROUNDING (P)	.00	13,483.00	88,600.00	75,117.00 15.2
03-4193-7199	LONG-TERM PLANNING & DESIGN	24,523.25	111,796.65	150,000.00	38,203.35 74.5
03-4193-7200	TECHNOLOGY UPGRADES	391.08	9,731.31	95,000.00	85,268.69 10.2
03-4193-7205	WEBSITE REBUILD	.00	90,801.00	60,000.00	(30,801.00) 151.3
03-4193-7210	SUSTAINABILITY	.00	.00	50,000.00	50,000.00 .0
03-4193-7500	PARKING MANAGEMENT	.00	81,091.80	95,000.00	13,908.20 85.4
03-4193-7501	PUBLIC PARKING OPTIONS (P)	.00	20,886.84	100,000.00	79,113.16 20.9
03-4193-7502	INFRASTRUCTURE FOR HOUSING	.00	9,555.50	800,000.00	790,444.50 1.2
03-4193-7611	PAVEMENT MANAGEMENT PROG (P)	11,517.95	38,747.45	600,000.00	561,252.55 6.5
03-4193-7614	BOOM TRUCK	.00	65,016.00	100,000.00	34,984.00 65.0
03-4193-7615	STREET READER BOARDS	.00	38,778.00	45,000.00	6,222.00 86.2
	TOTAL CAPITAL OUTLAY	289,706.85	1,007,370.65	3,259,413.00	2,252,042.35 30.9
OTHER EXPENDITURES:					
03-4193-9930	CIP FUND CONTINGENCY	.00	.00	1,072,641.00	1,072,641.00 .0
	TOTAL OTHER EXPENDITURES	.00	.00	1,072,641.00	1,072,641.00 .0
	TOTAL GENERAL CIP EXPENDITURES	289,706.85	1,007,370.65	4,332,054.00	3,324,683.35 23.3

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINT CIP EXPENDITURE</u>					
CAPITAL OUTLAY:					
03-4194-7120	.00	.00	200,000.00	200,000.00	.0
03-4194-7135	.00	10,110.50	80,921.00	70,810.50	12.5
03-4194-7136	59,613.95	233,266.86	203,640.00	(29,626.86)	114.6
03-4194-7140	.00	92,500.00	95,456.00	2,956.00	96.9
03-4194-7155	.00	2,819.23	10,000.00	7,180.77	28.2
03-4194-7156	.00	46,410.50	120,000.00	73,589.50	38.7
03-4194-7161	85.00	179,562.50	300,000.00	120,437.50	59.9
03-4194-7162	39,528.48	100,861.31	250,000.00	149,138.69	40.3
03-4194-7176	.00	.00	15,000.00	15,000.00	.0
03-4194-7177	.00	62,628.54	68,000.00	5,371.46	92.1
03-4194-7602	.00	.00	30,000.00	30,000.00	.0
03-4194-7604	.00	19,426.00	20,000.00	574.00	97.1
TOTAL CAPITAL OUTLAY	99,227.43	747,585.44	1,393,017.00	645,431.56	53.7
TOTAL FACILITY MAINT CIP EXPENDIT	99,227.43	747,585.44	1,393,017.00	645,431.56	53.7

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4210-7100 POLICE VEHICLE (NEW)	.00	82,898.35	60,000.00	(22,898.35)	138.2
TOTAL CAPITAL OUTLAY	.00	82,898.35	60,000.00	(22,898.35)	138.2
TOTAL POLICE CIP EXPENDITURES	.00	82,898.35	60,000.00	(22,898.35)	138.2

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4310-7125	ELGIN EAGLE - SWEEPER	52,737.87	52,737.87	52,738.00	.13 100.0
03-4310-7140	140 GRADER (TBD) - (LEASE/PURC	.00	56,620.74	56,621.00	.26 100.0
TOTAL CAPITAL OUTLAY		52,737.87	109,358.61	109,359.00	.39 100.0
TOTAL STREETS CIP EXPENDITURES		52,737.87	109,358.61	109,359.00	.39 100.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

GENERAL CAPITAL IMPROVEMENT FD

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>RECREATION CIP EXPENDITURES</u>						
CAPITAL OUTLAY:						
03-4510-7130	PARKS UTV	.00	23,217.92	20,000.00	(3,217.92)	116.1
TOTAL CAPITAL OUTLAY		<u>.00</u>	<u>23,217.92</u>	<u>20,000.00</u>	<u>(3,217.92)</u>	<u>116.1</u>
TOTAL RECREATION CIP EXPENDITURE		<u>.00</u>	<u>23,217.92</u>	<u>20,000.00</u>	<u>(3,217.92)</u>	<u>116.1</u>
TOTAL FUND EXPENDITURES		<u>441,672.15</u>	<u>1,970,430.97</u>	<u>5,914,430.00</u>	<u>3,943,999.03</u>	<u>33.3</u>
NET REVENUE OVER EXPENDITURES		<u>(335,728.79)</u>	<u>1,202,592.68</u>	<u>308,675.00</u>	<u>(893,917.68)</u>	<u>389.6</u>

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

ORIGINAL LOT FUND

ASSETS

22-1000-0000	CASH - COMBINED	(	407,678.25)	
22-1050-0000	TAXES RECEIVABLE		339,915.28	
22-1510-0000	INVESTMENTS-LOT #3183		375,423.18	
			<u>375,423.18</u>	
	TOTAL ASSETS			<u>307,660.21</u>

LIABILITIES AND EQUITY

LIABILITIES

22-2030-0000	ACCOUNTS PAYABLE	(	1,500.00)	
			<u>1,500.00</u>	
	TOTAL LIABILITIES	(	1,500.00)	

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
22-2710-0000	FUND BALANCE		828,386.94	
	REVENUE OVER EXPENDITURES - YTD	(	519,226.73)	
			<u>309,160.21</u>	
	BALANCE - CURRENT DATE			<u>309,160.21</u>
	TOTAL FUND EQUITY			<u>309,160.21</u>
	TOTAL LIABILITIES AND EQUITY			<u>307,660.21</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

ORIGINAL LOT FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>ORIGINAL LOT TAX</u>						
22-3100-3000	ORIGINAL LOT TAX	210,049.92	2,564,150.32	3,600,000.00	1,035,849.68	71.2
	TOTAL ORIGINAL LOT TAX	<u>210,049.92</u>	<u>2,564,150.32</u>	<u>3,600,000.00</u>	<u>1,035,849.68</u>	<u>71.2</u>
<u>MISCELLANEOUS REVENUE</u>						
22-3700-1000	INTEREST EARNINGS	1,201.19	9,762.91	10,000.00	237.09	97.6
22-3700-8725	TRANSFR FROM ADDITIONAL 1%-LOT	4,833.33	38,666.64	60,000.00	21,333.36	64.4
	TOTAL MISCELLANEOUS REVENUE	<u>6,034.52</u>	<u>48,429.55</u>	<u>70,000.00</u>	<u>21,570.45</u>	<u>69.2</u>
	TOTAL FUND REVENUE	<u>216,084.44</u>	<u>2,612,579.87</u>	<u>3,670,000.00</u>	<u>1,057,420.13</u>	<u>71.2</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

ORIGINAL LOT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ORIGINAL LOT TAX</u>					
MATERIALS AND SERVICES:					
22-4910-3610	262.98	1,921.12	2,000.00	78.88	96.1
22-4910-4200	.00	.00	22,000.00	22,000.00	.0
22-4910-5000	416.67	3,333.36	5,000.00	1,666.64	66.7
22-4910-6060	6,044.60	19,433.18	120,000.00	100,566.82	16.2
22-4910-6070	.00	7,500.00	15,000.00	7,500.00	50.0
22-4910-6075	3,000.00	3,000.00	3,000.00	.00	100.0
22-4910-6080	212,000.00	636,000.00	848,000.00	212,000.00	75.0
22-4910-6085	.00	.00	10,000.00	10,000.00	.0
22-4910-6090	.00	160,290.58	171,005.00	10,714.42	93.7
22-4910-6095	.00	2,995.00	2,995.00	.00	100.0
TOTAL MATERIAL AND SERVICES	221,724.25	834,473.24	1,199,000.00	364,526.76	69.6
OTHER EXPENDITURES:					
22-4910-8801	100,000.00	800,000.00	1,200,000.00	400,000.00	66.7
22-4910-8802	16,450.00	131,600.00	293,400.00	161,800.00	44.9
22-4910-8803	89,466.67	715,733.36	1,073,600.00	357,866.64	66.7
22-4910-8850	.00	650,000.00	650,000.00	.00	100.0
TOTAL OTHER EXPENDITURES	205,916.67	2,297,333.36	3,217,000.00	919,666.64	71.4
TOTAL ORIGINAL LOT TAX	427,640.92	3,131,806.60	4,416,000.00	1,284,193.40	70.9
TOTAL FUND EXPENDITURES	427,640.92	3,131,806.60	4,416,000.00	1,284,193.40	70.9
NET REVENUE OVER EXPENDITURES	(211,556.48)	(519,226.73)	(746,000.00)	(226,773.27)	(69.6)

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

ADDITIONAL 1%-LOT FUND

ASSETS

25-1000-0000	CASH - COMBINED		116,754.84	
	TOTAL ASSETS			116,754.84

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
25-2710-0000	FUND BALANCE		160,229.70	
	REVENUE OVER EXPENDITURES - YTD	(	43,474.86)	
	BALANCE - CURRENT DATE		116,754.84	
	TOTAL FUND EQUITY			116,754.84
	TOTAL LIABILITIES AND EQUITY			116,754.84

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

ADDITIONAL 1%-LOT FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
	<u>ADDITIONAL 1%-LOT</u>				
25-3100-3010 ADDITIONAL 1%	190,175.61	2,181,353.33	2,900,000.00	718,646.67	75.2
TOTAL ADDITIONAL 1%-LOT	<u>190,175.61</u>	<u>2,181,353.33</u>	<u>2,900,000.00</u>	<u>718,646.67</u>	<u>75.2</u>
TOTAL FUND REVENUE	<u>190,175.61</u>	<u>2,181,353.33</u>	<u>2,900,000.00</u>	<u>718,646.67</u>	<u>75.2</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

ADDITIONAL 1%-LOT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADDITIONAL 1%-LOT</u>					
MATERIALS AND SERVICES:					
25-4910-4220	SUN VALLEY AIR SERVICE BOARD	152,694.88	1,133,396.93	1,421,000.00	287,603.07 79.8
25-4910-4240	SVASB RELEASE FUND BALANCE	.00	.00	105,115.00	105,115.00 .0
25-4910-4250	HOUSING RELEASE FUND BALANCE	.00	.00	55,115.00	55,115.00 .0
	TOTAL MATERIAL AND SERVICES	152,694.88	1,133,396.93	1,581,230.00	447,833.07 71.7
OTHER EXPENDITURES:					
25-4910-8822	TRANSFER TO ORIG LOT-DIR COST	4,833.33	38,666.64	58,000.00	19,333.36 66.7
25-4910-8824	TRANSFER TO HOUSING	90,254.48	1,052,764.62	1,421,000.00	368,235.38 74.1
	TOTAL OTHER EXPENDITURES	95,087.81	1,091,431.26	1,479,000.00	387,568.74 73.8
	TOTAL ADDITIONAL 1%-LOT	247,782.69	2,224,828.19	3,060,230.00	835,401.81 72.7
	TOTAL FUND EXPENDITURES	247,782.69	2,224,828.19	3,060,230.00	835,401.81 72.7
	NET REVENUE OVER EXPENDITURES	(57,607.08)	(43,474.86)	(160,230.00)	(116,755.14) (27.1)

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

FIRE BOND FUND

ASSETS

41-1000-0000	CASH - COMBINED	303,143.65	
41-1050-0000	TAXES RECEIVABLE--CURRENT	7,291.72	
		<u> </u>	
	TOTAL ASSETS		<u><u>310,435.37</u></u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
41-2710-0000	FUND BALANCE	4,703.00	
	REVENUE OVER EXPENDITURES - YTD	305,732.37	
		<u> </u>	
	BALANCE - CURRENT DATE		<u>310,435.37</u>
	TOTAL FUND EQUITY		<u>310,435.37</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>310,435.37</u></u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

FIRE BOND FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PROPERTY TAX</u>					
41-3100-1000	5,821.42	427,763.49	617,019.00	189,255.51	69.3
41-3100-9000	56.85	1,353.26	.00	(1,353.26)	.0
	<u>5,878.27</u>	<u>429,116.75</u>	<u>617,019.00</u>	<u>187,902.25</u>	<u>69.6</u>
TOTAL PROPERTY TAX					
	<u>5,878.27</u>	<u>429,116.75</u>	<u>617,019.00</u>	<u>187,902.25</u>	<u>69.6</u>
TOTAL FUND REVENUE					
	<u>5,878.27</u>	<u>429,116.75</u>	<u>617,019.00</u>	<u>187,902.25</u>	<u>69.6</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

FIRE BOND FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE BOND FUND EXP/TRNFRS</u>					
MATERIALS AND SERVICES:					
41-4800-4205	500.00	2,750.00	3,000.00	250.00	91.7
	500.00	2,750.00	3,000.00	250.00	91.7
TOTAL MATERIAL AND SERVICES					
OTHER EXPENDITURES:					
41-4800-8100	.00	.00	355,000.00	355,000.00	.0
41-4800-8200	.00	120,634.38	259,019.00	138,384.62	46.6
	.00	120,634.38	614,019.00	493,384.62	19.7
TOTAL OTHER EXPENDITURES					
	500.00	123,384.38	617,019.00	493,634.62	20.0
TOTAL FIRE BOND FUND EXP/TRNFR					
	500.00	123,384.38	617,019.00	493,634.62	20.0
TOTAL FUND EXPENDITURES					
	5,378.27	305,732.37	.00	(305,732.37)	.0
NET REVENUE OVER EXPENDITURES					

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

IN-LIEU HOUSING FUND

ASSETS

52-1000-0000	CASH - COMBINED		421,650.00	
52-1515-0000	INVESTMENTS--IN-LIEU HOUS#3044		501,037.92	
			<u> </u>	
	TOTAL ASSETS			<u>922,687.92</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
52-2710-0000	FUND BALANCE	485,868.45		
	REVENUE OVER EXPENDITURES - YTD	436,819.47		
		<u> </u>		
	BALANCE - CURRENT DATE		922,687.92	
			<u> </u>	
	TOTAL FUND EQUITY			<u>922,687.92</u>
	TOTAL LIABILITIES AND EQUITY			<u>922,687.92</u>

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

IN-LIEU HOUSING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
52-3700-1000 INTEREST EARNINGS	1,603.10	15,169.47	.00	(15,169.47)	.0
52-3700-7500 IN-LIEU-AFFORDABLE HOUSING FEE	.00	421,650.00	800,000.00	378,350.00	52.7
TOTAL MISCELLANEOUS REVENUE	1,603.10	436,819.47	800,000.00	363,180.53	54.6
<u>FUND BALANCE</u>					
52-3800-9000 FUND BALANCE	.00	.00	1,200,000.00	1,200,000.00	.0
TOTAL FUND BALANCE	.00	.00	1,200,000.00	1,200,000.00	.0
TOTAL FUND REVENUE	1,603.10	436,819.47	2,000,000.00	1,563,180.53	21.8

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

IN-LIEU HOUSING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IN-LIEU HOUSING EXPENDITURES</u>					
OTHER EXPENDITURES:					
52-4410-9930 COM.HOUSING OP. CONTINGENCY	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL OTHER EXPENDITURES	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL IN-LIEU HOUSING EXPENDITURE	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	2,000,000.00	2,000,000.00	.0
NET REVENUE OVER EXPENDITURES	1,603.10	436,819.47	.00	(436,819.47)	.0

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

COMMUNITY HOUSING

ASSETS

54-1000-0000	CASH - COMBINED		1,003,502.49	
	TOTAL ASSETS			<u>1,003,502.49</u>

LIABILITIES AND EQUITY

LIABILITIES

54-2030-0000	ACCOUNTS PAYABLE	(	132.15)	
54-2300-0000	DEPOSITS-SEC DEP LTL		725.00	
54-2300-0001	DEPOSITS-SEC DEP BIRD DR	(	3,100.00)	
54-2300-0002	DEPOSITS-SEC DEP EVERGREEN		1,500.00	
	TOTAL LIABILITIES	(		1,007.15)

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
54-2710-0000	FUND BALANCE		1,046,173.20	
	REVENUE OVER EXPENDITURES - YTD	(	41,663.56)	
	BALANCE - CURRENT DATE			<u>1,004,509.64</u>
	TOTAL FUND EQUITY			<u>1,004,509.64</u>
	TOTAL LIABILITIES AND EQUITY			<u>1,003,502.49</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>COMMUNITY HOUSING REVENUE</u>					
54-3700-2000 LIFT TOWER LODGE RENTS	10,189.00	51,400.00	70,000.00	18,600.00	73.4
54-3700-2012 EVERGREEN RENTS	9,919.00	61,552.00	.00	(61,552.00)	.0
54-3700-3610 REFUNDS & REIM BLAINE COUNTY	.00	.00	154,500.00	154,500.00	.0
54-3700-3620 MISCELLANEOUS REVENUE	611.25	611.25	.00	(611.25)	.0
54-3700-4000 DEED RESTRICTED PROP SALE	.00	.00	230,517.00	230,517.00	.0
54-3700-8701 TRANSFER FROM GENERAL FUND	.00	400,000.00	400,000.00	.00	100.0
54-3700-8705 TRANSFER FROM ADDITIONAL .50%	90,254.48	1,052,764.62	1,421,000.00	368,235.38	74.1
TOTAL COMMUNITY HOUSING REVEN	110,973.73	1,566,327.87	2,276,017.00	709,689.13	68.8
TOTAL FUND REVENUE	110,973.73	1,566,327.87	2,276,017.00	709,689.13	68.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY HOUSING EXPENSE</u>					
PERSONAL SERVICES:					
54-4410-1000 SALARIES	34,009.00	289,220.70	440,057.00	150,836.30	65.7
54-4410-1500 PART-TIME SALARIES	.00	668.48	.00	(668.48)	.0
54-4410-2100 FICA TAXES-CITY	2,533.06	21,587.60	33,664.00	12,076.40	64.1
54-4410-2200 STATE RETIREMENT-CITY	4,067.48	34,670.78	52,631.00	17,960.22	65.9
54-4410-2400 WORKMEN'S COMPENSATION-CITY	31.00	274.67	1,248.00	973.33	22.0
54-4410-2500 HEALTH INSURANCE-CITY	10,910.56	87,284.48	124,099.00	36,814.52	70.3
54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)	1,361.52	8,780.30	7,000.00	(1,780.30)	125.4
54-4410-2510 DENTAL INSURANCE-CITY	295.00	2,363.41	3,540.00	1,176.59	66.8
54-4410-2515 VISION REIMBURSEMENT ACCT(HRA)	136.00	1,089.30	1,632.00	542.70	66.8
54-4410-2600 LONG TERM DISABILITY	210.45	1,683.60	2,640.00	956.40	63.8
TOTAL PERSONAL SERVICES	53,554.07	447,623.32	666,511.00	218,887.68	67.2
MATERIALS AND SERVICES:					
54-4410-3100 GENERAL OFFICE	994.14	6,643.80	11,489.00	4,845.20	57.8
54-4410-4200 PROFESSIONAL SERVICES	11,578.75	74,427.49	100,000.00	25,572.51	74.4
54-4410-4210 LEASE TO LOCALS INCENTIVES	.00	13,200.00	.00	(13,200.00)	.0
54-4410-4225 DEED RESTRICTIONS	3,000.00	446,149.34	608,100.00	161,950.66	73.4
54-4410-4250 LIFT TOWER LODGE PROFF SVCS	645.00	11,235.93	40,000.00	28,764.07	28.1
54-4410-4260 EVERGREEN PROF SVCS	10,392.64	79,189.77	.00	(79,189.77)	.0
54-4410-4270 291 N 2ND PROF SVCS	320.00	4,740.00	.00	(4,740.00)	.0
54-4410-5110 COMPUTER NETWORK	.00	.00	4,000.00	4,000.00	.0
54-4410-5200 LIFT TOWER LODGE UTILITIES	4,310.54	15,610.78	25,000.00	9,389.22	62.4
54-4410-5210 291 N 2ND AVE UTILITIES	876.63	4,976.74	.00	(4,976.74)	.0
54-4410-5215 EVERGREEN UTILITIES	2,768.92	10,523.20	.00	(10,523.20)	.0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT	2,233.24	24,946.39	100,000.00	75,053.61	25.0
54-4410-5910 291 REPAIR & MAINTENANCE	.00	1,604.50	.00	(1,604.50)	.0
54-4410-5915 EVERGREEN REPAIR & MAINTENANC	1,749.31	21,220.17	.00	(21,220.17)	.0
TOTAL MATERIAL AND SERVICES	38,869.17	714,468.11	888,589.00	174,120.89	80.4
OTHER EXPENDITURES:					
54-4410-8000 REIMBURSEMENT BCHA OP & PROG	.00	395,900.00	395,900.00	.00	100.0
54-4410-8010 REIMBURSE BCHA BLAINE CO CONT	.00	.00	154,500.00	154,500.00	.0
54-4410-8030 REIMBURSE GENERAL FUND	.00	.00	230,517.00	230,517.00	.0
54-4410-8040 BLAINE COUNTY CHARITABLE FUND	.00	50,000.00	.00	(50,000.00)	.0
TOTAL OTHER EXPENDITURES	.00	445,900.00	780,917.00	335,017.00	57.1
TOTAL COMMUNITY HOUSING EXPEN	92,423.24	1,607,991.43	2,336,017.00	728,025.57	68.8
TOTAL FUND EXPENDITURES	92,423.24	1,607,991.43	2,336,017.00	728,025.57	68.8
NET REVENUE OVER EXPENDITURES	18,550.49	(41,663.56)	(60,000.00)	(18,336.44)	(69.4)

CITY OF KETCHUM
BALANCE SHEET
MAY 31, 2026

WATER FUND

ASSETS

63-1000-0000	CASH - COMBINED	1,582,741.22	
63-1150-0000	ACCTS RCVBL--WATER	45,549.36	
63-1510-0000	INVESTMENTS-WATER FUND #976	3,703,527.92	
63-1610-0000	FIXED ASSETS--LAND	15,380.00	
63-1620-0000	FIXED ASSETS--BUILDINGS	13,922,544.35	
63-1630-0000	ACCUM DEPRN--BUILDINGS	(8,516,282.06)	
63-1660-0000	FIXED ASSETS--MACHINERY & EQUI	1,341,870.88	
63-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP	(502,655.12)	
63-1800-0000	DEFERRED OUTFLOWS OF RESOURCES	42,761.88	
63-1900-0000	UNAMORTIZED BOND DISCOUNT 2016	7,659.48	
	TOTAL ASSETS		11,643,097.91

LIABILITIES AND EQUITY

LIABILITIES

63-2300-0000	ACCRUED INTEREST PAYABLE	4,506.21	
63-2330-0000	BONDS PAYABLE-2015B	2,045,000.00	
63-2340-0000	WA REFNDING BONDS PAYABLE 2016	339,000.00	
63-2390-0000	COMPENSATED ABSENCES PAYABLE	76,807.21	
63-2395-0000	NET PENSION LIABILITY	226,921.45	
63-2500-0000	UNAMORTIZED BOND PREMIUM	144,478.10	
63-2510-0000	DEFERRED INFLOWS OF RESOURCES	98,237.16	
	TOTAL LIABILITIES		2,934,950.13

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
63-2710-0000	WATER FUND BALANCE	2,161,077.05	
63-2720-0000	RETAINED EARNINGS	6,585,036.55	
	REVENUE OVER EXPENDITURES - YTD	(37,965.82)	
	BALANCE - CURRENT DATE		8,708,147.78
	TOTAL FUND EQUITY		8,708,147.78
	TOTAL LIABILITIES AND EQUITY		11,643,097.91

