CITY OF KETCHUM, IDAHO
CITY COUNCIL
Monday, July 21, 2025, 4:00 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/88210091053
Webinar ID: 882 1009 1053

- 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 Neil Bradshaw
ROLL CALL: Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.
COMMUNICATIONS FROM MAYOR AND COUNCILORS

1. Public Comments submitted

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.

2. Recommendation to approve minutes of July 7, 2025, City Council meeting - City Clerk Trent Donat
3. Authorization and approval of the payroll register - Finance Director Brent Davis
4. Authorization of disbursement of funds from the City's Treasury for the payment of bills - Finance Director Brent Davis
5. Recommendation to receive and file Treasurer's Monthly and Quarterly Financial Reports - Finance Director Brent Davis

6. Recommendation to approve alcohol beverage license renewal - Business & Tax Specialist Kelsie Choma
7. Recommendation to approve artist agreement for "Ascension" by Bob Wiederrick - Director of Community Engagement Daniel Hansen
8. Recommendation to approve the purchase of Chevrolet Tahoe with upfitting to meet police operational requirements - Chief of Police Jamie Shaw

NEW BUSINESS:

9. Sun Valley Economic Development (SVED) Quarterly Update - Executive Director Harry Griffith
10. Project update/general discussion regarding Cohesive Ketchum Comprehensive Plan (No Vote Recommended) - Planning & Building Director Morgan Landers
11. Recommendation to review and make a determination of Administrative Appeal (P25-008a) for the design review and floodplain development permit extension denial for the PEG Hotel development - Planning & Building Director Morgan Landers

PUBLIC HEARING:

12. Recommendation to conduct second reading of Ordinance 1263 for Intermountain Gas Franchise Agreement - City Administrator Jade Riley
13. FY 2026 Fees & Charges Public Hearing - Director of Finance Brent Davis
14. FY 2026 Budget Public Hearing and Budget Workshop Follow-Up - Director of Finance Brent Davis

ADJOURNMENT:

Cyndy King

From: Amy Weyler <amy.weyler@gmail.com>
Sent: Monday, July 7, 2025 7:55 PM
To: Participate; Neil Bradshaw; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano
Subject: community priorities

Thank you for the meeting today.

I 100% disagree with Neil's recap statement that the community's number 1 focus is affordable/ workforce housing. Morgan's presentation shows the stats that dispute that statement. It's not clearly #1 and it's tied with other priorities.

We have a fine balance of affordable housing, economic vitality and preserving Ketchum character. Morgan's presentation proves that. We don't need to sacrifice so much to accomplish affordable housing.

Densification does not guarantee affordable housing. I've yet to see any data or theory that supports that. How does upzoning create affordable housing with the sky high construction costs? Can you show us how that works?

We need a good guiding comp plan, code that aligns and incentives to get there. We can do this. Please reconsider how much code you put in the comp plan. It sets precedence. It matters.

Give us options instead of one option that doesn't prove this will provide affordable housing.

I'm a full time resident, I support all types of housing, I'm not an NIMBY, and I support better options to get to some percentage of affordability. I also embrace change and growth. It's coming and we need to evolve to keep this town for the long term.
You keep asking us, the public, to come up with other options. Isn't that what you all are elected to do? Or maybe provide a brainstorming workshop if you need more people to come up with solutions? Sign me up!

If you consider my recommendation to remove code language and upzoning, we can move forward and have time to get the zoning right!

Thank you

Amy Weyler

Cyndy King

From: payton bacca <paytonbacca@gmail.com>
Sent: Monday, July 7, 2025 6:57 PM
To: Participate
Subject: Comprehensive Plan Comment
Attachments: City Counciljuly7Letter.docx

July 7, 2025

Council Members,

I am commenting to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the letter, we believe that the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan.

Regards

Payton Bacca

328 Georginia Rd #2

Cyndy King

From: Jody Beckwith <jodybeckwith@gmail.com>
Sent: Monday, July 7, 2025 9:34 PM
To: Participate
Subject: Fwd: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision

---------- Forwarded message ---------
From: **Jody Beckwith** <jodybeckwith@gmail.com>
Date: Wed, Mar 19, 2025 at 10:12 AM
Subject: Fwd: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision
To: <scordovano@ketchumidaho.org>, <spassovoy@ketchumidaho.org>, thutchinson@ketchumidaho.org <thutchinson@ketchumidaho.org>, <mmgraw@ketchumidaho.org>

Resend of original email.

---------- Forwarded message ---------
From: **Jody Beckwith** <jodybeckwith@gmail.com>
Date: Wed, Mar 19, 2025 at 9:50 AM
Subject: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision
To: Neil Bradshaw <nbradshaw@ketchumidaho.org>, <abreen@ketchumidaho.org>, <thutchinson@kektchumidaho.org>, <chamilton@ketchumidaho.org>, <sscordovano@ketchumidaho.org>, <nmorrow@ketchumidaho.org>, <bmoczygemba@ketchumidaho.org>, <tcarter@ketchumidaho.org>, <mmcraw@kektchumidaho.org>, <spassavoy@ketchumidaho.org>, <participate@ketchumidaho.org>

As long-term residents of West Ketchum, we have invested considerable time in reviewing the 2025 Proposed Comprehensive Plan, attending meetings, and engaging with our neighbors regarding the proposed changes. We write to convey our concerns about the negative impact that the Proposed Comprehensive Plan may have on our neighborhood.

While the designation of "Medium Density Residential" (MDR) for the West Ketchum neighborhood has remained unchanged, there have been significant revisions to its definition. The 2014 Comprehensive Plan emphasized single-family homes and duplexes as the primary housing types. Contrarily, the Proposed Comprehensive Plan now categorizes "small" single-family homes and duplexes as secondary uses, prioritizing townhomes and multi-family (apartment) residences. City officials have informed us of the intention to incentivize developers to construct higher-density projects in our neighborhood under Primary Uses. (It is worth noting that the initial version of the Proposed Comprehensive Plan did not include single-family homes in the MDR definition.)

We are concerned about the pace of the Comprehensive Planning process, especially with the meeting scheduled for March 25—the day of the largest ski race ever held in our community. The March 25 and April 9 meetings are only two weeks apart, which is too short a time frame. During the March 11 Planning and Zoning meeting, there were comments suggesting that the city was considering accelerating rezoning efforts. Given the work still to be done on the Comprehensive Plan, we are concerned that any rezoning efforts could be rushed and premature.

The 2014 Comprehensive Plan accurately represented the character of our neighborhood by prioritizing single-family homes and duplexes, while allowing increased density where contextually appropriate. This approach garnered support from the majority of neighborhood residents. Unfortunately, the Proposed Comprehensive Plan threatens to undermine the value of our homes and the character of our neighborhood.

In light of these concerns, we respectfully request that theAA zoning for our neighborhood be changed to the "Low Density Residential" (LDR) designation, as outlined in the Proposed Comprehensive Plan. We believe this adjustment more accurately reflects both the current character and future vision for our community. We also support similar changes requested by other West Ketchum neighborhoods. We hope to work with you on resolving these issues without the need for legal counsel.

We appreciate your hard work in supporting our town and look forward to your response.

Thank you for your attention to this matter.

Sincerely,

Tom and Jody Beckwith
931 Rocking Horse Road

Hope Hayward and Walter Eisank
971 Rocking Horse Road

Ernie and Joyce Patricelli
920-B Rocking Horse

Steve and Cindy Dondero
991 Rocking Horse Road

Richard and JoAnna Frohman
920-A Rocking Horse Road

John and Janice Bell
831 Rocking Horse Road

Jack and Kristi Kohl
911 Rocking Horse Road

Karin Davies
901 Rocking Horse Road

*Signatures available upon request

--
Jody Beckwith

This should be in your public record- it was sent to all council members on Marcy 19, 2025. Please add it to the record if it is not there.

Thanks,

Jody Beckwith

--
Jody Beckwith

--
Jody Beckwith

Cyndy King

From: Foust, Mary K - SAN FRANCI CA <mary_foust@ml.com>
Sent: Tuesday, July 8, 2025 6:18 AM
To: Timothy Mott; Participate
Cc: Timothy Mott; Mary K. Foust
Subject: RE: City of Ketchum Comprehensive Plan and FLUM

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Mary Foust

This message, and any attachment(s), is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary and subject to important terms and conditions available at http://www.bankofamerica.com/electronic-disclaimer. If you are not the intended recipient, please delete this message. For more information about how Bank of America protects your privacy, including specific rights that may apply, please visit the following pages: https://business.bofa.com/en-us/content/global-privacy-notices.html (which includes global privacy notices) and https://www.bankofamerica.com/security-center/privacy-overview/ (which includes US State specific privacy notices such as the http://www.bankofamerica.com/ccpa-notice).

Cyndy King

From: Elise orban <eliseorban@comcast.net>
Sent: Tuesday, July 8, 2025 7:33 AM
To: Participate
Subject: Public comment for City Council on the FLUM

Council Members,
Please stop your work on the Comprehensive Plan and the FLUM.
Make only the minimum changes to the zoning code that are required for clarity.

We have an election coming up on November. Let the new City Council run a new Comp Plan process that is inclusive and transparent .

Respectfully,
Elise Orban

“Go out in the world and do good”

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Tuesday, July 8, 2025 7:52 AM
To: Participate; Amanda Breen; Spencer Cordovano; Tripp Hutchinson; Courtney Hamilton
Subject: Comp plan

No one is complaining about the existing buildings Ketchum has purchased for housing. Buy some more when available. Buy some of the cheaper condos for housing. No one is complaining about housing in the industrial zone- that will work in the comp plan. The forest service is going to do the large project on their property and Blaine County is going to do the project at St. Luke's. Again, no one is complaining. You can put some housing on the Y lot, just don't shoot for the moon as usual. These projects, in the aggregate, will add 2.5 per cent growth over the next 10 years, which technically is too much, but no one is complaining if you can house some working locals (and I don't mean Nannie's and retirees). Plan on annexing the St. Luke's area. Go back to the 2014 plan and clean it up and don't screw over the proposed nonconforming existing home owners with a heavy handed nonconformities ordinance language, and I think you guys will see that the community will buy it. You asked for ideas, here are some good ones. I am sorry you guys feel under siege, but you bring it on with aggressive policies that don't work. Move from ideology to effectiveness. Stop pissing off your community and everything will settle down. One more thing, you are incentivizing a real estate glut brought on with bad policy. Look at the housing inventory. Now you want to add 2 more penthouses at the Limelight to help the Crown family (14 billion in wealth).
Sent from my iPhone

Cyndy King

From: Amy Weyler <amy.weyler@gmail.com>
Sent: Tuesday, July 8, 2025 8:49 AM
To: Neil Bradshaw
Cc: Participate; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Jade Riley; Carissa Connelly; Morgan Landers
Subject: Re: community priorities

Thanks, Neil. My point is, affordable / community housing is a priority, but it is a balance tied with Ketchum's character and economic vitality per Morgan's presentation. I support affordable housing.

Maybe there is a group of neighborhood spokespeople, land use attorney, developer, Morgan etc that can modify the upzoning to put something in place that isn't upzoning. Incentives to build ADUs etc could be a potential path. I'm not fully informed on all the laws etc. Trying to bring new things to the table. I'm optimistic we can balance all of these priorities and satisfy the majority of residents.

In my opinion, WA & 1st was the wrong location and developing that project was at the expense of the business and residential communities. The Y project was a complicated location. The community well supports the ARCH project. Again, I'm optimistic we can do something better than the current comp plan.

Thanks for the offer to meet. You have my thoughts. Thanks for listening.

Regards,
Amy Weyler

On Mon, Jul 7, 2025 at 11:17 PM Neil Bradshaw <NBradshaw@ketchumidaho.org> wrote:

> Thanks Amy
> I am happy to meet and happy to provide you the overwhelming data that shows that affordable housing is our community's number 1 priority. It has been as such for at least 25 years.
> Every successfully elected official has made it their top priority too.
> I would be interested in what you think the community's number 1 priority is.
> Thanks for coming to the meeting tonight
> Cheers
> Neil
>
> **NEIL BRADSHAW | CITY OF KETCHUM**
> **Mayor**
> P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340
> o: 208.727.5087 | m: 208.721.2162
> nbradshaw@ketchumidaho.org | www.ketchumidaho.org
>
> On Jul 7, 2025, at 7:55 PM, Amy Weyler <amy.weyler@gmail.com> wrote:
>
> Thank you for the meeting today.

I 100% disagree with Neil's recap statement that the community's number 1 focus is affordable/ workforce housing. Morgan's presentation shows the stats that dispute that statement. It's not clearly #1 and it's tied with other priorities.

We have a fine balance of affordable housing, economic vitality and preserving Ketchum character. Morgan's presentation proves that. We don't need to sacrifice so much to accomplish affordable housing.

Densification does not guarantee affordable housing. I've yet to see any data or theory that supports that. How does upzoning create affordable housing with the sky high construction costs? Can you show us how that works?

We need a good guiding comp plan, code that aligns and incentives to get there. We can do this. Please reconsider how much code you put in the comp plan. It sets precedence. It matters.

Give us options instead of one option that doesn't prove this will provide affordable housing.

I'm a full time resident, I support all types of housing, I'm not an NIMBY, and I support better options to get to some percentage of affordability. I also embrace change and growth. It's coming and we need to evolve to keep this town for the long term.
You keep asking us, the public, to come up with other options. Isn't that what you all are elected to do? Or maybe provide a brainstorming workshop if you need more people to come up with solutions? Sign me up!

If you consider my recommendation to remove code language and upzoning, we can move forward and have time to get the zoning right!

Thank you

Amy Weyler

Cyndy King

From:	Stu Ryan <Stu.Ryan@rydout.com>
Sent:	Tuesday, July 8, 2025 9:30 AM
To:	Neil Bradshaw; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano
Cc:	Participate
Subject:	FW: Petition of Bordeaux/Sabala St. Neighbors
Attachments:	Bordeaux Sabala St. Petition Delivery.docx

Dear Mr. Mayor and City Councilors:

I'm resending the petition that I sent to you on February 21st of this year.

Best,

Stu

J. Stuart Ryan

301 Sabala St.
Ketchum, ID

Stu.Ryan@Rydout.com
415 608 0080

From: Stu Ryan
Sent: Friday, February 21, 2025 3:32 PM
To: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; chamilton@ketchumidaho.org; thutchinson@ketchumidaho.org; scordovano@ketchumidaho.org; nmorrow@ketchumidaho.org; bmoczygemba@ketchumidaho.org; tcarter@ketchumidaho.org; mmcgraw@ketchumidaho.org; spassovoy@ketchumidaho.org
Cc: participate@ketchumidaho.org
Subject: Petition of Bordeaux/Sabala St. Neighbors

Dear: Mr. Mayor, City Council Members and Planning and Zoning Commissioners, please see the attached.

Thanks

Stu

J. Stuart Ryan
301 Sabala St.
Ketchum, ID

stu.ryan@rydout.com
Phone: 415-608-0080

21 February 2025

Dear: Mr. Mayor, City Council Members

and Planning and Zoning Commissioners of Ketchum

Via Email:

Re: **The 31 January 2025 Joint Petition on Behalf of the Bordeaux/Sabala St. Neighbors:**

We, the undersigned, respectively submit this petition requesting that our neighborhood - those properties with ***Sabala St., Bordeaux St. addresses and 511 Wood River Dr.*** *- be included in the proposed* ***Low Density Residential (LDR)*** *land use designation for the 2025 comprehensive plan Future Land Use Map, to keep our density and underlying zoning generally the same as it currently is. Our neighborhood is made up of single-family and duplex buildings and has a majority occupancy of long-term and workforce housing. To change our land use designation to allow higher density buildings will threaten the existing characteristics of our neighborhood, increase traffic on a substandard road that mixes cars with kids, adults, dogs and bikers, and will have the opposite effect that the community is hoping to achieve - that of providing community housing and keeping the small town feel and character. This neighborhood is long-term housing and should be included in the Low Density Residential Land Use designation as proposed in the draft Comprehensive Plan.*

Thank you for your dedication and all of the work you have been doing on behalf of the citizens of Ketchum.

Signed by:

1	Sarah and Stu Ryan	301 Sabala St.
2	Anne Winton and John Marsh	311 Sabala St.
3	Tiffany and Reid Black	209A Sabala St.
4	Susan Crist	209B Sabala St.
5	Shell and Alex Margolin	141 Bordeaux St.
6	Gina and Robert Poole	161 Bordeaux St.
7	Catherine Carley and Marshall Rawlings	120 Bordeaux St.
8	Natalie Shuttleworth	130 Bordeaux St.
9	Amy Weyler and Andy Ross	511 Wood River Dr.
10	Brooke and Randy Cooley	151 Bordeaux St.
11	Margaret and Steve Matecki	203B Sabala St.
12	Eliza and Jason Buck	172 Bordeaux St.
13	Mark Pattison and Darci Hanson	203A Sabala St.
14	Kelly and Bruce Martin	211 Sabala St.
15	Carol L. and Anthony J. Frank	300 Sabala St.
16	Hannah and Sam Young	160 Bordeaux St.
17	Marjie Mickelson	176 Bordeaux St.
18	Duncan Morton	174 Bordeaux St.
19	Michelle Stennett	220 Sabala St.
20	Laurel M. Leman	162 Bordeaux St.
21	Emily and Andrew Stoddard	166 Bordeaux St.
22	Jeani and John Ferrari	309 Sabala St.
23	Crisane and Willie Cook	171 Bordeaux St. #1
24	Geraldine Carter and John Senf	171 Bordeaux St. #2
25	Duncan Morton, Jr.	171 Bordeaux St. #3
26	Caroline Persohn	171 Bordeaux St. #4
27	Tim Bailey	171 Bordeaux St. #5
28	Heather and Sean Kovich	171 Bordeaux St. #6
29	Tory and Miles Canfield	178 Bordeaux St.
30	Mike Hattrup	106 Williams St.
31	Heather and John Ballas	380 Sabala St.
32	Jerry Ann and John Heaney	131 Bordeaux St.
33	Pat Fuller	210 Sabala St.

55 Signers, with signatures validated upon request.

Cyndy King

From: wayne powless <wpowless2@gmail.com>
Sent: Tuesday, July 8, 2025 10:01 AM
To: Participate
Subject: Kfire

Please keep the fire assets here in Ketchum and scrip the fire consolidation at the expense of Ketchum residents' higher taxes. Please Council vote "no" and do NOT approve the MOU.

Cyndy King

From: Cindy Dodge <family_dodge@hotmail.com>
Sent: Tuesday, July 8, 2025 10:08 AM
To: Participate
Subject: supporting a no vote for MOI

What I would like to see is a "no" vote out of the Council. That would force KFire to renegotiate the deal with Ketchum. Ketchum could force KFire to adopt a new budget in an open and transparent process. '

Cindy Dodge

Cyndy King

From: Will Hovey <whovey@greyhawkcm.com>
Sent: Tuesday, July 8, 2025 10:22 AM
To: Participate
Subject: Please DON't sign the Ketchum Fire MOU!!!

HI,

I was a ketchum fire fighter for roughly 15 years. Early in that period, BEFORE the professionals unionized, KFD was THE fire department in the valley. It was best trained, most applied to, and if you had an emergency, you really wanted them to show up. Since the union, the camaraderie has died, the animosity between city and department skyrocketed, and the union just keeps grasping for more and more.

If you sign the MOU, the city of ketchum will eventually be bankrupt by the union. It is completely unnecessary. Pre-union, we had an incredible department at a fraction of the cost. The firefighters are wonderful people doing a valued service to the city and county. Don't let that cloud your fiscal responsibility. Ketchum tax payers paying for the rest of the county's fire service is NOT fiscal responsibility.

Thank you,

Will Hovey
Ketchum

Cyndy King

From: Mary Foust <maryinsausalito@gmail.com>
Sent: Tuesday, July 8, 2025 10:44 AM
To: Participate
Subject: I oppose

City Council Members and Staff.

I oppose the current Comprehensive Plan and wish to see its approval delayed until the next administration is seated.

Mary Foust
Sent from my iPhone

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

June 30, 2025

On Behalf of Warm Springs Neighborhoods

City of Ketchum
Mayor Bradshaw and City Councilmembers
191 5th Street West
Ketchum, ID 83340

Re: Current Proposal for Cohesive Ketchum Comprehensive Plan

Dear Mayor Bradshaw and City Councilmembers:

On behalf of the Lower Warm Springs, Mid Warm Springs and Warm Springs Base Area Neighborhoods (the "Warm Springs Neighborhoods"), as depicted in the proposed Cohesive Ketchum Comprehensive Plan (the "Updated Plan"), we are writing to formally express our collective position on the proposed changes contained within the Updated Plan. As set forth in more detail below, we strongly oppose the proposed zoning changes in the Warm Springs Neighborhoods as they currently appear before the City Council.

Specifically, we request that you return the Warm Springs Neighborhoods to their current land use designations in accordance with the 2014 Comprehensive Plan (the "2014 Plan"). We make this request in order to preserve the character of the Warm Springs Neighborhoods and maintain the safety of its residents. As proposed, the Updated Plan, as the required precursor to new zoning ordinances, would facilitate massive zoning changes to large areas of the Warm Springs Neighborhoods from limited residential ("LR") and general residential-low density ("GR-L") to medium density residential ("MDR") and high density residential ("HDR"). In fact, the overwhelming majority of public comments submitted online and made in person for the June 16, 2025 City Council Hearing appeared to agree that the Updated Plan's proposed Future Land Use Map ("FLUM") is not welcome due to the threat it poses to the neighborhood character and numerous safety concerns for its residents. Conversely, only the Blaine County Housing Authority and the Wood River Land Trust have lodged support for the proposed changes.

The proposed changes reflected in the FLUM for the Warm Springs Neighborhoods would clear the way for new zoning ordinances implementing increases in MDR areas to 6 to 18 DU/acre and HDR areas to 18 to 30 DU/acre. Simply put, the Updated Plan has the potential to (and is clearly designed to) facilitate massive changes to the City's zoning ordinances that will drastically change the character of the Warm Springs Neighborhoods by increasing the density of housing and housing types.

Furthermore, we have serious concerns whether the infrastructure of the Warm Springs Neighborhoods has the capacity to safely implement and support the changes in the FLUM. As you know, there is only one road capable of accessing the Warm Springs Neighborhoods: Warm Springs Road. Critically, there has been no empirical study on how these changes in the FLUM will impact fire safety, sewer system capacity, traffic pattern increases, parking or snow removal. For example, recent history demonstrated that the Limelight Condominium fire in September

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders' need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the viability of the FLUM.

Additionally, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions ("CC&Rs") already limiting the use of land throughout the Warm Springs Neighborhoods. For example, the 1976 Warm Springs Creekside Subdivision's CC&Rs, located on Irene Street, contains language that expressly limits the use of land to "Single family only, no duplexes."[1] Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property. While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

The City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few. There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, it is our position that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Warm Springs Neighborhoods. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

Name:	Address
Name:	Address
Name	Address

[1] *See* Warm Springs Creekside Subdivision Covenants and Restrictions, recorded on May 18, 1976 as Instrument No. 166046.

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

Name	Address
Name	Address
Name :	Address
Name :	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

In Support of Warm Springs Neighborhoods

Name	Address
Signed by: Julia Sweeney 2C810ADCDE63446...	114 Wanderers Way
Signed by: Daniel Hawley BC99D59728614DC...	3022 Warm Springs Road
DocuSigned by: Elizabeth Bunce ED8D9DA89DC8445...	395123
Signed by: Sandra & Brian Caulkins 37B585F346C449C...	110 Belmont Drive, Ketchum
Signed by: maria W Beatti E1E92EE3CE3C4E0...	422 River Run Dr, Ketchum
Signed by: 8D4D45CB4A234A4...	409A Sage Rd Ketchum, I'd 83340
Signed by: 5B2E9697A629454...	200 8th St W #1, Ketchum ID 83340
Signed by: kelley Maybo 1C8305B9687B4E1...	200 8th street west #1 ketchum Idaho 83340

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

Name	Address
Name	Address
Signed by: C50B554FDA8E4F5... Name	229 Bald Mt Rd ketchum, Id 83340 Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Signed by: 0BAF9334D8B0463... Name	223 Hillside Drive Address
DocuSigned by: 32CA6C2CF1404BC... Name	223 Hillside Drive, Ketchum Address
Signed by: 63A20A5A6A8343C... Name	232 Hillside Dr, Ketchum Address

Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Signed by: 801852B59DF1475... Name	161 Simpson Drive, Ketchum Address
Signed by: 917D6C8ABE57412... Name	165 Simpson Drive. Ketchum Address
Name	Address
Name	Address
Signed by: 5E5C894E8CFB484... Name	104b short swing lane Address
DocuSigned by: FD9D4FFC7FE24DD... Name	150 E Flower Drive, Ketchum, ID 83340 Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Signed by: 6CF8201F608B4CE... Name	256 Hillside Drive unit b, Ketchum, ID 83340 Address
Name	Address
Name	Address

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

Name	Address
Signed by: Gregory Moss D5AD9433C28A406...	323 Shady Lane
DocuSigned by: Toby Arnett 70DFC10B4549489...	2206 Warm Springs Road
Signed by: Casey Dove 9E736DEE9CC1495...	140 Short Swing Lane, Ketchum ID 83340
Signed by: 53767E028FED4F8...	140 Short Swing Ln, Ketchum ID 83340
Signed by: 308F54EA32E743E...	104A Short Swing Lane
Signed by: Karoline Droege 841136DBA43B4DC...	128 A Short Swing Lane

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

Name	Address
Name	Address
Name	Address
Signed by: Steven J Braun 63 3AD523039F74441... Name	102 Wanderers Way Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address

June 30, 2025

On Behalf of Warm Springs Neighborhoods

City of Ketchum
Mayor Bradshaw and City Councilmembers
191 5th Street West
Ketchum, ID 83340

Re: Current Proposal for Cohesive Ketchum Comprehensive Plan

Dear Mayor Bradshaw and City Councilmembers:

On behalf of the Lower Warm Springs, Mid Warm Springs and Warm Springs Base Area Neighborhoods (the "Warm Springs Neighborhoods"), as depicted in the proposed Cohesive Ketchum Comprehensive Plan (the "Updated Plan"), we are writing to formally express our collective position on the proposed changes contained within the Updated Plan. As set forth in more detail below, we strongly oppose the proposed zoning changes in the Warm Springs Neighborhoods as they currently appear before the City Council.