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WATER REVENUE</u>					
63-3400-6100	WATER CHARGES	139,410.88	1,501,702.55	3,298,000.00	1,796,297.45 45.5
63-3400-6600	WA CONNECT FEE/FIRELINE/METER	.00	1,800.00	10,000.00	8,200.00 18.0
	TOTAL WATER REVENUE	139,410.88	1,503,502.55	3,308,000.00	1,804,497.45 45.5
<u>MISCELLANEOUS REVENUE</u>					
63-3700-1000	INTEREST EARNINGS	11,849.66	96,310.40	100,000.00	3,689.60 96.3
63-3700-3600	REFUNDS & REIMBURSEMENTS	.00	13,288.99	.00	(13,288.99) .0
63-3700-7000	MISCELLANEOUS REVENUE	159.20	1,623.84	2,500.00	876.16 65.0
	TOTAL MISCELLANEOUS REVENUE	12,008.86	111,223.23	102,500.00	(8,723.23) 108.5
	TOTAL FUND REVENUE	151,419.74	1,614,725.78	3,410,500.00	1,795,774.22 47.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
PERSONAL SERVICES:					
63-4340-1000	31,375.23	261,727.89	326,609.00	64,881.11	80.1
63-4340-1800	1,835.96	15,994.08	22,000.00	6,005.92	72.7
63-4340-1900	1,420.46	8,389.20	20,000.00	11,610.80	42.0
63-4340-2100	2,615.39	21,635.06	28,199.00	6,563.94	76.7
63-4340-2200	4,141.95	34,219.01	44,086.00	9,866.99	77.6
63-4340-2400	573.28	4,802.92	5,863.00	1,060.08	81.9
63-4340-2500	9,521.94	75,779.81	93,833.00	18,053.19	80.8
63-4340-2505	.00	11,479.74	6,000.00	(5,479.74)	191.3
63-4340-2510	284.50	2,262.97	2,910.00	647.03	77.8
63-4340-2515	122.00	971.03	1,272.00	300.97	76.3
63-4340-2600	187.13	1,497.04	1,937.00	439.96	77.3
	<u>52,077.84</u>	<u>438,758.75</u>	<u>552,709.00</u>	<u>113,950.25</u>	<u>79.4</u>
TOTAL PERSONAL SERVICES					
MATERIALS AND SERVICES:					
63-4340-3100	.00	22.75	1,000.00	977.25	2.3
63-4340-3120	618.46	3,741.01	7,500.00	3,758.99	49.9
63-4340-3200	2,319.19	13,572.85	20,000.00	6,427.15	67.9
63-4340-3250	188.00	1,154.00	3,000.00	1,846.00	38.5
63-4340-3400	111.73	2,697.05	3,000.00	302.95	89.9
63-4340-3500	696.93	5,144.87	10,000.00	4,855.13	51.5
63-4340-3600	.00	1,184.00	10,000.00	8,816.00	11.8
63-4340-3800	1,188.57	4,074.90	10,000.00	5,925.10	40.8
63-4340-4200	4,842.74	34,698.71	150,000.00	115,301.29	23.1
63-4340-4300	.00	69,514.12	65,000.00	(4,514.12)	106.9
63-4340-4600	.00	12,369.78	16,000.00	3,630.22	77.3
63-4340-4800	.00	252.00	1,000.00	748.00	25.2
63-4340-4900	285.00	1,172.00	5,000.00	3,828.00	23.4
63-4340-5100	513.97	4,993.27	12,000.00	7,006.73	41.6
63-4340-5200	7,415.23	52,257.52	120,000.00	67,742.48	43.6
63-4340-5500	12,500.00	100,000.00	150,000.00	50,000.00	66.7
63-4340-6000	332.16	7,570.76	6,000.00	(1,570.76)	126.2
63-4340-6100	7,459.87	51,314.22	60,000.00	8,685.78	85.5
63-4340-6910	.00	407.53	10,000.00	9,592.47	4.1
	<u>38,471.85</u>	<u>366,141.34</u>	<u>659,500.00</u>	<u>293,358.66</u>	<u>55.5</u>
TOTAL MATERIAL AND SERVICES					
CAPITAL OUTLAY:					
63-4340-7900	.00	.00	275,000.00	275,000.00	.0
	<u>.00</u>	<u>.00</u>	<u>275,000.00</u>	<u>275,000.00</u>	<u>.0</u>
TOTAL CAPITAL OUTLAY					
OTHER EXPENDITURES:					
63-4340-8801	33,636.17	269,089.36	403,634.00	134,544.64	66.7
63-4340-8864	.00	525,000.00	700,000.00	175,000.00	75.0
63-4340-9930	.00	.00	200,000.00	200,000.00	.0
	<u>33,636.17</u>	<u>794,089.36</u>	<u>1,303,634.00</u>	<u>509,544.64</u>	<u>60.9</u>
TOTAL OTHER EXPENDITURES					

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WATER EXPENDITURES	124,185.86	1,598,989.45	2,790,843.00	1,191,853.55	57.3

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<u>WATER DEBT SERVICE EXPENDITRE</u>						
MATERIALS AND SERVICES:						
63-4800-4200	PROF.SERVICES-PAYING AGENT	.00	.00	500.00	500.00	.0
TOTAL MATERIAL AND SERVICES		.00	.00	500.00	500.00	.0
OTHER EXPENDITURES:						
63-4800-8300	DEBT SRVC ACCT PRINCIPAL-2015B	.00	.00	86,125.00	86,125.00	.0
63-4800-8400	DEBT SRVC ACCT INTEREST-2015B	.00	50,752.85	51,125.00	372.15	99.3
63-4800-8600	DEBT SRVC ACCT PRINCIPAL-2016	.00	.00	168,950.00	168,950.00	.0
63-4800-8700	DEBT SRVC ACCT INTEREST-2016	.00	2,949.30	2,950.00	.70	100.0
TOTAL OTHER EXPENDITURES		.00	53,702.15	309,150.00	255,447.85	17.4
TOTAL WATER DEBT SERVICE EXPEN		.00	53,702.15	309,650.00	255,947.85	17.3
TOTAL FUND EXPENDITURES		124,185.86	1,652,691.60	3,100,493.00	1,447,801.40	53.3
NET REVENUE OVER EXPENDITURES		27,233.88	(37,965.82)	310,007.00	347,972.82	(12.3)

CITY OF KETCHUM
BALANCE SHEET
MAY 31, 2026

WATER CAPITAL IMPROVEMENT FUND

ASSETS

64-1000-0000	CASH - COMBINED	(497,568.70)	
64-1510-0000	INVESTMENTS--WATER CIP #2138	741,977.87	
	TOTAL ASSETS		244,409.17

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
64-2710-0000	FUND BALANCE	281,671.79	
	REVENUE OVER EXPENDITURES - YTD	(37,262.62)	
	BALANCE - CURRENT DATE		244,409.17
	TOTAL FUND EQUITY		244,409.17
	TOTAL LIABILITIES AND EQUITY		244,409.17

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

WATER CAPITAL IMPROVEMENT FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>WATER CIP REVENUE</u>						
64-3400-7300	WATER CONNECTION FEES	13,632.00	28,734.00	100,000.00	71,266.00	28.7
	TOTAL WATER CIP REVENUE	13,632.00	28,734.00	100,000.00	71,266.00	28.7
<u>MISCELLANEOUS REVENUE</u>						
64-3700-1000	INTEREST EARNINGS	2,374.00	19,295.16	30,000.00	10,704.84	64.3
64-3700-8763	TRANSFER FROM WATER FUND	.00	525,000.00	700,000.00	175,000.00	75.0
	TOTAL MISCELLANEOUS REVENUE	2,374.00	544,295.16	730,000.00	185,704.84	74.6
	TOTAL FUND REVENUE	16,006.00	573,029.16	830,000.00	256,970.84	69.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

WATER CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
64-4340-7650	53,882.10	156,762.83	200,000.00	43,237.17	78.4
64-4340-7804	.00	3,358.75	.00	(3,358.75)	.0
64-4340-7809	.00	227,717.50	298,791.00	71,073.50	76.2
64-4340-7810	.00	26,245.45	44,181.00	17,935.55	59.4
64-4340-7811	63,972.72	149,816.30	150,000.00	183.70	99.9
64-4340-7812	.00	.00	100,000.00	100,000.00	.0
64-4340-7813	(3,869.97)	46,390.95	50,000.00	3,609.05	92.8
TOTAL CAPITAL OUTLAY	113,984.85	610,291.78	842,972.00	232,680.22	72.4
TOTAL WATER CIP EXPENDITURES	113,984.85	610,291.78	842,972.00	232,680.22	72.4
TOTAL FUND EXPENDITURES	113,984.85	610,291.78	842,972.00	232,680.22	72.4
NET REVENUE OVER EXPENDITURES	(97,978.85)	(37,262.62)	(12,972.00)	24,290.62	(287.3)

CITY OF KETCHUM
BALANCE SHEET
MAY 31, 2026

WASTEWATER FUND

ASSETS

65-1000-0000	CASH - COMBINED	898,010.62	
65-1150-0000	ACCTS RCVBL	20,510.04	
65-1500-1000	INVSTMNT-ST.TR.DIV.BND-WW	201,093.97	
65-1510-0000	INVESTMENTS-WASTEWATER #889	2,532,682.33	
65-1620-0000	FIXED ASSETS--BUILDINGS	19,726,457.55	
65-1630-0000	ACCUM DEPRN--BUILDINGS	(7,719,399.16)	
65-1660-0000	FIXED ASSETS--MACHINERY & EQUI	1,661,875.75	
65-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP	(875,808.53)	
65-1800-0000	DEFERRED OUTFLOWS OF RESOURCES	52,264.07	
	TOTAL ASSETS		16,497,686.64

LIABILITIES AND EQUITY

LIABILITIES

65-2030-0000	ACCOUNTS PAYABLE	3.33	
65-2300-0000	ACCRUED INTEREST PAYABLE	12,096.67	
65-2350-0000	BONDS PAYABLE-S2023	5,900,000.00	
65-2390-0000	COMPENSATED ABSENCES PAYABLE	42,612.71	
65-2395-0000	NET PENSION LIABILITY	277,347.19	
65-2500-0000	UNAMORTIZED BOND PREMIUM	665,977.74	
65-2510-0000	DEFERRED INFLOWS OF RESOURCES	120,067.64	
	TOTAL LIABILITIES		7,018,105.28

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
65-2710-0000	WASTEWATER FUND BALANCE	11,540,875.04	
65-2720-0000	RETAINED EARNINGS	(2,473,470.69)	
	REVENUE OVER EXPENDITURES - YTD	412,177.01	
	BALANCE - CURRENT DATE		9,479,581.36
	TOTAL FUND EQUITY		9,479,581.36
	TOTAL LIABILITIES AND EQUITY		16,497,686.64

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WASTEWATER REVENUE</u>					
65-3400-7100 WASTEWATER CHARGES	249,921.89	2,036,015.41	2,960,000.00	923,984.59	68.8
65-3400-7300 WASTEWATER INSPECTION FEES	80.00	160.00	.00	(160.00)	.0
65-3400-7800 SUN VALLEY WA & SW DISTRICT CH	62,044.88	494,450.31	1,200,793.00	706,342.69	41.2
TOTAL WASTEWATER REVENUE	312,046.77	2,530,625.72	4,160,793.00	1,630,167.28	60.8
<u>MISCELLANEOUS REVENUE</u>					
65-3700-1000 INTEREST EARNINGS	8,103.47	65,862.52	60,000.00	(5,862.52)	109.8
65-3700-3600 REFUNDS & REIMBURSEMENTS	.00	1,020.66	.00	(1,020.66)	.0
65-3700-7000 MISCELLANEOUS REVENUE	.00	2,963.83	.00	(2,963.83)	.0
TOTAL MISCELLANEOUS REVENUE	8,103.47	69,847.01	60,000.00	(9,847.01)	116.4
TOTAL FUND REVENUE	320,150.24	2,600,472.73	4,220,793.00	1,620,320.27	61.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
WASTEWATER EXPENDITURES					
PERSONAL SERVICES:					
65-4350-1000 SALARIES-WASTEWATER	43,521.46	353,453.13	530,195.00	176,741.87	66.7
65-4350-1800 SHIFT COVERAGE ON CALL	1,561.50	12,598.94	20,000.00	7,401.06	63.0
65-4350-1900 OVERTIME	672.08	10,596.69	15,000.00	4,403.31	70.6
65-4350-2100 FICA TAXES-CITY	3,420.16	28,220.13	43,237.00	15,016.87	65.3
65-4350-2200 STATE RETIREMENT-CITY	5,472.32	45,047.15	67,597.00	22,549.85	66.6
65-4350-2400 WORKMEN'S COMPENSATION-CITY	651.23	5,331.94	7,815.00	2,483.06	68.2
65-4350-2500 HEALTH INSURANCE-CITY	17,948.56	138,488.50	203,403.00	64,914.50	68.1
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA	.00	16,399.37	13,000.00	(3,399.37)	126.2
65-4350-2510 DENTAL INSURANCE-CITY	494.00	3,755.66	5,652.00	1,896.34	66.5
65-4350-2515 VISION	226.00	1,732.72	2,712.00	979.28	63.9
65-4350-2600 LONG TERM DISABILITY	256.82	1,992.95	3,338.00	1,345.05	59.7
TOTAL PERSONAL SERVICES	74,224.13	617,617.18	911,949.00	294,331.82	67.7
MATERIALS AND SERVICES:					
65-4350-3100 OFFICE SUPPLIES & POSTAGE	.00	10.80	500.00	489.20	2.2
65-4350-3120 DATA PROCESSING	618.47	3,741.03	8,000.00	4,258.97	46.8
65-4350-3200 OPERATING SUPPLIES	1,863.78	6,071.19	14,000.00	7,928.81	43.4
65-4350-3400 MINOR EQUIPMENT	.00	1,144.73	2,000.00	855.27	57.2
65-4350-3500 MOTOR FUELS & LUBRICANTS	117.60	4,820.84	20,000.00	15,179.16	24.1
65-4350-3600 COMPUTER SOFTWARE	.00	4,995.47	5,000.00	4.53	99.9
65-4350-3800 CHEMICALS	14,225.85	49,823.65	105,000.00	55,176.35	47.5
65-4350-4200 PROFESSIONAL SERVICES	3,356.49	36,093.76	205,000.00	168,906.24	17.6
65-4350-4201 IPDES PERMIT FEE	.00	.00	3,800.00	3,800.00	.0
65-4350-4600 INSURANCE	.00	88,961.94	90,000.00	1,038.06	98.9
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG	957.81	2,744.35	3,000.00	255.65	91.5
65-4350-5100 TELEPHONE & COMMUNICATIONS	209.81	4,295.31	7,000.00	2,704.69	61.4
65-4350-5200 UTILITIES	13,512.32	93,831.91	175,000.00	81,168.09	53.6
65-4350-5500 RIGHT-OF-WAY FEE (STREET DEPT)	12,333.00	98,664.00	148,000.00	49,336.00	66.7
65-4350-6000 REPAIR & MAINT-AUTO EQUIP	960.75	10,315.57	12,000.00	1,684.43	86.0
65-4350-6100 REPAIR & MAINT-MACH & EQUIP	12.53	46,182.32	100,000.00	53,817.68	46.2
65-4350-6900 COLLECTION SYSTEM SERVICES/CH	1,806.72	21,709.67	65,000.00	43,290.33	33.4
TOTAL MATERIAL AND SERVICES	49,975.13	473,406.54	963,300.00	489,893.46	49.1
CAPITAL OUTLAY:					
65-4350-7900 DEPRECIATION EXPENSE	.00	.00	375,000.00	375,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	375,000.00	375,000.00	.0
OTHER EXPENDITURES:					
65-4350-8801 REIMBURSE CITY GENERAL FUND	72,016.25	576,130.00	864,195.00	288,065.00	66.7
65-4350-8867 TRANSFER TO WW CAP IMP FUND	.00	375,000.00	500,000.00	125,000.00	75.0
65-4350-9930 WASTEWATER FUND OP.CONTINGEN	.00	.00	50,000.00	50,000.00	.0
TOTAL OTHER EXPENDITURES	72,016.25	951,130.00	1,414,195.00	463,065.00	67.3
TOTAL WASTEWATER EXPENDITURE	196,215.51	2,042,153.72	3,664,444.00	1,622,290.28	55.7

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER DEBT SERVICE EXP</u>					
MATERIALS AND SERVICES:					
65-4800-4200	500.00	1,750.00	1,000.00	(750.00)	175.0
	500.00	1,750.00	1,000.00	(750.00)	175.0
OTHER EXPENDITURES:					
65-4800-8500	.00	.00	210,000.00	210,000.00	.0
65-4800-8600	.00	144,392.00	290,400.00	146,008.00	49.7
	.00	144,392.00	500,400.00	356,008.00	28.9
	500.00	146,142.00	501,400.00	355,258.00	29.2
	196,715.51	2,188,295.72	4,165,844.00	1,977,548.28	52.5
	123,434.73	412,177.01	54,949.00	(357,228.01)	750.1

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

WASTEWATER CAPITAL IMPROVE FND

ASSETS

67-1000-0000	CASH - COMBINED	(	1,349,652.72)	
67-1510-0000	INVESTMENTS--WW CIP #884		7,373,159.25	
				<u>6,023,506.53</u>
	TOTAL ASSETS			<u>6,023,506.53</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
67-2710-0000	FUND BALANCE		6,190,735.43	
	REVENUE OVER EXPENDITURES - YTD	(	167,228.90)	
				<u>6,023,506.53</u>
	BALANCE - CURRENT DATE			<u>6,023,506.53</u>
	TOTAL FUND EQUITY			<u>6,023,506.53</u>
	TOTAL LIABILITIES AND EQUITY			<u>6,023,506.53</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

WASTEWATER CAPITAL IMPROVE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WASTEWATER CAPITAL REVENUE</u>					
67-3400-7300	7,648.00	18,044.25	75,000.00	56,955.75	24.1
67-3400-7800	12,944.09	1,194,797.65	3,645,410.00	2,450,612.35	32.8
TOTAL WASTEWATER CAPITAL REVE	20,592.09	1,212,841.90	3,720,410.00	2,507,568.10	32.6
<u>MISCELLANEOUS REVENUE</u>					
67-3700-1000	23,590.87	191,739.35	100,000.00	(91,739.35)	191.7
67-3700-8765	.00	375,000.00	500,000.00	125,000.00	75.0
TOTAL MISCELLANEOUS REVENUE	23,590.87	566,739.35	600,000.00	33,260.65	94.5
TOTAL FUND REVENUE	44,182.96	1,779,581.25	4,320,410.00	2,540,828.75	41.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

WASTEWATER CAPITAL IMPROVE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
67-4350-7800 CONSTRUCTION	.00	.00	100,000.00	100,000.00	.0
67-4350-7809 ENERGY EFFICIENCY PROJECTS	.00	10,256.68	50,000.00	39,743.32	20.5
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)	.00	28,958.29	142,502.00	113,543.71	20.3
67-4350-7814 AERATION BASINS - ANOXIC AND M	.00	51,815.91	.00	(51,815.91)	.0
67-4350-7815 AERATION BASINS BLOWERS & ELEC	7,864.59	284,385.67	525,000.00	240,614.33	54.2
67-4350-7816 UPGRADE FILTER PLC	33,315.88	37,928.04	50,000.00	12,071.96	75.9
67-4350-7818 ROTARY DRUM THICK & DEWATERIN	281,015.79	1,408,957.00	6,152,319.00	4,743,362.00	22.9
67-4350-7819 REPLACE PUMPS	.00	.00	40,000.00	40,000.00	.0
67-4350-7820 VEHICLE REPLACEMENT	56,235.65	56,235.65	70,000.00	13,764.35	80.3
67-4350-7821 AERATION BASIN UPGRADE	5,507.91	5,507.91	160,000.00	154,492.09	3.4
67-4350-7822 OUTFALL CLEARING	.00	.00	83,500.00	83,500.00	.0
67-4350-7823 HAUL TRUCK	.00	57,765.00	60,000.00	2,235.00	96.3
67-4350-7900 MAJOR EQUIPMENT	5,000.00	5,000.00	.00	(5,000.00)	.0
TOTAL CAPITAL OUTLAY	<u>388,939.82</u>	<u>1,946,810.15</u>	<u>7,433,321.00</u>	<u>5,486,510.85</u>	<u>26.2</u>
TOTAL WASTEWATER CIP EXPENDITU	<u>388,939.82</u>	<u>1,946,810.15</u>	<u>7,433,321.00</u>	<u>5,486,510.85</u>	<u>26.2</u>
TOTAL FUND EXPENDITURES	<u>388,939.82</u>	<u>1,946,810.15</u>	<u>7,433,321.00</u>	<u>5,486,510.85</u>	<u>26.2</u>
NET REVENUE OVER EXPENDITURES	<u>(344,756.86)</u>	<u>(167,228.90)</u>	<u>(3,112,911.00)</u>	<u>(2,945,682.10)</u>	<u>(5.4)</u>

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

POLICE TRUST FUND

ASSETS

90-1000-0000	CASH - COMBINED	232,254.77	
90-1510-0000	INVESTMENTS-POLICE TR-JUS#1755	(23.67)	
90-1512-0000	INVESTMENTS-POLICE TR-TRS#2196	(1.21)	
	TOTAL ASSETS		<u>232,229.89</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
90-2710-0000	FUND BALANCE	8,959.18	
	REVENUE OVER EXPENDITURES - YTD	<u>223,270.71</u>	
	BALANCE - CURRENT DATE		<u>232,229.89</u>
	TOTAL FUND EQUITY		<u>232,229.89</u>
	TOTAL LIABILITIES AND EQUITY		<u>232,229.89</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

POLICE TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
90-3700-1000 INTEREST EARNINGS	.00	177.32	.00	(177.32)	.0
90-3700-3600 REFUNDS & REIMBURSEMENTS	.00	223,093.39	.00	(223,093.39)	.0
TOTAL MISCELLANEOUS REVENUE	.00	223,270.71	.00	(223,270.71)	.0
<u>FUND BALANCE</u>					
90-3800-9000 FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
TOTAL FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
TOTAL FUND REVENUE	.00	223,270.71	7,500.00	(215,770.71)	2976.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

POLICE TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
90-4900-6910 OTHER PURCHASED SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL MATERIAL AND SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL POLICE TRUST EXPENDITURE	.00	.00	7,500.00	7,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	7,500.00	7,500.00	.0
NET REVENUE OVER EXPENDITURES	.00	223,270.71	.00	(223,270.71)	.0

CITY OF KETCHUM
BALANCE SHEET
MAY 31, 2026

PARKS/REC DEV TRUST FUND

ASSETS

93-1000-0000	CASH - COMBINED	791,001.17	
93-1510-0000	INVESTMENTS--PARK DEV TR #3280	147,243.18	
93-1512-0000	INVESTMENTS--WSP RESTOR #3766	470,164.47	
93-1515-0000	WSRESTORE US BANK#2333	181,761.89	
	TOTAL ASSETS		1,590,170.71

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

93-2710-0000	PARK/REC DEV TRUST UNASSIGNED	199,336.41	
93-2710-0001	WARM SPRINGS PRESERVE	462,956.84	
93-2710-0003	GUY COLES SKATE PARK	1,175.66	
93-2710-0004	HEMINGWAY SPLASH PARK	500.35	
93-2710-0005	PARK MEM. BENCH/TREE	(815.87)	
93-2710-0006	RIVER PARK	70.00	
93-2710-0007	ICE RINK	24,835.85	
93-2710-0008	KAGAN PARK	4,657.86	
93-2710-0009	PUMP PARK	2,260.25	
93-2710-0010	YOUTH RECREATION SCHOLARSHIPS	5,891.73	
93-2710-0011	JAZZ IN THE PARK	36,178.75	
93-2710-0012	KETCHEM ALIVE	4,570.29	
93-2710-0013	CHILDRENS RECREATION	4,987.00	
93-2710-0014	TREE FUND	1,501.95	
93-2710-0015	LITTLE LEAGUE FIELD	2,529.22	
93-2710-0016	WATCH ME GROW GARDEN	(742.03)	
93-2710-0017	YOUTH GOLF	19,394.55	
93-2710-0018	KETCHUM ARTS COMMISSION	4,465.45	
93-2710-0019	PERCENT FOR ART	11,678.07	
	REVENUE OVER EXPENDITURES - YTD	804,738.38	
	BALANCE - CURRENT DATE		1,590,170.71
	TOTAL FUND EQUITY		1,590,170.71
	TOTAL LIABILITIES AND EQUITY		1,590,170.71

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
93-3700-1000 INTEREST EARNINGS	2,321.97	16,832.38	40,000.00	23,167.62	42.1
93-3700-4200 US TENNIS ASSOCIATION GRANT	10,000.00	10,000.00	.00	(10,000.00)	.0
93-3700-5900 WARM SPRINGS PRESERVE	.00	2,171,231.02	3,997,560.00	1,826,328.98	54.3
93-3700-5910 WARM SPRINGS PRES-RESTORATIO	100,013.87	100,284.16	.00	(100,284.16)	.0
93-3700-6000 GUY COLES SKATE PARK	.00	50.00	.00	(50.00)	.0
93-3700-6500 ICE RINK/ZAMBONI	.00	1,050.00	.00	(1,050.00)	.0
93-3700-6800 KETCHUM ARTS COMMISSION	.00	35,000.00	.00	(35,000.00)	.0
93-3700-7000 MISCELLANEOUS DONATIONS	.00	5,800.00	.00	(5,800.00)	.0
93-3700-7200 JAZZ IN THE PARK	.00	16,700.00	.00	(16,700.00)	.0
93-3700-7300 KETCH'EM ALIVE	1,800.00	1,800.00	.00	(1,800.00)	.0
93-3700-7900 DONATIONS-C. GATES YOUTH GOLF	.00	1,272.23	.00	(1,272.23)	.0
TOTAL MISCELLANEOUS REVENUE	114,135.84	2,360,019.79	4,037,560.00	1,677,540.21	58.5
TOTAL FUND REVENUE	114,135.84	2,360,019.79	4,037,560.00	1,677,540.21	58.5

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS/REC TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
93-4900-6000 GUY COLES SKATE PARK	.00	.00	1,176.00	1,176.00	.0
93-4900-6100 HEMINGWAY SPLASH PARK	.00	.00	500.00	500.00	.0
93-4900-6500 ICE RINK-PRIVATE	.00	1,994.94	24,836.00	22,841.06	8.0
93-4900-6600 KAGAN PARK	.00	.00	4,658.00	4,658.00	.0
93-4900-6710 LITTLE PARK	.00	.00	2,529.00	2,529.00	.0
93-4900-6800 KETCHUM ARTS COMMISSION	.00	.00	51,143.00	51,143.00	.0
TOTAL MATERIAL AND SERVICES	.00	1,994.94	84,842.00	82,847.06	2.4
CAPITAL OUTLAY:					
93-4900-7100 YOUTH RECREATION SCHOLARSHIP	.00	.00	9,892.00	9,892.00	.0
93-4900-7200 JAZZ IN THE PARK	.00	.00	36,179.00	36,179.00	.0
93-4900-7300 KETCH'EM ALIVE	.00	.00	4,570.00	4,570.00	.0
93-4900-7400 CHILDREN'S RECREATION	.00	.00	4,987.00	4,987.00	.0
93-4900-7499 TREE FUND EXPENSES	.00	.00	1,502.00	1,502.00	.0
93-4900-7700 WATCH ME GROW GARDEN	39.53	86.36	219.00	132.64	39.4
93-4900-7900 YOUTH GOLF	.00	.00	21,395.00	21,395.00	.0
93-4900-7950 WARM SPRINGS PRESR-RESTORATI	3,442.25	1,553,200.11	4,617,481.00	3,064,280.89	33.6
TOTAL CAPITAL OUTLAY	3,481.78	1,553,286.47	4,696,225.00	3,142,938.53	33.1
TOTAL PARKS/REC TRUST EXPENDIT	3,481.78	1,555,281.41	4,781,067.00	3,225,785.59	32.5
TOTAL FUND EXPENDITURES	3,481.78	1,555,281.41	4,781,067.00	3,225,785.59	32.5
NET REVENUE OVER EXPENDITURES	110,654.06	804,738.38	(743,507.00)	(1,548,245.38)	108.2

CITY OF KETCHUM
 BALANCE SHEET
 MAY 31, 2026

DEVELOPMENT TRUST FUND

ASSETS

94-1000-0000	CASH - COMBINED	173,069.93	
94-1500-0000	OFFSITE VENDOR DEPOSITS	(2,500.00)	
94-1501-0000	INVST-ALPENGLOW	(500.00)	
94-1502-0000	INVST-CONST/PHASE DEV ECT	93,309.10	
		<u> </u>	
	TOTAL ASSETS		<u><u>263,379.03</u></u>

LIABILITIES AND EQUITY

LIABILITIES

94-2060-0000	DEVELOPMENT TRUST FUNDS PAYABL	332,005.28	
		<u> </u>	
	TOTAL LIABILITIES		332,005.28

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(68,626.25)	
		<u> </u>	
	BALANCE - CURRENT DATE	(68,626.25)	
		<u> </u>	
	TOTAL FUND EQUITY		<u><u>(68,626.25)</u></u>
	TOTAL LIABILITIES AND EQUITY		<u><u>263,379.03</u></u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING MAY 31, 2026

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>						
94-3700-1000	INTEREST EARNINGS	7.13	55.85	.00	(55.85)	.0
94-3700-7000	MISCELLANEOUS REVENUE	.00	.00	650,000.00	650,000.00	.0
94-3700-8119	POSTER CONSTRUCTION	.00	163,527.90	.00	(163,527.90)	.0
TOTAL MISCELLANEOUS REVENUE		7.13	163,583.75	650,000.00	486,416.25	25.2
TOTAL FUND REVENUE		7.13	163,583.75	650,000.00	486,416.25	25.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEVELOPMENT TRUST EXPENDITUR</u>						
MATERIALS AND SERVICES:						
94-4900-6910	OTHER MISC. ACCOUNTS	.00	.00	650,000.00	650,000.00	.0
TOTAL MATERIAL AND SERVICES		.00	.00	650,000.00	650,000.00	.0
OTHER EXPENDITURES:						
94-4900-8100	J BROWN DEVELOPMENT LLC	.00	62,800.00	.00	(62,800.00)	.0
94-4900-8113	ACQUIRE REALITY / ELIAS	115,710.00	115,710.00	.00	(115,710.00)	.0
94-4900-8115	JOHN & HEIDI JACOBI	.00	53,700.00	.00	(53,700.00)	.0
TOTAL OTHER EXPENDITURES		115,710.00	232,210.00	.00	(232,210.00)	.0
TOTAL DEVELOPMENT TRUST EXPEN		115,710.00	232,210.00	650,000.00	417,790.00	35.7
TOTAL FUND EXPENDITURES		115,710.00	232,210.00	650,000.00	417,790.00	35.7
NET REVENUE OVER EXPENDITURES		(115,702.87)	(68,626.25)	.00	68,626.25	.0



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: 6/25/26 Staff Member/Dept: Kelsie Choma – Finance

Agenda Item: Recommendation to Approve Alcohol Beverage Licenses

Recommended Motion:

I move to approve the Alcohol Beverage License Applications for the applicants included in the staff report.