Specifically, we request that you return the Warm Springs Neighborhoods to their current land use designations in accordance with the 2014 Comprehensive Plan (the "2014 Plan"). We make this request in order to preserve the character of the Warm Springs Neighborhoods and maintain the safety of its residents. As proposed, the Updated Plan, as the required precursor to new zoning ordinances, would facilitate massive zoning changes to large areas of the Warm Springs Neighborhoods from limited residential ("LR") and general residential-low density ("GR-L") to medium density residential ("MDR") and high density residential ("HDR"). In fact, the overwhelming majority of public comments submitted online and made in person for the June 16, 2025 City Council Hearing appeared to agree that the Updated Plan's proposed Future Land Use Map ("FLUM") is not welcome due to the threat it poses to the neighborhood character and numerous safety concerns for its residents. Conversely, only the Blaine County Housing Authority and the Wood River Land Trust have lodged support for the proposed changes.

The proposed changes reflected in the FLUM for the Warm Springs Neighborhoods would clear the way for new zoning ordinances implementing increases in MDR areas to 6 to 18 DU/acre and HDR areas to 18 to 30 DU/acre. Simply put, the Updated Plan has the potential to (and is clearly designed to) facilitate massive changes to the City's zoning ordinances that will drastically change the character of the Warm Springs Neighborhoods by increasing the density of housing and housing types.

Furthermore, we have serious concerns whether the infrastructure of the Warm Springs Neighborhoods has the capacity to safely implement and support the changes in the FLUM. As you know, there is only one road capable of accessing the Warm Springs Neighborhoods: Warm Springs Road. Critically, there has been no empirical study on how these changes in the FLUM will impact fire safety, sewer system capacity, traffic pattern increases, parking or snow removal. For example, recent history demonstrated that the Limelight Condominium fire in September

2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders' need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the viability of the FLUM.

Additionally, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions ("CC&Rs") already limiting the use of land throughout the Warm Springs Neighborhoods. For example, the 1976 Warm Springs Creekside Subdivision's CC&Rs, located on Irene Street, contains language that expressly limits the use of land to "Single family only, no duplexes."[1] Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property. While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

The City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few. There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, it is our position that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Warm Springs Neighborhoods. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

Patricia Heston	105-A Short Swing Lane
Name:	Address
Gabrielle Tierney	253 Hillside Drive
Name:	Address
Kodney & Kolenc	233 Hillside, OR
Name	Address
Jeanne A. Kolenc	233 Hillside Drive

[1] *See* Warm Springs Creekside Subdivision Covenants and Restrictions, recorded on May 18, 1976 as Instrument No. 166046.

Name	Address
Tallulah G.	223 Hillside drive
Name	229 Hillside Drive
Name	224 Hillside Dr
David Woodham	232 Hillside Dr.
Name :	Address
Susan Melton	248 Hillside Dr
Name:	Address
Name:	248 Hillside Dr
Anne Lovrock	Address
Name:	132 Short Swing Lane
Ellen Noble	Address
Name:	2107 Warm Springs Rd #206
Gina Ubemosa	Address
Name:	410 Evergreen Ln Ketchum
Bob Lynch	Address
Name:	153 Emerald
Dan Catlin	Address
Name:	150 Belmont
Name:	Address
Name:	12700 NH 75
Name:	Address
Name:	115 Graduate Drive.
Name:	Address
Name:	117 Victor Dr
Name:	Address
Name:	100 Meadow Circle A
	Address

Name:	Address
Jennifer L. Smith	101 Four Seasons Way #2
Heather L. Johns	101 Four Seasons Way #2
Julie Bell	150 Flower Dr #B
Lauren Street	130 Flower Dr. #C
ROLAND STREET	130 Flower DR. #C
Gretchen Pavelich	130 Flower Dr #F
Jim Brolik	140 Flower Drive #F
Jean Young	130 Flower Drive A
Brock Bemis	121 Four Seasons Way #15
SAM SMITH	140 FOUR SEASONS WAY
Tom Bugsky	211 FOUR SEASONS WAY
Penne Bugsky	211 Four Seasons Way
Lia Flores	220 FOUR SEASONS
[illegible]	220 Four Seasons
Clark Buckley	#30 130 Four Seasons Way
[illegible]	2001 WARM SPRINGS Rd KIRKLAND

Name	Address
Ronald V. Trudillo	25614 Cielo Dr. A, Ketchum 83340
Gretchen FLINT	240 HILLSIDE DR KID 8334
Amy Bailey	144 Short Swing Ln Ketchum ID 83340
Cynthia Dugan	120 B Short Swing Ketch Id.
Name:	120 B Short Swing Ln Ketchum 83340
Name:	121 B Short Swing Ln Ketchum 8334
Name:	121 B Short Swing Ln Ketchum 83340
Name:	117 Belmont Dr.
Chris Serwan	117 Belmont Dr.
Name:	128 Short Swing
Name:	120 B Short Swing Lane
Name:	2418 Warm Springs Rd.
Name:	2418 Warm Springs Rd
Name:	130 Short Swing Ln. K
Name:	1240 W. Canyon Run Blvd

Name	Address
RUTH MAHRE Ruth Mahre	2560 HILLSIDE DR. UNIT B
DAN HANLEY	3022 WARM SPRINGS
Caroline Wadham	232 Hillside Dr.
ROB SIRI / R & L.	155 BELMONT DR

Name	Address
ANDREAS PAPAGIS	101 MIZER GULCH RD, HAILEY, ID 83333
EDITH ILER	108 Short Swing Ln.
Name :	Address
Name :	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address

Name	Address
Tim Ohm	110 Lindsey Creek Dr Ketch
Name	Address
Name :	Address
Name :	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address
Name:	Address

2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders' need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the viability of the FLUM.

Additionally, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions ("CC&Rs") already limiting the use of land throughout the Warm Springs Neighborhoods. For example, the 1976 Warm Springs Creekside Subdivision's CC&Rs, located on Irene Street, contains language that expressly limits the use of land to "Single family only, no duplexes."[1] Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property. While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

The City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few. There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, it is our position that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Warm Springs Neighborhoods. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

[illegible]	120 Short Swing Ketchum
Name:	Address
Allison Goodwin	119 Picabo Ct Ketchum
Name:	Address
Pam Ebertz	125 Belmont Ketchum
Name	Address

[1] *See* Warm Springs Creekside Subdivision Covenants and Restrictions, recorded on May 18, 1976 as Instrument No. 166046.

Name:	Address
Kelley Mayer	200 8th St, West #1
Name:	Address
Joan Schmidt	90 Ramona lane, Ketchum
Name:	Address
JB Johnson	252 E Hillside Dr Ketchum 83340
Name:	Address
Name:	Address

2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders' need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the viability of the FLUM.

Additionally, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions ("CC&Rs") already limiting the use of land throughout the Warm Springs Neighborhoods. For example, the 1976 Warm Springs Creekside Subdivision's CC&Rs, located on Irene Street, contains language that expressly limits the use of land to "Single family only, no duplexes."[1] Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property. While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

The City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few. There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, it is our position that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Warm Springs Neighborhoods. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

Regan Nelson	103 Hillside Dr. Ketchum, ID 83340 United States
Name:	Address
Tom Nelson	103 Hillside Dr. Ketchum, ID. 83340
Name:	Address
Name	Address

[1] *See* Warm Springs Creekside Subdivision Covenants and Restrictions, recorded on May 18, 1976 as Instrument No. 166046.

Name	Street address	email	cell	Name on lttr attorney? $$
Sid & Jolene WmsprsPAC	156 Short Sw	sid…@cox.net	208-123-4567	☐ YES ☐ NO ☐$$
Mike Wrobel Anne Corrock	132 Short Swing Ln.	annecorrock@gmail.com	208-721-2499	Yes $$
PAT Higgins	200 Aspen Dr	Pathiggins@Cox.Net	208·720·2665	☐ YES ☐ NO ☐$$
Alex Higgins	11 11	11		☐ YES ☐ NO ☐$$
Cindy Fabian	208. 720·6184	Cfabian0202 @ aol.com	216 AspenDr.	☐ YES ☐ NO ☐$$
Bridget Bagley	952-473-1234	bridgets bagley@ gmail.com	150 Belmont	☐ YES ☐ NO ☐$$
DAN Collins	150 Belmont	mariahfish4@ cox.net	7087205232	☐ YES ☐ NO ☐$$
Dennis Raney	115 Graduate Drive	dennisrraney @yahoo.com	415-321-9058	☐ YES ☐ NO ☐$$
Elizabeth Riall	130 River Ranch		2087200248	☐ YES ☐ NO ☐$$
Kari Vincent	245 Skiway Dr	karisunvalley@gmail.com	208 720 6177	☐ YES ☐ NO ☐$$
				☐ YES ☐ NO ☐$$
				☐ YES ☐ NO ☐$$
				☐ YES ☐ NO ☐$$
				☐ YES ☐ NO ☐$$
				☐ YES ☐ NO ☐$$
				☐ YES ☐ NO ☐$$
				☐ YES ☐ NO ☐$$
				☐ YES ☐ NO ☐$$

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

In Support of Warm Springs Neighborhoods

Name	Address
Signed by: Julia Sweeney 2C810ADCDE63446...	114 Wanderers Way
Signed by: Daniel Hawley BC99D59728614DC...	3022 Warm Springs Road
DocuSigned by: Elizabeth Bunce ED8D9DA89DC8445...	395123
Signed by: Sandra & Brian Caulkins 37B585F346C449C...	110 Belmont Drive, Ketchum
Signed by: 8D4D45CB4A234A4...	409A Sage Rd Ketchum, I'd 83340
Signed by: kelley Maybo 1C8305B9687B4E1...	200 8th street west #1 ketchum Idaho 83340

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

Name	Address
Name	Address
Signed by: C50B554FDA0E4F5... Name	229 Bald Mt Rd ketchum, Id 83340 Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Signed by: 0BAF9334D8B0463... Name	223 Hillside Drive Address
DocuSigned by: 32CA6C2CF1404BC... Name	223 Hillside Drive, Ketchum Address
Name	Address

Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Signed by: 801852B59DF1475... Name	161 Simpson Drive, Ketchum Address
Signed by: 917D6C8ABE57412... Name	165 Simpson Drive. Ketchum Address
Name	Address
Name	Address
Signed by: 5E5C894E8CFB484... Name	104b short swing lane Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Signed by: 6CF8201F608B4CE... Name	256 Hillside Drive unit b, Ketchum, ID 83340 Address
Name	Address

Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Signed by: Gregory Moss D5AD9433C28A406... Name	323 Shady Lane Address
Name	Address
Name	Address
Signed by: Casey Dove 9E736DEE9CC1495... Name	140 Short Swing Lane, Ketchum ID 83340 Address
Signed by: 53767E028FED4F8... Name	140 Short Swing Ln, Ketchum ID 83340 Address
Name	Address
Name	Address
Signed by: 308F54EA32E743E... Name	104A Short Swing Lane Address
Signed by: Karoline Droege 841136DBA43B4DC... Name	128 A Short Swing Lane Address
Name	Address
Name	Address

Docusign Envelope ID: 16E7180E-8A33-4BAC-B76F-44F9557D2CED

Name	Address
Name	Address
Name	Address
Signed by: Steven J Braun 63 3AD523039F74441... Name	102 Wanderers Way Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address
Name	Address

Docusign Envelope ID: 3FCAD8AB-86FE-44F5-AA34-227D58C86AE5

June 27, 2025

On Behalf of Warm Springs Creekside Subdivision

City of Ketchum
Mayor Bradshaw and City Councilmembers
191 5th Street West
Ketchum, ID 83340

Re: Current Proposal for Cohesive Ketchum Comprehensive Plan

Dear Mayor Bradshaw and City Councilmembers:

On behalf of the Warm Springs Creekside Subdivision ("Creekside"), contained within the Mid Warm Springs Neighborhood as depicted in the proposed Cohesive Ketchum Comprehensive Plan (the "Updated Plan"), we are writing to formally express our collective position on the proposed changes contained within the Updated Plan. As set forth in more detail below, we strongly oppose the proposed zoning changes for the Lower Warm Springs, Mid Warm Springs and Warm Springs Base Area (the "Warm Spring Neighborhoods") as they currently appear before the City Council.

Specifically, we request that you return the Warm Springs Neighborhoods to their current land use designations in accordance with the 2014 Comprehensive Plan (the "2014 Plan"). We make this request in order to preserve the character of the Warm Springs Neighborhoods and maintain the safety of its residents. As proposed, the Updated Plan, as the required precursor to new zoning ordinances, would facilitate massive zoning changes to large areas of the Warm Springs Neighborhoods from limited residential ("LR") and general residential-low density ("GR-L") to medium density residential ("MDR") and high density residential ("HDR"). In fact, the overwhelming majority of public comments submitted online and made in person for the June 16, 2025 City Council Hearing appeared to agree that the Updated Plan's proposed Future Land Use Map ("FLUM") is not welcome due to the threat it poses to the neighborhood character and numerous safety concerns for its residents. Conversely, only the Blaine County Housing

Docusign Envelope ID: 3FCAD8AB-86FE-44F5-AA34-227D58C86AE5

Authority and the Wood River Land Trust have lodged support for the proposed changes.

As you know, the current permitted dwelling units per acre ("DU/acre") allowed by the 2014 Plan are 5 DU/acre in the LR and 5 to 11 DU/acre in the GR-L. However, the proposed changes reflected in the FLUM for the Warm Springs Neighborhoods would clear the way for new zoning ordinances implementing increases in MDR areas to 6 to 18 DU/acre and HDR areas to 18 to 30 DU/acre. Indeed, the FLUM currently contemplates changing Creekside from GR-L to MDR. Simply put, the Updated Plan has the potential to (and is clearly designed to) facilitate massive changes to the City's zoning ordinances that will drastically change the character of the Warm Springs Neighborhoods by increasing the density of housing and housing types.

Furthermore, the Updated Plan does not account for or address any of the covenants, conditions, and restrictions ("CC&Rs") already limiting the use of land throughout the Warm Springs Neighborhoods. For example, Creekside is located on Irene Street and is governed by its 1976 CC&Rs which contains language that expressly limits the use of land to "Single family only, no duplexes." Contradictions such as this have the potential to greatly impact landowners as the Updated Plan could bar landowners from any permissible use of their property. While we understand this is certainly not the intent of the Updated Plan, the reality is that it is a very real consequence that appears to have not been considered.

Additionally, we have serious concerns whether the infrastructure of the Warm Springs Neighborhoods has the capacity to safely implement and support the changes in the FLUM. As you know, there is only one road capable of accessing the Warm Springs Neighborhoods: Warm Springs Road. Critically, there has been no empirical study on how these changes in the FLUM will impact fire safety, sewer system capacity, traffic pattern increases, parking or snow removal. For example, recent history demonstrated that the Limelight Condominium fire in September 2022 required road closures by first responders in order safely address the ongoing fire and any potential injuries, leaving countless residents stranded due to first responders' need to safely address the ongoing fire and any potential injuries. Despite the known limitations in the Warm Springs Neighborhoods, the Updated Plan cannot support the

Docusign Envelope ID: 3FCAD8AB-86FE-44F5-AA34-227D58C86AE5

viability of the FLUM.

Although we acknowledge the need and support for more community housing, the best location for these types of projects is in the City Center, not in established neighborhoods. Indeed, the City of Ketchum currently has powerful tools that have been used successfully in the past that directly undermine the perceived need to plan for future zoning changes in the Warm Springs Neighborhoods. For example, the City has successfully used existing code for Planned-Unit Developments and Conditional Use Permits to develop high-density communities such as the Fields at Warm Springs, the Four Seasons Subdivision and the Pineridge community, just to list a few. There is no reason that the City cannot continue to use this existing code to develop additional high-density developments like these in the future.

Ultimately, Creekside's position is that the Updated Plan and FLUM would permit new zoning ordinances for Warm Springs Neighborhoods that do not have the support of those property owners directly affected by them. Therefore, we respectfully request that the City refrain from implementing the FLUM as currently outlined in the Updated Plan.

Thank you for your service and considering the concerns of the Creekside. We remain committed to working with the City to address the concerns and to find solutions that serve all community stakeholders.

Sincerely,

Name: BARBARA AMICK, 121 IRENE STREET Address 

Name: JAY COOPER 126 IRENE St Address 

Name William Busl 127 Irene St Address 

Docusign Envelope ID: 3FCAD8AB-86FE-44F5-AA34-227D58C86AE5

Jim McGuigan

Name: Jim McGuigan — Address: 134 Irene St. Ketchum, ID 83340

Susan McGuigan

Name: Susan McGuigan — Address: 134 Irene St

Jeffrey Lamoureux

Name: Jeffrey Lamoureux — Address: 135 Irene St

Ali Long

Name: Ali Long — Address: 154 Irene St.

Phil O'Reilly

Name: Phil O'Reilly — Address: 112 Irene St

Kristen O'Reilly

Name: Kristen O'Reilly — Address: 112 Irene St

TARA MARTEY

Name: TARA MARTEY — Address: 106 IRENE STREET

Rick Doque

Name: Rick Doque — Address: 158 IRENE

John O'Meara

Name: John O'Meara — Address: 138 IRENE ST.

Margaret Preissman

Name: Margaret Preissman — Address: 130 Irene St.

Ron Preissman

Name: Ron Preissman — Address: 130 Irene St.

Jim Andrews

Name: Jim Andrews — Address: 139 Irene St.

Docusign Envelope ID: 3FCAD8AB-86FE-44F5-AA34-227D58C86AE5

In Support of Warm Springs Creekside Subdivision

Signed by: David Barenborg 1DBDD4B7484A4C6...	118 Irene Street, Ketchum ID 83340
David Barenborg	Address
DocuSigned by: Kimberly Barenborg CE5F1B5EA80A47F...	118 Irene Street, Ketchum, ID 83340
Kimberly Barenborg	Address
Signed by: Julia Sweeney 2C810ADCDE63446...	114 Wanderers Way
Julia Sweeney	Address
Mike Lafferty	Address
Cookie Lafferty	Address
DocuSigned by: Marnie Roozen DBF966E2135F4E4...	123 Irene St, Ketchum, ID 83340
Marnie Roozen	Address

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Tuesday, July 8, 2025 8:53 PM
To: Participate
Subject: MOU

For the life of me, I can't figure out why we are outsourcing our Fire Department. I am very disappointed with the very significant tax increase to get nothing. Please vote no on the MOU and wait until after the election to make decisions regarding this topic. Let's get a fresh set of eyes on this transaction. I don't like it.

Sent from my iPhone

Cyndy King

From: S <skslattery90@msn.com>
Sent: Tuesday, July 8, 2025 10:42 AM
To: Participate
Subject: Fire department

To whom it may concern,

As a resident homeowner in Ketchum, it is extremely upsetting to have property taxes double because of the fire department excesses. It's also very unfair that Ketchum residents are supplementing the county by paying these high taxes. It's also unfair that tourists will not be contributing in any way to this cost. Please reconsider finalizing this unreasonable burden on Ketchum residents. I don't think anyone expected to be blind sided by such a huge financial cost. Thank you for putting locals first.

Kristin Slattery
191 6th St W
Ketchum, ID
Sent from my iPhone

July 6, 2025

Mayor Neil Bradshaw and City Commissioners

191 5th Street/ Ketchum, Idaho 83340

RE: Ketchum Comprehensive Plan Update

Dear Mayor Bradshaw and City Councilmembers:

We are writing to object to the City's proposed change to our neighborhood's land use designation from low density residential (LDR) to medium density residential (MDR) in the current City of Ketchum Comprehensive Plan update. We are property owners on Irene Street, a quiet residential neighborhood with evergreen trees and flower beds along narrow lanes. Many of the homes on our small street are located on the creek frontage of Warm Springs Creek, a treasured natural resource for all of Ketchum residents. A Planning decision which allows for increased urban density along the Creek is ill-advised. Instead, Ketchum needs to protect the fragile wildlife corridors, the sensitive riparian habitat, and the valuable aquatic environment of Warm Springs Creek.

We are aware that the proposed change from LDR to MDR does not give an automatic right to build an increased density. We also are aware that the property is currently zoned GR-L under the City's Zoning Map, and that part of the City's rationale for changing the Plan designation to MDR is to make the Plan designation consistent with the zoning designation. We ask that the City maintain the current Plan designation of LDR and instead amend the Zoning designation of GR-L (which could allow a duplex), so that it is consistent with LDR, the current Plan designation. Irene Street is simply not an appropriate location for multi-family development because of its location adjacent to the sensitive natural resource and the established single-family character of the neighborhood.

We all agree that our community urgently needs workforce housing, not high-end condo and duplexes, and certainly not located on Warm Springs Creek. Homes on Irene Street are valued between $4-$10 million according to recent sales. Encouraging multi-family construction on Irene Street would not solve the problem of community housing need, it would encourage high-end duplex and condominium development adjacent to a sensitive natural resource in an established single-family neighborhood. We note that the Plan designation for the new homes under construction located next to the Warm Springs Preserve is LDR. We ask that Irene Street be treated the same, and be designated LDR under the Plan because both neighborhoods are established single family neighborhoods and are located adjacent to Warm Springs Creek, and are therefore not suitable for urban density.

In summary, we request the City to refrain from changing the current plan designation on Irene Street and maintain its current low density (LDR) designation. When the City revises its Zoning ordinance, we request the City to designate Irene Street as single family, consistent with its current Comprehensive Plan designation.

Sincerely,

Susan and Jim McGuigan

134 Irene Street

7 July 2025

Dear: Mr. Mayor, City Council Members

Via Email:

Re: 31 January 2025 Joint Petition on Behalf of the Bordeaux/Sabala St. Neighbors:

We appreciate the hard work and dedication you've brought to the task of putting together a new Comprehensive Plan. We thank the staff at the City of Ketchum Planning & Zoning Department as well.

Our request was submitted prior to the release of the second Draft Comprehensive Plan, and after the new Draft was made available to the public, we welcome some of the changes made. **However, we remain committed to protecting the character of our unique neighborhood. Therefore, having LDR designation, as it represents what we currently retain: primarily single-family homes and duplexes.**

Our petition was created through multiple in person meetings in residents' homes, through many emails and phone calls. The testimonials we heard from neighbors were extraordinary in our shared love of our special place in West Ketchum. It took time, effort, neighborhood cohesion, and was signed **by 57 property owners.**

*We, the undersigned, respectively re-submit this petition requesting that our neighborhood - those properties with **Sabala St., Bordeaux St. addresses and 511 Wood River Dr.** - be included in the proposed **Low Density Residential (LDR)** land use designation for the 2025 comprehensive plan Future Land Use Map, to keep our density and underlying zoning generally the same as it currently is. Our neighborhood is made up of single-family and duplex buildings and has a majority occupancy of long-term and workforce housing. To change our land use designation to allow higher density buildings will threaten the existing characteristics of our neighborhood, increase traffic, and will have the opposite effect that the community is hoping to achieve - that of providing community housing and keeping the small town feel and character. This neighborhood is long-term housing and should be included in*

the Low Density Residential Land Use designation as proposed in the second draft Comprehensive Plan.

Signed by:

1	Sarah and Stu Ryan	301 Sabala St.
2	Anne Winton and John Marsh	311 Sabala St.
3	Tiffany and Reid Black	209A Sabala St.
4	Susan Crist	209B Sabala St.
5	Shell and Alex Margolin	141 Bordeaux St.
6	Gina and Robert Poole	161 Bordeaux St.
7	Catherine Carley and Marshall Rawlings	120 Bordeaux St.
8	Natalie Shuttleworth	130 Bordeaux St.
9	Amy Weyler and Andy Ross	511 Wood River Dr.
10	Brooke and Randy Cooley	151 Bordeaux St.
11	Margaret and Steve Matecki	203B Sabala St.
12	Eliza and Jason Buck	172 Bordeaux St.
13	Mark Pattison and Darci Hanson	203A Sabala St.
14	Kelly and Bruce Martin	211 Sabala St.
15	Carol L. and Anthony J. Frank	300 Sabala St.
16	Hannah and Sam Young	160 Bordeaux St.
17	Marjie Mickelson	176 Bordeaux St.
18	Duncan Morton	174 Bordeaux St.
19	Michelle Stennett	220 Sabala St.
20	Laurel M. Leman	162 Bordeaux St.
21	Emily and Andrew Stoddard	166 Bordeaux St.
22	Jeani and John Ferrari	309 Sabala St.
23	Crisane and Willie Cook	171 Bordeaux St. #1
24	Geraldine Carter and John Senf	171 Bordeaux St. #2
25	Duncan Morton, Jr.	171 Bordeaux St. #3
26	Caroline Persohn	171 Bordeaux St. #4
27	Tim Bailey	171 Bordeaux St. #5
28	Heather and Sean Kovich	171 Bordeaux St. #6
29	Tory and Miles Canfield	178 Bordeaux St.
30	Mike Hattrup	106 Williams St.
31	Heather and John Ballas	380 Sabala St.
32	Jerry Ann and John Heaney	131 Bordeaux St.
33	Pat Fuller	210 Sabala St.
34	Pamela and William Shearer	360 Sabala St.

57 Signers, with signatures validated upon request.

July 7, 2025

Council Members,

I am commenting to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the letter, we believe that the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan.

Regards-

Debra Johnston-Bacca

328 Georginia Rd #2

Dawn Hofheimer

From: Jack Kueneman <jkueneman@gmail.com>
Sent: Wednesday, July 9, 2025 2:26 PM
To: Participate
Subject: Ketchum Fire District

City Council, please do not approve the memo of understanding with the Fire District. The vote to form the District was based on projected property tax estimates that were grossly understated. You must try to protect the Ketchum taxpayers.

Also consider reducing Ketchum City property taxes further to offset the massive new Fire District budget and its resultant District tax rate.

Jack Kueneman

Dawn Hofheimer

From: Cathy Largent <bwschicks@gmail.com>
Sent: Wednesday, July 9, 2025 4:52 PM
To: Participate
Subject: LAND USE MAP

I am commenting to voice my full support of the Warm Springs Neighborhoods Letter to the City dated June 30, 2025. As stated in the Letter, we believe the best path forward is to maintain the land use designations set forth in the 2014 Comprehensive Plan.

Cathy Largent
Preschool Teacher
Big Wood School
Ketchum, ID 83340
208 726 9053
Chickadee Wish List



Dawn Hofheimer

From: Shannon Donley <sdonley907@gmail.com>
Sent: Thursday, July 10, 2025 4:52 PM
To: Participate
Subject: Warm Springs input

Hello-
I am writing to oppose the proposed increase in density and height in Warm Srprings.
I was also adamantly opposed to the new housing that was proposed in the South lot at the Y, but it sounds like that is off the table (at the moment.) I am not opposed to affordable housing- but not in that location (for many reasons.)
Thank you for listening and thank you for your service.
Shannon Donley
907-227-6982

Dawn Hofheimer

From: Kathryn Caminiti <kat@fitmesv.com>
Sent: Friday, July 11, 2025 12:23 AM
To: Participate
Subject: Vote NO on MOU Between City & Ketchum Fire District

Dear Ketchum City Council,

I'm writing to urge you to vote NO on the MOU between the City of Ketchum and the Ketchum Fire District.

This MOU would transfer valuable public assets and hundreds of thousands of taxpayer dollars to a fire district that has demonstrated no transparency, accountability, or fiduciary responsibility. The recently adopted $6 million budget, complete with a $1.15 million "rollover" slush fund, raises serious concerns about legality, oversight, and misuse of taxpayer money.

Worse, the promised intent to consolidate Wood River Valley fire departments has not materialized. No other department is joining this district, and there is no plan for true regional consolidation. Approving this MOU only entrenches a flawed structure that leaves Ketchum residents paying more for the same service, while subsidizing others, including tourists who contribute nothing.

Please protect the financial interests of Ketchum residents. Reject this MOU and demand a transparent, accountable, and community-driven fire service plan.

Thank you for your consideration,

Kathryn Caminiti
Ketchum Resident

Dawn Hofheimer

From: Perry Boyle <Boylehp@yahoo.com>
Sent: Friday, July 11, 2025 7:43 AM
To: Participate
Cc: atheophilus@mtexpress.com; Sarah Lurie
Subject: Public Comment—Fire District a Fraud?

Follow Up Flag: Follow up
Flag Status: Flagged

The more information that comes to light, the more it appears that the referendum creating the Ketchum Fire Department may have been intentionally fraudulent.

I ask that the Council vote no on the MOU with the Fire District.

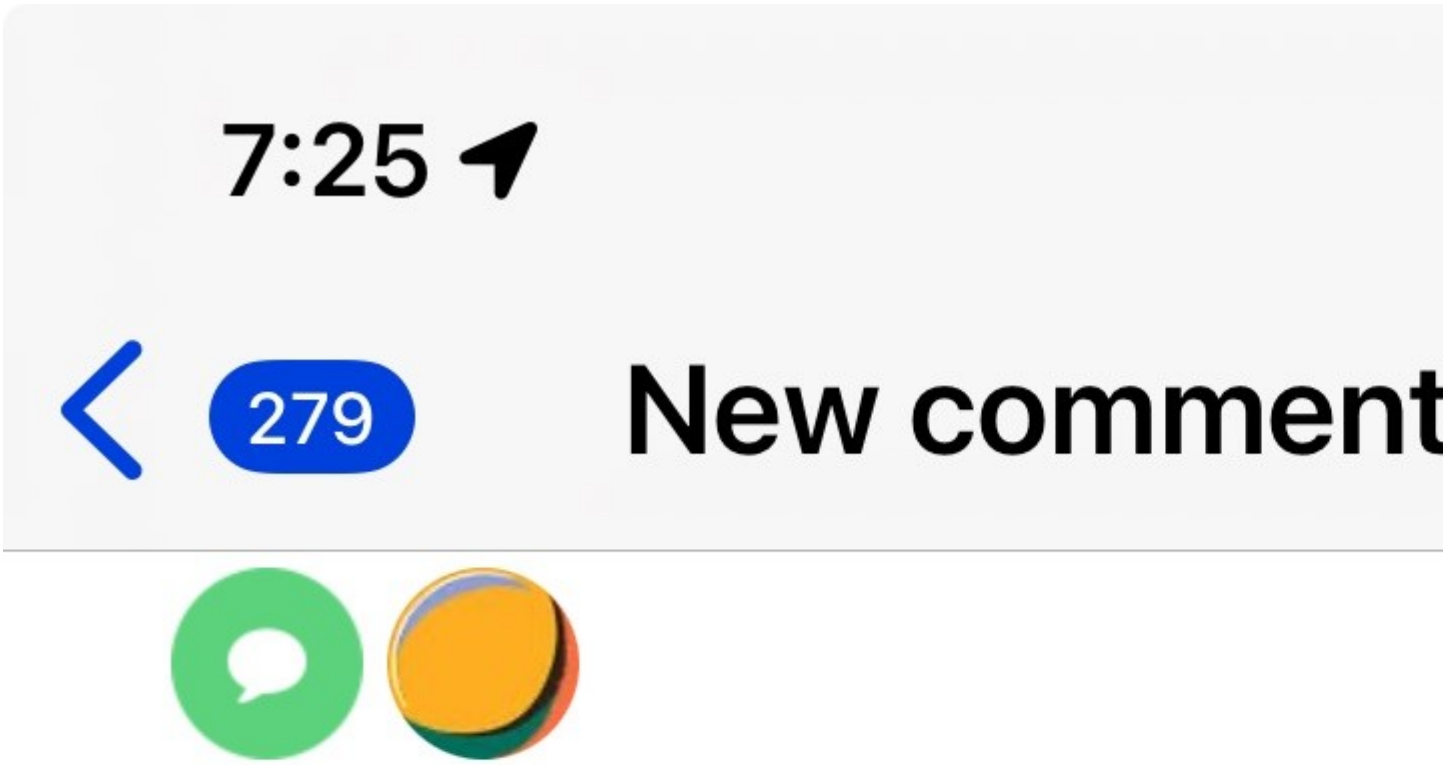
1. The basic presumtptukn that it will lead to countywide consolidation is demonstrably false. No only have no other districts embarked on a process toward consolation, the largest ones stand in opposition to it. Beyond that KFD has exhibited no intent to pursue consolidation. They have no plan for it and have never discussed it in a public meeting.

2. Beyond the fraudulent premise of the MOU, approving it would violate the Council's fiduciary responsibility. The MOU provides for an asset transfer without corresponding liability transfer, substantially raises taxes for Ketchum residents, yet provides not a single benefit to residents. It would be willful misconduct to approve the MOU.

Please act in the interests of Ketchum. Do not approve the MOU.

Thank you,

Perry Boyle
Ketchum



Chris R. Stephens commented
V2N36: Ketchum Fire District i

For reference North Blaine County
Ketchum Rural Fire District is curr
and trending downward. There are
bond levies. We also own living qu
about 20 first responders which p
our employee recruitment. The W

7.12.25

To: Ketchum City Council

Re: Starbucks Lease

We are reaching out in support of Starbucks remaining as the anchor in Town Square, and to be offered a fair market value lease, not double their rent as we understand is being proposed by the City.

Starbucks has been an ideal tenant, drawing traffic to Town Square, per the initial RFP, and has paid 14 years of rent, almost $900,000 to the City, on time. Starbucks gives the public maximum access to the building, keeping longer hours than any other restaurant or coffee shop in our valley.

Please vote yes to the Starbucks lease proposal and leave Starbucks in Town Square. Your community survey last summer came back overwhelmingly in favor of fixing the building and leaving Starbucks as a tenant.

The Starbucks proposal is also 40% higher than the current lease and will bring the City an additional $500,000 over the course of the lease-half of the City's bill to fix the building after 15 years of deferred maintenance.

Vote yes on the Starbucks Lease proposal and No on a Concessionaire's Lease.

Thank you.

Name	Ketchum Resident Y/N	Email
Thomas R. Monges	Y	[redacted]
Jeff Mayor	Y	
Patty L. Todd	Y	
Maud Taylor Mc	SM	
[illegible]	N	
Perry Boyle	Y	
Celeste Holland	Y	
[illegible]	Y	
[illegible]	Y	
[illegible]	N	
[illegible]	N	
Morgan Timoney	N	
Jerry Garcia	Y	
Pete Spirk	SV	

Name	Ketchum Resident Y/N	Email
Jazmine Hurtado	N	[redacted]
IAN SUNDBY	N	
Brad Don	N	
JEFF PARKS	Y	
Pat Kaiser	Y	
Doug Kaiser	Y	
Jeff Laufer		
Cherie Kessler		
Judith Kaye	N	
Cooper Minnaar	Y	
Josh Preece	Y	
Steve Thompson	Y	
Mark Belanger	Y	
Claire Mawby	Y	
Tristan Potters	Y	
Amanda Lyons	Y	
Sam R. Emmer	Y	
Elizabeth Hickey	Y	
Maureen McDonald Hickey	Y	
Peter G Pickerel	Y	
Robert Nelson	Y	
Joe Gitlin	N	
Wade Hoffmeister	NC	
Erin Hyer	Y	
Tom Hibbon	Y	
Caren Serwan	Y	
Chris Serwan	Y	
Cindy Overby	N	
Erik Overby	N	
Grace Overby	Y	
Beth Johnstone	Y	
John [redacted]	Y	
Mary DePiore Hlebovy	N	
Rand Salzman	Y	
Laura Sawyer		
Peter Bush Swanberg	SV	
Kristen Morton	Y	
Kristina McMahon	Y	

date: 7.12.25

Name	Ketchum Resident Y/N	Email
Sarah Howe	Y	[redacted]
SALLY VALLIMARESCU	N	
Brooks Hartell	N	
Wendy Lafuente	N	
Michelle Lopez Vega	N	
Cruger Thomas	Y	
Alexandra Higgins	N	
Crystal McKenzie	N	
Maria Prekegas	Y	
Marie Buendorf	Y	
Jack Buendorf	Y	
Amy FITZGERALD	Y	
Bonnie Sanders	Y	
Kelley Smith	Y	
Layla MAST	N	
Lindsay Pierce	Y	
Olivia Talley	N	
Alicia Roberts	N	
TORY LAKEY	Y	
Valerie Lakey	Y	
Becca Burdati	Y	
Taina Raff	N	
JAMES MCVEE	Y	
JACK RIZZO	Y	
Jenn Tormey	Y	
Wyatt Wilson	Y	
Bill Bundy	Y	
[redacted]	[redacted]	

date: 9.12.25

Name	Ketchum Resident Y/N	Email
Robert Friedman		[redacted]
PETE SMITH	N	
Cristy Sellas	Y	
Mandy Sellas	Y	
PATRICK MILLER	Y	
Andrea BROWN	Y	
Michael Rigg	Y	
Geary Holmes	Y	
Brendan Cira.	Y	
Kristin Derring	Y	
Phil Valentine	YES	
Kyle Caddo	Y	
Charles Grabow	Y	
Wes McMahon	Y	
Robert SMANIA	Y	
Richard Brownson	N	
Bridget Higgins	Y	
Carter Hickey	Y	
Pete Federspiel	N	
Cara Federspiel	N	
Jill Parker	Y	
Bruce Gillespie	N	
Bria Gillespie	N	
Andrew Mayer	N	

date: 7.12.25

Dawn Hofheimer

From: Jeffrey Parks <jeff.rwcm@gmail.com>
Sent: Monday, July 14, 2025 8:43 AM
To: Participate
Subject: Starbucks Lease

Follow Up Flag: Follow up
Flag Status: Flagged

To: Ketchum City Council

We are reaching out in support of Starbucks remaining as the anchor in Town Square, and ber offered a fair market value lease, not double their rent as we understand is being proposed by the City.

Starbucks gives the public maximum access to the building, keeping much longer hours than any other restaurant or coffee shop in the Valley. They manage to recruit great people to work there despite a challenging labor market, and offer good benefits for that line of work.

Please vote yes to the Starbucks lease proposal and leave Starbucks in Town Square. The community survey last summer came back overwhelmingly in favor of fixing the building and leaving Starbucks in place.

The Starbucks proposal is also 40% higher than the current lease and will bring the City an additional $500k over the course of the lease -- half the City's bill to fix the building after 15 years of deferred maintenance.

Vote Yes on the Starbucks Lease proposal and No on a Concessionaire's lease.

Thank you,
Jeff Parks and the Parks Family
711 Walnut Ave, Ketchum, ID 83340

Dawn Hofheimer

From: John Minervini/USA <John.Minervini@cushwake.com>
Sent: Monday, July 14, 2025 7:09 AM
To: Participate
Subject: Starbucks

To: Ketchum City Council
Re: Starbucks Lease

I am reaching out in support of Starbucks remaining as the anchor in Town Square, and to be offered a fair market value lease, not double their rent as we understand is being proposed by the City.
Starbucks gives the public maximum access to the building, keeping longer hours than any other restaurant or coffee shop in our valley.
Please vote yes to the Starbucks lease proposal and leave Starbucks in Town Square. Your community survey last summer came back overwhelmingly in favor of fixing the building and leaving Starbucks as a tenant.
The Starbucks proposal is also 40% higher than the current lease and will bring the City an additional $500,000 over the course of the lease-half of the City's bill to fix the building after 15 years of deferred maintenance.
Vote yes on the Starbucks Lease proposal and No on a Concessionaire's Lease.
Thank you.

John Minervini
305 Sweetbrier RD
Hailey, ID 83333

The information contained in this email (including any attachments) is confidential, may be subject to legal or other professional privilege and contain copyright material,
and is intended for use by the named recipient(s) only.

Access to or use of this email or its attachments by anyone else is strictly prohibited and may be unlawful. If you are not the intended recipient(s), you may not use, disclose,
copy or distribute this email or its attachments (or any part thereof), nor take or omit to take any action in reliance on it. If you have received this email in error, please notify
the sender immediately by telephone or email and delete it, and all copies thereof, including all attachments, from your system. Any confidentiality or privilege is not waived
or lost because this email has been sent to you by mistake.

Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its
attachments due to viruses, interference, interception, corruption or unapproved access.

For information on how your personal information is processed, including information on how to

exercise state or country specific Privacy Rights please view our privacy notice here:
https://www.cushmanwakefield.com/en/privacy-and-cookies

Dawn Hofheimer

From: Jodi Sanders <jodisanders83353@gmail.com>
Sent: Sunday, July 13, 2025 11:53 AM
To: Participate
Subject: Starbucks Lease

I am writing to you today about the Starbucks Lease. Not only do I want them to remain as the anchor for Town Square, I want you to ensure Starbucks that their lease will remain at fair market value. What a disservice to the community it would be if Starbucks were to have to vacate the property that they so justly deserve. They are NOT corporately owned as you know. Jane and George Rizzo have been in Ketchum/Sun Valley for over 20 years and have been pillars of this community. They are small business owners and cannot endure the lease increase that you propose.

Last summer the community overwhelming voted in favor of fixing the (iconic) building and leaving Starbucks as its primary tenant. That should be reason enough to keep Starbucks as anchor.

I beg you to vote YES on the Starbucks Lease proposal and NO on a Concessionaire's Lease.

Thank You
Jodi Sanders
Ketchum Resident and Starbucks Patron
Sent from my iPad

Dawn Hofheimer

From: Neil Bradshaw
Sent: Saturday, July 12, 2025 7:02 PM
To: Jody Beckwith
Cc: Amanda Breen; Brenda Moczygemba; Tripp Hutchinson; Courtney Hamilton; sscordovano@ketchumidaho.org; Neil Morrow; Tim Carter; mmcgraw@ketchumidaho.com; spassavoy@ketchumidaho.org; Participate
Subject: Re: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision

Thanks Jody
It has been received
Thanks for participating!
Cheers
Neil

NEIL BRADSHAW | CITY OF KETCHUM
Mayor
P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340
o: 208.727.5087 | m: 208.721.2162
nbradshaw@ketchumidaho.org | www.ketchumidaho.org

> On Jul 12, 2025, at 6:02 PM, Jody Beckwith <jodybeckwith@gmail.com> wrote:
>
> I am resending this email originally sent March 19, 2025. I understand that in a meeting last week regarding the Comprehensive Plan comments were made by the Council members indicating they had not had feedback from the West Ketchum residents. Please confirm receipt of this email and make sure it appears in the public record. It has been sent to participate@ketchumidaho.org several times.
>
> Thank you,
>
> Jody
>
> ---------- Forwarded message ---------
> From: **Jody Beckwith** <jodybeckwith@gmail.com>
> Date: Fri, Mar 21, 2025 at 7:38 AM
> Subject: Fwd: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision
> To: Thomas Beckwith <tgbeckwith@gmail.com>
>
> Sent from my iPhone

Begin forwarded message:

From: Jody Beckwith <jodybeckwith@gmail.com>
Date: March 19, 2025 at 9:50:43 AM MDT
To: Neil Bradshaw <NBradshaw@ketchumidaho.org>, abreen@ketchumidaho.org, thutchinson@kektchumidaho.org, chamilton@ketchumidaho.org, sscordovano@ketchumidaho.org, nmorrow@ketchumidaho.org, bmoczygemba@ketchumidaho.org, tcarter@ketchumidaho.org, mmcraw@kektchumidaho.org, spassavoy@ketchumidaho.org, participate@ketchumidaho.org
Subject: Comprehensive Plan Feedback- Rocking Horse Ranch Subdivision

As long-term residents of West Ketchum, we have invested considerable time in reviewing the 2025 Proposed Comprehensive Plan, attending meetings, and engaging with our neighbors regarding the proposed changes. We write to convey our concerns about the negative impact that the Proposed Comprehensive Plan may have on our neighborhood.

While the designation of "Medium Density Residential" (MDR) for the West Ketchum neighborhood has remained unchanged, there have been significant revisions to its definition. The 2014 Comprehensive Plan emphasized single-family homes and duplexes as the primary housing types. Contrarily, the Proposed Comprehensive Plan now categorizes "small" single-family homes and duplexes as secondary uses, prioritizing townhomes and multi-family (apartment) residences. City officials have informed us of the intention to incentivize developers to construct higher-density projects in our neighborhood under Primary Uses. (It is worth noting that the initial version of the Proposed Comprehensive Plan did not include single-family homes in the MDR definition.)

We are concerned about the pace of the Comprehensive Planning process, especially with the meeting scheduled for March 25—the day of the largest ski race ever held in our community. The March 25 and April 9 meetings are only two weeks apart, which is too short a time frame. During the March 11 Planning and Zoning meeting, there were comments suggesting that the city was considering accelerating rezoning efforts. Given the work still to be done on the Comprehensive Plan, we are concerned that any rezoning efforts could be rushed and premature.

The 2014 Comprehensive Plan accurately represented the character of our neighborhood by prioritizing single-family homes and duplexes, while

allowing increased density where contextually appropriate. This approach garnered support from the majority of neighborhood residents. Unfortunately, the Proposed Comprehensive Plan threatens to undermine the value of our homes and the character of our neighborhood.

In light of these concerns, we respectfully request that theAA zoning for our neighborhood be changed to the "Low Density Residential" (LDR) designation, as outlined in the Proposed Comprehensive Plan. We believe this adjustment more accurately reflects both the current character and future vision for our community. We also support similar changes requested by other West Ketchum neighborhoods. We hope to work with you on resolving these issues without the need for legal counsel.

We appreciate your hard work in supporting our town and look forward to your response.

Thank you for your attention to this matter.

Sincerely,

Tom and Jody Beckwith
931 Rocking Horse Road

Hope Hayward and Walter Eisank
971 Rocking Horse Road

Ernie and Joyce Patricelli
920-B Rocking Horse

Steve and Cindy Dondero
991 Rocking Horse Road

Richard and JoAnna Frohman
920-A Rocking Horse Road

John and Janice Bell
831 Rocking Horse Road

Jack and Kristi Kohl
911 Rocking Horse Road

Karin Davies
901 Rocking Horse Road

*Signatures available upon request

--
Jody Beckwith

--
Jody Beckwith

Dawn Hofheimer

From: Vicki <vickisez@aol.com>
Sent: Saturday, July 12, 2025 2:13 PM
To: Participate
Subject: Starbucks

TO: KETCHUM CITY COUNCIL

RE: STARBUCKS LEASE

I am reaching out in support of our neighborhood Starbucks store remaining as the anchor in Town Square.

Starbuck's Owners deserve to be offered a fair market value lease.

Not double their rent, as I understand, is being proposed by the City of Ketchum.

A proposal that doubles a tenants' rent (City's "Concessionaire's Lease") sends a message that we want you Out, and is tone deaf to the restaurant turnover in Ketchum.

It is challenging enough to run a business in a highly seasonal market, never mind a Landlord, the city of Ketchum, proposing to double the rent.

Vote for the Starbucks proposal of a Fair Market Value Lease.

Their proposal is 40% higher than the current lease, and will bring the City an additional $500,000 over the course of the lease. Half of your bill to fix the building, after 15 years of deferred maintenance.

PLEASE -> Vote Yes on the Starbucks Lease proposal. Vote No on a Concessionaire's Lease.

Remember:

Starbucks is a meeting place for the Community, and our Visitors alike.

Thank you.

Ketchum residents since 1969. Owners since 1978.

***Please keep our Starbucks.**

Vicki Goldstein Seznick **Jack Seznick**

Petition date: 7.13.25
Submitted: 7.15.25

To: Ketchum City Council

Re: Starbucks Lease

Date: July 13, 2025

I am reaching out in support of our locally-owned Starbucks remaining as the anchor tenant in Town Square, and to be offered a fair market value lease, not 2X their rent as I understand is being proposed by the City.

Starbucks has been an ideal tenant, drawing traffic to Town Square, per the initial RFP, and has paid 14 years of rent, almost $900,000 to the City, on time. Starbucks gives the public maximum access to the building, keeping longer hours than any other restaurant or coffee shop in our Valley.

Please vote yes to the Starbucks lease proposal and allow Starbucks to remain in Town Square.

Vote yes on the Starbucks Lease proposal and no on a Concessionaires Lease.

Thank you.

Name	Ketchum Resident Y/N	Email
Jeff Brendel	Yes	[redacted]
Kimberly Ellwanger	N	
[illegible]	N	
[illegible]	N	
CRAIG HEATH	N	
Jeff Anderson	N	
Michele C Mannier	Y	
[illegible]	Y	
Jan Van Dokkum	Y	
[illegible]	Y	
[illegible]	Y	
Kenia Quintero	N	
Isabella Salazar	N	
Natalia Ortiz	N	
Bianca Ceja	N	
Berenice Martinez	YES	
[illegible]	Y	
Jeffry T. Slupe	Y	

Date: July 13th, 2025

Name	Ketchum Resident Y/N	Email
JASON KNOELLER	Y	[redacted]
PAT BRUDER	Y	
Holly Bonbacher	N	
Joe Reece	Y	
Micki Smith	Y	
Karoline Droege	Y	
Eddie N. Wells	Y	
Lindsey Emmer	Y	
LAUREL HOLLAND	Yes	
SHANNEN MARINOS	YES!	
Sarina Ceja	Y	
Elaris Molina	Yes	
MARIA CONTRERAS	Y	
Sergio Gomez	Y	
David Hurtado	N	
Bianca Romero Green	N	
Krystal Ceja	Y	
Dylan Bates	Y	
Brittany Benitez	Y	
Kathy Sena	Y	
Sophia Quintero	N	
Tammy Green	N	
Liliana Gil	N	
Alan Lipe	Y	
Quin Curran	Y	
Peter Curran		
Eric Hernandez	N	[redacted]
Ben Davenport	N	
KARI URI	N	
Rob Cronin	N	
Janet Bagley	Y	
Juan Giraldo	N	
via pergdy		
Taylor Dorland	Y	
Brennan Cira	Y	
Casey Mosier	Y	
Randy Motter	N	
JAKE PETERS	Y	

date: July 13th, 2025

Name	Ketchum Resident Y/N	Email
Bill Potter	N	[redacted]
RyAN Allison	Y	
Ryan Kolquist	Y	
Katherine Vera	Y	
Marlin Valdivia	Y	
Jami Riggen	Y	
Elizabeth Rudolph	N	
Martin Millard	N	
Wi Hansen	N	
Wrenn Rhodes	Y	
Wally Huffman	N	
Killeenan Loyd	N	
Isabella Ocampo	N	
Leslie Vivas	N	
Jessica Blake	Y	
Diana Rathborne	Y	
[illegible]	Y	
[illegible]	Y	
Deborah Silver	SY	
Ida belle gerby	Y	
GREG LEWIN	N	
[illegible]	Y	
Leigh K. Baker	Y	
JONATHAN W. FITZGERALD	Y	
Jose Meza	N	
Maria Meza	N	
Alonzo Meza	N	
LISA STELL	SY	
Anna Parker	Y	
[illegible]		
GERHARD HOECHTL	N	[redacted]
Lucina Vazquez	N	
Andrew Alvey	N	
Dana Spaking	Y	
Kyle Berger	N	
[illegible]	Y	
Elleigh Swanberg	N	
CRISANE M COOK	Y	

Petition dated: 7.13.25
Submitted: 7.15.25

Para: Concejo Municipal de Ketchum

Asunto: Contrato de arrendamiento de Starbucks

Nos dririgimos a ustedes para ~~maficotar~~ manifestar nuersto apoyo a que Starbucks continúa siendo el negocio principal en Town Square y para que se les ofrezca un contrato de ~~arredimineto~~ arrendamiento a valor de mercado justo, y no duplicar alquiler como entendemos que está siendo propuesto por la ciudad.