Reasons for Recommendation:

- Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.
• The attached applications are for the period of September 1, 2026 – August 31, 2027.
• Council approval is requested to complete the process of issuing such beer, wine and liquor licenses, including renewals.

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

Pursuant to Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any individual or business to sell liquor, beer, or wine at retail or by-the-drink within the City without first obtaining the appropriate licenses as required under Ordinance 367. All City-issued liquor, beer, and wine licenses expire annually and must be renewed by September 1. The businesses listed below have applied to sell beer, wine, and liquor. (Wine is included within the liquor license fee.) The businesses have submitted the required applications, and Council approval is requested to finalize the issuance of the applicable beer, wine, and liquor license, including renewals.

Sustainability Impact:

None

Financial Impact:

Revenue: The City will realize a revenue of \$4,840 from approval of these licenses in accordance with the current fee structure.

Attachments:

1. Table of Licenses
2. Beer, Wine & Liquor-by-the-Drink License Applications

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor (includes wine fees)</u>
Bigwood Golf Partners	X	X			X
Cellar Pub	X	X			X
Grumpy's	X		X		
The Kneadery	X				X
The Observatory Sun Valley	X	X			X
Trail Creek Cantina	X	X	X	X	
Zenergy Health Club & Spa	X		X	X	



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

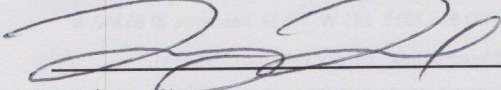
Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

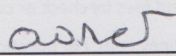
APPLICANT INFORMATION	
Applicant Name: <u>Bigwood Golf Partners LP</u>	Doing Business As:
Physical Address where license will be displayed: <u>115 Thunder Trail Ketchum</u>	
Mailing Address: <u>PO 2547 Ketchum, ID 83340</u>	
Recorded Owner of Property: <u>Bigwood Holdings</u>	
Applicant Phone Number: <u>208-290-6253</u>	Applicant Email: <u>LL@BigwoodsV.com</u>
STATE LICENSE NO: <u>5B-39236</u> (copy required)	COUNTY LICENSE NO: _____ (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Lindsay Lyle</u> <u>Christopher Lyle</u>
BEER LICENSE FEES	
<input checked="" type="checkbox"/> Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/> Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
<input checked="" type="checkbox"/> Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/> Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
<input checked="" type="checkbox"/> Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due <u>\$ 810.⁰⁰</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

191 5th St. W * P.O. Box 2315 * Ketchum, ID 83340 * main (208) 726-3841
www.ketchumidaho.org * facebook.com/CityofKetchum * twitter.com/Ketchum_idaho

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.





Applicant Signature

Relation to Business

5/16/26

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION	
Applicant Name: <u>The Pub Inc.</u>	Doing Business As: <u>The Cellar Pub.</u>
Physical Address where license will be displayed: <u>400 Sun Valley Road</u>	
Mailing Address: <u>P.O. Box 3206 Ketchum ID 83340</u>	
Recorded Owner of Property: <u>Kenny Dudunakis / Dudunakis SV. LLC</u>	
Applicant Phone Number: <u>208-622-8832</u>	Applicant Email: <u>thecellarpub@live.com</u>
STATE LICENSE NO: <u>1530</u> (copy required)	COUNTY LICENSE NO: <u>20</u> (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>List attached.</u> _____ _____ _____
BEER LICENSE FEES	
<input checked="" type="checkbox"/> Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/> Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
Wine, to be consumed on premises	\$200.00
Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
<input checked="" type="checkbox"/> Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due <u>\$ 810</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Krust Dennis President
 Applicant Signature Relation to Business

6/4/2026
 Date

 City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____</p>		
<p>Approved by City of Ketchum Idaho by;</p> <p>_____</p>		
<p>Mayor</p>		

Kristin Derrig – Pres. 239 D Pinewood Lane, Ketchum, ID 83340

Paige Lethbridge – VP 138 Valleywood Dr., Ketchum, ID 83340

Richard Lethbridge Jr. – Sec., 138 Valleywood Dr., Ketchum, ID 83340



City of Ketchum

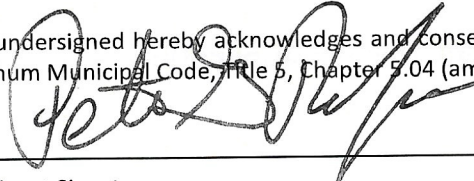
Beer, Wine & Liquor-by-the Drink License Application

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APPLICANT INFORMATION		
Applicant Name: <u>Gnump's Inc</u>	Doing Business As: <u>Gnump's</u>	
Physical Address where license will be displayed: <u>8100 Warm Springs Rd.</u>		
Mailing Address: <u>100 S. Hiawatha Dr., Hailey, ID 83333</u>		
Recorded Owner of Property: <u>G.S.G Enterprises</u>		
Applicant Phone Number: <u>208 720 3171</u>	Applicant Email: <u>prekeges@gmail.com</u>	
STATE LICENSE NO: <u>1347</u> (copy required)	COUNTY LICENSE NO: _____ (copy required)	
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners:	
	<u>Peter Prekeges, President</u>	
	<u>P.O. Box 2892</u>	
	<u>Ketchum, ID 83340</u>	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 400.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

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Applicant Signature

President

Relation to Business

02/20

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
<i>To the City Council, Ketchum, Idaho;</i> <i>The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____</i>		
Approved by City of Ketchum Idaho by;		
_____ Mayor		

Premises Number: 5B-84

Idaho State Police

Retail Alcohol Beverage License

License Year: 2027
License Number: 1347

This is to certify, that Grumpy's Inc
doing business as: Grumpy's

is licensed to sell alcoholic beverages as stated below at:
860 Warm Springs Rd , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00

GRUMPY'S INC GRUMPY'S 100 S HIAWATHA HAILEY, ID 83333 <i>Mailing Address</i>
--

Valid
08/01/2026 - 07/31/2027

Expires
07/31/2027



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

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APPLICANT INFORMATION	
Applicant Name: <u>Leadville Grill, LLC</u>	Doing Business As: <u>The Kneadery</u>
Physical Address where license will be displayed: <u>260 N. Leadville Ave., Ketchum, ID 83340</u>	
Mailing Address: <u>P.O. Box 3043, Ketchum, ID 83340</u>	
Recorded Owner of Property: <u>Freshly Baked, LLC</u>	
Applicant Phone Number: <u>208-726-9462</u>	Applicant Email: <u>kneadery@yahoo.com</u>
STATE LICENSE NO: _____ (copy required)	COUNTY LICENSE NO: _____ (copy required)
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> <u>Other: limited liability company</u> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Dillon Witmer</u> <u>Heather O'Leary</u> <u>J</u>
BEER LICENSE FEES	
<input checked="" type="checkbox"/> Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/> Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
<input type="checkbox"/> Wine, to be consumed on premises	\$200.00
<input type="checkbox"/> Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
<input checked="" type="checkbox"/> Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due \$ <u>760.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

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APPLICANT INFORMATION		
Applicant Name: VHG SV, LLC		Doing Business As: The Observatory Sun Valley, a Viceroy Resort
Physical Address where license will be displayed: 300 River Street East, Ketchum, ID 83340		
Mailing Address: P.O. Box 84, Sun Valley, ID 83340		
Recorded Owner of Property: Harriman Ketchum Hotel, LLC		
Applicant Phone Number: 415-384-1551		Applicant Email: euan.taylor@viceroy.com
STATE LICENSE NO: _____ (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> x limited liability company Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: Arash Azarbarzin, 5825 Collins Ave 14F, Miami, FL 33140 Thomas Meding, 240 NE 107 Street, Miami Shores, FL 33161 Partick Pahlke, 4664 Elm Ct, Denver, CO 80211 Mark Kelser, 210 East 73rd Street, Apt 6E, New York, NY 10021 Euan Taylor, 580 1st Ave North #203, Ketchum, ID 83340
BEER LICENSE FEES		William Graham Rumble, 4683 S. Versailles Ave, Dallas, TX 75209
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input checked="" type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ 810.00
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Handwritten Signature]

General Manager

Applicant Signature

Relation to Business

June 8th, 2026

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid	License No:
<i>To the City Council, Ketchum, Idaho;</i> <i>The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____</i>		
Approved by City of Ketchum Idaho by;		
_____ Mayor		



City of Ketchum

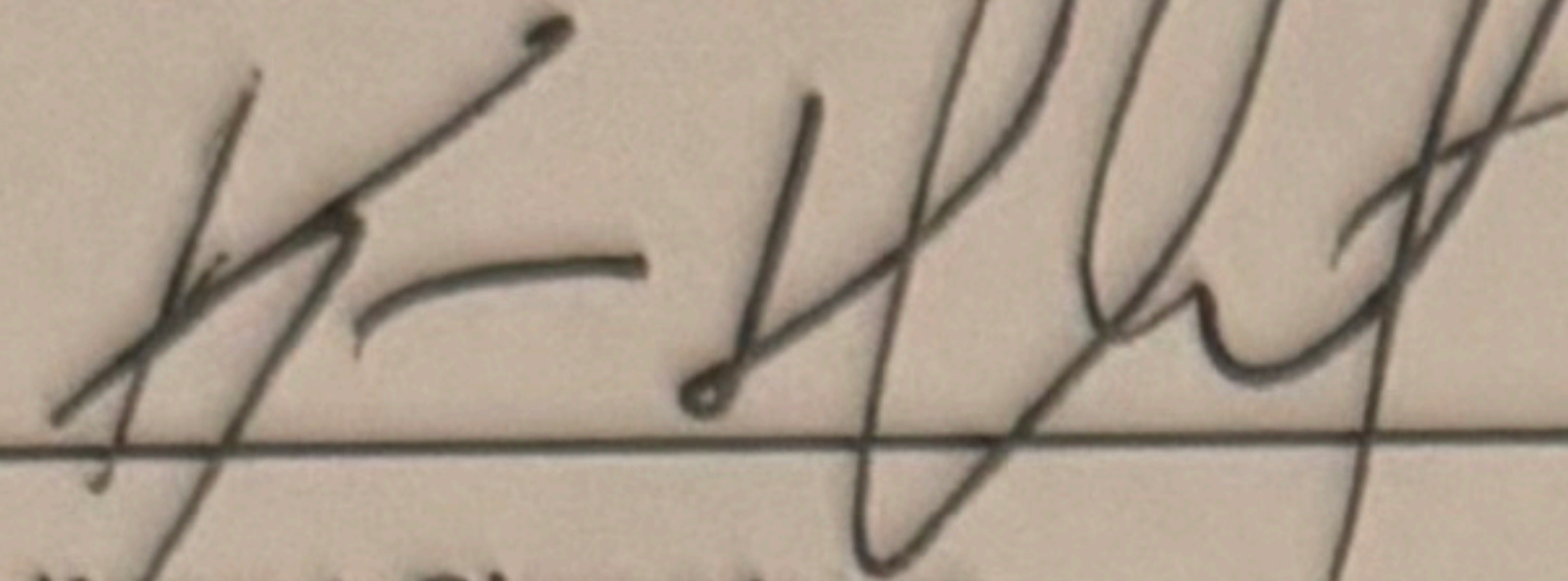
Beer, Wine & Liquor-by-the Drink License Application

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APPLICANT INFORMATION	
Applicant Name: Richkor, Inc	Doing Business As: Trail Creek Cantina
Physical Address where license will be displayed: 220 N East Avenue Suite 100, Ketchum ID 83340	
Mailing Address: PO Box 205, Ketchum ID 83340	
Recorded Owner of Property: Robert Scherer	
Applicant Phone Number: 2087207999	Applicant Email: kaari@ketchumgrill.com
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: Kaari Harlamert 1720 Laurelwood Drive, Hailey ID 83333
BEER LICENSE FEES	
<input checked="" type="checkbox"/> Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/> Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
<input checked="" type="checkbox"/> Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/> Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due \$ <u>650.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.


Applicant Signature Owner

05/22/26
Date

Relation to Business

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
<p><i>To the City Council, Ketchum, Idaho;</i> <i>The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____</i></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Zenergy Partners LLC</u>		Doing Business As: <u>Zenergy Health Club & Spa</u>
Physical Address where license will be displayed: <u>245 Raven Rd Ketchum, ID 83340</u>		
Mailing Address: <u>PO Box 1363 Ketchum, ID 83340</u>		
Recorded Owner of Property:		
Applicant Phone Number: <u>208-725-0595</u>		Applicant Email: <u>hschlemlein@zenergysv.com</u>
STATE LICENSE NO: <u>8466</u> (copy required)		COUNTY LICENSE NO: <u>2026-043</u> (copy required)
Corporation: <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Lyndsay Lyle and</u> <u>Christopher Lyle</u> <u>PO Box 6854 Ketchum, ID 83340</u>	
Partnership: <input checked="" type="checkbox"/>		
Individual: <input type="checkbox"/>		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 1000</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Haily Schlenski Operational Manager
Applicant Signature Relation to Business

6/8/2026
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____</p>		
<p>Approved by City of Ketchum Idaho by;</p> _____ Mayor		



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: June 25, 2026 Staff Member/Dept: Daniel Hansen, Director of Community Engagement

Agenda Item: Recommendation to approve Memorandum of Understanding #26-006 to support concerts in Ketchum Town Square

Recommended Motion:

I move to approve Memorandum of Understanding #26-006 between the City of Ketchum and Kristin Morton and Rebecca Larson to support the production of concerts in Ketchum Town Square.

Reasons for Recommendation:

The City of Ketchum supports arts, events, and cultural programming that are open and accessible to the public.

The proposed partnership between the City of Ketchum and the concert producers will support tourism and provide opportunities for the community to come together and enjoy music and culture.

The concerts proposed are similar to those that were produced by the City of Ketchum in years past, but were discontinued due to bandwidth constraints.

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

[Empty box for Policy Analysis and Background]

Sustainability Impact:

None OR state impact here:
None

Financial Impact:

None OR Adequate funds exist in account: The proposed agreement covers rental fees, event permitting fees, utility use, and staff time to ensure public safety and that

	the venue is ready to use. In-kind funds from the city for these services have an estimated value of \$8,000 to \$10,000. All in-kind funds are covered in the city's FY 26 budget.
--	---

Attachments:

- | |
|---|
| 1. Memorandum of Understanding #26-006 for Music in Town Square |
| 2. |



City of Ketchum

MEMORANDUM OF UNDERSTANDING 26-006

City of Ketchum/Kristin Morton and Rebecca Larson

PARTIES

Effective on the 25th day of June 2026, this Memorandum of Understanding (MOU) is between community members Kristin Morton and Rebecca Larson (Concert Producers) and the City of Ketchum, a political subdivision of the State of Idaho (City).

PURPOSE

In collaboration with the City, the Concert Producers propose a series of free public concerts this summer, every Wednesday night, 6:30 PM to 8:30 PM at Ketchum Town Square, along with up to two concerts from 6:30 PM to 8:30 PM during other days of the week (as long as they don't interfere with any other city operations and pending staff approval). The concert series would begin on July 1 and would commence on August 26. The proposed events are similar to those which used to be produced by the City in years past but had not been produced in several years due to staffing and funding limitations. The producers seek to restart the series and take on production and fundraising responsibilities, with the City of Ketchum serving as a producing partner, providing the infrastructure, permitting, and event equipment, as needed.

The concerts will take place at Ketchum Town Square (480 4th Street East, Ketchum). Each concert will include:

- a live music performance on the Town Square stage;
- an amplified sound system for the performance;
- use of the outdoor furniture, umbrellas, electricity, and restrooms at Ketchum Town Square for concertgoers and event production;
- and a potential food and beverage vendor on-site.

Each concert would be free and open to the public. Public access to Ketchum Town Square would remain open as normal during any concert event.

The purpose of this MOU is to formalize the terms of this partnership and demonstrate the shared commitment of both parties to the successful completion of these events, which intend to provide another opportunity for the community to come together to enjoy art and culture.

AGREEMENT

Section I: To be provided by the City as part of the partnership

- Concert Producer access to set up and conduct the events at Ketchum Town Square at no cost from between 3 PM and 10 PM on concert days.
- Prepping of the event space in order to produce the events.

- Providing WiFi and internet access during the events to facilitate event operations (note: this service is already in place at the event location)
- Providing security camera monitoring during the events (note: this service is already in place at the event location)
- Providing all relevant event permitting and park reservations to the Concert Producer at no cost to produce the events
- Blocking off any parking spaces needed to accommodate the load-in/load-out of supplies or food/beverage vendors at no cost
- Use of city-owned event supplies and sound equipment (if it is not already in use for other city events) to conduct the concerts, including tables, chairs, cables, and tents at no cost
- Use of electricity, water, trash receptacles (including additional dumpsters, if needed), and restrooms (including additional porta potties, if needed) at Town Square to produce the events at no cost
- Promoting the concerts through City communication platforms, such as the City’s website, social media channels, and newsletters
- Use of the City’s music licensing for live performances

Section II: To be provided by the Concert Producer as part of the partnership

- Producing the events and monitoring all event activities on-site
- Setting up and taking down all equipment to produce the events
- Hiring and paying for all talent, performers, and sound engineers
- Securing and storing all equipment between events
- Returning all chairs, tables, and umbrellas that are moved back to their original locations
- Support with promoting the events
- Including mention of the City as an event partner on all advertising materials

TERMINATION

This MOU may be terminated at the option of either party upon sixty days' notice. The parties will communicate and reasonably cooperate to minimize and mitigate any relocation or removal of event materials in the event of such a termination.

BREACH OF PERMIT CONDITIONS

In the event of a breach or violation of conditions included in this MOU, the City may notice and provide remedies and/or termination of the agreement.

EXECUTION

This MOU shall become effective upon signature and remain in effect through July 20, 2026. Its duration may be extended, reduced, or amended in writing by mutual agreement of the parties.

Concert Producers (Kristin Morton and Rebecca Larson)

By: _____

Its: _____

City of Ketchum

By: _____

Its: _____



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: June 25, 2026 Staff Member/Dept: Daniel Hansen, Director of Community Engagement

Agenda Item: Recommendation to approve Memorandum of Understanding #26-007, specifics of restoration to Homage to the Limber Pine

Recommended Motion:

I move to approve Memorandum of Understanding #26-007 between the City of Ketchum and Jason Middlebrook to define specifics of the restoration to Homage to the Limber Pine.

Reasons for Recommendation:

The City of Ketchum supports arts, events, and cultural programming that are open and accessible to the public.

The proposed agreement between the City of Ketchum and the artist outlines the roles and responsibilities to complete the restoration and repairs to the sculpture, Homage to the Limber Pine, which has been decommissioned from public display over the past 4 years due to damage.

The City Council approved funding for half (\$20,000) of the repairs and restoration during the February 26, 2026 meeting. The Arts Commission will be funding the remaining amount for a total repair amount of \$40,000.

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

[Empty box for Policy Analysis and Background]

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account:	Funding for the total \$40,000 in repairs (\$20,000 in Capital Contingency funding as approved by City Council and \$20,000 in Arts Commission funding) was already approved earlier this year. Available funds exist in the city's current fiscal year budget to complete these repairs.
--	---

Attachments:

1. Memorandum of Understanding #26-007 <i>Homage to the Limber Pine</i> repairs.
2.



City of Ketchum

MEMORANDUM OF UNDERSTANDING 26-007

City of Ketchum/Jason Middlebrook

PARTIES

Effective on the 25th day of June 2026, this Memorandum of Understanding (MOU) is between Jason Middlebrook (Artist) and the City of Ketchum, a political subdivision of the State of Idaho (City).

PURPOSE

The City of Ketchum purchased Jason Middlebrook's *Homage to the Limber Pine* in 2016. The artwork was installed in Ketchum's Little Park. While situated there, the artwork experienced some cracking and loss of tiles. As the artwork aged, the tile loss increased. When the sculpture was removed from Little Park, because of renovations to the site, the loss of tiles was pronounced, and the Ketchum Arts Commission deemed it damaged and unacceptable for public display. Since then, the artwork has been decommissioned and placed in city storage. Ketchum Arts Commissioners have inspected the damage, determining, with the artist's input, that the work largely needs to be remade. After a number of meetings with the artist and discussions about the sculpture's construction process and materials, the Ketchum Arts Commission has recommended that the City work with the artist to repair and restore the artwork.

During the February 26, 2026, City Council meeting, the City Council agreed to pay for half (\$20,000) of the repairs and restoration costs from the City's Capital Contingency Fund, while the Arts Commission would be responsible for funding the remaining \$20,000 of repair and restoration expenses.

The purpose of this MOU is to formalize the terms of repair work and demonstrate the shared commitment of both parties to the successful reinstallation of this work of art, which is intended to provide city beautification, create a sense of place, and provide additional opportunities for the public to enjoy arts and culture for free.

AGREEMENT

Specifics of Restoration

The City of Ketchum and the Ketchum Arts Commission agree to pay Jason Middlebrook \$40,000 in total to travel to Ketchum, Idaho, to repair/restore *Homage To the Limber Pine* to its original shape and height. Supplies for the restoration will be provided by the artist. It is agreed that the artwork's restoration will be completed in such a way that the City will be able to secure the artwork to a concrete pedestal that is located outdoors at Warm Springs Preserve in Ketchum, in keeping with the original intention of the piece. It is also understood that the artist has had recent experience and done sufficient research on restoration materials, and that the artwork will be able to withstand exposure to Idaho's severe swings in temperature. Understanding that no amount of exposure and wear and tear can be exactly presumed, it is the assumption of the City of Ketchum and the Ketchum Arts Commission that once restored, the artwork should be stable and not require further major repairs for at least 20 years after the repair/restoration is complete.

Should the artwork experience significant deterioration that is a result of typical outdoor exposure in Idaho during that time (2026-2046), it will be the responsibility of the artist to repair the artwork at no cost to the City of Ketchum.

In addition to the \$40,000 fee, the City of Ketchum agrees to provide the artist, Jason Middlebrook, and one assistant with housing/lodging accommodations and a sheltered shop space to conduct the repairs for up to 3 weeks in the fall of 2026 to complete the restoration work. Prior to completion, the artist will review installation instructions and any annual maintenance needs with City staff and appointed representatives of the Ketchum Arts Commission.

BREACH OF PERMIT CONDITIONS

In the event of a breach or violation of conditions included in this MOU, the City may notice and provide remedies and/or termination of the agreement.

EXECUTION

This MOU shall become effective upon signature and remain in effect through June 25, 2046. Its duration may be extended, reduced, or amended in writing by mutual agreement of the parties.