Starbucks ha sido un inquilino inicial, y ha pagado 14 años de renta, casi $900,000 dólares a la ciudad, puntulamenete. Starbucks también brinda al público el máximo acceso del edificio, manteniendo horarios más amplios que cualquier restaurante o cafetería en nuestro valle.

La propuesta de Starbucks también es un 40% más alta que el contrato actual y le genera a la ciudad $500,000 adicionales durante el periodo de arrendamiento, el cúal cubririra la mitad del costo de repartación del edificio tras 15 años de ~~mateniminelto~~ mantenimiento diferido.

Voten sí a la propuesta de arrendamiento de Starbucks y no a un contrato de concesion.

Gracias.

Name	Ketchum Resident Y/N	Email
Donald E. Wilson	N	[redacted]
Robin Bradford	N	
Stephany Mercado	Y	
Bertha Lozano	Y	
Leticia Diaz	N	
Maria Diaz	Y	
Gabriel Martinez	Y	
Berenice Martinez	Y	
Zayra Martinez	Y	
Ma. Carmela Zavala	N	
Claudia Vieth	Y	
Charlie Vieth	Y	

Name	Ketchum Resident Y/N	Email

Dawn Hofheimer

From: Diane Scurlock <dscurlock22@gmail.com>
Sent: Tuesday, July 15, 2025 11:51 AM
To: Neil Bradshaw; Amanda Breen; Spencer Cordovano; Courtney Hamilton; Tripp Hutchinson; Participate
Subject: Wildfire danger analogous to Texas flood danger

There is a lot of finger pointing to city and county employees after the many deaths in Texas due to building in the flood plain of the Guadalupe River and not having an adequate warning system.

This could be a similar situation that all of you might face some year in the future if there is a wildfire in the Wood River Valley. Many people have warned you that due to only one route to escape a fire, increasing the density and thereby increasing the number of people and cars, will increase the risk of deaths. Do you want to be culpable for deaths to your residents due to your policy to increase density and ignore the increasing risk?

Sincerely,

Diane Scurlock
Sent from my iPhone

Dawn Hofheimer

From: Gina P <ginapoole10@gmail.com>
Sent: Monday, July 7, 2025 11:19 AM
To: Participate
Subject: Comp Plan - River Run Annexation
Attachments: River Run .pdf; Untitled attachment 00041.htm; Screen Shot 2025-05-13 at 12.42.59 PM.png; Untitled attachment 00044.htm; RR_Annex_Sawtooth_Environmental.pdf; Untitled attachment 00047.htm; Rezone_Annexation_Application(4).pdf; Untitled attachment 00050.htm

Dear Mr. Mayor and City Council Members,

Please include this in today's public comments.

I am resubmitting this as I have not received an explanation from the City regarding the reason why the 17 acres south of River Run Lodge is designated as Mixed Use Activity Center vs. how it was annexed into the City of Ketchum as Residential. As you'll see below, it would be beneficial to our community if the City of Ketchum could work with Sun Valley Company to insure that future residential area is not developed but conserved as a nature reserve. It seems that this should be corrected on the FLUM.

Thank you.

Best,

Gina

Gina Poole
Ketchum

> Dear Mr. Mayor, City of Ketchum Council Members, Planning & Zoning Commissioners and Staff,
>
> I'd like to bring to your attention a discrepancy in the proposed Future Land Use Map. Pursuant to Sun Valley Company's River Run Annexation in 2009, 14.3 acres of land south of River Run Lodge was designated as the Big Wood River Ecological Park, and two Residential Areas consisting of Area C (9.2 acres) and Area D (7.8 acres.) Many Ketchum residents at the time advocated for including the Residential Areas into the Ecological Park, as advised by the environmental review. Please see attached document.
>
> The proposed FLUM shows this area as Mixed Use Activity Center. The residential areas are located on Trail Creek with the western part of the land at the confluence of the Big Wood River. Please see attached map.

In light of the recent controversial approval of the construction of two spec homes in the flood plain on Wood River Drive, one at 10,000 sq. ft. and the other at approximately 9,000 sq. ft, it's important to ensure this vital riverine ecology is protected from future over development. It would be wonderful if the City of Ketchum and Sun Valley Company worked together to create a 31 acre Nature Preserve as recommended in the environmental review to be "*conjunctively managed under a conservation easement, with limited or no development to ensure:*

Conservation Protections on Sensitive Natural Tract of Land
Protection of High Quality Wildlife Habitat
Protection of Wildlife Corridors and Habitat Connectivity
Natural Dynamic Riverine, Wetland and Floodplain function.

Thank you.

Best,

Gina Poole
Ketchum

River Run Neighborhood

City of Ketchum, Idaho



Planned Unit Development Hotel Core Illustrative Drawing

In 2002, Design Workshop was retained by Sun Valley Company to conduct a planning effort that analyzed the resort's key assets and ideal development alternatives within regulatory and economic frameworks, while paying close attention to the quality of the overall resort experience. The purpose of the master plan is to guide and facilitate the entitlement process for three parcels, totaling over 2500 acres, in the cities of Sun Valley and Ketchum, Idaho.

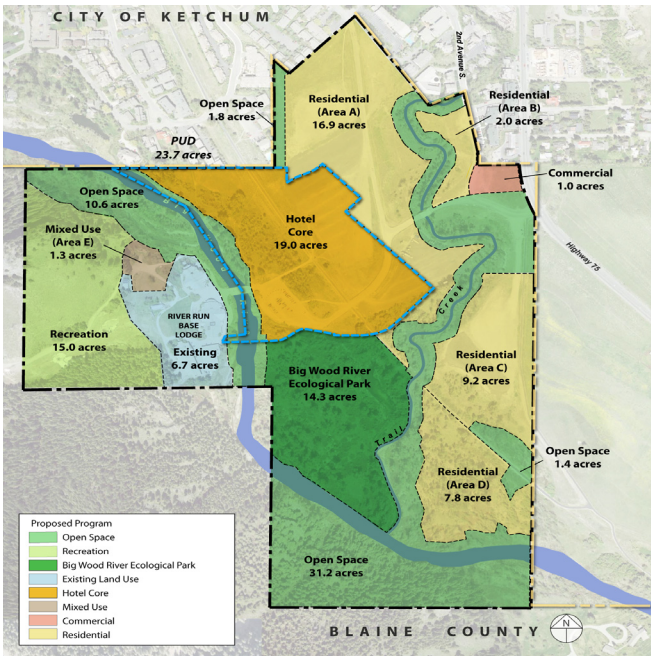
River Run Neighborhood is 140 acres and is the base of the Sun Valley ski area. Sun Valley Company purchased the property in 1977 and has left it largely undeveloped. The concept plan Design Workshop created capitalizes on the opportunities presented by the property. The plan includes attributes to dramatically improve the visitor/ skier experience, provide a full-service hotel at the base of the mountain, preserve sensitive wetlands and habitat, provide public access to the Big Wood River and Trail Creek, as well as create a vibrant new neighborhood and gateway to the City of Ketchum.

The River Run property was not within the jurisdiction of the City of Ketchum. Design Workshop worked with the City to annex and rezone the property into the city limits and is now continuing with entitlements.

Client:
Sun Valley Company

Services Provided:
Master Planning

Annexation and Rezoning



River Run Neighborhood Development Plan



Existing River Run Lodge at base of Bald Mountain

P.O. Box 2707
Ketchum, Idaho 83340
Phone (208) 727-9748
Fax (208) 727-9758
trentstumph@cox-internet.com

SAWTOOTH ENVIRONMENTAL CONSULTING, LLC

Memo

To: City of Ketchum – Planning and Zoning Department

From: Trent Stumph – Sawtooth Environmental Consulting, LLC

Date: November 22, 2009

Re: River Run Neighborhood Annexation - Preliminary Environmental Plan Review

---

Recommended project conditions for Sun Valley Company - River Run Neighborhood Annexation and Development Plan to promote the preservation and conservation of significant environmental resources and associated wildlife habitats.

Proposed recommendations were generated after review of available documents specific to the project, proposed development applications, and existing environmental resources. Documents reviewed included:

- ***Environmental Report River Run Development***, Will Miller Consulting, LLC, Sun Valley, Idaho and McMillen, LLC, Boise Idaho. August 2009.
- ***River Run Property Vegetation Study Report,*** Poulsen/McMillen, LLC, Boise Idaho. July 24, 2009.
- ***River Run Property Wildlife Report,*** McMillen, LLC, Boise Idaho. July 24, 2009.

The following is a preliminary list of recommendations pertinent to natural resource conservation and preservation of the high valued environmental resources on the property:

- Limit all development applications and associated construction activities to areas impacted by past land use applications (Sections 1, 2, 3, 4 and 5; Attached Map Exhibit).

- Preserve all the high quality plant communities as identified in the ***River Run Property Vegetation Study Report, Section 4 Conclusions and Recommendations.*** Establish land use management plan to protect and preserve old growth and mature cottonwoods along the Big Wood River, Trail Creek, associated riparian corridors, Section 6 and Section 7

(Attached Map Exhibit), to protect high quality habitats and associated functions. All mature trees and associated plant communities within these zones should be preserved, including downed trees which provide nutrients to stream systems, wildlife food, and habitat; aids erosion control; supports stream channel stability.

- Extend Ecological Park to include both, Sections 6 and 7 (Attached Map Exhibit) to preserve high quality habitats (As noted: ***River Run Property Vegetation Study Report, Section 4 Conclusions and Recommendations, and River Run Property Wildlife Report, figure 7).*** All areas within Sections 6 and 7 should be protected and preserved for perpetuity (conjunctively managed under a conservation easement and/or recorded under a plat note), with limited or no development to ensure:

- Conservation Protections on Sensitive Natural Tracts of Land
- Protection of High Quality Wildlife Habitat
- Protection of Wildlife Corridors and Habitat Connectivity
- Natural Dynamic Riverine, Wetland and Floodplain function

- Limit natural resource improvement projects ("The River Run Development will enhance natural resource values through improvement projects to its stream and riparian areas while maintaining and improving recreational access to public land..."), and mitigation applications to areas that have been altered by past land use alterations, will be altered by proposed development applications (PUD/Hotel Core area) and/or are in fact degraded to a point that justifies active stream restoration, enhancement and mitigation applications.

- Increase riparian setbacks along Trail Creek and the Big Wood River (where applicable) to a minimum of 100 ft to mitigate for the proposed massing along the Big Wood River and encroachment into the twenty five-foot (25') riparian setback as proposed for PUD Parcels C1 and C2.

- Define development constraints within Section 6 (Ecological Park). Restrict development applications within the Section 6 in order to protect environmental resources, preserve sensitive habitats and to minimize wildlife and human interactions. Reduce permanent and temporary impacts associated with the Ecologic Park by developing a primitive trail system, confine access to established trails, and construct learning centers adjacent to PUD development applications away from the core sensitive habitats.

Undisturbed portions of the floodplain bottomlands within the River Run Property support highly valued natural habitats, ecological assets that include high quality wetlands, pristine riparian areas, and functioning floodplain resources. Valued

natural resources and wildlife habitats that, are hard to find within the City of Ketchum.

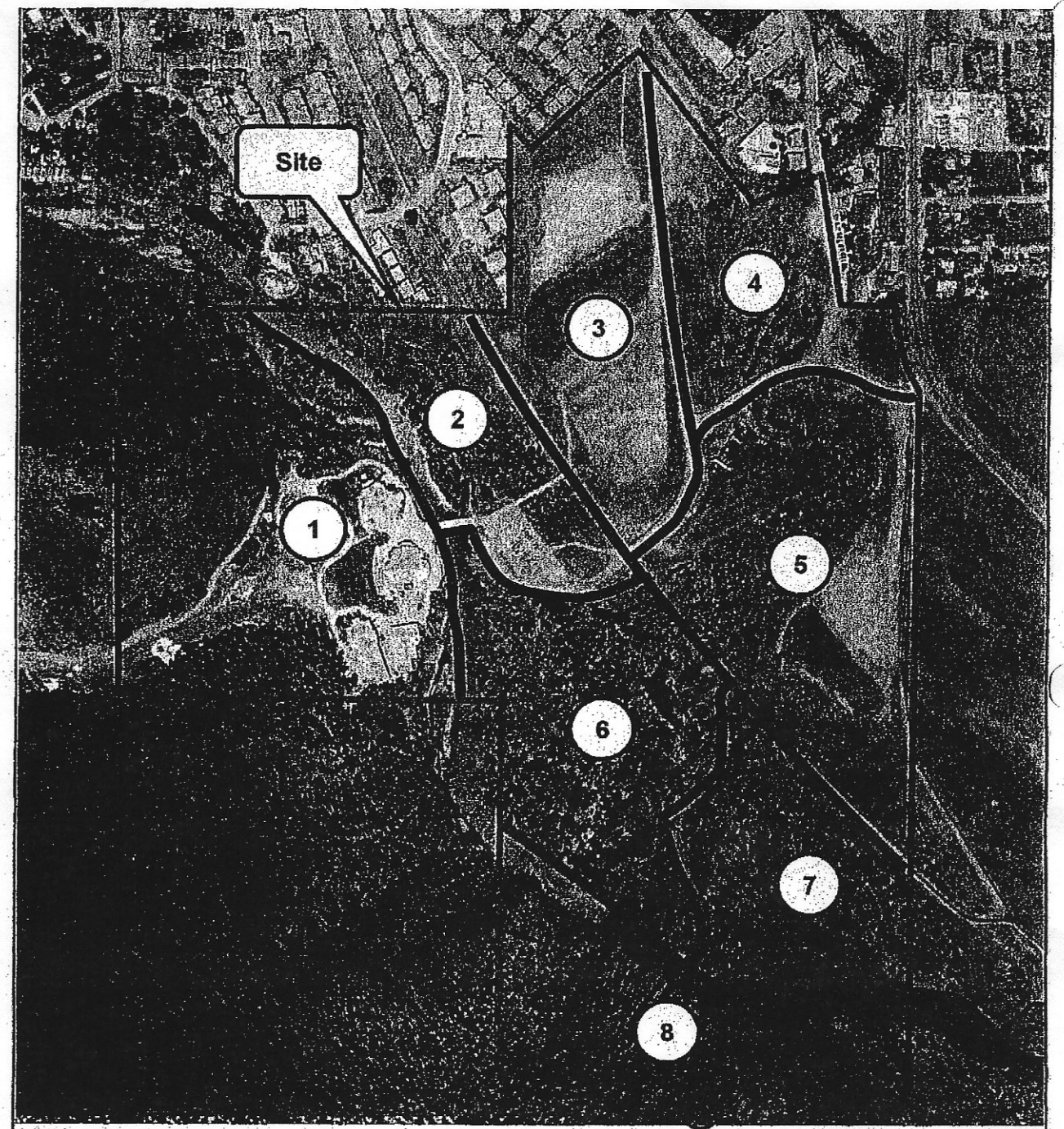
The River Run Development Project provides the Sun Valley Company, as well as the City of Ketchum with an opportunity to do the right thing and develop a world-class resort that is sensitive to the needs of the community and the significant natural resources associated with the parcel.

I urge the City of Ketchum to carefully analyze the environmental aspects of the project and continue to work closely with the Sun Valley Company and project planners to ensure undisturbed environmental resources on the property are preserved and protected to the greatest extent.

Trent Stumph
Sawtooth Environmental Consulting, LLC

MAP EXHIBIT - River Run Property Map Sections

River Run Property Vegetation Study Report, Poulsen/McMillen, LLC. July 24, 2009.



Legend

= Approximate Site Boundary

1 = Section Breakdown

N

Not to Scale

NOTES

1. THE POSITIONS OF ALL FEATURES IDENTIFIED ARE APPROXIMATE AND ARE ONLY INTENDED TO AID IN DEPICTING SITE FEATURES.

McMILLEN, LLC
THE SONNA BUILDING
910 MAIN ST. SUITE 258 OFFICE: 208.342.4214
BOISE, ID 83702 FAX: 208.342.4216

SUN VALLEY COMPANY

RIVER RUN PROPERTY

SECTIONS MAP
BLAINE COUNTY, IDAHO

FIGURE 4

7/2009

River Run Annexation and Zoning Designation Application

August 2009



River Run Annexation and Zoning Designation Application

Prepared for: Sun Valley Company
1 Sun Valley Road
Sun Valley, ID 83353

Prepared by: Design Workshop, Inc.
1390 Lawrence Street
Suite 200
Denver, CO 80204

Table of Contents

Application 1

Project Team 7

Introduction 11
Project Overview 12
Community Benefits 13
Compliance with Ketchum Comprehensive Plan 14
Sustainable Development 17
Community Sustainability 17
Environmental Sustainability 17
Water 18
Irrigation Water 18
Stormwater 18
Building Design 18
Transportation 18
Economic 19

Context and Property Boundary 21
Property Context 22
Figure 1 - Property Context 23
Property Boundary 24
Figure 2 - Property Boundary 25

Existing Conditions 27
Zoning 28
Figure 3 - Existing Zoning 29
Easements 30
Figure 4 - Existing Easements 31
Buildings, Water Bodies, Courses 32
Public Land Use 32
Bike Path 32
Snow Storage 32
Figure 5 - Existing Public Use 33
Streets, Rights-of-Way 34
Utilities 34
Water 34
Wastewater 34
Natural Gas 34
Power and CATV 35
Telephone / Fiber Optic 35
Figure 6 - Existing Utilities 36
Site Conditions 37
Survey Information 37
Existing Conditions 37
Geotechnical Conditions 37
Floodway and Floodplain 37
Avalanche Hazard 38
Environmental Information 38
Figure 7 - Existing Site Conditions 39

Annexation and Zoning 41
Designation Information 41
Annexation 42
Figure 8 - Annexation Map 43
Proposed Zoning Designation 44
PUD 44
Figure 9 - Proposed Zoning Designation 45

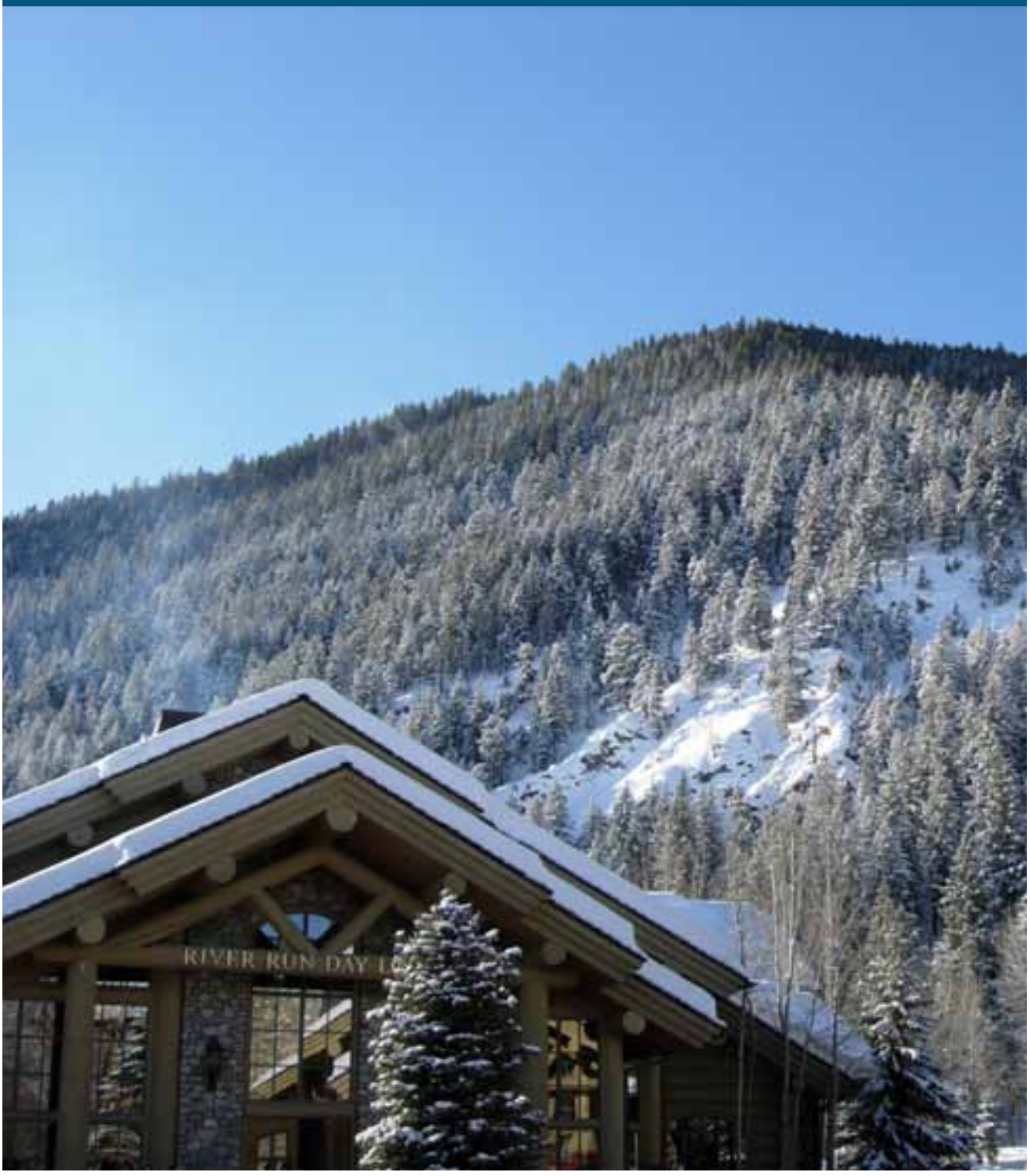
Conceptual Site Plan 47

Conceptual Site Plan 48
Proposed Land Use 48
Residential 49
Hotel 49
Retail 50
Commercial (Highway 75) 50
Parking 50
Community/Employee Housing Parcel 50
Figure 10 - Conceptual Site Plan 51
Figure 11 - Land Use Diagram 52
Figure 12 - PUD Concept Plan 53
Impact Statement 54
Fire Protection 54
Water 54
Sewer 54
Utilities 54
Public Easements 54
Avalanche Hazard 55
Drainage 55
Grading of Slopes 55
Police 55
Adjacent Properties & Neighborhoods 55
Schools 56
Fiscal Impact 56
Public Facilities 57
Recreation Activity 57
Roads, Traffic, Public Transportation 57
Environmental impact (vegetation, wildlife, wildlife habitat, ground & surface water) 58
Flood hazard 59
Snow removal areas and services 59
Noise, Air and Water Pollution 59
Areas of historical significance 59
Public Land Use 60
Open Space 60
Trail System 60
Wetlands 60
River Access Points 60
Figure 13 - Proposed Public Use 61
Transportation / Public Transportation 62
Parking 62
Shared Use Parking 62
Phasing 62
Proposed Densities 63
Floor Area Ratio (FAR) 63
Employee/Community Housing 63
Streets, Rights-of-Way 64
Figure 14 - Proposed Roads 66
Utilities 67
Water 67
Wastewater 67
Power , CATV, Telephone and Natural Gas 68
Figure 15 - Proposed Utilities 69
Easements 70
Figure 16 - New and Relocated Easements 71

Planned Unit Development Application 73

Planned Unit Development (PUD) 74
Waivers Requested 74
Lot Coverage 76
Development Schedule 76
Tent Diagram 77
Large Block Plat 77
Figure 17 - Tent Diagram and Tent Coverage 79
Sub Area Plan T-Tourist 80
Annexation Agreement 81
Waivers Requested 81
Impacts of mass and scale on Design Review and PUD 82

Application



Community and Economic Development Department
480 East Avenue North
Box 2315, Ketchum, Idaho 83340
Telephone: (208) 726-7801 Fax: (208) 726-7812

HOTEL APPLICATION CERTIFICATION OF COMPLETENESS: TOURIST ZONES

Note: A Pre-application Meeting with Staff is required prior to submittal. Please call to schedule the meeting in advance.

Project Name: River Run Neighborhood
Lead Developer: Sun Valley Company
Hotelier: N/A
Hotelier Agreement in place: N/A
Date of Required Pre-application Meeting with Staff: 10/20/08
(Notes Attached)
Reviewed by_____
Date_____ Time_____

1. Definition of Hotel. Describe how the project does or does not comply with the City's Definition of Hotel below:

> **"Hotel"** means a building designed and used for overnight occupancy by the general public on a short term basis for a fee. Hotels shall include adequate on-site food and beverage service with kitchen facilities, common reservation and cleaning services, meeting room space combined utilities, on-site management and reception services, access to all sleeping rooms through an inside lobby supervised by a person in charge no less than eighteen (18) hours per day, and where appropriate, adequate on-site recreational facilities. Unless otherwise approved by the City council, occupancy periods of a Hotel, or unit thereof, by any one person or entity with an ownership interest in the Hotel, or unit thereof, shall not exceed 30 consecutive days or exceed 90 days within any calendar year, regardless of the form of ownership. Occupancy periods for persons or entities with no ownership interest (e.g. vacationers) shall be limited only by the 90-days per calendar year requirement. A hotel room which includes cooking facilities shall not be considered a dwelling for the purposes of density, area and bulk regulations of this Title and other land use regulations. A hotel building may contain other residential uses, so long as the total gross square footage of those uses does not exceed twenty (20) percent of the net floor area of the sleeping rooms and/or sleeping units, unless otherwise approved by the City Council.
>
> When designed, the hotel will comply with the City's definition of hotel.

2. PUD Submittal. A full PUD Application is required of hotels in the T zones. Please attach complete PUD Application.

Requested PUD Waivers, including maximum Height, Building FAR and other Wavier Requests:

The sections below are the waivers the applicant is seeking with this PUD application. Please see PUD section for details regarding the waiver requested for each of these sections.

- Right-of-Way. 12.04.030.A
- Street Widths: 12.04.030.B
- Maximum Height: 17.52.010.I.[1 and 2]
- Sidewalks, Curbs and Gutters: 17.124.090
- Design Review Requirement: Hotel Application

3. Subarea Analysis. A subarea analysis shall be prepared and attached to this application, including:

X Comprehensive Plan designation for the subarea

X Impacts of the proposed hotel on the character and scale of the surrounding neighborhood

X Impacts on proposed height and mass relative to the City's Design Review Standards and the PUD Standards

X Appropriateness of the subarea for a hotel which exceeds the bulk requirements of the City Zoning Code

4. Inclusionary Housing.

Calculation of 20% community housing requirement for FAR over 1.0:
The applicant will provide land to the City of Ketchum to fulfill the community and employee housing requirement.

Income Categories Proposed: N/A at this time.

X If an Alternate Community Housing Proposal l is planned, Workforce Housing Plan is Attached (includes alternate locations and or amount of community housing)

5. Design Review.

Design Review is required. Please attach Pre-Application Design Review Submittal Materials. Complete Design Review will be conducted after PUD review and decision.

N/A. Design Review for the Hotel is not appropriate at this time. Applicant is requesting annexation, zone designation for the property and PUD for the Hotel Core. At the time the Hotel is designed, a Design Review application and process will be completed.

File No.:_____

CITY OF KETCHUM CONDITIONAL USE PERMIT APPLICATION

Name of Applicant: Sun Valley Company

Name of Owner of Record: Sun Valley Company

Mailing Address: P.O. Box 10, Sun Valley, ID 83353

Telephone Number (home): _____
Telephone Number (business): 208.622.2041

Street Address of Property Requiring a CUP: N/A

Legal Description of Property Requiring a CUP: N/A

Description of Proposed Conditional Use: Hotel (150-200 rooms), spa, meeting facility, restaurant(s), guest services

Description of Proposed and Existing Exterior Lighting: N/A

Zoning District: T Tourist/PUD Requested

Overlay District: Flood_____ Avalanche_____ Pedestrian_____ Mountain_____

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Conditional Use Permit Application in which the City of Ketchum is the prevailing party to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. **I hereby acknowledge** I have filled in this application accurately and provided the required information to the best of by knowledge.

Applicant's Signature

8.11.09

Applicant's Signature

8.11.09

Date

---------- Administrative Use Only ----------

Date Application
Received:_____

Date Commission/Council Public
Hearing:_____

Date Legal Notice
Published:_____

Date Notice Posted on
Premises:_____

Conditional Use Permit Fee:_____
Date Paid:_____

Mailing Fee:_____
Date Paid:_____

Date Applicant
Notified:_____

Comments from
Agencies:_____

Administrative Comments:-
_____

Additional Notice Determination:_____
Date:_____

Actions/Findings
Taken:_____

Permit
Recorded:_____

Project Team



Sun Valley Company
P.O. Box 10
1 Sun Valley Road
Sun Valley, ID 83353
208.622.2041

East West Partners
P.O. Drawer 2770
126 Riverfront Lane, 5th floor
Avon, CO 81620
970.748.7528

Design Workshop, Inc.
1390 Lawrence Street, Suite 200
Denver, CO 80204
303.623.5186

Benchmark Associates
P.O. Box 733
100 Bell Drive
Ketchum, ID 83340
208.276.9512

Hornberger + Worstell
170 Maiden Lane
San Francisco, CA 94108
415.391.1080

LSC Transportation Consultants
2690 Lake Forest Road, Suite C
Tahoe City, CA 96145
530.583.4053

McMillen, LLC
910 West Main Street, Suite 258
Boise, ID 83702
208.342.4216

Will Miller Consulting, LLC
P.O. Box 1030
Sun Valley, ID 83353
208.788.0099

RRC Associates
4940 Pearl East Circle, Suite 103
Boulder, CO 80301
303.449.6558

GeoEngineers
523 East 2nd Avenue
Spokane, WA 99202
509.363.3125

Arthur Mears, P.E., Inc.
555 County Road 16
Gunnison, CO 81230
970.641.3236

Introduction



Project Overview

The River Run site consists of approximately 140 acres and is generally located south of Cottonwood Street, west of Highway 75, northwest of the Reinheimer Ranch and is the base of the Sun Valley ski area. Sun Valley Company purchased the property in 1977 and has left it largely undeveloped. A large portion of the site consists of an unpaved skier parking lot. Improvements to the area include the day lodge and skier services buildings, maintenance buildings and improved lift access, which were approved and built in the 1990s. A new gondola is currently being constructed to further improve access to the ski mountain and provide winter and summer access to the Roundhouse Restaurant on Bald Mountain. The site is also used for recreational activities along the Wood River Trail. Additionally, the Sun Valley Company has allowed the City of Ketchum to temporarily use a portion of the property east of Trail Creek for snow storage.

Sun Valley Company engaged Design Workshop to develop a concept plan for the development of the property. An initial plan was presented to the Planning and Zoning Commission, the City of Ketchum City Council and the public in 2004. More recently, a public workshop with City Council and the Planning and Zoning Commission was held on November 12, 2008. The response was positive and the comments reviewed and, where feasible, incorporated into the concept plan presented with this application.

The concept plan capitalizes on the opportunities presented by this property. The plan includes attributes to dramatically improve the visitor/skier experience, provide a full-service hotel at the base of the mountain, preserve sensitive wetlands and habitat, provide public access to the Big Wood River and Trail Creek, as well as create a vibrant new neighborhood and gateway to the City of Ketchum. The elements discussed with City staff, City officials and the public in November 2008 as being important considerations for the River Run plan including bike and pedestrian paths connected to the regional trails, improvement to the intersection of Serenade Lane and Highway 75, and sensitivity to the attributes of the land and riparian areas have been incorporated into the concept plan.

In December 2008, Sun Valley Company began discussions with East West Partners to investigate the possibility of a partnership to develop this parcel. East West Partners is currently acting in an advisory capacity. They are a highly successful family of related but independent companies devoted to building, selling, managing and supporting high-quality real estate in the communities in which they operate. They have developed and manage high-end hotels and communities in mountain resorts including the Westin Riverfront Resort and Park Hyatt in Beaver Creek, Colorado and Old Greenwood and Northstar in Lake Tahoe, California. East West Partners is committed to creating great neighborhoods that add value to the communities in which they operate. Both Sun Valley Company and East West Partners are known for quality, enhanced visitor experiences and attention to detail and together have decades of experience to plan and develop a quality visitor experience and outstanding neighborhood at River Run.

Community Benefits

The River Run Neighborhood will provide many community and public benefits to the City of Ketchum. Some of these benefits include the following:

- River Run development will greatly improve the skier experience (arrival, parking, drop-off) and create a pedestrian environment.
- Increase City's tax base through incremental LOT from lodging, retail, restaurant and lift ticket sales as well as through property tax from new commercial and residential property within the River Run Neighborhood.
- A destination that complements downtown Ketchum. The visitors and residents in the River Run Neighborhood will provide incremental business to Ketchum's retail outlets and restaurants.
- A high-end hotel and amenities to offer a new level of visitor experience in Ketchum with immediate access to the ski mountain, a high-end spa and summer activities.
- A vibrant neighborhood community that ties into and complements the existing Ketchum land use pattern.
- Additional community recreational facilities including a nature trail along the Big Wood River and Trail Creek and through the neighborhood.
- Protection of streams and wetlands by respecting and exceeding City of Ketchum standard setbacks.
- Additional community gathering space in the Hotel Core plaza.
- Additional community and employee housing opportunities through the donation of a parcel of land to be described in the Development Agreement.
- Preserving and protecting a terminal location and preservation of a pathway for a potential future gondola through the City of Ketchum to the Sun Valley Resort to the north.
- Restoration and protection of approximately 15 acres of wetlands and habitat bordering the Big Wood River in perpetuity through the creation of the Wood River Ecological Park (Eco-Park). The Eco-Park will serve as an outdoor education center for valley schools and provide recreation opportunities for both local residents and visitors. The park will be developed with a focus on the hydrological cycle and associated plant and animal ecosystems.
- A significant arrival statement opportunity for the City for visitors arriving from the south as part of the proposed improvements to the intersection of Highway 75 and Serenade Lane.
- Parking relief for downtown Ketchum through the shared use parking for River Run and the City and potential gondola connection and/or shuttle service from River Run into town.
- Improved public access to the rivers through the incorporation of access points along the Big Wood River.
- Improved gas line to benefit natural gas service in the north valley.

Compliance with Ketchum Comprehensive Plan

The conceptual plan for the River Run Neighborhood and details of the plan outlined in this Annexation and Zoning Designation Application meet the goals set forth in the Ketchum Comprehensive Plan dated March 1, 2001 as follows:

- "Goal 1: Commercial development in River Run should complement the Community Core, but always remain a smaller subordinate commercial hub"
  - » The proposed development includes approximately 35,000 square feet of retail in the resort core. The uses for this retail will be focused on providing goods and services for River Run guests and people accessing the ski mountain. The commercial at River Run will be complementary to the Ketchum Commercial Core.

- "Goal 2: Play a proactive role in planning for the development of the River Run property, including annexation"
  - » The development team has been meeting with City staff and stakeholders since the River Run master plan was first presented to the public in 2004 to ensure that development plans mesh with City goals.

- "Goal 3: Housing for resort employees should be included in the development of River Run"
  - » The proposed project includes a parcel of land dedicated to the City to meet all community and employee housing requirements allowing the City of Ketchum the ability to build the units as needed rather than waiting for the phasing of the project to dictate the schedule for providing these housing units.

- "Goal 4: Uses and activities at River Run and Warm Springs Base Areas should be balanced so that each Base Area is viable, and minimizes adverse impacts of traffic on the surrounding neighborhood"
  - » The proposed development would certainly activate River Run, but not to the exclusion of Warm Springs. There are currently no specific plans for the redevelopment of the Warm Springs base area.
  - » A traffic study was conducted forecasting impacts from the proposed development and informing the road circulation integrated in the concept plan. It concluded that with mitigation the adjacent neighborhood is not adversely impacted.

- "Policy 4.6.2: Ensure that there is a strong connection between River Run and downtown Ketchum"
  - » The proposed plan continues the grid block pattern of downtown Ketchum into River Run to help connect the property and the City together.
  - » The proposed plan incorporates a bus transit station and skier drop off area.
  - » The proposed plan preserves the ability to construct a Ketchum/Sun Valley Gondola terminating at the River Run plaza.

- "Policy 4.6.4: Sun Valley Company and the City of Ketchum should work together to find other sites suitable for snow storage well in advance of the redevelopment of the current snow storage site"
  - » The proposal is that the City would continue to be able to utilize the River Run site for snow storage until development phasing of River Run dictates that the snow storage be relocated. The City will be given advance notice (two (2) winter seasons) for relocation.

- "Policy 4.6.5 (bullet one): Annexation of River Run should be required prior to any new development, including the Day Lodge and Skier Services building"
  - » Sun Valley Company is proposing annexation for all of its property at River Run into the City of Ketchum, including the land west of the Big Wood River which includes the existing Day Lodge and Skier Services buildings.

- "Policy 4.6.5 (bullet two): River Run should be effectively linked to the existing Wood River Trails System via feed trails that follow Trail Creek and other routes throughout the development"
  - » The existing Wood River Trail through the site will remain but be rerouted to the west and will partially run along the Big Wood River. An alternative bike route will also be provided through the Hotel Core. The River Run Neighborhood will also feature a nature trail around the site. This trail will follow Trail Creek from the Eco-park up to the northeast corner of the site and will then loop back down to the southwest to connect to the Wood River Trail.

- "Policy 4.6.5 (bullet three): River Run should also be linked with the Warm Springs Base Area via a pedestrian and bicycle trail on the west side of the Big Wood River, if feasible"
  - » The proposed plan does not include such a trail at this time, but the development team is not opposed to the concept should it be determined to be feasible and there is a source of funds for construction.

- "Policy 4.6.5 (bullet four): River Run should include a dedicated neighborhood park that is adjacent to, or effectively linked to the Wood River Trails. This park could be used as a buffer between future development and the residential neighborhoods in West Ketchum."
  - » The proposed plan includes the dedication of an approximately 15-acre natural park (Eco-Park) with a trail system that ties into the Wood River bike path.
  - » In addition, the plan includes a number of green spaces/bioswales, including a green space buffer between River Run and the adjacent neighborhood.

- "Policy 4.6.5 (bullet five): In addition to Highway 75, Second Avenue and Third Avenue should both be used as connections between River Run and Downtown Ketchum. Design and traffic control for these streets should be determined as part of this overall Master Plan."
  - » The proposed plan maintains Second and Third Avenues as connections to downtown.
  - » Traffic control recommendations are included in the River Run Transportation Study.
  - » The interchange at Highway 75 and Serenade Lane will be improved as a signalized intersection or roundabout.

- "Policy 4.6.5 (bullet six): The specific plan should explore alternatives to using private vehicles for getting people between River Run and Sun Valley, from River Run to downtown, and from down valley. Alternatives should include sidewalks along Second and Third Avenues, shuttle service, and possibly a tramway. Adequate parking in conjunction with these alternatives should be provided."
  - » The proposed plan accommodates a possible future gondola line and end terminal.
  - » The proposed plan includes a transit facility for shuttle buses.

» The proposed plan includes structured parking facilities located adjacent to both the gondola terminal site and the transit facility.
» Sidewalks along Second and Third Avenues are accommodated in the road right-of-way (ROW).
» Additionally, trails will be incorporated in the bioswale areas, as appropriate.

- "Policy 4.6.5 (bullet seven): Storm and melt water runoff should be handled on-site without adverse impacts on surface ground water quality."
  » The proposed plan includes a series of bioswales that utilize soil and vegetation to naturally filter runoff before it reaches Trail Creek or the Big Wood River.

- "Policy 4.6.5 (bullet eight): Riparian corridors should be protected and maintained for their natural flood retention, runoff filtration, habitat functions and aesthetics. Existing vegetation should be maintained. Riparian setbacks should be increased to protect the valuable habitat and aesthetic characteristics of the river confluence. These actions will minimize the need for stream bank stabilization and provide a natural framework for future development."
  » The average stream setback in the proposed plan is 50 feet, which is twice the City's standard of 25 foot setback.
  » A minimum of 25 feet is maintained in all locations within the plan.
  » A conservation management plan will be established prior to development commencing.
  » The Wood River Ecological Park will be protected and managed for its habitat value and environmental education opportunities.

- "Policy 4.6.5 (bullet nine): The specific plan should show how the City's utilities will be expanded into River Run and how that expansion will be financed. It should also address other public facilities and service needs."
  » A proposed utility master plan has been prepared for water, wastewater, electric and gas.
  » Infrastructure financing strategy will be proposed in the River Run Development Agreement.

- "Policy 4.6.5 (bullet ten): The specific plan should show how the additional employee housing needed to serve the proposed development will be provided."
  » The proposal includes deeding land to the City for employee and community housing.

- "Policy 4.6.5 (bullet eleven): The specific plan should include development of joint use agreements for parking areas for summer events such as concerts, Wagon Days and other special events."
  » It is the desire of the applicant to have a shared-used agreement for public parking in the parking structures at River Run.

- "Policy 4.6.5 (bullet twelve): Should include undergrounding of all utilities associated with the operation of the resort."
  » The proposed utility plan includes provisions for all existing, relocated and new utility lines to be underground.

Sustainable Development

The River Run Neighborhood has been designed with sustainability and respect for the environment as the foundation. Dr. Warren Flint, sustainability expert, considers sustainable design practices to be techniques that balance economic, environmental and social considerations. In his words, "Sustainability means working to improve human quality of life without damaging or undermining society or the environment, now or in the future. In this way, economic desires become accountable to an ecological imperative to protect the biosphere, and a social equity imperative to create equal access to resources and maximize human well being." In this context, everything in the community falls under consideration – from the decisions about how to treat storm water to the programming of the hotel and the protection of the ecological park.

The intent of the River Run Neighborhood is to provide an economically-viable development while protecting the natural environment and conserving natural resources. The following narrative describes some of the strategies that will be used to achieve a smart, sustainable community.

Community Sustainability

The sustainability of a community is judged on not only by the sensitivity to the land and environment, but to the well being of its citizens. To this end, the plan for the River Run Neighborhood provides opportunities to develop a healthy community including connections with the natural environment through the ecological park and a nature trail; recreational activities including skiing, hiking and biking; connections within the neighborhood and the community by clustering homes and connection with the greater community of Ketchum, Hailey, Elkhorn and Sun Valley by ensuring that the bike trail continues to link with the regional trail and providing shuttle service to and from the neighborhood.

Environmental Sustainability

Sustainable development depends on recognizing the value of natural systems and employing sound development practices to protect them. It is important to design neighborhoods to fit the purpose to the conditions of the land in ways that support future generations and maintain value long-term. The concept plan for the River Run Neighborhood is designed to respect, retain and take advantage of the value of the natural systems within the area. The hotel has been carefully sited to provide convenient access to Bald Mountain and the Big Wood River, maximizing the recreational value while minimizing the impact on the natural environment.

The surrounding neighborhood has also been carefully sited based on the attributes of the land. Significant wetlands have been preserved from development. A generous riparian setback of an average 50 feet (as opposed to City of Ketchum standard of 25 feet) has been preserved throughout the River Run Neighborhood. Blocks within the community have been sited to allow for vegetated swales or natural drainage corridors within the site. Additionally, water quality will be maintained by capturing stormwater onsite and by not allowing stormwater to directly enter the rivers. A natural buffer is also created along the northern-most western boundary between existing development and the planned multi-family homes within the River Run Neighborhood.

Finally, the Big Wood River Ecological Park preserve at the southern end of the River Run Neighborhood has been created to preserve significant wetlands in the areas and provide an interpretive learning experience for visitors and residents with elevated trails to minimize the impact on the natural environment.

Water

Communities need safe, clean drinking water and adequate supplies to accommodate their residential and nonresidential needs. The City of Ketchum has indicated that adequate sources of water are available to serve the project. In addition, the River Run team is compiling a list of conservation Best Management Practices (BMPs) for implementation at the River Run site.

Irrigation Water

A responsible outdoor irrigation program is built on a strong foundation, starting with soil preparation and a landscape design intended to conserve water.

Topsoil Preparation

High-quality soil increases plants ability to absorb and hold water effectively, thereby reducing irrigation needs. Well-prepared soil also facilitates deep root growth, which aids infiltration of water.

Water-Wise Landscapes

Encourage the use of landscape materials that are drought-resistant turf, plants, and shrubs to reduce outdoor water use and should reduce irrigation demand. Once established, native landscapes require little irrigation or fertilization. They also attract native wildlife and can help to improve water quality and lower runoff.

Stormwater

The soils in the Wood River Valley, described in the preliminary geotechnical report, allow for the infiltration of stormwater. Infiltration is a preferred Best Management Practice (BMP) for sustainable stormwater management. Infiltration minimizes erosion from stormwater and captures pollutants, solids and sediments, keeping them from entering the surrounding waterways. In addition, the stormwater system for River Run will integrate the use of bioswales to convey excessive stormwater. These bioswales will provide additional green space in the neighborhood.

Building Design

To the extent feasible, principles of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program will be incorporated in the design and construction of the buildings in the River Run Neighborhood. Whether or not the project or individual buildings within the project seek LEED Certification will be at the discretion of the applicant.

Transportation

Transportation sustainability is accomplished by limiting the demand on the roadway system. The concept plan de-emphasizes auto transportation and conceals garages. The roads within the River Run Neighborhood have been designed to allow for the Mountain Rides bus service to operate within the neighborhood providing service to Ketchum and the surrounding community. Additionally, accommodations for a bus drop off close to the ski lifts have been included in the conceptual plan. While the Ketchum/Sun Valley Gondola is not part of this application, accommodations have been made for a landing site at the hotel for the gondola, should it happen in the future.

The pedestrian focus of the River Run Neighborhood will minimize the need for automobile use by residents and guests via trail systems, welcoming streetscapes and a focus of density around the Hotel Core.

Economic

A Fiscal Impact Analysis for the River Run Neighborhood has been conducted and is attached as Exhibit 9. In addition to the fiscal impact of the neighborhood, development at River Run enhances the City financially by:

- Addition of high quality lodging and residential units to enhance the City of Ketchum's position in the increasingly competitive mountain resort vacation marketplace.
- Provide incremental visitors to support the City's existing retail/business base.
- City revenues associated with this project exceed the City's costs.

Context and Property Boundary



Property Context

The neighboring properties of the proposed River Run neighborhood consist of residential and commercial uses within the City of Ketchum city limits to the north, the Idaho Park Foundation, Inc., (Reinheimer Ranch) to the east, a private residence to the southeast, and United States Forest Service land to the south and west as shown in *Figure 1- Property Context*.

Figure 1 - Property Context



Property Boundary

The property boundary as indicated on *Figure 2 – Property Boundary* represents the entire property owned by Sun Valley Company and is part of this Annexation Application. The exterior boundary lines including dimensions are also shown on **Sheet 2.0 – Site Survey** in the full size drawing package.

Figure 2 - Property Boundary



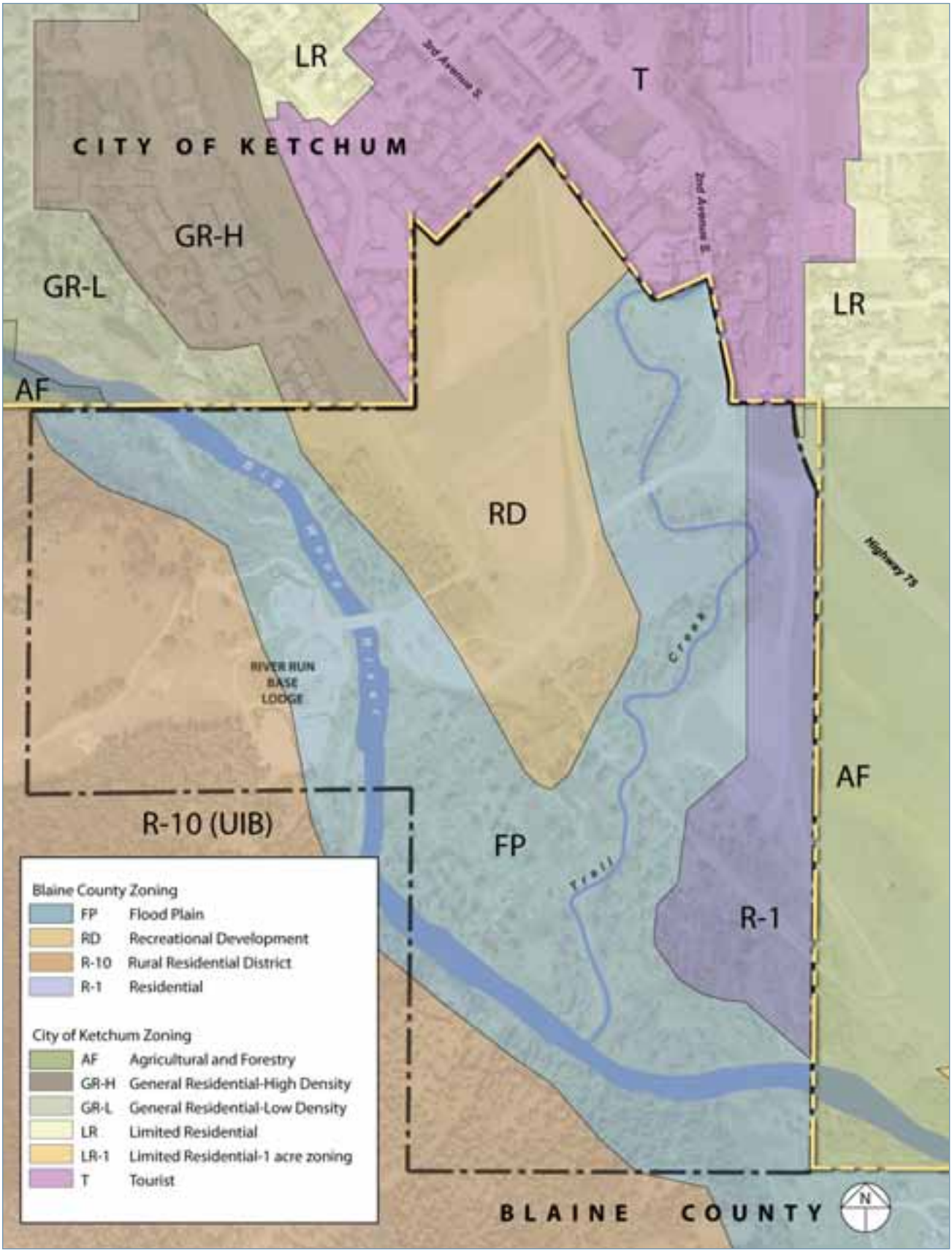
Existing Conditions



Zoning

The River Run property's current zoning in Blaine County consists of Recreation Development at the northern tip of the property, R-1 Rural Residential District (one unit per acre) on the northeastern boundary, R-10 Rural Residential District (one unit per 10 acres) at the western boundary and Floodplain along the Big Wood River and Trail Creek. The zoning within the River Run project and the neighboring properties is shown on *Figure 3 – Existing Zoning*.