Jason Middlebrook (Artist)

By: _____

Its: _____

City of Ketchum

By: _____

Its: _____

WHITE PETERSON

ATTORNEYS AT LAW

LAURA E. BURRI
MARC J. BYBEE
KARTER A. DAVIS
LUKE C. DOMINIAK
MAREN C. ERICSON
WM. F. GIGRAY, III
LINDA C. HALSEY
MATTHEW A. JOHNSON
JACOB M. JONES

WHITE, PETERSON, GIGRAY & NICHOLS, P.A.
CANYON PARK AT THE IDAHO CENTER
5700 E. FRANKLIN RD., SUITE 200
NAMPA, IDAHO 83687-7901
TEL (208) 466-9272
FAX (208) 466-4405
EMAIL: mjohnson@whitepeterson.com

BRIAN T. O'BANNON *
PHILIP A. PETERSON
WILLIAM L. PUNKONEY

WILLIAM F. NICHOLS (1955-2025)
TERRENCE R. WHITE, RETIRED
WILLIAM F. "BUD" YOST, RETIRED

* Also admitted in OR

June 18, 2026

To: Mayor and Council
City of Ketchum

From: Matthew Johnson
City Attorney

Re: Amended Scheduling Order – Sawtooth Serenade Administrative Appeal

This administrative appeal was originally scheduled for an appeal hearing to be held before the Council on June 26, 2026.

Unfortunately, during the briefing process it was discovered that portions of the meeting transcripts that are part of the Record in this matter were incomplete and missing based on an error in instructions to the transcription service. The missing portions are relevant to the issues the Appellant intends to raise.

In order to remedy this matter, corrected transcripts were ordered in an expedited manner, but unfortunately could not be expedited enough to reasonably remain within the original schedule on this appeal. Discussion between the City Attorney, conflict counsel, Planning staff, and the Appellant identified additional availability and scheduling issues, which ultimately identified September 10, 2026 as the next available Council meeting and hearing date where all could be available.

This amended Scheduling Order has been prepared to reflect the amended hearing date and a revised briefing schedule for the parties involved. The Appellant has reviewed and agreed this schedule is acceptable.

This item will be on the Consent Agenda as an ordinary and necessary logistical item. It can be approved as part of the general motion for approval of the consent agenda. Or a recommended motion is provided below if an individual vote on this item is requested. Staff and the city attorney will be available for any questions.

Recommended motion: I move to approved the Amended Scheduling Order as presented by the City Attorney.



City of Ketchum
City Hall

**AMENDED SCHEDULING ORDER AND NOTICE
OF APPEAL HEARING
BEFORE CITY COUNCIL
Administrative Appeal: Sawtooth Serenade Design Review**

An administrative appeal was filed by Appellant, with respect to the above-referenced application(s) and Planning and Zoning Commission determination. The administrative appeal was filed pursuant to Ketchum Municipal Code.

The City hereby finds and orders that:

1. The Planning and Zoning Director has certified and reported that the procedural requirements have been met.
2. A record of proceedings, if applicable, has been prepared and is accepted by the Council.
3. The City Attorney has held scheduling discussions with the parties, who are agreeable and remain agreeable to the schedule set forth in this Order. Issues with receiving full transcripts caused a delay and a need to amend the previous Order to reschedule the hearing date and briefing schedule.
4. Amended Hearing Date: This matter is set for hearing before the Council at its regular meeting and location on September 10, 2026.
5. Amended Briefing Schedule: Appellant/Applicant is to submit a brief or memorandum in support of the appeal by 5:00 p.m. on July 27, 2026. City Planning is to submit a response brief or memorandum, if any, by 5:00 p.m. on August 17, 2026. Appellant is to submit a reply brief, if any, by 5:00 p.m. on August 31, 2026. All briefs/memos are to be sent to the parties to the administrative appeal and the City Attorney. All have agreed that electronic delivery of the documents is sufficient.
6. Council Review Authority: Upon hearing the appeal, the Council shall consider the applicable record, the order, requirement, decision or determination of the administrator and the notice of appeal, together with oral presentation and written legal arguments by the appellant, applicant (if different than appellant), and the administrator. The Council shall not consider new facts or evidence at this hearing. The Council may affirm, reverse or modify, in whole or in part, the order, requirement, decision or determination of the Commission.
7. Decision: A written decision will be entered within 30 days of conclusion of the appeal hearing. All parties, the Commission, and any affected party of record have a right to request and/or will be provided a copy of the decision.

Date of Amended Order: June 25, 2026.

Pete Prekeges, Mayor

Attest:

Trent Donat, City Clerk



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motions:

Reasons for Recommendation:

-
-
-
-

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

Sustainability Impact:

Financial Impact:

Attachments:

-

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 27020

THIS AGREEMENT, made and entered into this ____ day of ____, 2026, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and _____, representing Idaho Power (collectively referred to as "Owner"), whose address is 11831 Hwy 75, Hailey, Idaho 83333.

RECITALS

WHEREAS, Owner wishes to permit placement of a sectionalizing cabinet and base within the public right-of-way on Warm Springs Rd. 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;

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 three phase sectionalizing cabinet, identified in Exhibit "A" within the public right-of-way on Warm Springs Rd. 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 landscaping and grading that is altered due to the construction and installation of the improvements to existing conditions 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. Successors and Assigns - This Agreement shall be binding upon and inures to the benefit of each of the parties hereto and their respective successors and assigns.

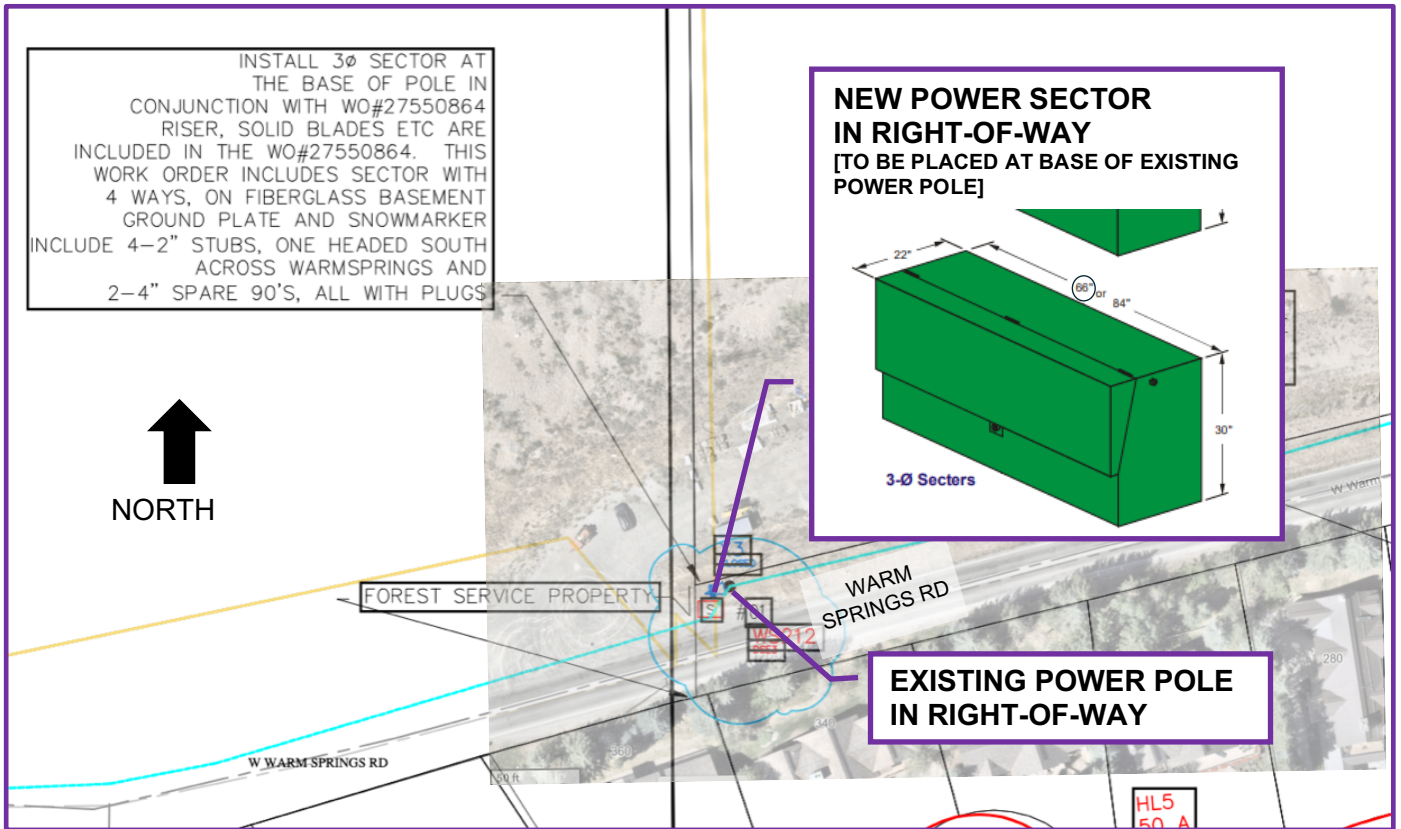
12. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

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:

EXHIBIT "A"



Base figure provided by applicant, prepared by Idaho Power [WO No. 27550864]
Figure annotated with purple textboxes by City Engineer Robyn Mattison to clarify improvements included in Right-Of-Way Encroachment Agreement No. 27020



CITY OF KETCHUM

City Hall
office: 208.726.3841
participate@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: June 25, 2026 Staff Member/Dept: Paige Nied, Associate Planner
Planning and Building Department

Agenda Item: Recommendation to hold a public hearing and conduct the first reading of Ordinance 1276, amendment to section 16.03.020.F of the Land Development Code to add “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District.

Recommended Motion:

- Motion 1:** “I move that the portions of Idaho Code § 50-902 requiring an ordinance to be read on three different days, twice by title and once in full, be dispensed with for Ordinance 1276 and read by title only.”
- Motion 2:** “I move that Ordinance 1276 be approved.”

Reasons for Recommendation:

- The applicant is proposing add “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District in the Table of Permitted Uses in Ketchum Municipal Code (“KMC”) 16.03.020.F.
- The Planning and Zoning Commission held a public hearing at their regularly scheduled meeting on May 20, 2026. The staff report from that meeting is included as Attachment 2 and public comment received from that meeting is included as Attachment 3. A recording of the Commission meeting can be [watched here](#). The Commission provided a unanimous recommendation to City Council to add “Cultural Facility” as a conditional use in the LI-2 Zone. The Commission found that:
 - Adding “Cultural Facility” as a conditional use in the LI-2 is supported by the 2025 Comprehensive Plan & Future Land Use Map
 - The conditional use permit process provides a mechanism for site specific-review and allows the City to evaluate cultural facilities proposed in the LI-2 zone on their individual merits, including operational characteristics, parking, traffic generation, compatibility with adjacent uses, and comprehensive plan conformance.
 - The amendment provides a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum’s art and cultural institutions.

Policy Analysis and Background:

INTRODUCTION AND BACKGROUND
The proposed text amendment would add ‘Cultural Facility’ as a conditional use within the Light Industrial No. 2 (LI-2) Zone District. The request is associated with the potential relocation of the Sun Valley Museum of Art (SVMOA) to a property located within the LI-2 Zone District. A copy of draft Ordinance 1276 is included as Attachment B. The text amendment only applies to the LI-2 Zone, and not the Light Industrial Number 1 (LI-1) or the Light Industrial Number 3 (LI-3) zones.

The SVMOA is classified as a “Cultural Facility”, which is defined as, “An institution or the use of land for the display, preservation, or exhibition of art, scientific, cultural, or historical materials including, but not limited to, museums, libraries, or art galleries.” Cultural facilities are not a permitted use by right or conditional use in the LI-2 and are only permitted in the Tourist and Community Core Zones.

ANALYSIS

As outlined above, the applicant has requested the addition of “Cultural Facility” as a conditional use in the LI-2 zone. During the public hearing on May 20, 2026, the Planning and Zoning Commission found that conditionally allowing cultural facilities in the LI-2, as opposed to allowing them by right, ensures that factors such as operational characteristics, compatibility with industrial uses, traffic generation, parking, and comprehensive plan conformance are considered on a case-by-case basis. Further, cultural facilities in the LI-2 will provide an opportunity for adaptive reuse of existing industrial and commercial buildings. Lastly, the text amendment will provide flexibility to accommodate appropriate cultural facility uses while still preserving the primary industrial function and character of the LI-2 zone. The Commission unanimously recommended approval of Ordinance 1276 to City Council.

Overall, staff believes amending the code to allow cultural facilities as a conditional use in the LI-2 is generally supported by the Comprehensive Plan and would provide a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum’s arts and cultural institutions. Staff finds that allowing the use through the conditional use permit process will ensure compatibility with surrounding uses and operational impacts can be evaluated on a case-by-case basis, while supporting and strengthening Ketchum’s arts and cultural identity.

STAFF RECOMMENDATION

Staff and the Planning and Zoning Commission recommend approval of Ordinance 1276, to add “Cultural Facility” as a conditional use for the LI-2 Zone District. This is the first reading of Ordinance 1276. The Council has the following options on how to proceed:

- Approve the first reading
- Approve the first reading with revisions
- Continue the first reading
- Deny the first reading

Alternatively, the Council has the option to waive the three-reading requirement and adopt the ordinance at this hearing. Staff recommend proceeding with this option.

If the Council elects not to waive the future readings, the second and third readings would be held at the subsequent City Council meetings on July 9th and July 23rd, respectively.

Sustainability Impact:

Ordinance 1276 may support the City's sustainability goals by facilitating the adaptive reuse of existing commercial and industrial buildings within the LI-2 Zone District. Reusing existing structures can reduce construction-related waste, conserve embodied energy, and promote efficient use of existing infrastructure. As a legislative amendment, the ordinance does not authorize a specific development project but may provide opportunities for sustainable reuse of existing buildings in the future.

Financial Impact:

None	There is no financial request to the City of Ketchum for Ordinance 1276 and therefore no budget implications.
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Attachments:

1. Draft Ordinance 1276
2. Text Amendment Application & Staff Report – May 20, 2026, Planning and Zoning Commission Meeting
3. Public Comment From May 20, 2026, Planning and Zoning Commission Meeting



City of Ketchum

Attachment 1: Draft Ordinance 1276

DRAFT ORDINANCE NO. 1276

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 16, THE LAND DEVELOPMENT CODE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 16.03.020.F: TABLE OF PERMITTED USES, TO ADD “CULTURAL FACILITY” AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL NO.2 ZONE DISTRICT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sun Valley Museum of Art submitted a text amendment application to add “Cultural Facility” as a conditional use in the Light Industrial No.2 (LI-2) Zone District; and

WHEREAS, cultural facilities may include uses such as museums, libraries, galleries, and similar community-serving uses that contribute to the economic and social vitality of the community; and

WHEREAS, the City recognizes arts and culture as an important community asset that supports economic development, tourism, community identity, and year-round activity; and

WHEREAS, allowing cultural facilities as a conditional use within the LI-2 District provides an opportunity for adaptive reuse of existing industrial and commercial buildings; and

WHEREAS, the Conditional Use Permit process provides the City the ability to evaluate each cultural facility proposed in the LI-2 Zone on its own merits, including operational characteristics, parking, traffic generation, compatibility with adjacent uses, and comprehensive plan conformance; and

WHEREAS, the amendment provides a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum’s arts and cultural institutions; and

WHEREAS, the proposed amendment is supported by the 2025 Comprehensive Plan, does not conflict with other provisions of the Ketchum Municipal Code, and is consistent with the general purpose and intent of the Land Development Code; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 20, 2026, and provided a unanimous recommendation of approval on the ordinance to City Council,

WHEREAS, the City Council held public hearings and conducted three readings of Ordinance 1276 on _____, _____, and _____, resulting in approval of this ordinance; and

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

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

SECTION 1. AMENDMENT TO CHAPTER 16.03 – Use Regulations

Section 16.03.020.F – Table of Permitted Uses:

Table 16-7: Table of Permitted Uses

P = Permitted C = Conditional Use Permit required A = Accessory Blank Cell = use prohibited

	Residential								Commercial and Mixed-Use							Other		
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC - 1	CC - 2	LI-1	LI-2	LI-3	RU	AF
Public and Institutional																		
Community and Cultural Facilities																		
Cultural Facility									P			P	P		C		C	

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. If any section, paragraph, sentence or provision hereof of the application to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 3. REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

SECTION 4. 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 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect 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 _____, 2026.

APPROVED:

Peter Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk

PUBLICATION SUMMARY

DRAFT ORDINANCE 1276

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 16, THE LAND DEVELOPMENT CODE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 16.03.020.F: TABLE OF PERMITTED USES, TO ADD “CULTURAL FACILITY” AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL NO.2 ZONE DISTRICT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1276 of the City of Ketchum, Blaine County, Idaho, adopted on _____ is as follows:

- SECTION 1.** Addition of “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District.
- SECTION 2.** Provides a savings and severability clause.
- SECTION 3.** Provides a repealer clause.
- SECTION 4.** Provides for publication of this Ordinance by Summary.
- SECTION 5.** 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:

Trent Donat, City Clerk

Pete Prekeges, Mayor



City of Ketchum

**Attachment 2:
Text Amendment Application &
Staff Report – May 20, 2026,
Planning and Zoning
Commission Meeting**



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY
File Number: Ordinance XXXX
Date Received: 4/15/26
By: GB
Fee Paid: TBD
Approved Date:
Denied Date:
By:

Application for Amendment to Zoning Code Title 17 or Subdivision Code Title 16

Submit Completed application to planningandbuilding@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID . If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION
Name: Sun Valley Center for the Arts, Inc. DBA Sun Valley Museum of Art
Mailing Address: P.O. Box 656, Sun Valley, ID 83353
Phone: 208-726-9491
Representative: James R. Laski & Heather E. O'Leary
Phone: 208-725-0055
Mailing Address: P.O. Box 3310, Ketchum, ID 83340
AMENDMENT
Section of code to be amended: Section 16.03.020.F Table of Permitted Uses (Table 16-7)
Please describe the proposed change or amended language (attach separate sheet if necessary): By way of this Application, Applicant seeks a text amendment to Section 16.03.020.F Table of Permitted Uses (Table 16-7) to add "Cultural Facility" as a conditional use that is permitted in the LI-2 (Light Industrial District Number 2).
ADDITIONAL INFORMATION
Please describe any additional information, if necessary:
APPLICATION REQUIREMENTS
Applications should include the following: <ul style="list-style-type: none"> a) Narrative describing zoning amendment See Attachment A b) Description of how the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance support the proposed change See Attachment B c) Proposed ordinance language showing all revisions suggested See Attachment C

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Applicant Signature _____

Date _____

City of Ketchum Planning & Building Department
Amendment Application

Once your application has been received, we will review it and contact you with next steps.
No further action is required at this time.

ATTACHMENT A

Narrative Describing Proposed Amendment

The requested text amendment would only be applicable to the Light Industrial District 2 (“LI-2 District”), not the Light Industrial District 1 (“LI-1 District”) or Light Industrial District 3 (“LI-3 District”), which serve distinct purposes and contain different permitted and conditional uses. For instance, the LI-1 District is a transition area between the Community Core and the LI-2 District and focuses on business and personal services. The LI-3 District is a transition area between the LI-2 District and surrounding neighborhoods and emphasizes technology industries, office-type employment and research and development. In contrast, the LI-2 District is the core industrial zone and focuses on providing essential or unique services to support the local economy and permanent year-round employment base. Cultural Facilities are best suited in the LI-2 District rather than the LI-1 District (which focuses on businesses and personal services) or the LI-3 District (which focuses on technology industries, office-type employment and research and development) because museums, libraries and art galleries generally offer essential and/or unique services that support the local economy as well as provide permanent year-round employment and tourism. Furthermore, since the programmatic uses of Cultural Facilities include displaying, preserving and exhibiting art, scientific, cultural and historical materials, such Facilities are consistent with Commercial Studios and Craft/Cottage Industries which are some of the current permitted uses in the LI-2 District.

The requested text amendment does not rezone any parcel, alter any dimensional standard, or change any permitted use. Rather, it only adds “Cultural Facility” as a conditional use for property zoned as LI-2 in Section 16.03.020.F Table of Permitted Uses (Table 16-7). The request to allow a Cultural Facility as a conditionally permitted use in the LI-2 District rather than a permitted use is intentional as it means that every proposed Cultural Facility in the LI-2 District would require individualized public notice and comment as well as approval from the City of Ketchum’s Planning and Zoning Commission. Moreover, each conditional use permit application for a Cultural Facility would be evaluated on its merits with regards to location, scale, parking, access, and operational compatibility with adjacent industrial uses before being approved. As such, no Cultural Facility would be approved simply by virtue of the requested text amendment alone.

ATTACHMENT B

**Description of How the Cohesive Ketchum Comprehensive Plan and
Ketchum Land Development Code Support the Proposed Change**

COHESIVE KETCHUM COMPREHENSIVE PLAN

The 2025 Cohesive Ketchum Comprehensive Plan, adopted September 11, 2025 (the “Comp Plan”), was adopted after the most extensive community consultation process in the City’s recent planning history. It established arts and culture as a core value to be actively cultivated. In fact, the Comp Plan’s Community Vision statement specifically states “We will be successful by creating, attracting, and delivering excellent jobs, education, healthcare, recreation, and cultural opportunities.” *Comp Plan*, pg. 13. The Comp Plan directly supports the proposed amendment to add Cultural Facility as a conditional use in the LI-2 District. The proposed amendment implements the following adopted Core Values and Policies from the Comp Plan:

<p>Chapter 2: Community Vision and Core Values— Lively Arts and Culture Scene (Page 16)</p>	<p><i>“Ketchum knows that arts and culture are vitally important to our economy and quality of life — they tell our story . . . a thriving arts and cultural scene attracts visitors and benefits local restaurants, lodging, and retailers. Our diverse range of year-round arts and cultural activities is a key community asset that we will continue to actively cultivate and promote.”</i></p> <p>This Section of the Comp Plan identifies arts and culture as a core value to be actively cultivated. The LI-2 District contains large footprint buildings that are well-suited to be used as Cultural Facilities. This is particularly true at the LI-2 District’s southern boundary, which is adjacent to the Tourist Zone. Section 16.03.020.F Table of Permitted Uses currently offers no pathway for Cultural Facilities to be in the LI-2 District thereby creating a gap between the Comp Plan’s stated values and the City Code’s actual permissions.</p> <p>Additionally, although the Comp Plan includes “Goal Art-2: Build Ketchum’s identity as a cultural hub by increasing the visibility of the arts and cultural activities in the community”, there is a conflict with other goals in the Comp Plan that emphasize, in several places, the importance of preserving the existing character of the Downtown District and preventing the “erosion of the ‘funkiness’ that has set Ketchum’s character apart from other mountain towns.” <i>Comp Plan</i>, pgs., 28, 47, 89. The proposed amendment closes that gap and is consistent with the Comp Plan as it protects the integrity of the Downtown District while still allowing the expansion of Cultural Facilities, which require larger scale buildings with potentially more modern design. Indeed, the LI-2 District offers the most practical and reasonable location for accommodating more prominent cultural and arts programming while still protecting the cherished scale and</p>
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	<p>character of the Downtown District. Moreover, Cultural Facilities include, but are not limited to, museums, libraries and art galleries, and generally offer essential or unique services to support the local economy and permanent year-round employment, which further promotes the goals of the Comp Plan.</p>
<p>Chapter 2: Community Vision and Core Values— Strong and Diverse Economy (Page 17)</p>	<p><i>“Ketchum will establish a stable and resilient economy by fostering innovation and entrepreneurship . . . We welcome new companies and acknowledge that strong partnerships between the City and the private and non-profit sectors are essential to Ketchum's economic success.”</i></p> <p>Cultural Facilities generate measurable economic activity such as visitor spending, extended stays, and increased foot traffic for adjacent businesses while also contributing to the quality-of-life amenities that attract and retain the year-round workforce that Ketchum's economy depends on. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District supports economic diversification consistent with this core value.</p>
<p>Chapter 2: Community Vision and Core Values— Vibrant Downtown (Page 18)</p>	<p><i>“Enhancements and efforts to support events, the arts, and Ketchum's history and culture will make downtown an even stronger community asset.”</i></p> <p>The LI-2 District is adjacent to the Tourist Zone and within walking distance of the Downtown District. Cultural Facilities in the LI-2 District would extend the active civic corridor northward and create year-round destinations that serve residents and visitors alike. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District directly supports the Comp Plan’s goal as it promotes a vibrant, arts-enriched community while at the same time protecting the scale and character of the Downtown District. Furthermore, since Cultural Facilities are often large in scale but have low-intensity use per square foot, their economic viability depends upon affordable land/buildings. The current economics of the Downtown District generally preclude any new Cultural Facilities, which is why conditionally permitting them in the LI-2 District is a sensible way to effectively implement the Comp Plan’s objectives.</p>
<p>Chapter 3: Goals and Policies—Distinctive Built and Natural Environment (Page 30)</p>	<p><i>Policy BNE-1.5: Context-Sensitive Development → “Require infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories.”</i></p> <p>Given the Comp Plan’s priority in maintaining compatibility within the contextual and built environments of the City, expansion of Cultural Facilities in the Tourist Zone and/or Community Core (where they are currently permitted uses) would run counter to Policy BNE-1.5. In contrast, the LI-2 District would allow for enhanced consistency in that zoning district as it already has compatible scale and massing of existing sites.</p>