Figure 3 - Existing Zoning

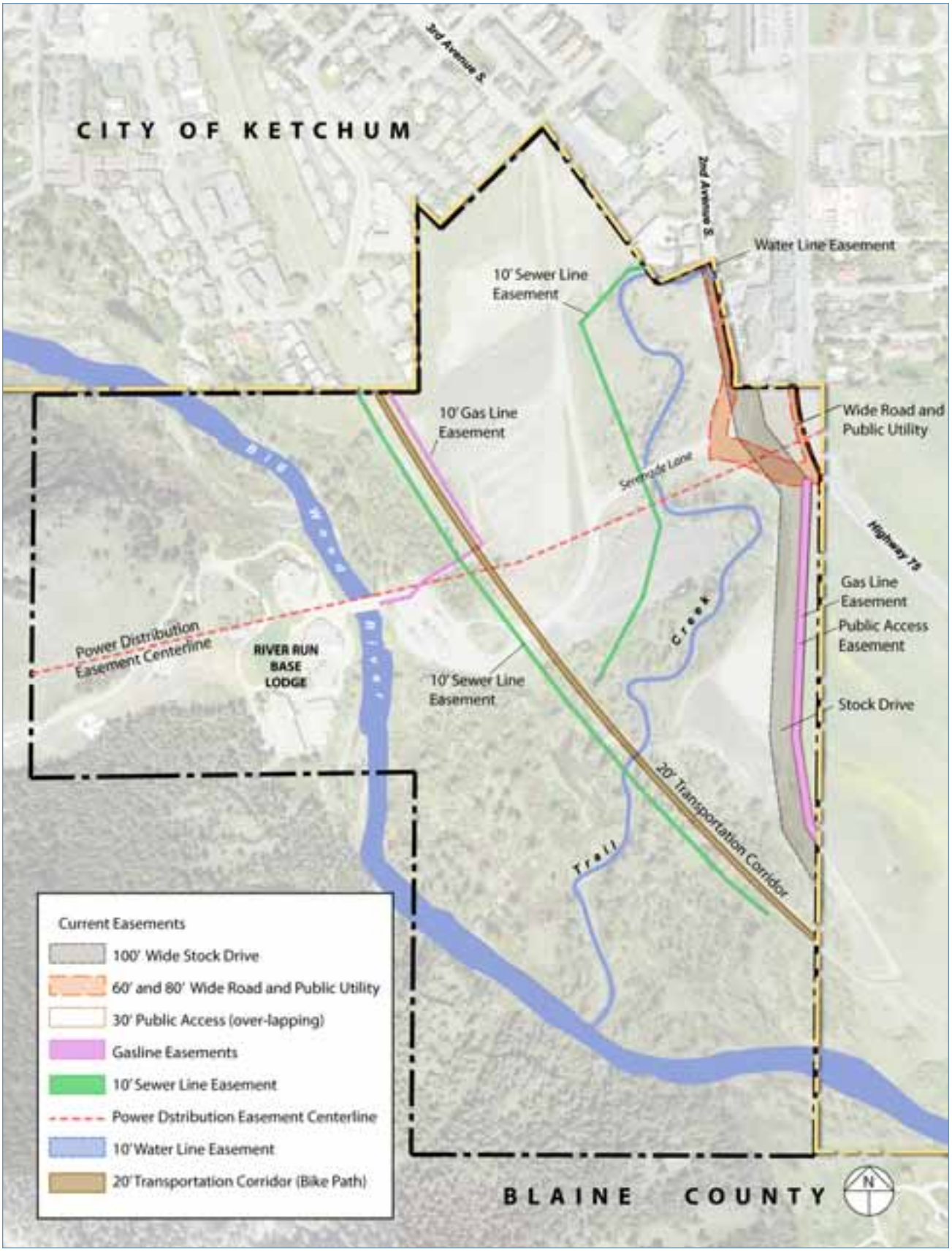


Easements

Figure 4 – Existing Easements illustrates the existing easements on the River Run site. The scaled locations of the easements are also included on **Sheet 2.0 – Site Survey**. These include:

- 20 foot wide non-motorized transportation corridor for the Wood River Trail through the property
- Road right-of-way (ROW) and public utility easement for Serenade Lane and access from Second Avenue to Serenade Lane
- 27 foot wide highway improvement easement along State Highway 75 in the northeastern portion of the property
- 100 foot wide stock drive easement along the eastern boundary of the property
- 30 foot wide public pathway easement for trail access along the eastern boundary
- Water line, sewer line, gas line and power distribution easements.

Figure 4 - Existing Easements



Buildings, Water Bodies, Courses

The existing buildings on the River Run site are comprised of the improvements to the ski mountain base completed by the Sun Valley Company in 1995, including the River Run ski lodge, skier services building and maintenance facilities. Additionally, the gondola currently being built along with the lower lift terminals that provide access to the ski mountain are located on the west side of the Big Wood River and are shown on the figures throughout this application and referenced as "River Run Lodge." These facilities are also shown at scale on **Sheet 2.0 – Site Survey**.

The water bodies and courses on the site include the Big Wood River and Trail Creek also shown on the figures in this application and on **Sheet 3.0 – Existing Conditions**.

Public Land Use

The River Run property is private property owned by the Sun Valley Company. Public use has been allowed on the site for the ski area and related activities. Public uses have been granted as follows:

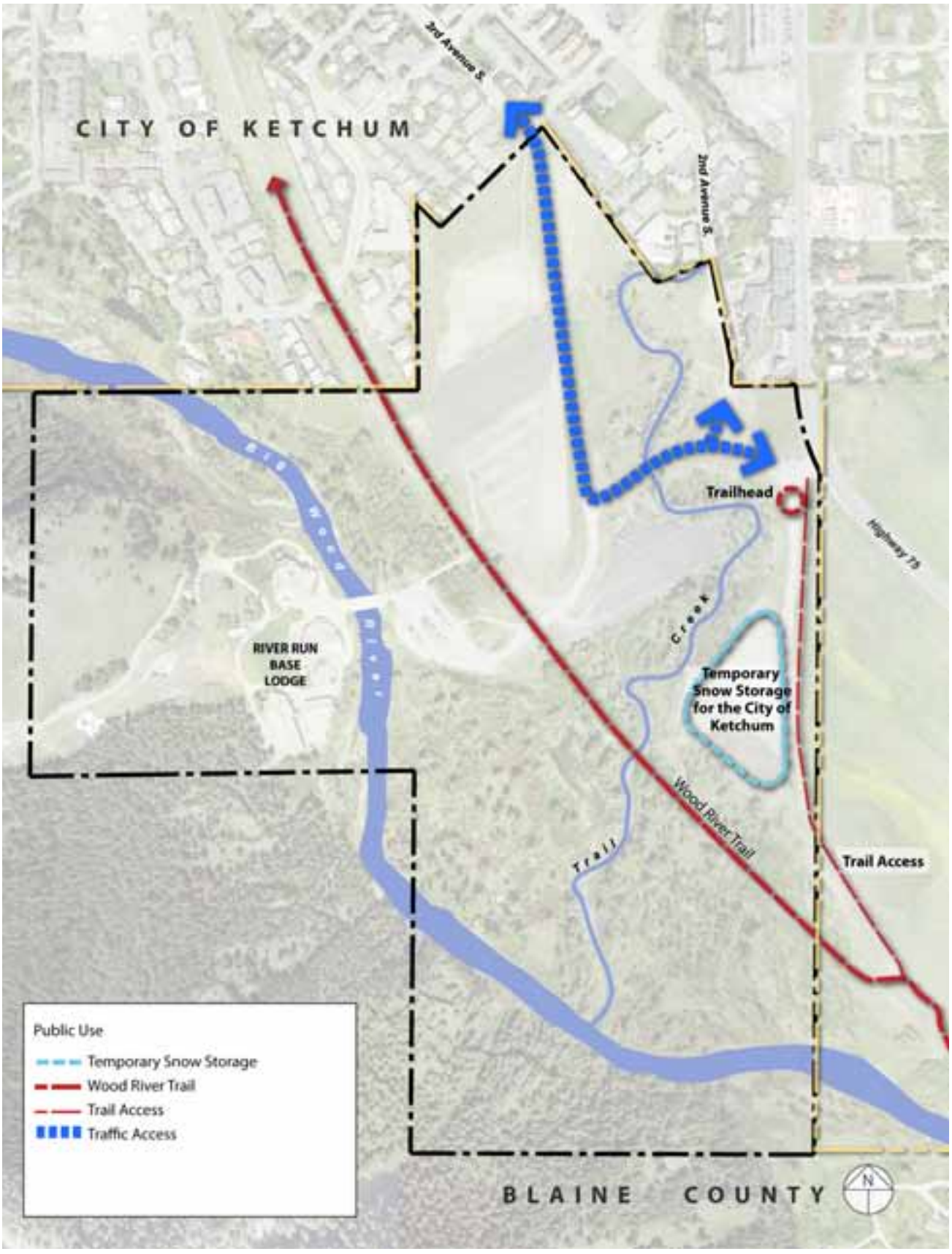
Bike Path

Bike paths on the River Run property include the Wood River Trail (Rails to Trails bike path) which runs through the River Run property along the former railroad easement. In order to implement the conceptual plan included with this application, the applicant is willing to pay the costs associated with moving the Wood River Trail to accommodate the neighborhood plan. There is also a 30 foot wide public pathway easement on the eastern edge of the property as shown on *Figure 5 – Existing Public Use* as well as **Sheet 2.0 – Site Survey**.

Snow Storage

The Sun Valley Company has allowed the City of Ketchum to temporarily use a portion of the property east of Trail Creek for snow storage. This snow storage area encompasses approximately four acres.

Figure 5 - Existing Public Use



Streets, Rights-of-Way

There are two street easements on the River Run property, Serenade Lane at the northeast entrance to the property and Second Avenue to access Serenade Lane. The easements for these streets are included on *Figure 4 – Existing Easements* and **Sheet 2.0 Site Survey**. There are also two non-dedicated streets on the property, Serenade Lane and Third Avenue, both leading to the parking area on the east side of the Big Wood River. No public easements exist for these streets.

Utilities

Utilities located on the site are outlined below. The location of these utilities is shown on *Figure 6 – Existing Utilities* as well as **Sheet 3.0 – Existing Conditions**. All of the existing utilities will be incorporated into the development plan or will be relocated with the consultation of the appropriate utility provider.

Water

There is a 12" water main that extends from the northern portion of the property along the non-motorized trail (Wood River Trail) easement to the junction with the pathway from the upper parking lot. From this location the water line extends west along the upper lot pathway to a fire hydrant at the lower parking lot. This 12" water main crosses the Big Wood River to provide service for the River Run Day Lodge and skier service and maintenance buildings on the west side of the river. There is also a water line that runs along Second Avenue, across Serenade Lane to Highway 75.

Wastewater

There are currently two major sewer mains that traverse the River Run property. There is an 18" main that enters the northwestern portion of the property and follows the current bike path alignment. There is another 18" main that enters the northeastern part of the property and generally follows Trail Creek to the bridge crossing at Serenade Lane. From the crossing, this main travels southwesterly to a location where it meets the main described above that is just north of the bike path bridge that crosses Trail Creek. These two mains join at this location and become a 24" main that follows the current bike path The sewer mains described above carry the majority of wastewater flow from the City of Ketchum and from the portions of the City of Sun Valley that lie north of Dollar Mountain.

There is a sewer service extension from the existing River Run Day Lodge complex along the upper parking lot pathway to a location where it meets the 18" main described above.

Natural Gas

There is a natural gas main that runs along the eastern boundary, across Serenade Lane and continuing north along Second Avenue. A gas line extends off of this main at the north side of Serenade Lane, across Second Avenue, across Trail Creek to the junction with the recreation district trail. It then follows the Wood River Trail to the northern boundary of the property. Another gas line extends from this portion of the gas line beginning near the junction of the Wood River Trail and the pathway from the upper lot and continuing along the upper lot pathway to the lodge area across the Big Wood River.

Power and CATV

There is an overhead power line (OHP) and cable television (CATV) from Highway 75 across Serenade Lane, over Trail Creek, across the upper lot, across the Wood River Trail to a transformer located east of the bridge over the Big Wood River. These services cross the Big Wood River to serve the day lodge and the skier service and maintenance buildings on the west side of the river.

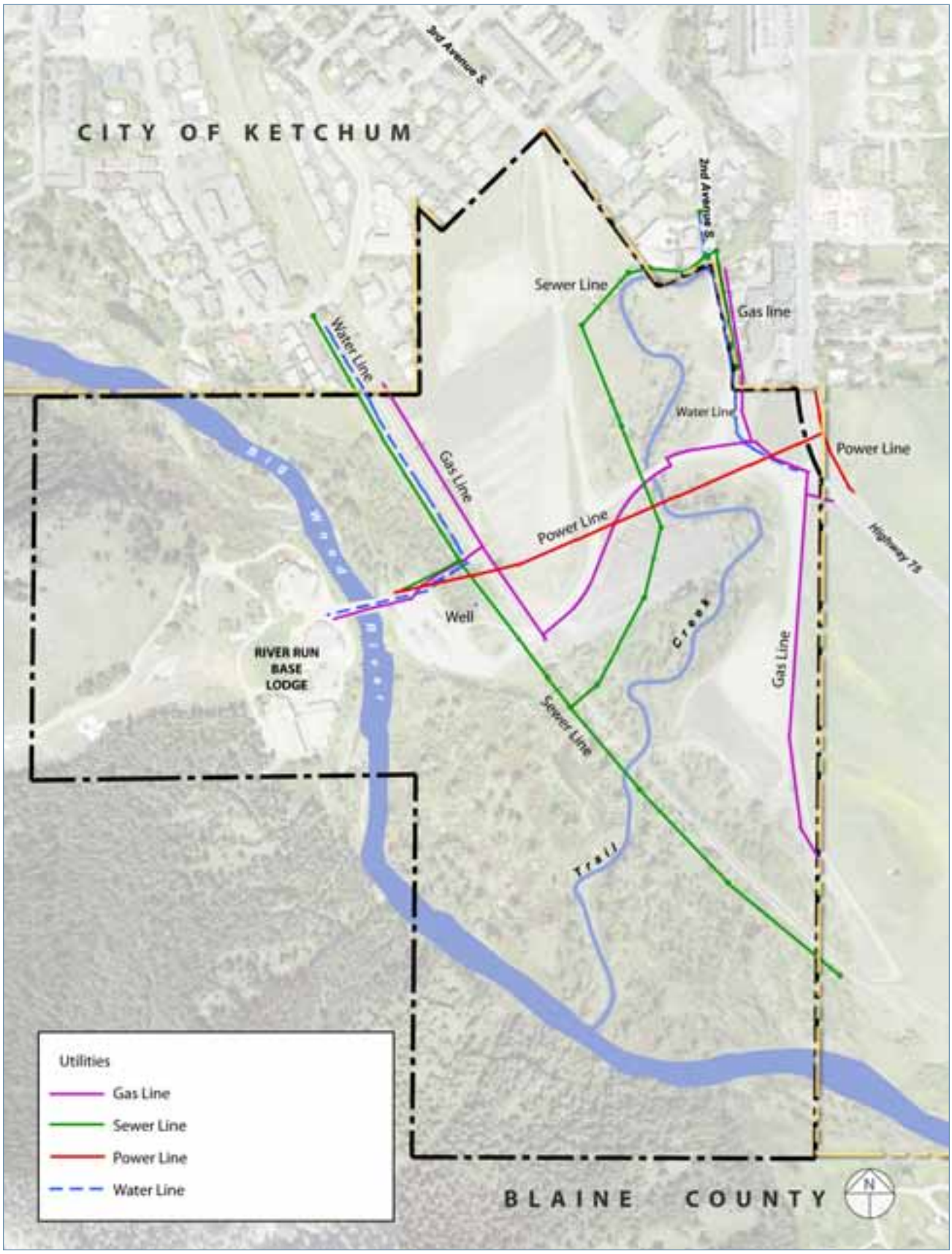
There is an underground power line that extends from the OHP east of the Serenade Lane / Third Avenue junction through a portion of the southeastern lot.

Telephone / Fiber Optic

There is a telephone line that runs along Third Avenue from the northern part of the property. This line leaves Third Avenue and goes through the upper parking lot, across the Wood River Trail, through the lower lot to the area east of the bridge over the Big Wood River. There is also a line that runs east of the lower lot and across the pathway from the upper lot. Additionally, there is a telephone line that runs along Second Avenue, across Serenade Lane to Highway 75.

There is a fiber optic line that enters the property from Highway 75 at Serenade Lane. This fiber optic line leaves Serenade Lane at Second Avenue and continues north along Second Avenue.

Figure 6 - Existing Utilities



Site Conditions

Survey Information

The site survey for the River Run Property is shown on **Sheet 2.0 – Site Survey**. The survey depicts the property boundaries.

Existing Conditions

The property's existing conditions are shown on **Sheet 3.0-Existing Conditions**. This drawing shows the location of existing buildings, waterways, roadways, utilities and easements.

Geotechnical Conditions

GeoEngineers was contracted in March 2009 to prepare a preliminary geotechnical evaluation of the River Run project site. The evaluation consisted of the following:

- Reviewing results of a federal, state and local environmental database for listings of sites with known or suspected environmental conditions on or near the subject property within an approximate one-half mile radius from the site,
- Reviewing historical aerial photographs to identify past development history on and adjacent to portions of the site relative to the possible use of a landfill,
- Drilling, logging and sampling eight borings at selected locations,
- Installing piezometers in borings to provide a means of measuring depth to groundwater,
- Laboratory testing to assess pertinent engineering and physical characteristics of the soil encountered relative to the proposed construction, and
- A preliminary evaluation of the suitability of the site for the proposed development, including a brief assessment of the possible geotechnical design and construction issues based on the results of our site exploration program and our current knowledge of subsurface soil and groundwater conditions in the site vicinity.

GeoEngineers indicated in their preliminary evaluation that, "Based on results of our preliminary geotechnical evaluation, it is our opinion that the subject site generally is suitable for development as currently envisioned. We found no evidence of a landfill, either in our search of databases or during our subsurface exploration program. However, we emphasize that the limited number of exploratory borings we completed were widely spaced and additional exploration is warranted during design."

The Preliminary Geotechnical Evaluation is included in this application packet as Exhibit 8.

Floodway and Floodplain

The Big Wood River and Trail Creek both run through the River Run property. **Sheet 5.0 - Floodway/ Floodplain / Wetlands** shows the associated floodway and floodplain for each waterway. Sheet 5.0 depicts these flood areas as determined by FEMA and represented on the published FEMA FIRM Maps (March 1997). In reviewing the floodplain information on the FEMA maps, it became clear that this data is no longer valid.

In early 2009, Sun Valley Company retained McMillen, LLC to conduct a full hydraulic and flood study of the River Run Property to include the Big Wood River and Trail Creek. This site specific study was conducted with more complete information than what was used to produce the FEMA FIRM maps. McMillen, LLC used more detailed topography, additional stream cross sections, current field investigations and a Hydrologic Engineering Center River Analysis System (HEC-RAS) hydraulic model to develop floodway and floodplain limits for the River Run property.

The results of this site specific study are also depicted on **Sheet 5.0 - Floodway / Floodplain / Wetlands**. McMillen, LLC, on behalf of the Sun Valley Company, has submitted a Letter of Map Amendment (LOMA) dated July 24, 2009 to FEMA. The LOMA application is the process used for FEMA to adopt the site specific study performed by McMillen, LLC.

Avalanche Hazard

Arthur I. Mears, P.E., Inc. was contracted in November 2008 to conduct an avalanche hazard and mapping analysis. The analysis consisted of a site visit in February 2009 to observe the effects of avalanches on the forest at the base of the slope and in avalanche tracks, study of detailed topographic maps of the avalanche terrain and the application of a computer simulation avalanche-dynamics model to predict avalanche runout distance and boundaries of hazard zones.

The objectives of the site visit and analyses were:

- Delineation of the maximum extent of design-magnitude (100-year) avalanches at the proposed development using updated avalanche simulations and detail topography and
- Subdivision and mapping avalanches into red (high hazard) and blue (moderate hazard).

According to City of Ketchum, Blaine County and the City of Sun Valley, avalanche hazard zones are defined as:

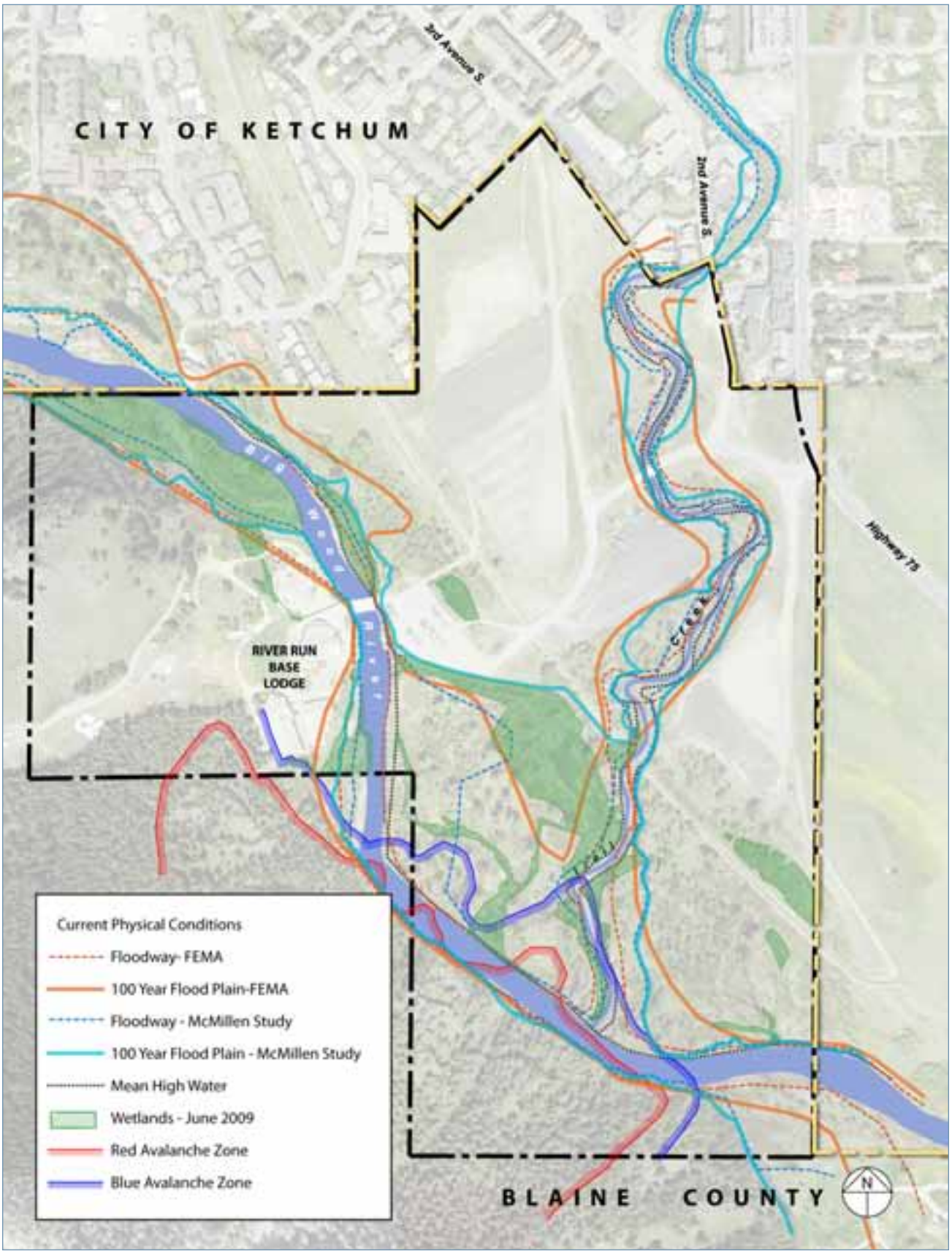
- Red Zone: Affected by avalanches with return period of 30 years or less and/or by a design avalanche that produces an impact pressure of 600 pounds per square foot or more on a flat surface normal to the flow
- Blue Zone: Affected by avalanches with return periods of 30-100 years and by avalanches producing pressures of less than 600 pounds per square foot

The avalanche hazard red and blue zones are included on *Figure 7 – Existing Site Conditions* and at scale on **Sheet 3 - Existing Conditions**. Arthur Mear's full report is included with this application packet as Exhibit 7.

Environmental Information

An environmental study was conducted by Will Miller Consulting, LLC and McMillen, LLC in July 2009. A summary of the environmental report can be found in the Impact Statement of this application. The complete report is also included as Exhibit 6.

Figure 7 - Existing Site Conditions



Annexation and Zoning Designation Information



Annexation

The River Run property is currently not within the jurisdiction of the City of Ketchum. However, an agreement between Blaine County and the City of Ketchum dictates that when development of the parcel known as River Run is developed, it must be annexed into the City of Ketchum. Therefore, pursuant to Ketchum's Comprehensive Plan and in the City's Area of Impact Ordinance (16.12), the request is hereby made to the City of Ketchum to annex the property known as River Run. The area of annexation is shown in *Figure 8 - Annexation Map*.