<p>Chapter 3: Goals and Policies—Distinctive Built and Natural Environment (Page 30)</p>	<p><i>Policy BNE-1.6: Adaptive Reuse</i> → “Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space.”</p> <p>The LI-2 District contains buildings with large floor plans and high ceilings that are well-suited for adaptive reuse as Cultural Facilities. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District enables institutions to occupy and reimagine existing structures rather than requiring demolition or new construction, which is precisely the outcome that Policy BNE-1.6 was designed to achieve and which is economically unfeasible in the Tourist Zone and Community Core where Cultural Facilities are currently permitted.</p>
<p>Chapter 3: Goals and Policies—Distinctive Built and Natural Environment (Page 30)</p>	<p><i>Policy BNE-1.7: Transition Areas</i> → “Where neighborhoods have density or use transitions, such as low-density residential to medium-density residential or commercial uses to residential uses . . . ”</p> <p>The southern edge of the LI-2 District, where it meets the Tourist Zone, is a transition area. Cultural Facilities — which are civic in nature, low in operational impact, compatible with both recreational and light industrial neighbors — are an appropriate transitional use at this boundary. The conditional use process ensures that each application for a proposed Cultural Facility in the LI-2 District is reviewed for context-sensitive compatibility.</p>
<p>Chapter 3: Goals and Policies—Lively Arts and Culture Scene (Page 46)</p>	<p><i>“Ketchum encourages and supports area arts and cultural organizations, programs, and facilities as essential elements to a balanced, sustainable, and healthy community . . . Building Ketchum’s identity as a cultural hub by increasing the visibility of the arts and cultural activities.”</i></p> <p>This Section of the Comp Plan identifies arts and culture as a core value to be actively cultivated. The LI-2 District contains large footprint buildings that are well-suited to be used as a Cultural Facility. This is particularly true at the LI-2 District’s southern boundary, which is adjacent to the Tourist Zone. Section 16.03.020.F Table of Permitted Uses currently offers no pathway for Cultural Facilities to be located in the LI-2 District thereby creating a gap between the Comp Plan’s stated values and the City Code’s actual permissions. The proposed amendment closes that gap.</p>
<p>Chapter 3: Goals and Policies—Education</p> <p>Goal SHC-5: Increase Educational Opportunities for Life-Long Learning</p>	<p><i>Policy SHC-5.1: Coordination with Schools</i> → “Coordinate with Ketchum’s public and private schools to serve community educational needs.”</p> <p>Cultural Facilities include, but are not limited to, museums, libraries and art galleries. Such Facilities generally offer diverse programming to serve community educational needs. The LI-2 District is in close</p>

(Page 64)	proximity to the City’s public school. Allowing Cultural Facilities to be conditionally permitted in the LI-2 District greatly facilitates the coordination with the City’s school for supplementing arts and cultural education programs.
<p>Chapter 3: Goals and Policies—Education</p> <p>Goal SHC-5: Increase Educational Opportunities for Life-Long Learning (Page 64)</p>	<p><i>Policy SHC-5.2: Life-Long Learning Opportunities → “Recognize and encourage informal learning opportunities sponsored by a wide range of organizations.”</i></p> <p>The LI-2 District is an advantageous zone for advancing opportunities to serve life-long learners with accessible arts programming and classes, workshops and other offerings in the arts and culture space because the buildings in this District can better accommodate larger groups and capacity for more varied offerings. Additionally, there is convenient access to public transportation at the southern end of the LI-2 District which makes it particularly successful in meeting the needs of seniors and youth who are reliant on public transportation such as Mountain Rides.</p>
<p>Chapter 3: Goals and Policies—Strong and Diverse Economy (Page 67)</p>	<ul style="list-style-type: none"> • <i>“Support and attract entrepreneurs and businesses that diversify and sustain the local economy and level out seasonal fluctuations”</i> • <i>Strengthen Ketchum’s economic base through the coordinated management of tourism destinations and expansion of visitation seasons”</i> <p>The LI-2 District contains large footprint buildings that are well-suited to accommodate Cultural Facilities which can offer robust cultural programming options and a greater diversity of events or other activities during slack seasons to generate and maintain resident and visitor activity throughout the year and to also help sustain local businesses. This also promotes the Comp Plan’s Goal E-2 to “continue to support our tourism economic base through coordinated management of tourism destinations and expansion of visitation seasons.”</p>
<p>Chapter 4: Growth Framework: Mixed-Use Industrial (MUI) (Page 112)</p>	<p>The mixed-use industrial area provides opportunities for economic development, tourism and jobs. The LI-2 District is particularly suited to conditionally permitting Cultural Facilities as some of the desired characteristics of mixed-use neighborhoods are the introduction of public amenities and gathering spaces.</p> <p>Additionally, Cultural Facilities include, but are not limited to, museums, libraries and art galleries, which generally offer essential or unique services to support the local economy and permanent year-round employment, which are the primary purposes of the LI-2 District.</p>

KETCHUM LAND DEVELOPMENT CODE

The Ketchum Land Development Code, effective January 1, 2026 (the “Code”), specifically states that the regulations set forth therein “are designed for the purpose of promoting health, safety, and general welfare of the present and future inhabitants of Ketchum, Idaho, by accomplishing, among others . . . Implement[ing] the Comprehensive Plan.” *Code*, pg. 1. The Code specifically states that the purpose of the LI-2 District is “established to provide suitable land for uses that are not appropriate in other commercial zones due to their light industrial nature, but that provide an essential or unique service to support the local economy and permanent year-round employment.” *Id.*, pg. 24.

A. The Code Does Not Currently Reflect the Comp Plan

Currently, the Code does not fully implement the Comp Plan’s policies into the LI-2 District. For instance, although Section 16.03.020.F Table of Permitted Uses (Table 16-7) allows a broad range of light industrial, commercial, and residential uses in the LI-2 District — including work/live units, craft studios, automotive services, and warehousing — it currently does not allow Cultural Facilities of any kind. Thus, the Code does not anticipate the growth in Cultural Facilities required or encouraged by the Comp Plan and since there are very limited and diminishing opportunities to implement the Comp Plan, as it relates to Cultural Facilities, it is important to rectify this gap. This is especially true because the LI-2 District contains some of the only large footprint, high-clearance buildings in Ketchum that are capable of accommodating a Cultural Facility. Additionally, the LI-2 District has more parking options to accommodate Cultural Facilities than the Community Core and most of the Tourist Zone. As stated above, the LI-2 District’s southern boundary directly abuts the Tourist Zone and the YMCA — a corridor that the Comp Plan identifies as an appropriate location for arts and history integration. The requested text amendment is necessary because if there is not a pathway to allow Cultural Facilities in the LI-2 District, the Comp Plan’s vision for arts and culture cannot be fully realized in the zoning areas where Cultural Facilities are allowed. Currently, the Tourist District and Community Core Districts are the only zones where Cultural Facilities are permitted. However, there are limited opportunities for growth of Cultural Facilities in those areas due, in large part, to conflicting pressures in the Comp Plan to maintain the scale and character of those areas as well as the “funkiness” of the Downtown District and the lack of available sites in the Tourist District and Community Core Districts that could accommodate a Cultural Facility. Therefore, expansion of Cultural Facilities into the LI-2 District is not only appropriate but is necessary.

B. The Requested Text Amendment Seeks a Minimal Change to the Code

The requested text amendment which seeks to allow Cultural Facilities as a conditionally permitted use in the LI-2 District only adds one use category to the LI-2 District Use Matrix. Notably, it does not alter any dimensional standard, height limit, setback, density, or other development regulation. Moreover, it does not change the LI-2 District’s purpose, character or primary use profile and it does not preclude any currently permitted or conditional use. This is a deliberate choice grounded in sound planning practice as follows:

- Individual Application Review: Every Cultural Facility that is proposed in the LI-2 District will be subject to full public notice, hearing, and conditional use criteria evaluation. No project would be approved by the requested text amendment alone.
- Conditions of Approval: The conditional use application process allows the City to attach conditions specific to each proposal — addressing parking, hours, access, lighting, signage, and compatibility with adjacent industrial uses — calibrated to the actual site and operational context.
- Applicant Accountability: Conditional use approval is tied to a specific applicant, use, and operational description. Changes in use or operation require amending a conditional use permit or applying for a new permit altogether.
- No Spot Zoning: The requested text amendment applies to the LI-2 District as a whole, creating a use category available to any qualifying applicant. It does not create a zone within a zone, rezone a specific parcel, or confer site-specific entitlements. Rather, it is a use-matrix addition, not a zoning map change.

C. Cultural Facilities Are Compatible With the LI-2 District and Surrounding Areas

Cultural Facilities are compatible with the LI-2 District as a whole and particularly well-suited to the District's transitional southern edge. The following analysis addresses compatibility systematically:

Factor	Analysis
Traffic and Freight	Cultural Facilities generate passenger vehicle and pedestrian traffic only — no heavy freight, delivery trucks, or industrial vehicle movements. This is a materially lower-impact than most permitted uses in the LI-2 District. Additionally, Cultural Facilities tend to have periodic rather than continuous use and often have low-traffic generation per square foot.
Noise and Odor	Cultural Facilities produce no industrial noise, machinery, or odor. Gallery and museum operations are quiet uses compatible with any adjacent context.
Hazardous Materials	Cultural Facilities do not generate or store hazardous materials. Adaptive reuse of existing industrial buildings for cultural use reduces, not increases, chemical and fire risk on the site.
Hours of Operation	Cultural Facilities experience peak usage during the evening hours and weekends — periods when adjacent industrial uses are typically inactive. This creates

	<p>complementary rather than competing peak-use periods as Cultural Facilities would not conflict with operations, traffic and parking demands of adjacent industrial uses.</p>
<p>Industrial Neighbor Compatibility</p>	<p>A Cultural Facility does not conflict with the light industrial operations typical of the LI-2 District such as workshops, studios, services, work/live units. In fact, many of the programmatic uses of Cultural Facilities, such as artist workshops, studios, maker’s spaces and other activities where fabrication, assembly and production of artwork take place, are consistent with the other permitted uses in the LI-2 District.</p> <p>For instance, Commercial Studios are a permitted use in the LI-2 District and allow work spaces “for artists and artisans, including individuals practicing, teaching, or demonstrating in one of the fine arts or performing arts, or skilled in an applied art or craft.” Likewise, Instructional Services, which are conditionally permitted in the LI-2 District, include but are not limited to the following services: “music, painting, ceramics, photography, fiber arts, educational tutoring facilities, handicraft, or hobby instruction.”</p> <p>And, the conditional use process provides the tool to evaluate any specific adjacency concerns project by project.</p>
<p>Tourist Zone Adjacency</p>	<p>The southern boundary of the LI-2 District abuts the Tourist Zone, which the Comp Plan envisions as a corridor for arts, history, and community gathering. Cultural Facilities at this boundary are the uses that are most directly aligned with the Comp Plan’s vision for this transition area. The conditional use process ensures that each proposal is reviewed in its specific locational context.</p>

D. Availability of Existing Infrastructure Supports Cultural Facilities in the LI-2 District

Notably, Cultural Facilities, as a use type, generally have less impact than the currently permitted uses in the LI-2 District. The following analysis addresses the infrastructure context

applicable to Cultural Facility uses in the LI-2 District:

- Water and Sewer: The LI-2 District is served by existing City water and sewer infrastructure. Cultural Facility uses, which include galleries, offices, education, and event space, generate significantly less water and sewer demand than manufacturing, laboratory, and similar industrial uses.
- Stormwater: Cultural Facility proposals involving adaptive reuse of existing buildings generate no new impervious surface. Notably, new construction Cultural Facilities would be subject to standard stormwater review as part of the conditional use process.
- Transportation and Access: The LI-2 District is served by Lewis Street and Highway 75. Mountain Rides public transit currently serves the corridor and there is nearby access to the bike path. The LI-2 District is within walking and biking distance of the Downtown District. Cultural Facilities generally experience peak visitor traffic during the evening hours and weekends — patterns that are complementary to, rather than cumulative with, the freight and employee traffic of adjacent industrial uses.
- Parking: Cultural Facility parking demand varies by project scale, hours of operation, and transit access. Each conditional use application would include a site-specific parking analysis, and conditions of approval may address shared parking, off-peak demand management, and pedestrian access to reduce vehicle trips.
- Fire and Emergency Services: The Ketchum Fire District serves the LI-2 District. Cultural Facilities do not generate hazardous materials, chemical storage, or industrial fire risk. In adaptive reuse scenarios, conversion from industrial to cultural use typically reduces, rather than increases, the fire risk profile of a building.
- Utilities: Electric, gas, and telecommunications infrastructure is available throughout the LI-2 District.

ATTACHMENT C Proposed Ordinance

Chapter 16.03 Use Regulations

16.03.020: Table of Permitted Uses | 16.03.020.F: Table of Permitted Uses

Table 16-7: Table of Permitted Uses

P = permitted **C** = Conditional Use Permit required **A** = Accessory **P/C** = See use-specific standards **Blank Cell** = use prohibited

	Residential								Commercial and Mixed-Use							Other		Use-Specific Standards		
	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC-1	CC-2	LI-1	LI-2	LI-3	RU		AF	
Residential																				
Community housing units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	16.02.070.B.2
Dwelling, one-family	P	P	P	P		P	P	P	P	P	P	C	C				C	P	16.03.030.A.1 16.03.030.A.4	
Dwelling, multi-family				P	P			P	P	P	P	P	P	C	C	C	C		16.03.030.A.2 16.03.030.A.4	
Work/live unit														P	P	P			16.03.030.A.3 16.03.030.A.4	
Residential care facility	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	16.03.030.A.5	
Public and Institutional																				
Community and Cultural Facilities																				
Assembly, place of				C	C				C			C	C						16.03.030.B.1	
Cemetery																	C	C		
Cultural facility									P			P	P		C		C		16.03.030.B.2	
Daycare center				C	C				P	P	P	P	P	C		C			16.03.030.B.3	
Daycare facility				C	P			C	P	P	P	P	P	C		C	P			
Golf course	P	P	P	P	P	P	P	P	P	P	P						C		16.03.030.B.4	
Nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P		
Public use	C	C	C	C	C	C	C	C	P	C	C	P	P	P	P	P	P	C		
Recreation facility, public	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P		
Recreation facility, semi-public				C	C				C											
Semi-public use					C				P/C	C	C	P	P				C	C	16.03.030.B.5	
Educational Facilities																				



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF MAY 20, 2026

PROJECT: SVMOA – LI-2 Cultural Facility

FILE NUMBER: Ordinance 1276: 16.03.020.F Use Regulations Amendment

APPLICATION: Zoning Text Amendment (Applicant Initiated)

REPRESENTATIVE: Heather O’Leary & James R Laski

ZONING: Light Industrial District Number 2 (LI-2)

REVIEWER: Paige Nied – Associate Planner

NOTICE: A public meeting notice for the project was mailed to all political subdivisions, published in the Idaho Mountain Express, and posted in 3 public places (City Hall, Post Office, & Town Square) on May 5, 2026. A public meeting notice was posted to the City website and sent to other local papers and radio stations on April 29, 2026.

INTRODUCTION

The applicant is proposing to add the “Cultural Facility” use as a conditional use in the Light Industrial Number 2 (LI-2) Zone District in the Table of Permitted Uses in Ketchum Municipal Code (“KMC”) 16.03.020.F. A copy of draft Ordinance 1276 is included as Attachment B. The text amendment only applies to the LI-2 Zone, and not the Light Industrial Number 1 (LI-1) or the Light Industrial Number 3 (LI-3) zones. See Figure 1 for a map of the LI zone district boundaries.

The applicant of this text amendment is looking to relocate the Sun Valley Museum of Art (SVMOA) to a property located in the LI-2. The museum is classified as “Cultural Facility”, which is defined as, “An institution or the use of land for the display, preservation, or exhibition of art, scientific, cultural, or historical materials including, but not limited to, museums, libraries, or art galleries.” Cultural facilities are not a permitted or conditional use in the LI-2 zone district.

BACKGROUND

The Light Industrial area contains three separate zoning districts: LI-1, LI-2, and LI-3. Each of the three zones serve distinct purposes and feature different permitted and conditional uses. The LI-1 is a transitional area between the Community Core Zone District and the LI-2, and it focuses on businesses and personal services, small light manufacturing, research and development, limited retail, and offices related to building, maintenance, and construction uses. The LI-2 is the city's primary light industrial area to provide suitable land for uses not appropriate in other commercial zones due to their industrial nature but provide essential or unique services to support the local economy and permanent year-round employment base. Uses include light manufacturing, wholesale trade and distribution, research and development, service industries, limited bulk retail, and offices related to building, maintenance, and construction. The LI-3 is a transitional area between the LI-2 and residential districts, including the Limited Residential and General Residential – Low Density Zone Districts. The LI-3 provides suitable locations for a permanent year-round employment base for uses including research and development, wholesale trade and distribution, technology industries, and offices related to building, maintenance, and construction uses.

The request to conditionally allow cultural facilities in the LI-2, as opposed to allowing cultural facilities by right, is intentional because it would require each proposal to be evaluated on its own merits and compatibility with the surrounding uses. Requiring approval through the conditional use permit process ensures that factors such as operational characteristics, compatibility with industrial uses, traffic generation, parking, and comprehensive plan conformance are considered on a case-by-case basis. This approach provides flexibility to accommodate

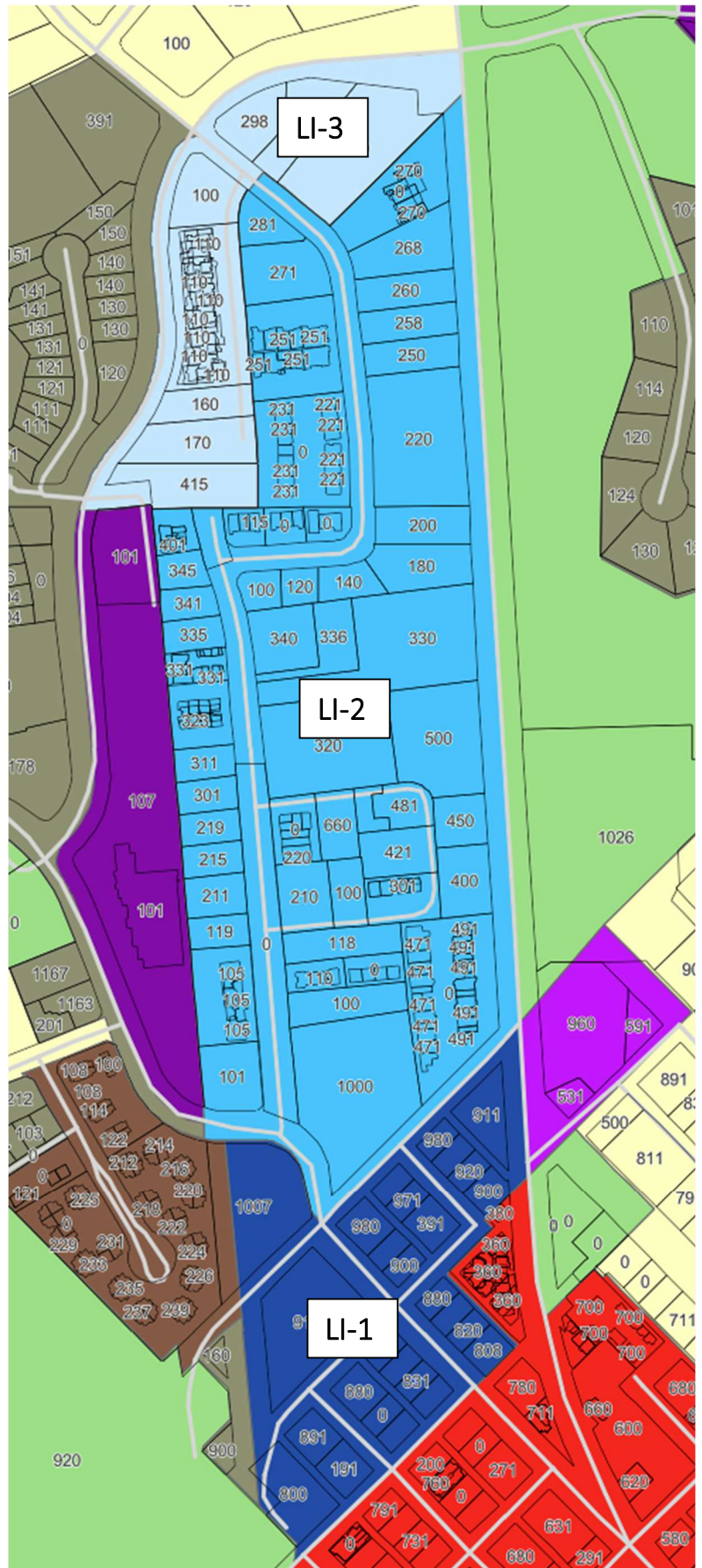


Figure 1: Light Industrial Zones

appropriate cultural facility uses while still preserving the primary industrial function and character of the LI-2 district.

ANALYSIS

KMC 16.07.070 governs amendments to Title 16 with KMC 16.07.070.A.4 outlining the three review criteria. In reviewing a code text amendment, the decision-making body shall consider whether the proposed amendment:

- a) Is consistent with the comprehensive plan and other city policies;
- b) Does not conflict with other provisions of this code or other provisions in the Ketchum Municipal Code; and
- c) Is consistent with the general purpose and intent of this code.

The request advances many of the goals and policies of the 2025 Comprehensive Plan but may not forward others. Lively Arts and Culture Scene is identified as a core value in the plan, which states, “Our diverse range of year-round arts and cultural activities is a key community asset that we will continue to actively cultivate and promote” (page 16). The plan further emphasizes the importance of supporting and strengthening Ketchum’s arts and cultural identity as an integral part of the community’s character and economy.

The goals and policies supporting the request include Chapter 3, Policy BNE-1.6, which encourages the adaptive reuse of buildings to preserve existing commercial space. The proposed text amendment would allow cultural facilities to repurpose and occupy existing commercial space within the LI-2 Zone rather than construct a new facility elsewhere, supporting the continued use and reinvestment of existing structures. The request also aligns with Policy BNE-4.4, which aims to support legacy businesses and institutions that contribute to the community’s history and identity and Policy E-1.1, which aims to support and retain existing local businesses and organizations. Museums, such as the SVMOA, are legacy establishments that have long served as a cultural and educational asset to the community for 55 years. Additionally, the proposal supports Policy ART-2.1, which strives to promote, encourage, and stimulate the growth of arts and cultural opportunities and Policy SHC-5.2, which highlights the importance of informal learning opportunities that serve all ages of the community. Cultural institutions offer a variety of classes, workshops, exhibitions, lectures, and events that engage and educate community members on arts and culture.

However, the request does not align with certain policies in the plan. The Economic Diversification section of Chapter 3 notes that Ketchum’s industrial area is unique compared to many resort communities and states that the area “presents the opportunity for businesses in industries like small manufacturing and construction services/trades to locate in the city” (page 65), recognizing that industrial uses have historically been pushed out of many resort communities. The proposed amendment would introduce a new nonindustrial use into the LI-2, which could incrementally reduce the availability of land and space for traditional industrial and trade-related businesses that rely on this area for lower land costs, functional building layouts, and access for freight movement. Additionally, Strong and Diverse Economy Policy E-1.2 seeks to preserve existing industrial spaces to ensure local businesses have places to locate and thrive. While cultural facilities could reuse existing commercial buildings, broadly allowing these establishments as a conditional use could contribute to the long-term transition away from industrial uses. Lastly, Connected Transportation Network Policy T-1.7 emphasizes facilitating the orderly movement of goods (freight), and the introduction of cultural

facilities may increase visitor traffic and parking during certain times which could hinder light industrial movement.

The Future Land Use Map designates the LI district as the only mixed-use industrial area of Ketchum, which is intended to be a vital area for economic growth and entrepreneurial opportunity. The Comprehensive Plan describes the future vision for the Mixed-Use Industrial Area as follows:

Mixed Use Industrial: The Mixed-Use Industrial (MUI) area is the workhorse of the community home to much of the non-restaurant and non-retail industry businesses, although those do exist in small amounts. Located just north of downtown from 9th Street to Saddle Rd along Lewis Street and Northwood Way, between Hwy 75 and Warm Springs Rd, the MUI is home to a wide range of businesses including but not limited to medical research companies, special events, warehouse and distribution, property management, construction, and specialty artisans. Small numbers of residential exist in the form of work/live, multi-family, and school dormitories spread inconsistently throughout the area with no common open space or gathering areas. Lots are generally larger in size with buildings situated at the center of lots surrounded by on-site parking or storage areas. Buildings are generally more industrial in nature with function being the driver of design rather than style. Off-street and on-street parking is heavily used as the area is only served by public transportation on the periphery.

The future vision outlined in the 2025 Comprehensive Plan for the MUI acknowledges the delicate balance of maintaining commercial use in this area, noting that “As legacy property ownership changes occur, it will be critical to encourage reuse of existing structures to retain businesses...” (Page 112). The proposed text amendment would ease restrictions on allowable locations for cultural facilities, such as museums like the SVMOA, which is a legacy establishment that has found it increasingly difficult to secure appropriate space in the Community Core. The plan includes primary uses for the MUI which includes the broad terms “workshops” and “studios” and it’s reasonable to categorize these uses with certain types of cultural facilities, such as museums. While staff does not believe cultural facilities fully meet the intent of the primary uses in the MUI, staff does find the use to be appropriate as a conditional use where site-specific context, operational characteristics, and compatibility with surrounding uses can be evaluated.

The parking and transportation for the MUI states that off-street parking for proposed uses is a priority and the loading/unloading needs of businesses must be planned for and accommodated onsite and on public streets (pg. 113). The LI-2 is characterized by larger lots that often provide adequate off-street parking, which would meet the needs of the parking requirements for a cultural facility. In the Community Core and Tourist zones, where cultural facilities are permitted, nonresidential uses are required to provide 1 off-street parking space per 1,000 gross square feet and cultural facilities are not exempt from this parking requirement. Also, certain types of cultural facilities, such as museums, have operational needs that more compatible with the LI-2 zone, particularly related to loading/unloading activities. Museums frequently receive and install large-scale exhibits, artwork, and display materials that require truck access and loading areas. The LI-2 is generally better equipped to accommodate these functions due to its industrial character, wider streets, and service-oriented site layouts.

The primary and secondary uses should generate little traffic from tourists and the general public. While staff acknowledges that cultural facilities may generate more traffic than some industrial uses, the majority of patrons for this type of establishment are generally attending scheduled events or

programs. Traffic circulation for light industrial vehicles is critical to this zone but it should be noted that every new proposed use in the LI-2 must demonstrate compliance with the City's off-street parking requirements. In addition, the conditional use permit process provides for the evaluation of traffic impacts.

The MUL relationship of use speaks to mitigating the inherent conflicts between residential and light industrial uses and that less intensity commercial establishments such as an office can be used as transitions between these uses. Certain lots within the LI-2 are adjacent to high-density residential developments, such as Parkside to the southwest and Northwood Place to the north. These lots are in a transitional area that could cause potential conflicts between residential and light industrial uses due to impacts of machinery noise, odors and air quality, and visual aesthetics. The location of those lots in particular would be an instance where staff believes a cultural facility would be most appropriate in the LI-2, as they would provide a better buffer between industrial and residential uses.

As the Commission considers this request, staff sees it prudent to evaluate the existing context and future potential for the LI zone districts. Today, each zone in the LI District does feel unique and distinct. The LI-1 exists as a transition area between the Community Core and LI-2 while the LI-3 is a transition area between residential zoning and the LI-2. The transitional zones are a mix of small businesses, offices, food service, work/live and retail, while the LI-2 zone maintains the bulk of true industrial uses. At the same time, there are existing uses in the LI-2, such as The Spot performing arts theater and the Ochi Gallery, that already operate in a manner more comparable to a cultural facility as both establishments host events that attract patrons and greater visitor activity, traffic, and parking demand similar to what may occur with cultural facilities.

As the LI continues to evolve with property ownership turnover, the likelihood of more residential developing in the LI zones, particularly in the LI-2 zone is high. Multi-family is a conditional use in the LI zones provided there are ground floor industrial uses. Some of the vacant parcels are being looked at for housing, such as the Forest Service property. Although cultural facilities are not light industrial in nature, they are a more compatible use with residential and appropriate on the ground floor of a mixed-use building with residential above.

Overall, staff believes amending the code to allow the conditional use of cultural facilities in the LI-2 is generally supported by the Comprehensive Plan and would provide a balanced approach that preserves opportunities for industrial uses while also supporting the retention and growth of Ketchum's arts and cultural institutions. Staff finds that allowing the use through the conditional use permit process will ensure compatibility with surrounding uses and operational impacts can be evaluated on a case-by-case basis, while supporting and strengthening Ketchum's arts and cultural identity.

Staff Recommendation

Staff recommends the Commission review the application and make a recommendation of approval for Draft Ordinance 1276 to City Council.

The Commission has the following options for recommendations:

- Approval
- Approval with recommended revisions
- Denial

If the Commission would like additional information from staff or the applicant prior to making a recommendation, the Commission can move to continue the hearing.

Attachments:

- A. Application and Supporting Documents
- B. Draft Ordinance 1276
- C. Public Comment



City of Ketchum

Attachment 3: Public Comment From May 20, 2026, Planning and Zoning Commission Meeting

Dawn Hofheimer

From: Casey Burke <casey.r.burke@gmail.com>
Sent: Monday, May 18, 2026 6:12 AM
To: Participate
Cc: Brenda Moczygemba; Tim Carter
Subject: SVMoA - 101 Lewis Street

Ketchum Planning & Zoning Commissioners,

CC: Brenda and Tim

I am reaching out in support of the proposed text amendment regarding the Sun Valley Museum of Art's proposed new building at 101 Lewis Street.

A cultural facility in the Light Industrial 2 (LI2) District enhances the vibrancy of Ketchum and the positive evolution of the District and our greater community. For over 50 years, SVMoA (formerly the Sun Valley Center for the Arts) has served the Wood River Valley through contemporary art, education and cultural programs. This organization caters to locals and visitors of all ages and interests.

The 101 Lewis Street building will enhance SVMoA's mission along with providing more exhibition space, educational programs / classrooms and community growth.

As a community member and friend of SVMoA, I am happy to be a part of its history and future - thus fully supporting the text amendment.

Thanks for considering.

Casey Burke

M. Architecture | AIA | NCARB
406.697.6240

Dawn Hofheimer

From: Katherine Rixon <krixon@rixonandcronin.com>
Sent: Sunday, May 17, 2026 1:52 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,
I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. I was on the Board of Directors for the Museum for many years and president of the board for two. During my tenure we sold back the land the museum had purchased from the Simplot family because building there was deemed not to be fiscally responsible for the organization. It was at that time that we started to look for an existing building that could repurposed to give the Museum the extra space it has needed for many years. As you can imagine, it has been extraordinarily difficult to find a building that has the extra space the museum needs in a location that is easily accessible.

This particular location works well because it is walking distance from downtown Ketchum and Hemingway School, on the bus route (with a stop out front) and on the bike path. There is plenty of parking in the area for after hours programming and it will be very synergistic with the YMCA.

I cannot think of a better use of an existing building then something to benefit the community.

I am in full support of this amendment.

Sincerely,
Katherine Rixon

KATHERINE RIXON | BROKER + OWNER

(208) 720-4958 | krixon@rixonandcronin.com
500 N. Washington Ave., Suite #101 | Ketchum, ID 83340



RIXONANDCRONIN.COM



#1 in Sun Valley based on volume sold

Dawn Hofheimer

From: Christine Davis-Jeffers <cdavisjeffers@gmail.com>
Sent: Saturday, May 16, 2026 11:54 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

As the former executive director of SVMOA, I am keenly aware of the benefits a new building would bring to this community. Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides residents and visitors alike with access to contemporary art, education, and cultural programming.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for The Museum to serve the community more robustly with a larger space that better accommodates its high-caliber education programs and exhibitions.

Sincerely,
Christine Davis-Jeffers

115 Sage Road, Ketchum, Idaho

Dawn Hofheimer

From: Barbara Lehman <barbara@barbaralehman.com>
Sent: Saturday, May 16, 2026 10:51 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

The Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley, providing access to contemporary art, education, and cultural programming. Its founding was in the early days for the city and before the recent growth. For more than 50 years, it has played an essential role that is nowhere duplicated in the Valley's cultural landscape. I believe it is imperative for this community's future that we support the growth of this incredible asset.

Many other mountain communities have museums that have excellent facilities supported by their residents and visitors.

I am writing to you as a longtime part time resident and a former board member for the Sun Valley Museum of Art for many years beginning in 2010 until two years ago. This letter is in support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Since I first joined the board, the museum has been seeking a home commensurate with its stature as a nationally recognized institution and highly respected resource for the community.

The effort to find a better home has always been a priority for SVMoA. The Tom Kundig design for a museum, conceived in 2007, was a beautiful one. Our lot on Second Avenue, (known as the Simplot lot), was a good location but ultimately building on it became impossible because of requirements beyond our control. The owners ultimately repurchased it from us. It is still standing empty.

No other idea or location became a practical solution in all these years.

The Lewis Street lot is a perfect location and has the potential to be adapted relatively easily to the museum needs.

The proposed use of the building on the lot at 101 Lewis Street represents a thoughtful expansion of its work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment wholeheartedly and hope that Ketchum P & Z commission will have the wisdom to help make this happen.

Sincerely,
Barbara, (Mrs. John F. Lehman)
105 Fox Creek Road, Ketchum

Dawn Hofheimer

From: Lisa Ryan-Boyle <lryanboyle@me.com>
Sent: Saturday, May 16, 2026 6:25 AM
To: Participate
Subject: Support for SVMoA and 101 Lewis Street Purchase

Dear Members of the Ketchum Planning & Zoning Commission,

I write in support of the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. For 55 years, Sun Valley Museum of Art has provided free access to contemporary art, education, and cultural programming for Wood River Valley residents and visitors alike. This Ketchum gem has outgrown the space it occupied in 1994 and has searched for a larger facility since earning accreditation from the American Alliance of Museums two decades ago.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I enthusiastically support this amendment and the opportunity for the SVMoA to continue serving the community to its fullest capacity.

Sincerely,
Lisa Ryan-Boyle
206 Fox Fun Road
Ketchum, ID 83340

Dawn Hofheimer

From: Sarah WOODWARD <drawdoow5@aol.com>
Sent: Friday, May 15, 2026 8:49 PM
To: Participate
Subject: SVMOA

Hello,

I'm writing in support of the museums effort to buy 101 Lewis Street. This is long time in coming and will serve many residents and visitors to Blaine County.

I have been a board member for 11 years and have seen and experienced everything the museum has to offer. It's a perfect location - on the bike path, very close to the YMCA, next door to Pauli OCHI gallery and The Spot.

Thank you

Sarah Woodward

Sent from my iPhone

Dawn Hofheimer

From: Trina Peters <trinapeters@gmail.com>
Sent: Monday, May 18, 2026 1:02 PM
To: Participate
Subject: SVMoA's application for 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Members of P&Z Commission:

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

As a 20+ year supporter and current Board member of the Sun Valley Museum of Art, I know firsthand how valuable the institution has been to the cultural life of this Valley. For 55 years, the institution founded by Glenn Janss has solidified the Wood River Valley as a vibrant home for the arts. Residents and visitors have access to world class contemporary art, educational opportunities and other cultural programming that enhances our quality of life.

The proposed use of the building at 101 Lewis will allow for expansion of all of SVMoA's programs, thus offering cultural opportunities for the entire community that are on par with the abundance of outdoor recreational opportunities. The location is an ideal fit - close to the YMCA, bike path, Mtn Rides bus stops, and Hemingway Elementary. I urge you to support SVMoA's proposed use of the building site and this amendment.

Sincerely,
Trina Peters, SVMoA Board member and 25-year resident of Ketchum

Trina Peters
208-440-5561

Dawn Hofheimer

From: Holbrook Newman <holbrooknewman@me.com>
Sent: Monday, May 18, 2026 1:41 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Holbrook Newman
235 Spur Lane
Larkspur 103
Ketchum, ID 83340

Dawn Hofheimer

From: J. Brittain Palmedo <brittsv@icloud.com>
Sent: Monday, May 18, 2026 1:33 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

We are writing to express our support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

We support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Britt and Peter Palmedo

Dawn Hofheimer

From: Michele Cannon Bessler <mcannonbessler@comcast.net>
Sent: Monday, May 18, 2026 3:18 PM
To: Participate
Subject: Letter of Enthusiastic Support for SVMoA and Lewis Street

:

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Date : May 18, 2026

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is an important, valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Michele M Bessler

134 Lake Creek Meadows Road
Ketchum Idaho 83340

Dawn Hofheimer

From: Greenspan, Ron <Ron.Greenspan@FTIConsulting.com>
Sent: Monday, May 18, 2026 3:07 PM
To: Participate
Subject: Support for Sun Valley Museum and Text Amendment--- 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

We are so fortunate to have the Sun Valley Museum of Art in our community. It is a vital part of our cultural fabric, providing access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum. The location, adjacent to the YMCA and bike path, and very close to Hemmingway School, is a perfect fit and excellent use of this highly visible building, which has otherwise sat vacant for a number of years.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Ron Greenspan
118 River Ranch Road, Ketchum

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Dawn Hofheimer

From: jennifer case <jennifercase211@gmail.com>
Sent: Monday, May 18, 2026 4:13 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my overwhelming support for the proposed Sun Valley Museum of Art text amendment to allow the cultural facility to operate within the Light Industrial 2 District.

I see nothing but huge benefits and community gains by allowing SVMoA to move into 101 Lewis Street and make this transition for the building's use.

I have been coming to Ketchum for 45 years. and a homeowner since 2006. Through the years I have seen the incredible value SVMoA has added to the Wood River Valley, and beyond, through not only its exhibits but its educational classes, lectures, special events and cultural programming. Their impact benefits people of all ages and across all demographics throughout Blaine County. SVMoA is a vibrant organization, that provides immeasurable value to the community and whose programs benefit both residents and visitors.

I believe the proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work and will enable the museum to expand its programming to meet the community's needs and to continue to contribute to the cultural vitality of Ketchum and the Wood River Valley.

I whole-heartedly support this amendment and the opportunity for the museum to continue to serve the community.

Thank you.

Sincerely,
Jennifer Case

670 Second Street East
Ketchum

Dawn Hofheimer

From: Stacey Winston-Levitan <stacey@winstonwachter.com>
Sent: Monday, May 18, 2026 4:12 PM
To: Participate
Subject: Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum. This is so important for our community and the people who it serves.

I support this amendment and the opportunity for the museum to continue serving the community.

--

Stacey Winston Levitan

Dawn Hofheimer

From: Caroline Woodham <caroline@woodhamphoto.com>
Sent: Monday, May 18, 2026 5:01 PM
To: Participate
Subject: Support for SVMoA 101 Lewis St.

Dear Members of the Ketchum Planning & Zoning Commission,

In regards to the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District, we want to support this hopefully easy choice for allowed use.

Sun Valley Museum of Art is an extension of the valley's education picture. We have benefited over the many years plus witnessed broad reaching participation from our community and therefore we support their growth and the positive impact they have on the community. We are so fortunate to have this educational facility and it's hard-working staff to better serve all of us directly or indirectly.

The proposed use of the building at 101 Lewis Street represents positive expansion of this work. They need additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum. Please make a thoughtful decision.

We strongly support this amendment and the opportunity for the museum to continue serving the community.

Sun Valley Museum of Art is treasured by many. It is a longstanding organization in the Wood River Valley. There are probably statistics you can research to back up the enormous impact it has had valley wide so please take the time to thoughtfully engage. SVMoA provides access to contemporary art, education, and cultural programming for residents and visitors alike.

Thank you for your time and attention.

David and Caroline Woodham
P.O. Box 2886
Ketchum, ID 83340

Caroline Woodham

Dawn Hofheimer

From: Geoff Isles <islesglass@aol.com>
Sent: Monday, May 18, 2026 5:13 PM
To: Participate
Subject: SVMoA Conditional Use Permit

Dear P&Z Board Member:

I write to you today in support of granting the Sun Valley Museum of Art a conditional use permit so they can purchase the building on the corner of Lewis St and Sun Valley Rd as their future home. The building is ideally suited for the museum, allowing them to enlarge both their gallery space and education rooms, but also giving them on property parking, something that has made it difficult in the present space to draw tourists visiting from out of town.

The museum has been the center of Ketchum's art scene for decades now, and with the addition of the Argyros and the Spot theatre, will continue to expand Ketchum cultural sector, so it won't be just a ski resort town. This is vital, not for just tourism, but to give locals and children experiences from outside unmask area.

I'll note that there are two other cultural spots on Lewis St, Ochi Gallery which is a commercial space but obviously active in the arts, and the Spot Theatre, a gem for our town, that is expanding to accommodate additional patrons. Having the SVMoA in the neighborhood will add a vibrancy to the area.

Please grant their request.

Respectfully,

Geoff Isles

Geoff Isles
islesglass@aol.com
917-626-1134

Dawn Hofheimer

From: Sophie Sawyers <sophiesawyers@gmail.com>
Sent: Monday, May 18, 2026 8:51 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

As a teacher and former museum educator at SVMoA, I firmly believe in the value of the Sun Valley Museum of Art as a cultural institution in our community. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Sophie Sawyers
Ketchum Resident
Elementary School Teacher

Dawn Hofheimer

From: Nancy Watkins <nancywatkins1@me.com>
Sent: Monday, May 18, 2026 6:02 PM
To: Participate
Subject: Support for the SV museum of Art and 101 Lewis St.

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely

Nancy Watkins
101 Saddle lane, Sun Valley

Sent from my iPhone

Dawn Hofheimer

From: Claudia McCain <cvmccain@icloud.com>
Sent: Tuesday, May 19, 2026 1:32 PM
To: Participate
Subject: Conditional Use Permit for SVMoA

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The Sun Valley Museum of Art has been an integral part of our Arts community for over 50 years. Over those years, they have provided exceptional programming in entertainment, education, arts literacy, and cultural development for residents, visitors and youth. I cannot imagine where our valley would be today without the SVMoA.

The proposed use of the building at 101 Lewis Street will be a terrific addition to our cultural landscape and allow the Museum to continue, and even expand their offerings.

I support this amendment and the opportunity it will provide for our town and our valley.

Best Regards,

Claudia McCain

Ketchum Resident

Dawn Hofheimer

From: Jennifer Wells Green <jwgreen@svmoa.org>
Sent: Wednesday, May 20, 2026 11:33 AM
To: Participate
Subject: support for Zoning Text Amendment - LI-2 Cultural Facility

Dear City of Ketchum Planning and Zoning Commission Members,

As the Executive Director of a legacy organization that has been a cultural and educational asset to this community for 55 years, I am writing to express my strong support for the proposed text amendment to allow “Cultural Facility” as a Conditional Use in LI-2.

Ketchum is a community that has long valued the arts, culture, and civic life, and our zoning code should reflect that. Allowing a cultural facility as a conditional use in the LI-2 district is a reasonable, forward-thinking update that creates opportunity without compromising the integrity of the zone. The conditional use process itself provides exactly the right mechanism for case-by-case review, ensuring any proposed facility meets the standards the community expects.

Cultural institutions are proven contributors to the economic and social vitality of the communities they call home. They generate foot traffic, support local businesses, attract visitors, and strengthen the identity of a place. Ketchum deserves zoning that makes room for that kind of investment.

I urge the Commission to vote in support of this amendment and to recommend its approval to the Ketchum City Council. Thank you for your service to this community and for your thoughtful consideration.

Warm regards,

Jennifer Wells Green

Jennifer Wells Green
Executive Director
jwgreen@svmoa.org | 208.726.9491 x118 | svmoa.org



Dawn Hofheimer

From: Joan Swift <jgswift@aol.com>
Sent: Tuesday, May 19, 2026 9:46 PM
To: Participate
Subject: Support for Text Amendment to add Cultural Facility as a Conditional Use in LI-2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed Text Amendment to allow Cultural Facility as a conditional use within the Light Industrial 2 (LI2) District.

The growth of cultural and arts programming is a significant priority for Ketchum, as confirmed in the current Comp Plan, and there are limited opportunities to provide this programming under the existing zoning code in the Tourist and Community Core districts.

I support this amendment and the opportunity it provides for the expansion of the community's arts and cultural resources. I believe accommodating Cultural Facility uses, controlled by conditional use permits, would not disadvantage the current LI-2 uses.

Thank you for your consideration.

Sincerely,
Joan Swift
local resident

Joan Swift
208-720-9796

Dawn Hofheimer

From: Jessica Streib (Jess) <jessica.streib.id@gmail.com>
Sent: Tuesday, May 19, 2026 7:51 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Jessica Streib
117 Timberline Road (East Fork)
Hailey, ID 83333

*But work off Lewis Street in Ketchum, on Bell Drive and think the museum would be AWESOME!

Dawn Hofheimer

From: Dianne Sanchez <dsanchez@svmoa.org>
Sent: Tuesday, May 12, 2026 3:45 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley, providing access to contemporary art, education, and cultural programming for residents and visitors alike. The proposed use of the building at 101 Lewis Street represents a thoughtful and exciting expansion of this work, creating additional space for exhibitions, educational programs, and community gatherings that will contribute significantly to the cultural vitality of Ketchum.

As the Director of Learning and Engagement at the Sun Valley Museum of Art, I am especially excited about the educational possibilities this new space could offer. I dream of transforming one floor of the building into an innovative makerspace that complements and draws inspiration from the industrial businesses nearby. I envision a dynamic educational environment equipped with digital art tools such as drawing tablets and stylus pens, 3D printers, laser engravers, and other emerging technologies that bridge art, design, and engineering.

This space would help bring museum education into the 21st century by giving students, families, artists, and community members hands-on opportunities to explore creativity through both traditional and cutting-edge mediums. It would foster collaboration, experimentation, and workforce-relevant skills while strengthening connections between the arts and the industrial and technological assets already present in the neighborhood.

I believe this project represents a forward-thinking investment in the cultural and educational future of our community, and I strongly support this amendment and the opportunity for the museum to continue serving and inspiring the Wood River Valley.

Sincerely,

Dianne Sánchez, Ed.M.

Director of Learning and Engagement

she/her/hers ([what's this?](#))

svmoa.org | 208.726.9491 x120



Dawn Hofheimer

From: Peter Smith <petesmithsv@gmail.com>
Sent: Wednesday, May 13, 2026 11:01 AM
To: Participate
Subject: Sun Valley Museum of Art

ATT: P&Z

RE: 101 Lewis Street
Text Amendment: Conditional Use, Light Industrial District, Cultural Facility

We are in support and encourage the City of Ketchum to pass a text amendment and issue a conditional use permit to The Sun Valley Museum of Art so they may occupy the 101 Lewis Street building and continue their very important cultural contribution to our community.

Please note that SVMOA (previously THE SUN VALLEY CENTER FOR THE ARTS) has been in continuous operation here in the Valley for over 50 years.

Respectfully,
Pete and Becky Smith
PO Box 67
95 Elkhorn Road
Sun Valley

Dawn Hofheimer

From: John R. Lane <boxlranch@icloud.com>
Sent: Wednesday, May 13, 2026 10:48 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I'm a Wood River Valley native with a century long Ketchum-Sun Valley family history and I'm a Ketchum property owner (the historic 1887 Lane Mercantile Building). My professional life was as an art museum director (Carnegie Museum of Art in Pittsburgh, the San Francisco Museum of Modern Art, and the Dallas Museum of Art), which experience I believe has afforded me some insight to the role of art museums in the cultural life of their communities and a practical understanding of how their physical facilities impact their service.

I'm writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District. Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike. The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum both to continue and to enhance its service to the community.

Sincerely,

Jack Lane

John R. Lane, Ph.D
204 Timber Lane
PO Box 612
Ketchum, ID 83340

M +1 (208) 309-3024
E boxlranch@icloud.com

Dawn Hofheimer

From: Lisa Stelck <lstelck@icloud.com>
Sent: Wednesday, May 13, 2026 7:44 AM
To: Participate
Subject: SVMOA

Ketchum Planning & Zoning Commission,

We are writing to express our support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The SVMOA is an important cultural and educational institution serving both residents and visitors.

The location near the YMCA and Hemingway Elementary school is ideal for programming involving children.

As community members who regularly take advantage of the museum's offerings including exhibitions, lectures, and art classes, we were thrilled to learn that the SVMOA has the opportunity to purchase a building in which it can expand to better serve the community

We fully support this amendment and encourage you to approve.

Sincerely,

Lisa Stelck and Bill Boeger

115 Sagewillow Road, Sun Valley

Dawn Hofheimer

From: Perry Boyle <Boylehp@yahoo.com>
Sent: Wednesday, May 13, 2026 3:09 AM
To: Participate
Subject: Public comment for P&Z Commission meeting 5/20

I am writing to express my support for the text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued contributor to the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a compelling expansion of the museum's work. It will offer additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Thank you,

Perry Boyle, Ketchum

Dawn Hofheimer

From: Linda Brower <lbrow1951@gmail.com>
Sent: Tuesday, May 12, 2026 9:36 PM
To: Participate
Subject: The Sun Valley Museum of Art and proposed move to Lewis Street

Dear Members of the Ketchum Planning and Zoning Commission, We are writing to express support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 District. SVMoA is a longstanding organization in our valley but has been hampered by a lack of space as it seeks to offer cultural programming , contemporary art and arts education to our residents and visitors alike. Entrance has always been free and the reason it is still functioning 50+years later is that there many residents willing to contribute to keep this asset alive for our community. The building at 101 Lewis St would make available much needed space and would offer a vibrant new venue for community gathering.

We support this amendment and will support the museum as it recreates itself.

Sincerely, Bill and Linda Nicholson. PO Box 6387 Ketchum 83340

Sent from my iPad wherever it is!

Dawn Hofheimer

From: Susan Flynt <flyntsusan@gmail.com>
Sent: Tuesday, May 12, 2026 8:50 PM
To: Participate
Cc: Jennifer Wells Green; Susan Flynt
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Susan Flynt

Ketchum, ID

Dawn Hofheimer

From: Dianne Dillingham <dianne.dillingham@gmail.com>
Sent: Tuesday, May 12, 2026 7:45 PM
To: Participate
Subject: SVMOA New Building

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike. The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Dianne Dillingham

Dawn Hofheimer

From: L'Anne Gilman <lanne@gilmanc.com>
Sent: Tuesday, May 12, 2026 7:35 PM
To: Participate
Subject: Support of SV Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is an integral part of our community and has been a longstanding organization in the Wood River Valley that has made a real difference for so many residents and visitors, particularly the arts education they provide.

As someone who has spent the better part of three decades in Ketchum, and who has built a life here around bringing people together through art, I'm in full support of the proposed use of 101 Lewis Street. It feels like a natural next step for the museum. More room for exhibitions, more space for educational programs, more places for people to gather around something meaningful. That kind of growth is what keeps a town like ours alive.

I'm grateful for what the museum already does here, and excited about what this amendment would let it become.

Sincerely,

L'Anne Gilman
Gilman Contemporary
Owner, Director
PO Box 3005
661 Sun Valley Road
Ketchum, ID 83340
208.726.7585



[@gilmanccontemporary](mailto:lanne@gilmanc.com)

Dawn Hofheimer

From: nancy goldstein <nancyg930@gmail.com>
Sent: Tuesday, May 12, 2026 6:01 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Nancy Goldstein

250 Foxglove Ln, Ketchum, ID 83340

Dawn Hofheimer

From: Robin Leavitt <rleavitt44@gmail.com>
Sent: Tuesday, May 12, 2026 5:30 PM
To: Participate
Subject: Support for SV Museum of ART on 101 Lewis Street

Dear Members of the Ketchum Planning and Zoning commission

We want to express our support for the text amendment to allow a cultural facility as a conditional use with the Light Industrial 2 district.

SV Museum of Art is well known as a valued and longstanding important part of our community. We see a number of great opportunities to expand both the art space for contemporary works of are, programing for students and adults and a community gathering place.

Sincerely,

Robin Leavitt and Terry Friedlander

Dawn Hofheimer

From: rebecca wilkinson <bexwilkinsonketchum@gmail.com>
Sent: Tuesday, May 12, 2026 5:28 PM
To: Participate
Subject: Sun Valley Museum of Art Building

Dear Planning and Zoning Committee-

As a LONG time supporter of Sun Valley Museum of Arts (was the Center for the Arts) I have seen many changes. Unfortunately, ideas for spaces for the Museum have come and gone. I, personally, have donated towards a long term space in which this wonderful institution can rest its bones and get the work done. The light industrial area in Ketchum is the perfect place.

Not only does Ochi Gallery reside there, but The Spot.

Our town (I now live in Hailey but was in Gimlet for 16 years) has all the sophistication but none of the spaces for a serious cultural hubbub. Even Jackson Hole has a lovely Art Museum!

What SVMoA brings to the valley is insurmountable! Not only does it have QUALITY art shows, it has a huge educational department that reaches out to our local schools. It provides lectures and entertainment (First Fridays) and for me personally, figure drawing.

I'm not only a patron of the Museum but an artist myself- and this place has given me much solace and happiness over the years.

I would strongly urge you to approve the measure of the museum in this particular space. It has been seeking a home for as long as I have lived here- 2 decades.