Figure 8 - Annexation Map



Proposed Zoning Designation

Following annexation into the City of Ketchum, the primary zoning designation being sought for the River Run Neighborhood is T Tourist District. River Run is indicated in Title 17.52.010 T Tourist District as one of the several distinct areas appropriate for the T Tourist District designation. This designation is proper for the River Run Neighborhood in that it allows uses inherit to a community that integrates recreational amenities that draws tourists such as those offered at Bald Mountain.

The concept plan for the River Run Neighborhood has been created to ensure compatibility with the surrounding uses. Residential has been placed in the northern portion of the River Run property and continues the grid of the City of Ketchum into the neighborhood, transitioning into the resort/tourist area within the Hotel Core. The hotel has been sited to offer year-round access to Bald Mountain as well as the Big Wood River, the nature trail along the river and the bike trail through the Hotel Core, enhancing the visitor's experience to the area.

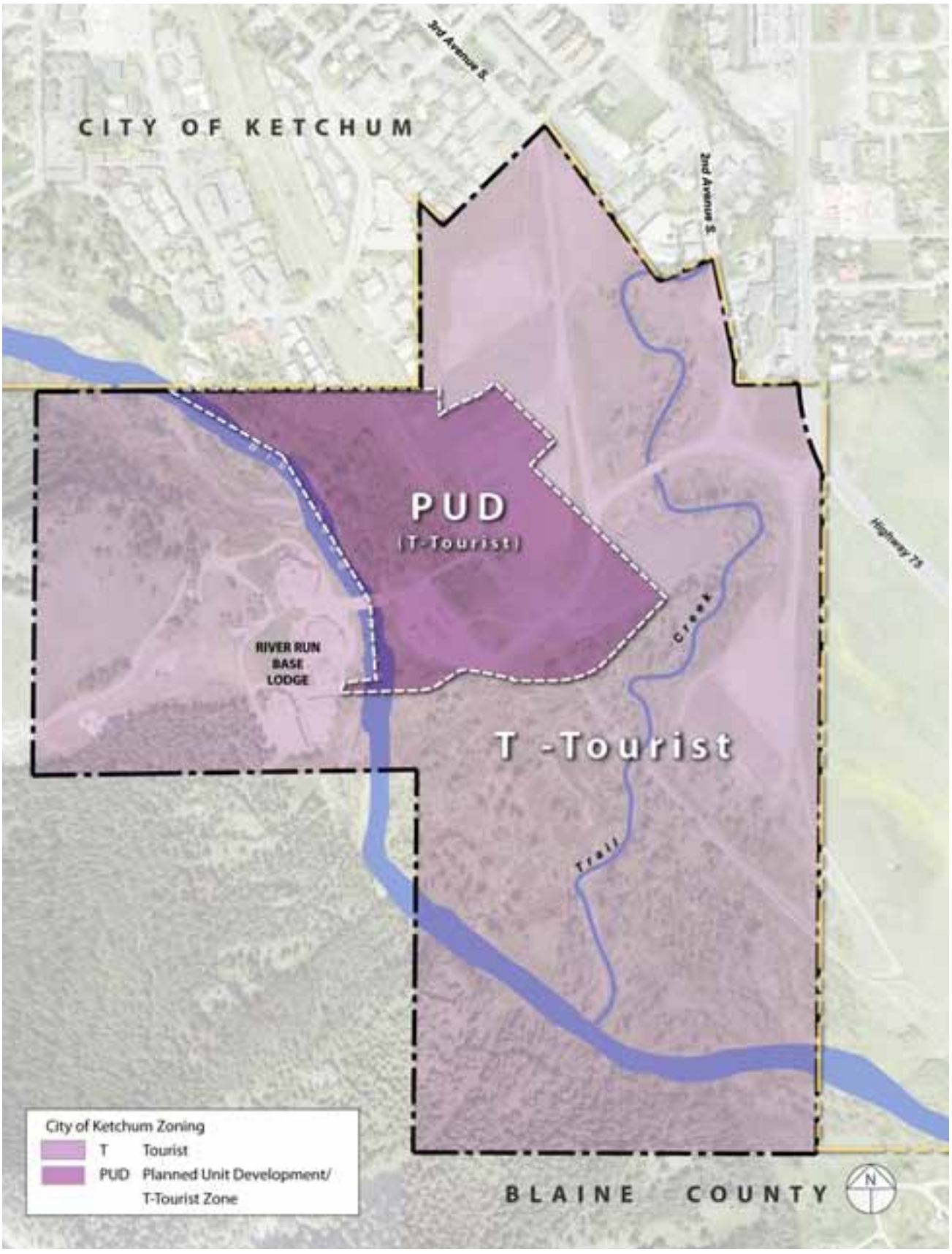
T Tourist District zoning allows off-street parking and recreation as conditional uses. These uses are critical to the success of the River Run Neighborhood. **The applicant requests that the T Tourist District zone be changed by the City to include off street parking and recreation as allowed uses through the revision of the City Code, Chapter 17.52 Tourist District (T).** As an alternative to changing the T Tourist District zoning code, the applicant requests that off street parking and recreational use be approved as allowed uses via the Annexation Agreement.

In order to achieve the walkability necessary for a successful tourist-resort destination, off-street parking must be accommodated in parking garages. Additionally, recreational activities are inherent to tourist destinations and the attraction of River Run is the ski area and rivers. The existing Wood River Trail that runs through the property provides access to the regional bike trail that links the communities within the Wood River Valley and the recreational amenities including the Wood River Ecological Park, proposed as part of the conceptual plan for the River Run Neighborhood, require recreation use be allowed.

PUD

The PUD area shown on *Figure 9 – Proposed Zoning Designation* includes the Hotel Core of the neighborhood. While this area is proposed for the T-Tourist zoning designation, several waivers are requested in order to create a vibrant mixed-use core area. These waivers are outlined in detail in the PUD Application section of this application.

Figure 9 - Proposed Zoning Designation



Conceptual Site Plan



Conceptual Site Plan

Proposed Land Use

The River Run Neighborhood will be an extension of Ketchum and a vibrant portal to Bald Mountain. At the base of the mountain, along the Big Wood River, will be a high quality hotel (150 – 200 rooms), spa and meeting space. Restaurants and retail will be sized to fit the needs to the visitors, guests and residents (approximately 35,000 square feet). This commercial will complement downtown Ketchum. Access to the mountain is provided through an activated plaza that connects to the existing bridge over the Big Wood River. Condominiums are integrated into this resort core to provide a variety of accommodations. Day skier parking will be located next to the hotel as part of the Hotel Core. Over time, when parking structures are constructed, residential units will be located on the top level of the parking structure. From Third Avenue, the appearance of the building will be of a residential scale.

Located between the existing city limit and the PUD boundary will be a neighborhood with a variety of multi-family units. The grid of the city extends into this neighborhood and housing may occur at 10 to 20 units per acre. Bioswales, as part of the stormwater management system, will provide a greenway in the middle of some of the blocks. In the southeast portion of the property, a sensitively located low-impact neighborhood of cabins and townhomes will be created.

The River Run Neighborhood will be connected to the City of Ketchum in many ways. The connection via Third Avenue will continue to provide primary connectivity into the area and will continue through the River Run Neighborhood connecting the residential as well as the Hotel Core with the City of Ketchum. Second Avenue will continue to provide access to Serenade Lane and the Highway 75 entrance to River Run is proposed to be improved through the addition of a roundabout or signalized intersection.

Additionally, bus pick up and drop off will be located near the plaza in the Hotel Core, connecting to existing bus routes throughout the valley. The existing bike path will be rerouted through the neighborhood and will continue to connect to the valley-wide system. A new nature trail is proposed to run along the big Wood River and Trail Creek to provide scenic access near the rivers. The proposed plan has been designed to accommodate a future potential gondola linking River Run to Ketchum and Sun Valley to the north should the gondola be found to be feasible.

Recreation is a multi-season activity in the River Run Neighborhood. In addition to skiing, snowboarding, hiking and mountain biking on Bald Mountain, recreation activities include fishing, biking, Nordic skiing, snowshoeing and nature walks.

Residential

The residential components of the plan fall into three general areas:

- Resort Core Residential. These condominium buildings frame the plaza and sit atop the parking garages, all within the PUD boundary. In addition, townhomes are contemplated to wrap around the sides of the parking garages. The building scale in this area is complementary to the hotel and conducive to creating a vibrant, village-like environment.
- Neighborhood Residential. These condominium and townhome buildings surround the core PUD zone to the north and east. These buildings will be subject to the Town's standard T-Tourist Zoning designation and will therefore provide a transition from the denser Core/PUD area to the existing T-Tourist Ketchum neighborhoods to the north of the site. In addition, it is likely that the parcels abutting Trail Creek will be townhome buildings providing a general stepping down of massing as one approaches Trail Creek from the Hotel Core. Density on these parcels will vary significantly depending up the building type (condominium vs. townhome), but all densities will be within T-Tourist zone standards.
- Southern Zone Residential. This low density neighborhood lies on the southeast side of Trail Creek. The northern portion of this neighborhood (generally the current snow storage site) will consist of townhome and duplex buildings, complying with T-Tourist zoning standards. The southern portion of this neighborhood (generally south of the existing Wood River bike path) will consist of low-impact single family cabins.

Hotel

The centerpiece of the River Run project is a full-service destination hotel comprised of 150 to 200 rooms. It is contemplated that the hotel will be constructed to accommodate a minimum "4-star" building program, although the actual level of service is yet to be determined. Building amenities are likely to include a spa and fitness facility, destination restaurant, meeting space, grand lobby and outdoor pool and hot tubs. The hotel building is also likely to contain a number of for-sale penthouse residences. The hotel site is restricted by the Big Wood River to the west, preservation of a future gondola line to the east and the skier plaza/portal to the south. Given these site constraints, and the need to accommodate the intense demands of up to a 5-Star building program, the proposed height of the hotel building is up to 110 feet for limited areas of the ridgeline, with possible iconic architectural elements exceeding 110 feet. The height will generally be focused in the center of the building with a sloping roof that brings the building massing down to a pedestrian scale at the plaza edge. The proposed height and massing is appropriate given the dramatic grade drop from Highway 75 down to the hotel site approximately 50 feet and the general desire for the hotel to have a presence from the Highway.

Retail

Surrounding the plaza will be approximately 35,000 square feet of retail space, located in the ground floor of the hotel building and condominium buildings across the plaza. A portion of this space will likely be occupied by the hotel's destination restaurant and sundries market. The remainder is contemplated to be occupied by retailers that focus on servicing skiers and recreationalists in non-winter months passing through the plaza, and River Run resort guests and owners.

Commercial (Highway 75)

A parcel of land northwest of the Highway 75 / Serenade Lane intersection has been designated as commercial land use. Potential commercial uses of this area will be determined based on the intersection modifications and market-supportable use at the time of development.

Parking

For the first several phases, skier parking would remain on surface parking lots just to the east of the Hotel Core. Guest and owner parking for the hotel and condominium buildings would be contained within underground garages beneath these buildings. Employee parking may be accommodated on the surface lots.

Future phases of the project will include the conversion of the surface lots into structured garage parking. Given the relatively high water table in this area, these garages cannot be pushed entirely underground. However, as described above, the goal is to "hide" the above grade portions of the garages as much as possible by wrapping them and covering them with residential buildings. This has been accomplished successfully in other projects such as East West Partners' Villa Montane in Beaver Creek. The exact number of spaces incorporated into these garages will be determined by the Sun Valley Company based on parking demand calculations prior to construction. This calculation may also be influenced by a shared-use agreement with the City of Ketchum to be determined in the future.

Community/Employee Housing Parcel

A parcel of land within the River Run Neighborhood will be donated to the City for the purpose of community and employee housing. This land conveyance will satisfy all community and employee housing requirements for the River Run development and will provide the City multiple options and maximum flexibility to build community housing sooner than would otherwise happen as a result of phased development of the River Run property over a long-term build out. The density and unit types of the housing constructed on this parcel will be determined by the City, although the developer will retain reasonable design approval rights.

Figure 10 - Conceptual Site Plan

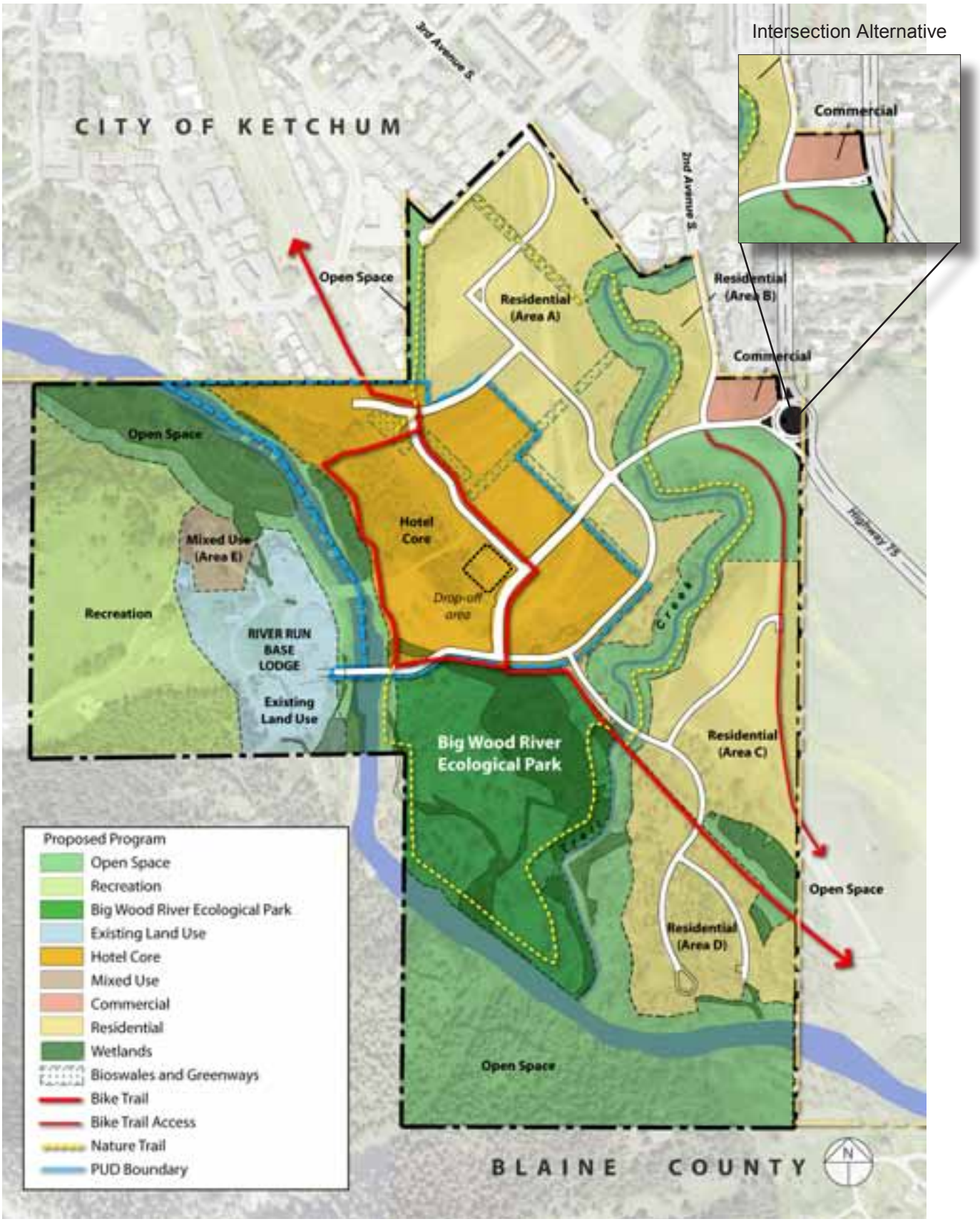


Figure 11 - Land Use Diagram

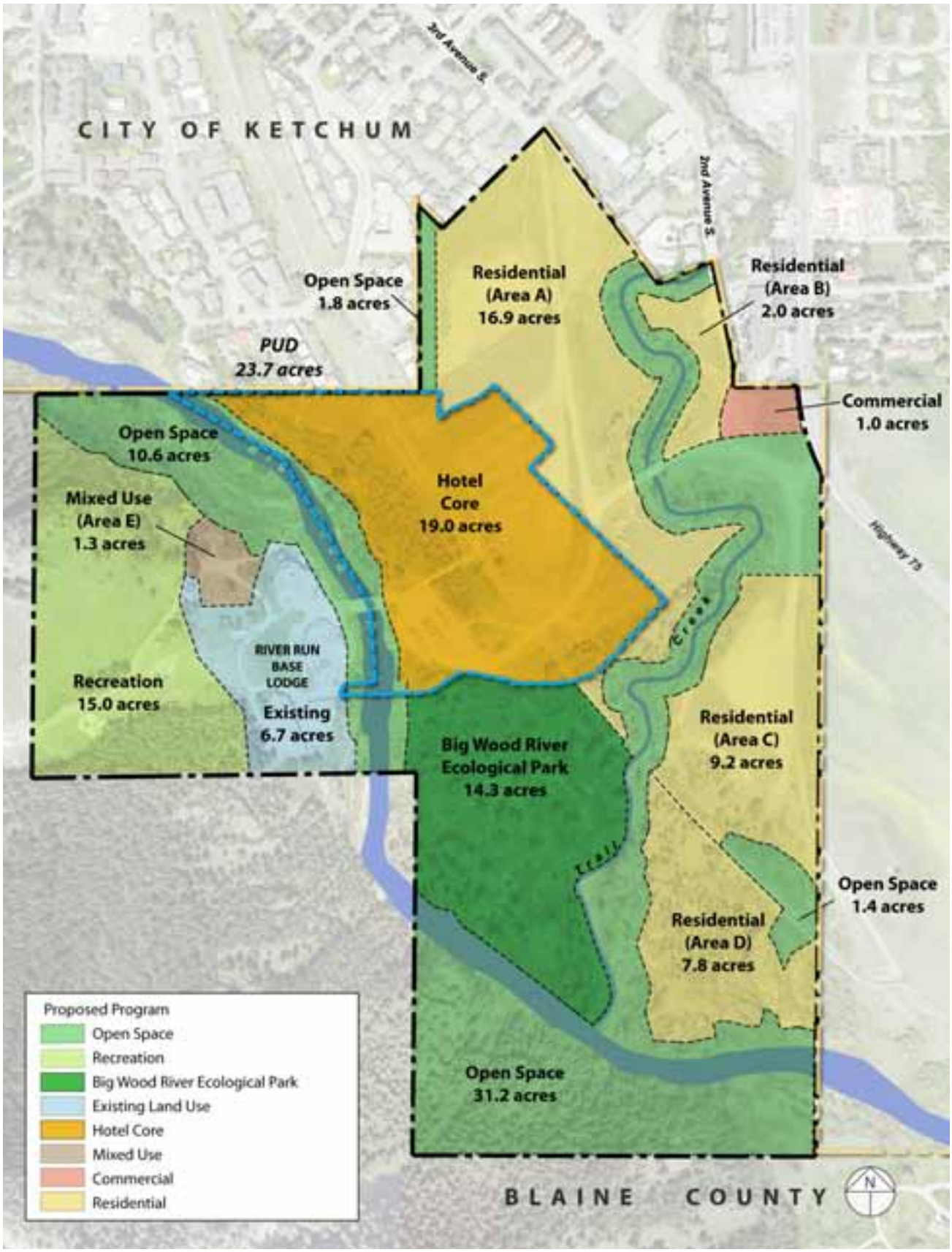
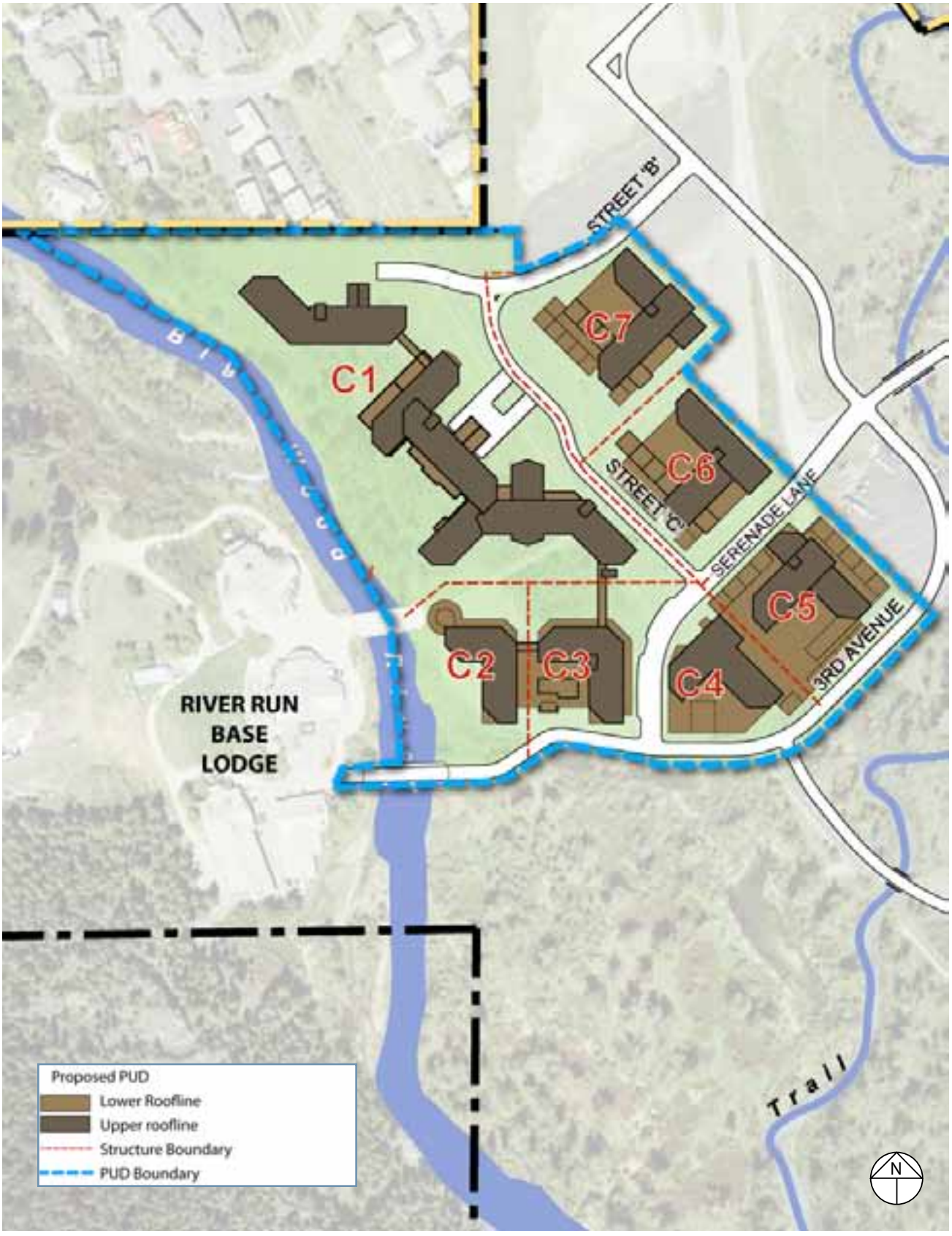


Figure 12 - PUD Concept Plan



Impact Statement

Fire Protection

At buildout, the full time and visitor population of the River Run Neighborhood is estimated to increase fire protection staffing by 2.5 FTE. (See Fiscal Impact Report, August 3, 2009, Attachments 2 of 10).

Water

The River Run property is identified in Ketchum's Comprehensive Plan and in the City's Area of Impact Ordinance (16.12) to be annexed by the City. The City's Utility Department and master planning efforts have, therefore, considered the development of the River Run Neighborhood. Discussions with City staff indicated that the current water supply has the capacity to serve this development. Like any other development in the City, the impact of the additional water supply required for this development will be mitigated through the water service impact fees in effect at the time of development.

Sewer

The River Run property is identified in Ketchum's Comprehensive Plan and in the City's Area of Impact Ordinance (16.12) to be annexed by the City. The City's Utility Department and master planning efforts have, therefore, considered the development of the River Run Neighborhood. Discussions with city staff indicated that the there is sufficient transmission and treatment capacity to serve this development. Like any other development in the City, the impact of the additional wastewater treatment required for this development will be mitigated through the sewer service impact fees in effect at the time of development.

Utilities

Other utilities (Electric, Telephone, CATV & Natural Gas) will be provided by the respective private providers. These providers all have a policy that new development will pay for itself. All utilities will be installed underground. The impacts on these utilities by this development are mitigated by the project paying for the facility.

Public Easements

Sheet 2.0 - Site Survey shows the existing easements on the property. All public easements required by the Ketchum Subdivision Ordinance (Title 16) will be included in the development. These include, but are not limited to, public utility easements and scenic easements. All of the existing easements on the property required to provide public services and public access will be maintained in their current location or relocated in consultation with the City and/or the easement holder. Easements that are no longer needed will be extinguished.

Public Easements of Note: The Blaine County Recreation District maintains two separate non-motorized transportation corridors through the property. The Wood River Trail Easement will be relocated through a portion of the property to ensure that all current uses will be accommodated. Portions of the easements for Second Avenue and Serenade Lane will be re-routed to accommodate new road patterns and the entrance to Highway 75.

An easement for an Intermountain Gas main runs along the eastern portion of the property. This easement will remain in place. In addition, Sun Valley Company will provide an additional easement to Intermountain Gas for a new regulator station to the east of Second Avenue. This regulator station is a necessary component to Intermountain Gas' efforts to correct a natural gas delivery deficiency in the north valley and will benefit current and future residents of the City of Ketchum.