As the town grows, so does the need for art and cultural spaces. Ketchum does not want to be left behind... I would think...

Yours Truly,
Bex Wilkinson

www.bexwilkinson.com

Bex Wilkinson
Artchurch
323 N. 2nd Ave.

Hailey, Id. 83333

Dawn Hofheimer

From: Laura Rose-lewis <laura.roselewis@yahoo.com>
Sent: Tuesday, May 12, 2026 5:23 PM
To: Participate
Subject: Support for SVMoA and 101 Lewis St.

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my enthusiastic support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art has provided access to contemporary art, education, and cultural programming for residents and visitors alike for over 50 years.

SVMoA partners extensively with the school district and many other community partners (nonprofits and businesses alike) to enrich our community's access to arts, art education and other artistic experiences.

The proposed use of the building at 101 Lewis Street represents an opportunity to expand this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community through expanded offerings.

Sincerely,

Laura Rose-Lewis

WRV Community Member

Dawn Hofheimer

From: Tim Wolff <tim@atindustrialco.com>
Sent: Tuesday, May 12, 2026 4:55 PM
To: Participate
Subject: SVMoA -101 Lewis

I'm a member of the community, founder of two nonprofits: Spur (www.spurfoundatio.org) and the Wood River Community Housing Trust (www.wrcht.org).

I'm strongly in favor of a text amendment allowing a cultural facility as a conditional use that would allow SVMoA to own/occupy/use the property for its intended use.

Happy to answer questions or show up in support.

Much appreciated.

-Tim



Tim Wolff

CEO & MANAGING PARTNER

☎ 480.205.1795 | ✉ tim@atindustrialco.com

Carla Bucci, Executive Assistant

☎ 440.328.5762 | ✉ carla@atindustrialco.com
atindustrialco.com

Dawn Hofheimer

From: Julie Syrdal <jbsyrdal@gmail.com>
Sent: Wednesday, May 13, 2026 9:32 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Julie Syrdal, ketchum ID

Dawn Hofheimer

From: Scott Lewis <scott@scottlewis.net>
Sent: Wednesday, May 13, 2026 6:18 AM
To: Participate
Subject: Support for SVMoA at 101 Lewis St.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District for the Sun Valley Museum of Art

The proposed use of the building at 101 Lewis Street will be a huge plus for our community

Sincerely,

Scott Lewis

WRV Resident

Dawn Hofheimer

From: Broschofsky Galleries <art@brogallery.com>
Sent: Wednesday, May 13, 2026 4:41 PM
To: Participate
Subject: Sun Valley Museum

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Minette Broschofsky
Broschofsky Galleries, Ketchum

Dawn Hofheimer

From: Jake Peters <jkptrs@gmail.com>
Sent: Thursday, May 14, 2026 10:42 AM
To: Participate
Cc: ICE-Trina Peters
Subject: Museum building

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley and Trina Peters has been a board member there for >150 years. SVMOA provides access to contemporary art, education, and cultural programming for residents and visitors alike. The museum also provides valuable cultural goodness that is useful to me as a substantial employer in town (DECKED.com and EDJY.com).

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Jake Peters

P.O. Box 3486

Ketchum, ID 83340

208-409-5561 cell

Dawn Hofheimer

From: Mary Wilson <mhdwilson01@gmail.com>
Sent: Thursday, May 14, 2026 3:17 AM
To: Participate
Subject: Support for SVMOA and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The Museums purchase and use of the building would be an incredible bonus for art and art education in the WRV. This is a great use of an existing building to the benefit of our community. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Mary Wilson

Dawn Hofheimer

From: Gary Borman <gebmusic@me.com>
Sent: Wednesday, May 13, 2026 7:25 PM
To: Participate
Cc: Anne Borman; Gary Borman
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

Wish to express our absolute support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art, a valued and longstanding organization in the Wood River Valley, provides access to contemporary art, arts education and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

We have been members of this community for over 50 years and support this amendment. We believe this kind of growth will improve the quality of life for everyone in our valley in an existing space currently not serving the public interests.

Sincerely,
Gary and Anne Borman
PO Box 6094/181 Spur Lane
Ketchum Idaho 83341

Dawn Hofheimer

From: Heidi Worcester <hpworcester@gmail.com>
Sent: Thursday, May 14, 2026 2:21 PM
To: Participate
Subject: Support for New Museum at 101 Lewis St

Dear Members of the Ketchum Planning & Zoning Commission,

I have been a member of the community for 50 years and the SVMOA which I first knew as the Sun Valley Center for the Arts has always been a significant part of my time in the Valley.

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,
Heidi Pesky Worcester
109 S Riverwoods Rd
Ketchum, Idaho

Dawn Hofheimer

From: Amber Busuttil Mullen <amberbusuttil@hotmail.com>
Sent: Thursday, May 14, 2026 2:20 PM
To: Participate
Subject: New Space for SVMoA

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Amber Busuttil Mullen
760 Paintbrush Ln
Ketchum, ID 83340

Dawn Hofheimer

From: GILLIAN WYNN <freegilly@mac.com>
Sent: Thursday, May 14, 2026 4:32 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

gillian wynn

219 Bitterroot Rd.

Sun Valley, Idaho

Sent from my iPhone

Dawn Hofheimer

From: Kristin Poole <poolekristin8@gmail.com>
Sent: Thursday, May 14, 2026 4:32 PM
To: Participate
Subject: Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding arts organization in the Wood River Valley. It provides locals, visitors, families and students access to outstanding contemporary art, education, and cultural programming.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create much needed additional space for exhibitions, educational programs, and community gatherings.

Please support this zoning amendment and the opportunity for the Wood River Valley to expand its reputation as a place where people can feed their minds, their spirits and their bodies!

Respectfully,

Kristin Poole

Dawn Hofheimer

From: Alan Pesky <alanpesky@gmail.com>
Sent: Thursday, May 14, 2026 5:21 PM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Dear Members of the Ketchum Planning and Zoning Commission,

I want to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2(LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education and cultural programming for residents and visitors alike.

My wife Wendy Pesky and I have been members and supporters of Sun Valley Museum of Art for more than 35 years.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Alan Pesky
109 Riverwoods Road, Ketchum

Dawn Hofheimer

From: Sharon Twigg-Smith <sharona.twiggsmith@gmail.com>
Sent: Friday, May 15, 2026 11:15 AM
To: Participate
Subject: Support for Sun Valley Museum of Art and 101 Lewis Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

Sun Valley Museum of Art is a valued and longstanding organization in the Wood River Valley. It provides access to contemporary art, education, and cultural programming for residents and visitors alike.

The proposed use of the building at 101 Lewis Street represents a thoughtful expansion of this work. It will create additional space for exhibitions, educational programs, and community gatherings, contributing to the cultural vitality of Ketchum.

I support this amendment and the opportunity for the museum to continue serving the community.

Sincerely,

Sharon Twigg-Smith
3216B Warm Springs Road
Ketchum, ID 83340

Dawn Hofheimer

From: Scott Payne <scott@farmerpaynearchitects.com>
Sent: Friday, May 15, 2026 8:14 AM
To: Participate
Cc: Abby Rivin; Tim Carter; Casey Burke; Aaron Belzer
Subject: Support for SVMoA - Lewis Street

Dear Members of the Ketchum Planning & Zoning Commission,

I am writing to express my strong support for the proposed text amendment to allow a cultural facility as a conditional use within the Light Industrial 2 (LI2) District.

The Sun Valley Museum of Art has long been one of the cultural cornerstones of the Wood River Valley. Its exhibitions, educational programs, and community events bring creativity, dialogue, and inspiration to residents and visitors alike. In a community defined not only by its natural beauty but also by its commitment to arts and culture, the museum plays an essential role.

The proposed use of the building at 101 Lewis Street represents a thoughtful and exciting opportunity to expand that impact. Additional space for exhibitions, educational outreach, and public gatherings will strengthen the museum's ability to serve the community while adding energy and vitality to this area of Ketchum.

Supporting arts and cultural institutions is an investment in the character, identity, and future of our town. I believe this amendment is both appropriate and beneficial, and I respectfully encourage the Commission to support it.

Thank you for your consideration.

Sincerely,

Scott Payne | Principal Architect
AIA - NCARB - LEED AP
C.318.990.2049



Jackson Hole [307.264.0080](tel:307.264.0080) | Sun Valley [208.214.5155](tel:208.214.5155) | Louisiana [318.383.3100](tel:318.383.3100)
scott@farmerpaynearchitects.com
www.farmerpaynearchitects.com

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City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: June 25, 2026 Staff Member/Dept: Jade Riley – Administration

Agenda Item: Recommendation to conduct second and third reading of Ordinance 1277, repealing and replacing Title 5, Chapter 5.09 related to Short Term Rental (STR) Permits

Recommended Motion:

Motion One: "I move to conduct the second and third reading of Ordinance 1277 by title only"
Motion Two: "I move to approve Ordinance 1277"

Background:

- During the 2026 session, the Idaho legislature made significant changes to Idaho Code §67-6539 which governs how cities and counties may regulate short-term rentals (STRs). Despite extraordinary efforts (third year in a row) by the Resort Cities Coalition’s lobby team, HB 583 passed eliminating the ability for cities to regulate STRs via an enforceable permit.
At the May 28th meeting, the Council directed staff to not proceed with a full repeal of Title 5.09 but instead rewrite the ordinance to outline the desired public safety standards for an STR and offer a voluntary inspection/certification process.
City and Fire District staff had recommend maintaining an (voluntary) effort to educate STR owners and provide inspection services if requested BUT was not proposing those standards to be contained within city code and enforcement is no longer possible with the new state legislation.

Sustainability Impact:

None.

Financial Impact:

None OR Adequate funds exist in account: City will be able to reduce the contract with Deckard software from licensing to monitoring so that the city is able to follow up on complaints or LOT compliance.

Attachments:

- 1. Ordinance 1277
2. Chapter 5.09 strikethrough
3. HB583

**CITY OF KETCHUM
ORDINANCE 1277**

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING KETCHUM CITY CODE CHAPTER 5.09 – SHORT-TERM RENTAL PERMITS; REPEALING SECTIONS PERTAINING TO PERMITTING; REPLACING PERMIT REQUIREMENTS WITH RECOMMENDED VOLUNTARY STANDARDS; AND PROVIDING AN EFFECTIVE DATE.

Recitals:

- A. In the 2026 Legislative Session, the Idaho Legislature adopted significant revisions to Idaho Code §67-6539 further restricting the ability of cities to regulate short-term rentals.
- B. The City finds that in order to comply with these State restrictions on local control it is necessary to repeal certain portions of Chapter 5.09 and the City’s current permit regulations on short-term rentals.
- C. For public health and safety purposes, the City still desires to specify certain voluntary standards as recommended for short-term rentals operating within the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Ketchum, Blaine County, Idaho:

SECTION 1: That Chapter 5.09 – Short-Term Rental Permits of the Ketchum City Code is amended as indicated in Exhibit A hereto.

SECTION 2: EFFECTIVE DATE. This ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY THE CITY COUNCIL of Ketchum, Idaho this ____ day of _____ 2026.

APPROVED BY THE MAYOR of Ketchum, Idaho this ____ day of _____ 2026.

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk

CHAPTER 5.09 SHORT-TERM RENTAL STANDARDS

5.09.010 Purpose.

Short-term rentals provide additional tourism opportunities and economic impacts, but also increased impacts on guests, neighbors, and the public. The purpose of this chapter is to provide the community with reasonable regulatory procedures to protect the health, safety and welfare of short-term rental guests, neighboring residents, and the public. These regulations are further intended to protect the integrity of neighborhoods in which short-term rentals operate.

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)

5.09.020 Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Local representative: An area property manager, owner, resident, or agent who is readily available to respond to guest and neighborhood or City questions or concerns.

Resident: The person or entity that holds legal and/or equitable title (owner) or lease rights (renter) to the private property.

Resident-occupied: Where the resident of a dwelling unit resides on the parcel for a minimum of six months out of a calendar year. Homeowner-occupied tax-exempt status may be considered to be proof of resident-occupied status for the purposes of this chapter. A lease with a minimum term of six months, or affidavit of such lease, signed by owner and renter is considered proof of resident-occupied status with a renter under this definition.

Short-term rental (STR): Any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or resident-occupied residential home that is offered for a fee and for 30 days or less.

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)

State law reference(s)—Idaho Code section 63-1803(4).

5.09.040 STR standards.

- A. *Declaration of compliance.* The STR owner may submit an affidavit affirming compliance with City standards along with completing a City provided self-inspection checklist.
- B. *Inspection.* The City or Fire District will offer voluntary inspection services to verify compliance with standards.
- C. *Minimum standards.* The following minimum standards are desired for all short-term rental units. These standards are intended to protect that the use of a dwelling unit as a STR does not generally have greater impacts than would be created by long term occupancy of the dwelling unit.
 1. *Windows.* Bedroom windows shall be operable to allow for emergency egress in accordance with the most recent building and fire codes as adopted and amended by the City.

-
2. *Smoke alarms.* Single or multiple-station smoke alarms shall be installed and maintained in accordance with manufacturers specification and an approved fire safety plan.
 3. *Carbon monoxide detectors.* A CO detector is required on each floor if there is a garage, solid fuel appliance, or gas appliance, and as otherwise required in an approved fire safety plan.
 4. *Fire extinguishers.* One 2 A:10BC type fire extinguisher shall be equipped per floor, and as otherwise required in an approved fire safety plan. Fire extinguisher(s) shall be mounted in visible locations with the tops of the fire extinguishers mounted between three feet and five feet above the floor, and to be accessible to occupants at all times.
 5. *Fire safety plan.* An applicant may submit a fire safety plan, which will be reviewed and approved by the Fire District and recommended to be posted on the property.
 6. *Parking.* Improved surface areas on the site shall be the minimum necessary to provide adequate parking for the occupancy.
 7. *Access.* The access and ingress to the site shall maintain safe conditions for pedestrians and vehicles and shall be adequately sized and designed so that access to other properties is not impacted or unsafe conditions on public streets created.
 8. *Noise.* Loud music, outdoor activities or any other source of noise that can be heard beyond the perimeter of the STR premises shall not be generated during the hours of 10:00 p.m. to 8:00 a.m. the following day.
 9. *Exterior changes.* No exterior changes shall be made to the structures or site conditions that would eliminate its appearance or use as a dwelling unit for long term residency.
 10. *Contact.* The name of the local representative and a telephone number where the representative may be reached should be displayed in the unit.
 11. *Location.* As with all general residential, STRs are not permitted in Light Industrial (LI) zones. STRs are limited and restricted in the same manner as any other rental in the Avalanche Zone District per section 17.92.010.

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)

CHAPTER 5.09 SHORT-TERM RENTAL PERMITS STANDARDS

5.09.010 Purpose.

Short-term rentals provide additional tourism opportunities and economic impacts, but also increased impacts on guests, neighbors, and the public. The purpose of this chapter is to provide the community with reasonable regulatory procedures to protect the health, safety and welfare of short-term rental guests, neighboring residents, and the public. These regulations are further intended to protect the integrity of neighborhoods in which short-term rentals operate.

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)

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The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

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Resident: The person or entity that holds legal and/or equitable title (owner) or lease rights (renter) to the private property.

Resident-occupied: Where the resident of a dwelling unit resides on the parcel for a minimum of six months out of a calendar year. Homeowner-occupied tax-exempt status may be considered to be proof of resident-occupied status for the purposes of this chapter. A lease with a minimum term of six months, or affidavit of such lease, signed by owner and renter is considered proof of resident-occupied status with a renter under this definition.

~~*Sale/transfer:* Any change of resident, whether for consideration or not, during the term of the permit.~~

Short-term rental (STR): Any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or resident-occupied residential home that is offered for a fee and for 30 days or less.

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)

State law reference(s)—Idaho Code section 63-1803(4).

- I. ~~*STRs are not permitted in Light Industrial (LI) zones. STRs are limited and restricted in the same manner as any other rental in the Avalanche Zone District per section 17.92.010.*~~

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)

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- A. *Declaration of compliance.* The STR owner may submit an affidavit affirming compliance with City standards along with completing a City provided self-inspection checklist.
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-
- C. *Minimum standards.* The following minimum standards are desired for all short-term rental dwelling units. These standards are intended to protect that the use of a dwelling unit as a STR does not generally have greater impacts than would be created by long term occupancy of the dwelling unit.
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 11. *Location.* As with all general residential, STRs are not permitted in Light Industrial (LI) zones. STRs are limited and restricted in the same manner as any other rental in the Avalanche Zone District per section 17.92.010.
- D. ~~*Fire safety plan.* An applicant must submit a fire safety plan, which must be reviewed and approved by the Fire Department as part of the permit. The fire safety plan must be posted on site with the permit.~~

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 583

BY BUSINESS COMMITTEE

AN ACT

RELATING TO SHORT-TERM RENTALS; AMENDING SECTION 67-6539, IDAHO CODE, TO REVISE PROVISIONS REGARDING LIMITATIONS ON REGULATION OF SHORT-TERM RENTALS; AMENDING SECTION 63-1804, IDAHO CODE, TO REVISE PROVISIONS REGARDING LIMITING TAX DUTIES OF SHORT-TERM RENTAL MARKETPLACES; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 67-6539, Idaho Code, be, and the same is hereby amended to read as follows:

67-6539. LIMITATIONS ON REGULATION OF SHORT-TERM RENTALS ~~AND VACATION RENTALS~~. (1) Neither a county nor a city ~~may shall~~ enact or enforce any ordinance that has the express or practical effect of prohibiting any type of short-term rentals or vacation rentals in the county or city. A county or city may ~~implement~~ enact or enforce such reasonable regulations as ~~it deems are necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in which short-term rentals or vacation rentals operate~~ and safety as long as the reasonable regulations do not impose different restrictions or obligations on short-term rentals than are imposed on single-family dwellings or similar structures not used as short-term rentals, or unless the regulations are permitted by this section. A short-term rental ~~or vacation rental~~ shall be classified as a non-transient residential land use for zoning and building code purposes and be subject to all zoning requirements applicable thereto and only to building codes adopted by the Idaho building code board.

(2) (a) For purposes of this section, "different restrictions or obligations" means any requirement or regulation that would not be imposed but for a property's use as a short-term rental and specifically includes but is not limited to the following:

(i) Requiring owner occupation for any amount of time;

(ii) Requiring professional property management;

(iii) Requiring additional insurance;

(iv) Requiring reporting of use or other statistics;

(v) Requiring additional fire protection or fire sprinklers;

(vi) Requiring additional or improved means of ingress and egress;

(vii) Requiring additional parking;

(viii) Requiring modification to the physical structure of the property;

(ix) Requiring inspections;

(x) Requiring internal or external signage, notices, or diagrams;

(xi) Imposing a limit on the days a property can be rented;

- 1 (xii) Requiring notices to neighboring properties;
 2 (xiii) Requiring increased sewer or other utility capacity;
 3 (xiv) Requiring a conditional use permit in a residential zone;
 4 (xv) Limiting proximity to other short-term rentals;
 5 (xvi) Restricting the number of short-term rentals in a county or
 6 city; or
 7 (xvii) Requiring the property to be improved to meet current
 8 building codes unless the same would be required without regard to
 9 the short-term rental use.

10 (b) The terms defined in section 63-1803, Idaho Code, shall apply to
 11 this section.

12 (3) A county or city may, by ordinance, require an owner of a short-term
 13 rental to implement the following requirements only:

14 (a) That all sleeping areas in a short-term rental, including when ap-
 15 licable, basements, living rooms, and family rooms, be equipped with
 16 functioning smoke alarms;

17 (b) That the short-term rental be equipped with a functioning fire ex-
 18 tinguisher and a functioning carbon monoxide detector on each floor;

19 (c) That removable escape ladders be available in all sleeping areas
 20 with a window that are located above the ground floor;

21 (d) That maximum occupancy limits for short-term rentals do not exceed
 22 those non-transient residential limits as contained in the interna-
 23 tional building codes as adopted by the Idaho building code board; and

24 (e) That an easily accessible informational handout be available to
 25 tenants describing the location of exits, the location of fire ex-
 26 tinguishers, the location of any supplied first aid kits, and a phone
 27 number to contact the owner or manager of the short-term rental in the
 28 case of an emergency.

29 (4) No county or city shall enact or enforce any covenant, condition,
 30 restriction, or contract that regulates a short-term rental except as al-
 31 lowed in this section.

32 (5) No county or city shall require a license, fee, permit, certifica-
 33 tion, or registration to operate a short-term rental.

34 (6) All short-term rental properties along with their owners and ten-
 35 ants shall be subject to all other county and city ordinances and penalties
 36 that apply to other non-short-term rental residential uses, including but
 37 not limited to noise, parking, nuisance, curfew, and traffic regulations.

38 ~~(2)~~ (7) Neither a county nor a city can shall regulate the operation of
 39 a short-term rental marketplace in accordance with the provisions of chapter
 40 18, title 63, Idaho Code.

41 SECTION 2. That Section 63-1804, Idaho Code, be, and the same is hereby
 42 amended to read as follows:

43 63-1804. LIMITING TAX DUTIES OF SHORT-TERM RENTAL MARKETPLACES AND
 44 OWNERS -- COLLECTION OF TAX. (1) A local government may not levy a sales,
 45 use, franchise, receipts, or other similar tax or fee on the business of
 46 operating a short-term rental marketplace.

47 (2) A short-term rental marketplace shall register with the state
 48 tax commission for collection, reporting, and payment of sales and use and
 49 travel and convention taxes levied by this state and any applicable local

1 government taxes administered by the state tax commission on short-term
2 rentals and vacation rentals due from a lodging operator on any lodging
3 transaction facilitated by the short-term rental marketplace.

4 (3) A short-term rental marketplace shall collect, report, and pay
5 taxes imposed on the lodging operator or occupant of a short-term rental or
6 vacation rental by any local government.

7 (4) Any local government that has levied a tax pursuant to statutory au-
8 thorization, may contract with the state tax commission for the collection
9 and administration of such taxes in like manner and under definitions and
10 rules of the state tax commission for the collection and administration of
11 the state sales or use tax under chapter 36, title 63, Idaho Code. Alterna-
12 tively, such local government shall have authority to administer and collect
13 such tax. All revenues collected on behalf of the local governments by the
14 state tax commission pursuant to this chapter shall be distributed as fol-
15 lows: An amount of money shall be distributed to the state refund fund suffi-
16 cient to pay current refund claims. All refunds authorized by the commission
17 to be paid shall be paid through the state refund fund and those moneys are
18 continuously appropriated. The state tax commission may retain an amount
19 of money equal to such fee as may be agreed upon between the state tax com-
20 mission and such local government for the actual cost of the collection and
21 administration of the tax. The amount retained by the commission shall not
22 exceed the amount authorized to be expended by appropriation by the legis-
23 lature. Any unencumbered balance in excess of the actual cost at the end of
24 each fiscal year shall be distributed as provided in this section. All re-
25 maining moneys received pursuant to this chapter shall be placed in a fund
26 designated by the state controller and remitted monthly to the local govern-
27 ment levying such tax.

28 (5) If an owner of a short-term rental offers a short-term rental or va-
29 cation rental directly to an occupant without the use of a short-term rental
30 marketplace, such owner shall comply with all the requirements provided in
31 this section applicable to a short-term rental marketplace.

32 ~~(5)~~ (6) A short-term rental marketplace that has not facilitated a
33 lodging transaction in Idaho shall have forty-five (45) days to comply with
34 this section upon completion of their first lodging transaction in Idaho.

35 SECTION 3. An emergency existing therefor, which emergency is hereby
36 declared to exist, this act shall be in full force and effect on and after
37 July 1, 2026.

FLOOR AREA RATIO (FAR) EXCEEDANCE PROGRAM

Continued Discussion

June 16, 2026



PROCESS CHANGES

COMMUNITY HOUSING POLICIES

- Unit priorities + detailed standards
- Pricing + costs

INSTALLMENT 1 UPDATES

- Zone-specific program standards

PRIORITY CODE UPDATES: FAR PROGRAM

- Clarification + Cleanup
- Calculation of amount required
- Outright and Discretionary Methods
- Discretionary Criteria
- Unit Income Targets

TODAY'S GOAL: DIRECTION ON PRIORITY UPDATES FOR FAR PROGRAM

- 1. Methods + Process**
- 2. Calculation of Requirement**
- 3. Addressing Additional Standards**
- 4. Income Categories**

METHODS + PROCESS

Outright Options

- Limited to preferred methods
- Applications meeting all code requirements
- No exceptions or variances
- Administrative review and approval
- Certainty for applicants encourages use of program

- Build community housing on-site
- ~~Build community housing off-site~~
- ~~Acquire and restrict existing units~~
- Pay in-lieu fee
- Combination of above

Discretionary Options (Council Review)

- All other proposals
- Outright options requesting variations or exceptions to standards (e.g. alternative income categories)
- Clarify process, establish criteria for consideration in review; link to policy goals
- Council review and approval

- Build community housing off-site
- Acquire and restrict existing units
- Convey land to city
- Other proposals

CALCULATION OF REQUIREMENT

What we've heard:

- Eliminate 15% net livable reduction for off-site, acquisition, in-lieu fee
- Eliminate groundwater / parking reduction

■ What we need direction on:

- Eliminate 15% net livable reduction for on-site community housing?

Considerations:

- Reduction accounts for portion of common area serving on-site units
- On-site units may not be feasible without reduction; developers more likely to opt for in-lieu fee or seek alternatives
- Feasibility testing does not support increase in requirement above 20%

ADDITIONAL STANDARDS

Previously discussed:

- Rental vs. Ownership standards for studios, Categories 5, 6, Local
- Codify HOA dues + assessments protections for ownership units
- Allowed location of off-site proposals + additional requirements

Recommendation: Adopt detailed standards in City Housing Policies

- Recognizing shift in relationship with BCHA
- Easier to modify; can respond to changing conditions and priorities
- Reviewed annually
- Rental vs. Ownership
- Bedroom size preferences
- Policy for maximum housing costs and initial sale prices
- Detailed HOA cost policies

INCOME CATEGORIES + HOUSING COSTS

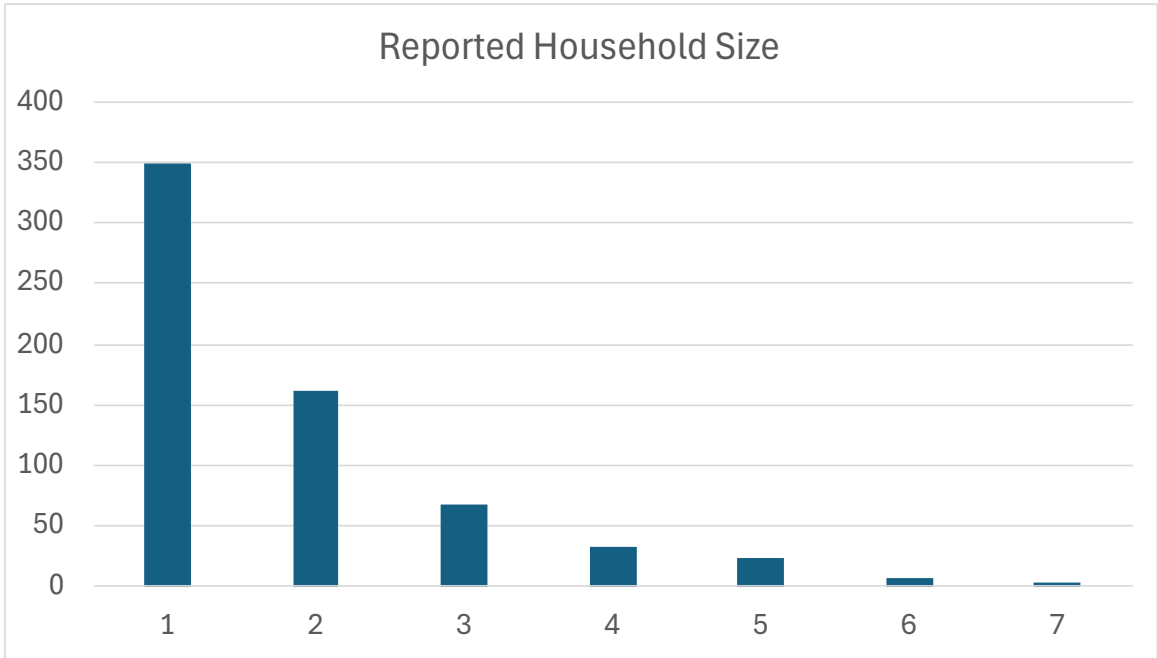
■ 1. What incomes are served by units developed through Program?

- Program currently serves Category 4 (80 - 100% AMI)
- Alternative income categories allowed with Council discretionary review
- Applicants must qualify at the time of purchase/lease
- Staff recommends allowing for category averaging to encourage diversity

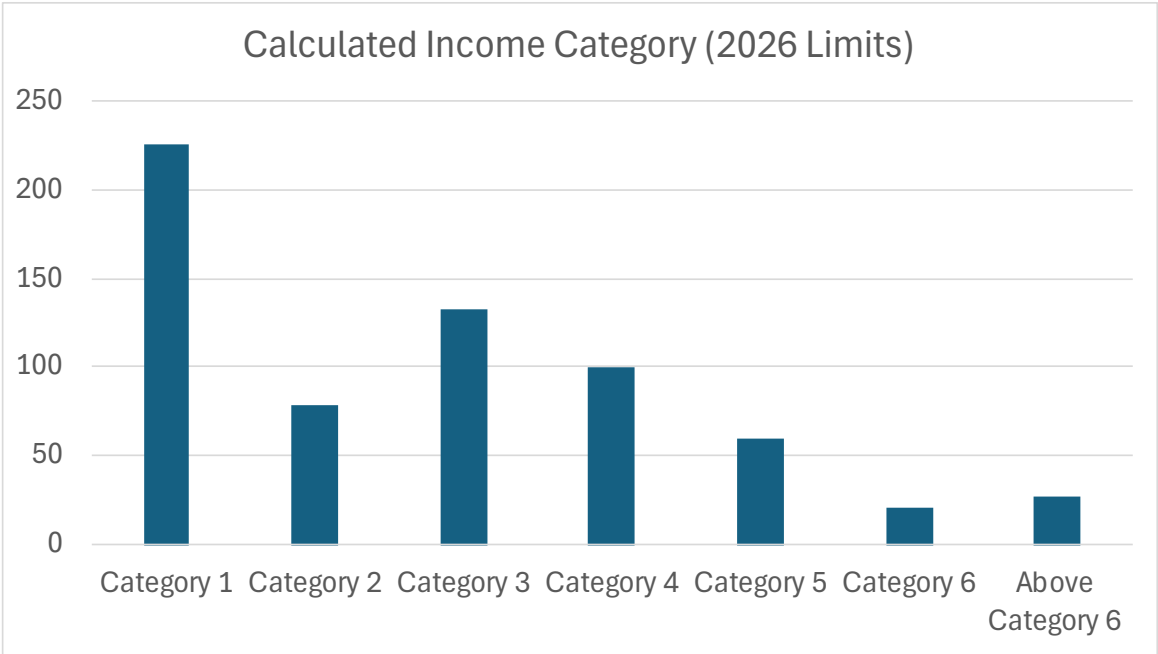
2. What are acceptable housing costs for units developed through Program?

- Consider both rental and ownership
- Currently determined by BCHA Policy
- Can be determined by City Housing Policy

CURRENT WAITLIST DATA

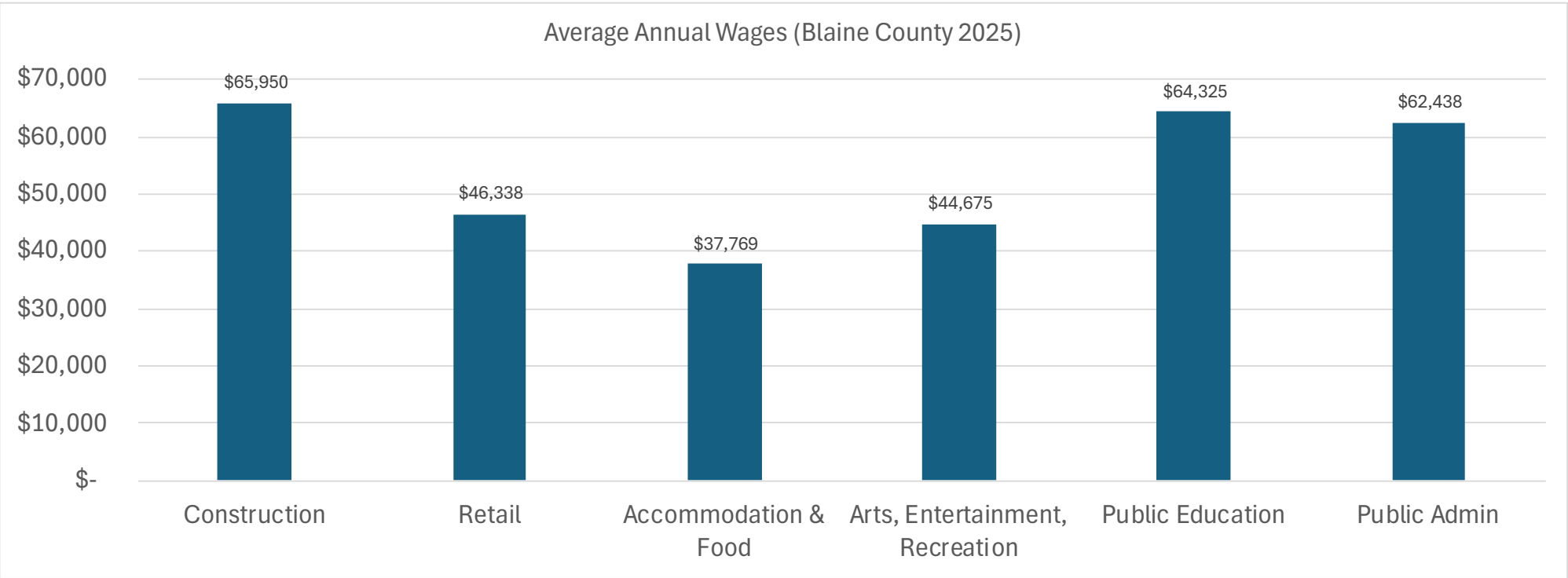


- 645 Active Households
- Average Household Size: 1.8
- Average Household Income: \$57,400



BLAINE COUNTY WAGE DATA

Average Annual Wage, 2025: \$62,695



Source: Quarterly Census of Employment and Wages (QCEW), Bureau of Labor Statistics

2026 INCOME LIMITS + MAXIMUM HOUSING COSTS (RENTALS)

Household Size	Federal Programs						Category Local No Income Limit
	Category 1 up to 50% of Median	Category 2 50% to 60% of Median	Category 3 60% to 80% of Median	Category 4 80% to 100% of Median	Category 5 100% to 120% of Median	Category 6 120% to 140% of Median	
1	\$ 38,000	\$ 45,600	\$ 60,800	\$ 76,000	\$ 91,200	\$ 106,400	Full-time, exclusive resident of or employed in Blaine County, Idaho
2	\$ 43,400	\$ 52,080	\$ 69,440	\$ 86,800	\$ 104,160	\$ 121,520	
3	\$ 48,850	\$ 58,620	\$ 78,160	\$ 97,700	\$ 117,240	\$ 136,780	
4	\$ 54,250	\$ 65,100	\$ 86,800	\$ 108,500	\$ 130,200	\$ 151,900	
5	\$ 58,600	\$ 70,320	\$ 93,760	\$ 117,200	\$ 140,640	\$ 164,080	
6	\$ 62,950	\$ 75,540	\$ 100,720	\$ 125,900	\$ 151,080	\$ 176,260	

Unit Size	Category 1 up to 50% of Median	Category 2 50% to 60% of Median	Category 3 60% to 80% Median	Category 4 80% to 100% of Median	Category 5 100% to 120% of Median & Category Local
Studio	\$ 524	\$ 873	\$ 1,048	\$ 1,397	\$ 1,747
1	\$ 561	\$ 936	\$ 1,123	\$ 1,497	\$ 1,871
2	\$ 636	\$ 1,060	\$ 1,272	\$ 1,696	\$ 2,120
3	\$ 711	\$ 1,184	\$ 1,421	\$ 1,895	\$ 2,369
4	\$ 808	\$ 1,347	\$ 1,616	\$ 2,155	\$ 2,693

Maximum Housing Costs are inclusive of rent, essential utilities, HOA fees.

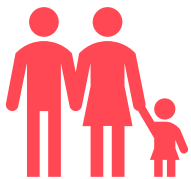
MAXIMUM HOUSING COST EXAMPLES (RENTS)

30% of gross income is a national standard for limit of affordability.

Current policy is more conservative and varies based on household details.



- 1 person household
- Average wage earner: \$62,695 (Category 4)
- Monthly Gross Income: \$5,225
- Maximum Housing Cost for a Studio: \$1,397 / month
- 27% of gross income



- 3 person household
- 1 public admin and 1 retail: \$62,438 + \$46,338 = \$108,776 (Category 5)
- Monthly Gross Income: \$9,065
- Maximum Housing Cost for a 2-BR: \$2,120 / month
- 23% of gross income

Maximum Housing Costs are inclusive of rent, essential utilities, HOA fees.

CONSIDERATIONS

Changes to who is eligible (Income Category)

- Shifting to Category Local opens unit eligibility to all qualified locals
- More households competing for units
- Waitlist position determines priority
- Consider who will be/is served by other programs (OPP) and pipeline projects
- Code allows for alternative income category proposals with discretionary review

Changes to unit costs (Maximum Housing Costs)

- Increasing housing costs do not meaningfully increase feasibility of percentage requirement
- In-lieu fee currently calculated based on Category 4
- Staff recommend determining through City Housing Policy
- Can be tailored to units produced through this program

FEEDBACK + DISCUSSION

1. Methods + Process

- Any questions on proposed priority, outright methods + process?

2. Calculation of Requirement

- Does the Council wish to also remove the “net livable” 15% reduction for community housing built on-site?

3. Additional Standards

- Is Council aligned with addressing these details through an adopted City Housing Policy?

4. Income Categories

- Does the Council wish to change the targeted AMI range for outright community housing (currently 80 - 100%, Category 4)?
- Rents + Sale Prices can be reviewed through City Housing Policy

THANK YOU



REQUIREMENTS + STANDARDS

Current Requirements

- Category 4 (80 - 100% AMI) or lower. Allowed to request alternative and adjust amount of housing provided with Council review and approval
- No size/bedroom requirements
- No rental vs. ownership standards

Current Methods

"Outright" Options

- Build community housing on-site* **(35 units)**
- Build community housing off-site
- Acquire and restrict existing units **(2 units)**
- Pay in-lieu fee*

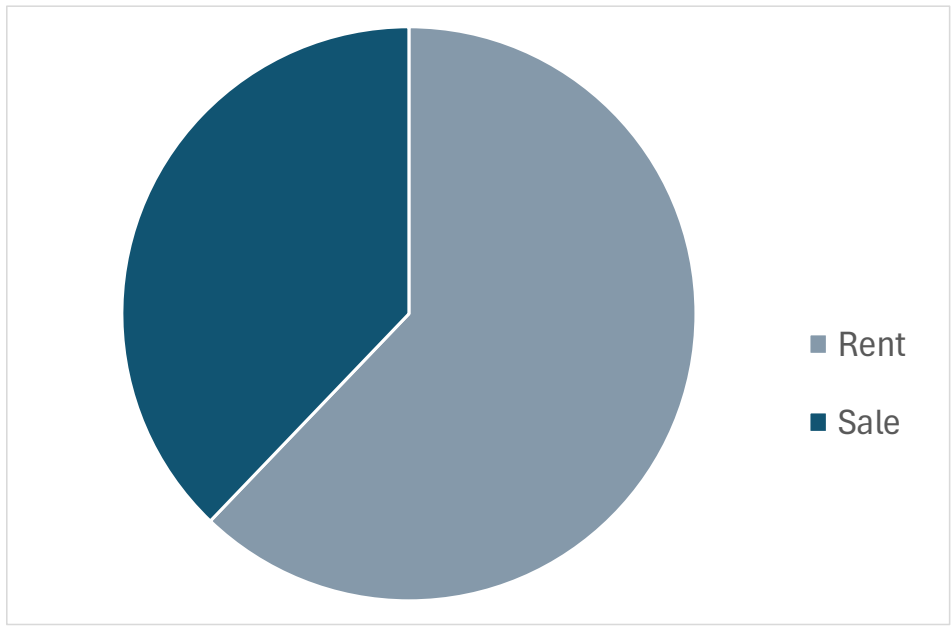
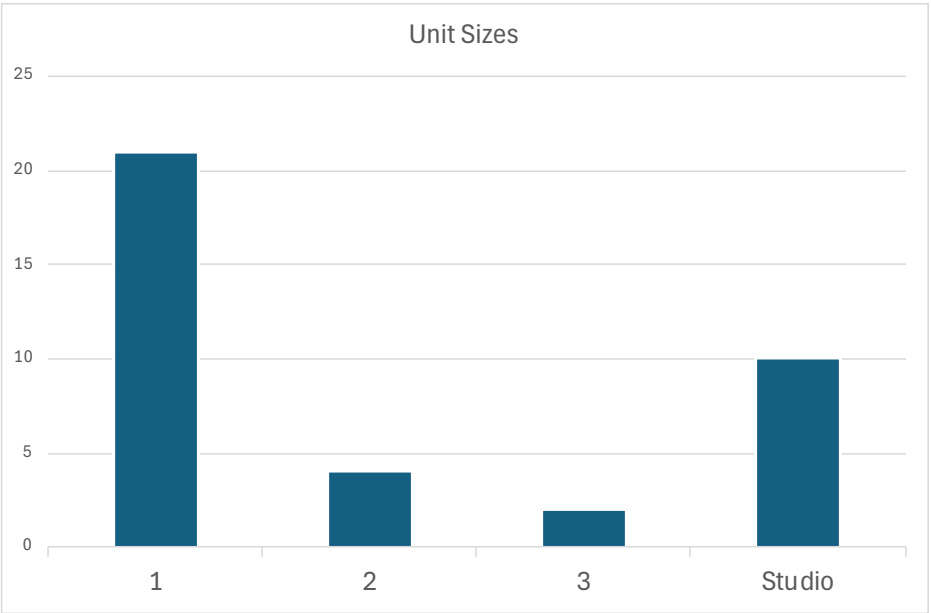
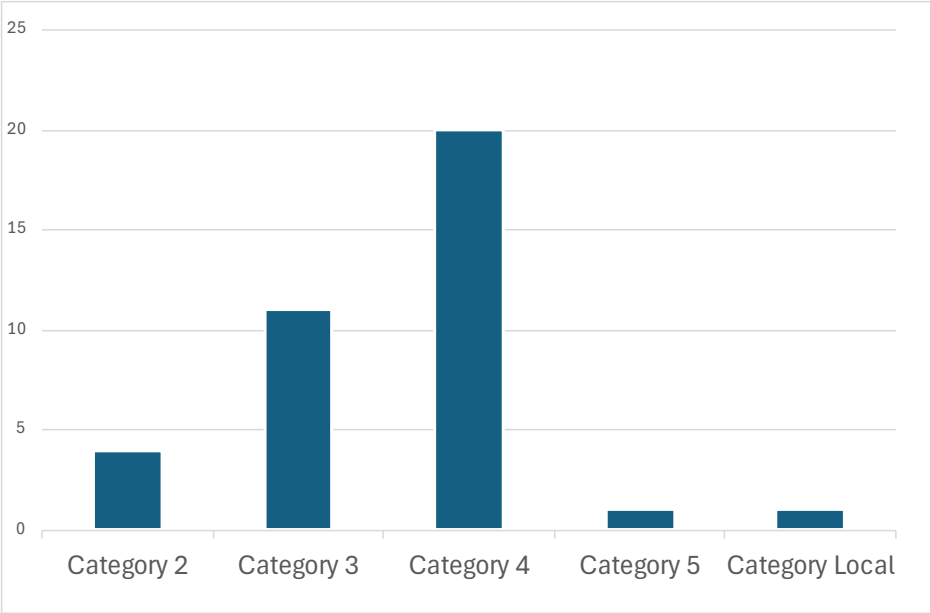
* most common

Discretionary Options (Full Council Review)

- Convey land to city
- Existing housing unit buy down / mortgage buy down
- Other proposals



HOUSING PRODUCED BY FAR EXCEEDANCE PROGRAM



TIMELINE



Assumptions:

- Community outreach in June
- 3 hearings with the PZ Commission
- 3 readings by City Council



Assumptions:

- No community outreach outside of hearings
- 1 hearing with the PZ Commission
- 3 readings by City Council
- Limited ability to make revisions due to schedule

CONSIDERATIONS FOR PRIORITY ITEMS

FAR program elements are connected to other standards and amendments.

- Adjustments to FAR maximums (by-right & with exceedance)
- Adjustments to definitions + measurements (e.g. Gross Floor Area)
- Other design requirements
- Influence type and amount of community housing that can feasibly be required.

Changes to the program will impact other zones

- Community Core currently being studied
- Tourist and General Residential-High in the future

Level of Complexity

- Limited public engagement and time for PZ + Council Review
- Limited ability to make revisions due to schedule

INSTALLMENT 1: POTENTIAL FAR EXCEEDANCE CHANGES

Retail Core

- Initial analysis recommends maintaining 20% community housing requirement
- Little change in amount that can be required between Categories 4, 5, 6
- Explore option for higher % requirement with Category Local

Mixed-Use

- Initial analysis recommends maintaining 20% CH requirement
- Increase to 30% CH requirement for consolidated lots
- Little change in amount that can be required between Categories 4, 5, 6
- Explore option for higher % requirement with Category Local

Considerations

- Explore allowing increased income category for larger units (2 & 3 bedrooms)
- Consider requiring ownership for Category 6 and Local.
- Explore impact of any adjustments to Gross Floor Area definition on FAR Exceedance



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

“I motion to enact Stage 1 water conservation and restriction guidelines immediately and to begin the related education campaign”
or ...
“I motion to enact Stage 1 water conservation and restriction guidelines immediately, to adopt protocols for stages 2 & 3, and to begin the related education campaign”

Reasons for Recommendation:

- Current City code is limited to the prohibition of watering between 10:00 a.m. and 5:00 p.m., from June 15 thru September 1
- Staff recommends to adopt a staged water use approach to cover current deficiencies in protocols for drought escalation and state mandated water usage curtailments.
- Staff suggest enacting Stage 1 water restrictions immediately, including penalty escalations for non-compliance, and adopting Stage 1 as a default condition going forward.
- Awareness campaigns on Stage 1 conventions will begin immediately and reasonable exemptions will be made to first warnings to allow time for system adjustments
- To be prepared for potential summer 2026 drought conditions, staff recommend adoption of Stages 2 & 3 protocols no later than July 23rd.
- Stage 2 trigger is suggested to be defined as a 25% measured drop in the Northwood Well over a rolling 7 day period
- Stage 3 trigger is reserved for dire emergency situations and will be enacted by the Mayor

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

Sustainability Impact:

The propose protocols work to greatly improve the City’s water conservation protocols and provide triggers for escalating during mild to severe drought scenarios as the city looks to become more sustainable in our water usage.

Financial Impact:

None OR Adequate funds exist in account:

Attachments:

Proposed City of Ketchum Conservation and Restriction Guidelines for Irrigation and Consumption

Stage 1: Normal Operations Conservation Guidelines (Residential/Commercial/Government)

1. Watering lawns and landscaping is prohibited from 10 a.m. to 5 p.m.
2. Irrigation Date's May 1st thru September 15th
3. Odd/Even watering (By Address)
4. Outdoor landscape irrigation is limited to (3) days per week between the hours of 5 p.m. and 10 a.m. as follows:
 - Odd-Numbered addresses are restricted to Mondays, Thursdays, and Saturdays.
 - Even- Numbered addresses are restricted to Tuesdays, Fridays, and Sundays.
 - Outdoor landscape irrigation is strictly prohibited during all hours on Wednesdays.
 - **DURATION OF WATERING IS LIMITED TO 30 MINUTES MAX PER STATION IS RECOMMENDED.**
5. The installation of new sod, seed, plants, flowers, trees, and other outdoor vegetative landscaping is limited to drought-tolerant and native species plantings.
6. If you have new plantings, please reach out to the City of Ketchum Water Dept. for request of exemption.
7. Residential and commercial establishments are encouraged to reduce indoor water consumption by 10%.

Penalties for not abiding by stage 1 said rules:

1. 1st offense, Warning by phone, letter via door hanger or letter via certified mail with a 7-day grace period to come into compliance.
2. 2nd offense, non-negotiable \$100 fine.
3. 3rd offense, non-negotiable \$300 fine and misdemeanor charge and repeated fine and charge for each offense after.

Stage 2: Moderate Drought Restrictions (Residential/Commercial/Government)

1. Watering lawns and landscaping is prohibited from 10 a.m. to 5 p.m.
2. Irrigation Date's May 1st thru September 15th
3. Odd/Even watering (By Address)
4. Outdoor landscape irrigation is limited to (3) days per week between the hours of 5 p.m. and 10 a.m. as follows:
 - Odd-numbered addresses are restricted to Mondays, Thursdays, and Saturdays.
 - Even-Numbered addresses are restricted to Tuesdays, Fridays, and Sundays.
 - Outdoor landscape irrigation is strictly prohibited during all hours on Wednesdays.
 - **DURATION OF WATERING IS LIMITED TO 15 MINUTES MAX PER STATION IS RECOMMENDED.**
5. New sod, seeding, and vegetative landscaping is prohibited
6. Power washing and spraying on impervious surfaces (driveways and sidewalks) is prohibited.
7. Residential yard fountains and ponds must be turned off.
8. All washing of personal vehicles is prohibited except at commercial car washes.
9. All commercial car washes are required to implement best management practices and limit water use to 20-30 gallons per vehicle.
10. The filling of private swimming pools and hot tubs is discouraged.
11. Use of all construction water is prohibited unless necessary for air quality and construction reasons.
12. Residential and commercial establishments are encouraged to reduce indoor water consumption by 20%.

Penalties for not abiding by stage 2 said rules:

1. 1st offense, Warning by phone, letter via door hanger or letter via certified mail with a 7-day grace period to come into compliance.
2. 2nd offense, non-negotiable \$100 fine.
3. 3rd offense, non-negotiable \$300 fine and misdemeanor charge.
4. 4th offense, non-negotiable \$300 fine and Service terminated with an additional non-negotiable \$200 fine for service reinstatement.

Stage 3: Extreme Drought/Declared Water Shortage Restrictions

(Residential, Commercial, Government)

1. Watering Lawns and landscaping is prohibited from 10 a.m. and 5 p.m.
2. Watering is limited to handheld hose or a no-volume non-spray device.
3. New sod, seeding, and vegetive landscaping is prohibited.
4. Power washing and spraying impervious surfaces (driveways, sidewalks, and parking lots) is prohibited.
5. All washing of personal vehicles is prohibited except at commercial car washes (which are limited to using up to 20 gallons per vehicle).
6. The filling of private swimming pools and hot tubs is prohibited.
7. The filling of private ponds, water features and fountains is prohibited.
8. Residential and commercial establishments are encouraged to reduce indoor water consumption by 30%
9. Hydrant washing and flushing is prohibited unless necessary for public safety reasons.
10. Use of all water for fire training and water from a hydrant is prohibited unless it is essential for public safety.
11. Use of water for street sweeping is prohibited.
12. Use of all construction water is prohibited.
13. Filling of water trucks and trailers is prohibited unless necessary for public safety reasons.

Penalties for not abiding by stage 3 said rules:

1. 1st offense, Warning by phone, letter via door hanger or letter via certified mail with a 7-day grace period to come into compliance.
2. 2nd offense, non-negotiable \$100 fine.
3. 3rd offense, non-negotiable \$300 fine and misdemeanor charge.
4. 4th offense, non-negotiable \$300 fine and Service terminated with an additional non-negotiable \$200 fine for service reinstatement