Avalanche Hazard

In March of 2009, Art Mears, PE conducted an avalanche hazard study of the River Run property. The full report is included as Exhibit 7. The red and blue avalanche lines from this report are shown on **Sheet 3.0 - Existing Conditions**. No development is proposed within the avalanche zones.

Drainage

The stormwater and snowmelt from the development of the River Run Neighborhood will be collected and infiltrated on site. Impacts on the adjacent waterways or neighborhoods will be mitigated as appropriate.

Grading of Slopes

Portions of the property will be re-graded to accommodate new roads and commercial and residential development. However, the steep portions (greater than twenty five percent) of the property located west and south of the Big Wood River will be left in their current condition. No adverse impacts from the grading of site are anticipated.

Police

At buildout, the full time and visitor population of River Run is estimated to increase police staffing by three FTE. (See Fiscal Impact Report, August 3, 2009, Attachment 2 of 10 in Exhibit 9).

Adjacent Properties & Neighborhoods

The impact on the adjacent properties and neighborhoods is anticipated to be minimal. Development on the northern portion of the properties has been designed using a medium density grid to continue the City of Ketchum's grid into the River Run Neighborhood. Density gradually increases to the high density Hotel Core area, which is designed to provide the vibrancy needed for an active resort environment.

The base elevation of the Hotel Core site is approximately 50 feet below the elevation of Highway 75, lessening the visual impact of taller buildings in this area. The residential planned on the southeastern portion of the property is designed to be low impact dwellings to not only provide a modest visual change from the Idaho Parks Foundation's land to the east, but also lessen the impact on the land in the area. The property south of the Big Wood River is anticipated to be preserved as open space, keeping in character with the BLM land to the south and west.

Schools

It is anticipated that a portion of the River Run Neighborhood will include year-round permanent residents. Of the current population of 3,400 people living within the city limits of Ketchum, 6.8 percent are enrolled in elementary school. Assuming that 15 percent of the 520 units in the River Run Neighborhood are occupied by full-time residents and an average household size of 2.2 persons, 12 elementary school children could be living in the River Run Neighborhood at buildout.

Fiscal Impact

A Fiscal Impact Analysis was conducted by RRC Associates in July 2009. A complete copy of the report is included with this application as Exhibit 9. The purpose of the analysis was to study the fiscal impacts of the proposed River Run development on the City of Ketchum. The analysis included two scenarios to determine the impact on the City. The two scenarios are as follows:

- Property Tax Scenario 1: Project area is not in Urban Renewal Agency revenue allocation
- Property Tax Scenario 2: Project area is in Urban Renewal Agency revenue allocation

The conclusion of RRC's report is, "…under both scenarios, the River Run development has a significant net benefit to the Ketchum general fund. The net present value (NPV) of net benefits to the General Fund across the 2010 – 2024 period totals approximately $6.7 million to $10.2 million depending on the scenario evaluated, excluding any public capital improvements that might be associated with development of the site and not already incorporated into normal departmental budgets. Moreover, following buildout (commencing in 2024), net benefits are projected to total approximately $486,000 to $1,201,000 annually on an undiscounted basis, varying by scenario. These net benefits can also be understood as funds in excess of what is required to meet City departmental operational expenses for the project, and thus are funds available for capital improvements or other purposes."

The report continues to indicate the following:

"In addition to River Run's net benefits to the Ketchum General Fund, substantial revenues are projected to accrue to the Ketchum Urban Renewal Agency (URA) in the event that the project area is included into the Agency's revenue allocation area. Should that be the case, the project would generate an NPV of $20.3 million for the URA over the 2010 – 2024 period, and an undiscounted $4.1 million per year thereafter (until expiration of the URA).

The significant net fiscal benefits of the River Run project to the City of Ketchum are primarily due to the following factors:

- Strong revenue generating capacity, due to anticipated high property values, a significant visitor / second homeowner orientation (resulting in high per capita spending and associated LOT collections), and the inclusion of Sun Valley ski area lift ticket sales operations and other taxable visitor sales in the annexation area.
- A moderate cost profile, again due to the visitor / second home orientation of the development (with associated higher vacancy rates and reduced demand for / impact on certain public services)."

Public Facilities

The Ketchum Fire Department indicated that this development would not generate the need for any new facilities such as a substation. No other City of Ketchum public facilities has been determined to be impacted as a result of this project.

Recreation Activity

The River Run Neighborhood will increase recreation activity opportunity for the residents of Ketchum and the surrounding area. The development will require the rerouting of the Wood River Trail bike path. The land under the bike path is owned by Sun Valley Company and per the terms of the easement, they have the ability to relocate the trail.

Roads, Traffic, Public Transportation

A transportation study was conducted by LSC Transportation Consultants in March 2009. This study looked at the traffic conditions under both "no project" (without the River Run development) and "plus project" (with the addition of the River Run Neighborhood) during the AM and PM peak periods. Eleven intersections in Ketchum and within the River Run Neighborhood were analyzed; the outcomes for which are included in the transportation study. There are three intersections, outlined below, that require mitigation in order to have them function at an acceptable level of service. The impact on Mountain Rides Transit Service was also analyzed and included in the recap below. A full copy of the River Run Transportation Study is included as Exhibit 5.

- SH 75/Serenade Lane – this intersection currently exceeds the LOS D standard during summer PM, winter School PM and winter PM peak hours. The addition of the River Run Neighborhood would worsen this condition. Mitigation recommendations include the addition of an acceleration lane for eastbound to southbound right turns, the addition of a traffic signal at this intersection or constructing a roundabout at this intersection with the roundabout being the preferred recommendation.
- SH 75/Second Street (downtown) – this intersection operates at LOS E with or without the proposed River Run Neighborhood. The addition of an exclusive left-turn lane to the eastbound approach along with a through/right-turn lane would bring the level of service to an acceptable D rating. Due to the fact that this would result in the loss of on-street parking, this may not be a desirable solution. LSC's re-evaluation of this intersection indicates that diversion of only six (6) eastbound left-turning drivers from Second Street to Third Street yields adequate LOS at SR75/Second Street, which may be achievable assuming that drivers will opt for one of the signalized intersections at First Street or Third Street to avoid excessive delays during peak hours.

- Third Avenue (north)/Serenade Lane – this intersection will operate at LOS F with the addition of the River Run Neighborhood. LSC recommends adding separate turn lanes for left and right turns on the southbound approach to improve the intersection to an acceptable LOS D. In addition, the proposed road network plan reduces traffic volume at this intersection by allowing skier parking access to the north of this intersection.
- Mountain Rides Transit Service – the River Run Neighborhood will create an increase in ridership, a large preponderance of which will be in the "off-peak" direction (i.e., eastbound in the morning and westbound in the afternoon and evening). Since the existing peak winter passenger loads on the routes serving River Run are westbound in the morning and eastbound in the afternoon, the River Run Neighborhood is not expected to have a significant impact on the capacity of the transit program.

Environmental Impact (Vegetation, Wildlife, Wildlife Habitat, Ground & Surface Water)

The Environmental Report, prepared by Will Miller Consulting, LLC and McMillen, LLC is included as Exhibit 6 and details the environmental impact in vegetation, wildlife, habitat and water resources. Summary of these impacts is as follows:

Vegetation

A vegetation analysis of the River Run Property was completed in 2009 to determine the extent of plant communities on the property, the relative value of each plant community to wildlife, the presence of special-status plant species and the extent of noxious weeds. Ten vegetation communities were identified, ranging from low value of disturbed (21 percent of the site) to higher value plant community of Wetland Emergent (0.83 percent of the site). Impact to higher value plant communities has been minimized in the development concept plan. Specific impacts are defined in the Environment Report. Correspondence with federal and state regulatory agencies along with field surveys indicate that there are no known populations of, or suitable habitat, for special-status plants on the site.

Wildlife

Biologists performed wildlife surveys on the River Run property during the summer of 2009 to document the occurrence of wildlife and to identify habitat associations and areas of high quality wildlife habitat. Observed evidence of mammals includes the American beaver, black bear, elk and mule deer. These were primarily seen in the area of the proposed eco-park. A wide variety of bird species were observed. Other species observed included mice, northern pocket gopher, western terrestrial garter snake and trout. With the exception of the Wood River Sculpin, it is unlikely that threatened, endangered or other species of special concern occupy locations on the property due to lack of habitat, and the current recreational use and development activity in the area. The Environmental Report defines specific impacts.

Water Resources

The River Run property contains both streams and wetlands that are considered jurisdictional waters. The property contains a total of 12.1 acres of wetlands. The impact of the development is estimated to impact less than 0.5 acres of jurisdictional wetlands. Trail Creek provides moderate to high quality habitat for aquatic species due to the presence of large woody debris, fish resting structures and active floodplain. The Big Wood River provides low to moderate quality habitat for aquatic species due to the lack of woody debris, fish resting structures and floodplain. Impact on Trail Creek and the Big Wood River will be minimized by providing a riparian setback from ordinary high water mark of 25 feet, with the setback averaging over 50 feet throughout the property.

Flood Hazard

At the request of Sun Valley Company, McMillen, LLC has completed a Flood Study (February 2009) on the portions of Trail Creek and the Big Wood River that flow through the River Run Property. The flood study modeled the existing site conditions to identify a more specific floodplain and floodway lines than are depicted in the existing FEMA flood insurance rate map. As proposed, the development within the PUD area does not encroach on the existing floodplain or floodway lines except in the area of the proposed Big Wood River bridge, minimal areas along the bridge access road and potentially a small portion of the southwest corner of the proposed hotel structure. Appropriate flood modeling will be completed for each of these encroachments. Alterations to the design will be made if the flood regulations cannot be met. Once final modeling is completed, the applicable letter of map amendment application will be submitted to FEMA for final approval.

Snow Removal Areas and Services

As stated in the City of Ketchum Comprehensive Plan (3/1/01), relocating the snow storage area is a high priority. The development of the River Run Neighborhood will necessitate the relocation of the City's snow storage. Adequate notice (estimated to be two winter seasons) will be provided in advance of development occurring on that site.

Noise, Air and Water Pollution

Noise, air and water impacts will be adequately addressed through conservation and mitigation measures identified for the project.

Areas of Historical Significance

Within the Area of Potential Effect, there are three linear features: the Oregon Short Line/Union Pacific railroad grade and the Galena Toll Road have previously been determined to be "Eligible" to the National Historic Register (NHR) and the Ketchum-Stanley Stock Driveway that has been previously surveyed, but has not yet been determined Eligible or Not Eligible to the NHR. A more complete description is included in the Preliminary Environmental Report, Exhibit 6.

Public Land Use

The conceptual plan for the River Run Neighborhood provides opportunities for recreational public land use by continuing those currently available including the bike trail and adding and improving access to the natural environment within the project.

Open Space

Approximately 75 acres will preserved as open space. This area includes the riparian setbacks along the Big Wood River, Trail Creek and the significant wetlands within the property, the Big Wood River Ecological Center, the wooded area south of the Big Wood River on the southern portion of the property and the Bald Mountain ski base.

Trail System

The Wood River Trail bike trail will likely remain in the current location on the southern end of the River Run Neighborhood. At the approximate location of the Third Avenue/Serenade Lane intersection, the bike trail will be rerouted to run along the Big Wood River with an alternative route through the neighborhood streets and will rejoin the existing Wood River Trail at the northern property line. The Grant of Easement for the bike trail indicates that "Should at its sole discretion Grantor desire to relocate the twenty (20) foot corridor for any reason, Grantee agrees to allow said corridor to be moved and any improvements thereon will be relocated by the Grantee at Grantee's sole cost and expense." Additionally, a nature walk around the River Run Neighborhood is anticipated.

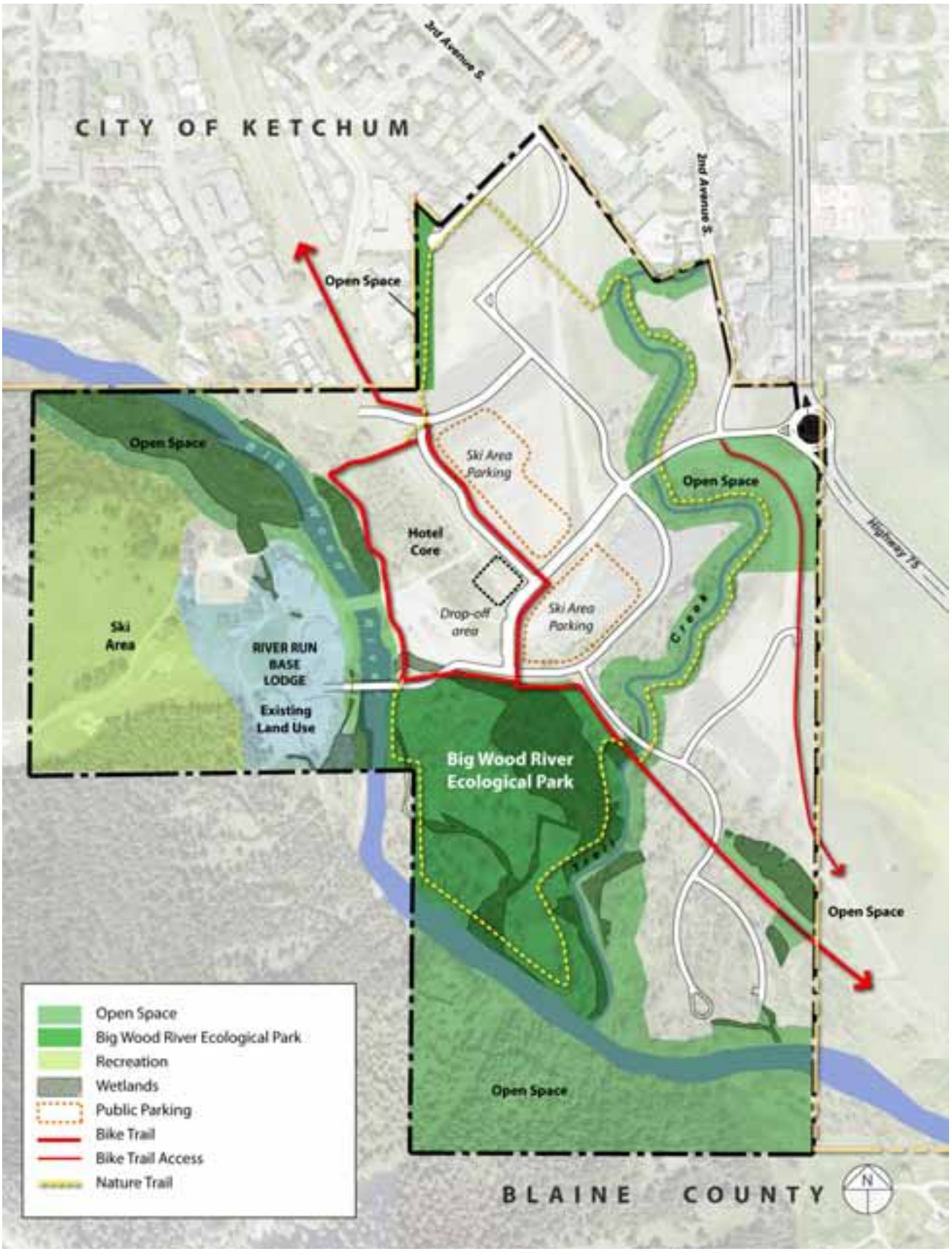
Wetlands

A new wetlands study and delineation conducted by McMillen, LLC in May 2009 was used to determine the development program for the River Run Neighborhood. Care has been taken to preserve and protect the significant wetlands within the property. Approximately 15 acres, including significant wetlands will be protected in perpetuity through the dedication of the land designated as the proposed Wood River Ecological Park.

River Access Points

Access to the river will be enhanced through the incorporation of river access points along the Big Wood River and Trail Creek. Fishing and other activities will be available for public use.

Figure 13 - Proposed Public Use



Transportation / Public Transportation

River Run will serve as an important multi-modal transportation hub in the north valley. River Run is currently well served by Mountain Rides in the winter. It is anticipated that as River Run becomes more populated and provides for year-round activities that ridership demand will provide an opportunity to increase Mountain Ride service in non-winter months. In addition, the potential Ketchum/Sun Valley Gondola could provide additional public transportation, providing an easy link from the area to restaurants, stores and activities in Ketchum. (See LSC Transportation Study, Exhibit 4, for details.)

Parking

Skier Parking – River Run currently provides day skier parking for the Sun Valley Ski Area. More than half of the skiers access the mountain from River Run (vs. Warm Springs). Over time, the day skier parking will be put into structured parking garages. The number of spaces needed will be determined at each phase of construction.

Hotel – Parking for the hotel will occur primarily under the building, one level below grade.

Residential – Parking for residential units in the PUD will be provided on site, primarily below the building. Parking for residential units in the non-PUD parcels will be determined at the time of building design.

Shared Use Parking

Per the City's Comprehensive Plan, Policy 4.6.5, the concept plan includes the opportunity for joint use agreements for the parking garages in the Hotel Core. Parking may be used for events including concerts, Wagon Days or other special events. The parking supply at River Run can significantly benefit downtown City of Ketchum. It may be to the benefit of all parties to financially share the cost of providing some of this parking.

Phasing

The project will be phased in a manner and at a rate that will largely be determined by market conditions. However, it is anticipated the first phase may contain the primary infrastructure and road work, including the realignments of Serenade Lane and Third Avenue and the creation of the new road accessing the Hotel Core and the service bridge.

The first phase will likely not include construction of structured skier parking. This parking will be accommodated with reconfigured surface lots located adjacent to the hotel and plaza. The structured parking will be built as part of subsequent phases, dependent upon market demand for residential units, as needed to offset the extraordinary cost of these garages.

Proposed Densities

The proposed densities for the River Run Neighborhood allow for medium density in the northern section of the property, providing a continuation of the density pattern within the City of Ketchum. Proposed densities increase to the south toward and within the Hotel Core, providing an environment of activity necessary for a successful core area within the neighborhood. Densities decrease as development moves toward the southern portion of the property, responding to the natural environment of the area and reducing the building footprints on the land. The proposed densities for the River Run Neighborhood are outlined below:

Hotel Core

150 – 200 room hotel
Approximately 35,000 sq. ft. retail/commercial
200 – 300 residential Units

Neighborhood Parcels (Areas A and B)

200 – 300 residential units

Low Density Residential (Areas C and D)

20 – 50 residential units

Floor Area Ratio (FAR)

The floor area ratio (FAR) for the River Run Neighborhood is estimated to be approximately 0.40. This number is calculated for the entire site and all development within the Hotel Core, as well as Areas A, B, C and D. The gross square feet for this property is 1,300,165 and the developable land is calculated at 3,242,719. The developable land includes all land within the property boundaries and excludes land within the 25 foot setback, slopes over 25 percent and wetlands outside the 25 foot setback that is not being filled for development. The tables below illustrate these calculations:

	Square Feet	
Total Property		6,019,638
Area within 25' setback from highwater mark	978,218.5	
Area with slopes over 25%	1,532,928.2	
Wetlands outside 25' setback (not being filled)	265,772.0	
Total Square Feet Excluded		2,776,918
Total Developable Square Feet		**3,242,719**

FAR Calculation

Gross Square Footage	1,300,165	=	0.40
Developable Land	3,242,719		

Employee/Community Housing

A parcel of land within the River Run Neighborhood will be donated to the City for the purpose of employee and community housing. This provides the city multiple options and maximum flexibility to build community housing sooner than would otherwise happen as a result of phased development of the River Run property.

Streets, Rights-of-Way

The 60' Second Avenue roadway and public utility easement will remain in its current location and alignment. Both Serenade Lane and Third Avenue will be realigned as shown on **Sheet 12.0 New and Relocated Easements**. These realignments will provide access to the proposed River Run Neighborhood and maintain the River Run Base Area's connection to Ketchum's downtown area.

The River Run Neighborhood right-of-way will accommodate vehicular circulation in the form of destination access and internal circulation, while providing accommodations for pedestrians, bicycles and transit service to the area. The general intent of the roadway, right-of-way and streetscape is to accomplish the following:

- Establish a pedestrian-friendly street that anchors the Hotel Core area and links the new development with existing City of Ketchum.
- Provide pedestrian-friendly and a convenient walking route.
- Create an attractive access point to the Sun Valley ski area, Big Wood River and other amenities

The internal street network proposed for the site includes a series of two-lane roadways that have various right-of-way widths dependent on adjacent land use. The proposed dimensions and amenities for the 60 foot right-of-way streets are outlined below. The specific design and engineering of the streets will be provided at the preliminary plat. It is anticipated that snow storage will be accommodated within the street rights-of-way.

- Hotel Core and Residential Area (Serenade Lane and Second Avenue) – This two-lane street type serves mixed uses and will convey local and destination traffic. Wide sidewalks will be provided on both sides of the street. A third travel lane will run down the middle of the road to serve turning. The majority of skier traffic coming from the south will use Serenade Lane to access parking and future garages. There is no on-street parking. Stormwater and drainage will be handled by conventional storm drains that are adjacent to the roadway.

River Run will feature different right-of-way dimensions and amenities based on adjacent land use and traffic volume. A waiver from the required 60 foot right-of-way is requested for the following rights-of-way for the River Run Neighborhood:

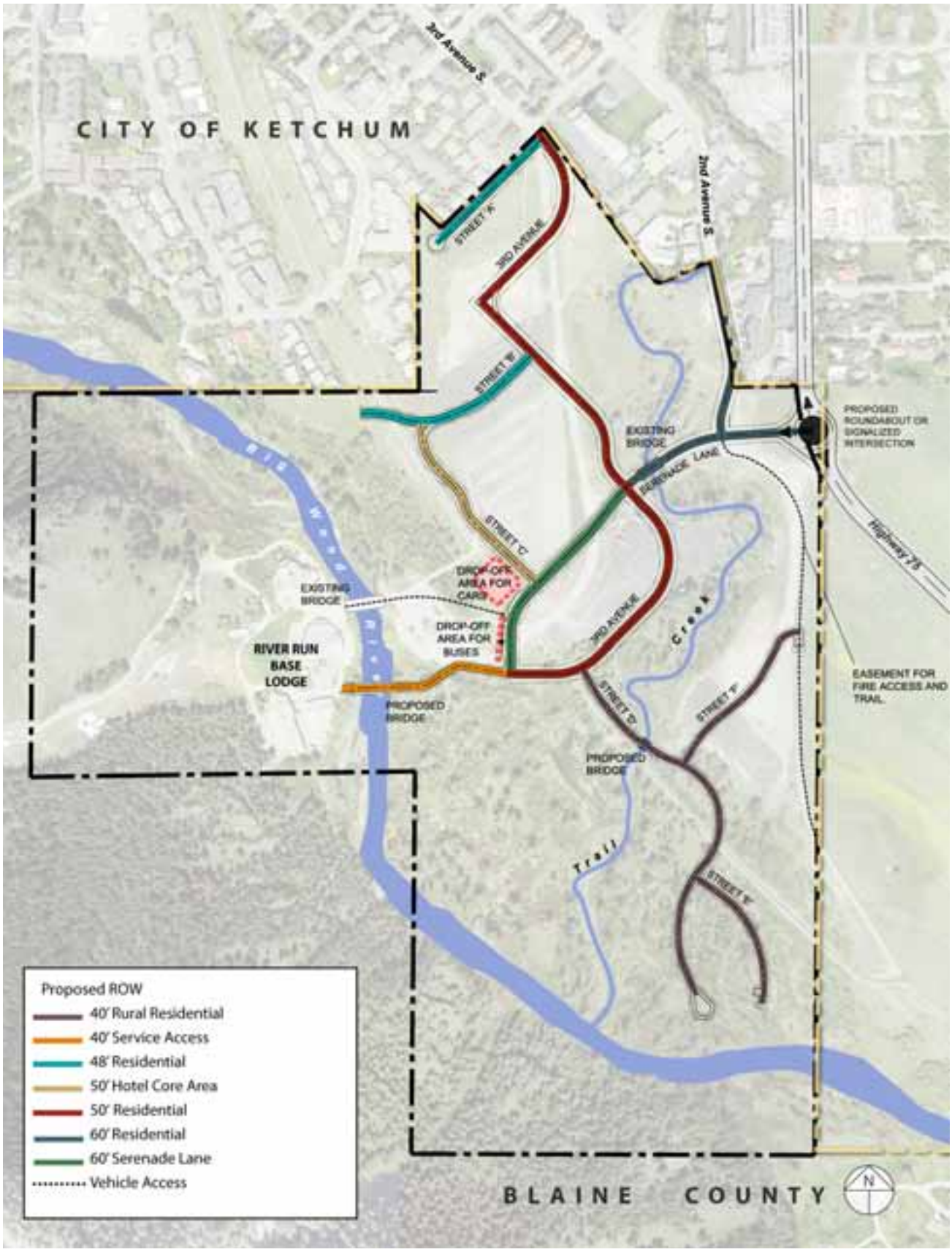
- 50 Foot Hotel Core Area (Street C) – This two-lane street type serves mixed uses and will convey moderate volumes of local and destination traffic. Sidewalks will be provided on both sides of the street. Bike lanes may be provided on both sides of the travel lanes. There is no on-street parking. Stormwater, drainage and snow storage will be handled by conventional storm drains that are adjacent to the roadway.
- 48 Foot Residential (Street A&B) – This two-lane street type serves residential uses and will convey low volumes of local traffic. Sidewalks will be provided on one of the street. A single parallel parking lane (8 feet wide) is provided on one side. Stormwater, drainage and snow storage is provided for in parallel swales that are adjacent to the roadway.

- 40 Foot Rural Residential (Street D,E&F) – This two-lane street type serves residential uses and will convey low volumes of local traffic. No sidewalks will be provided within the ROW, however residents will have access to trails. There is no on-street parking. Stormwater, drainage and snow storage is provided for in parallel swales that are adjacent to the roadway.
- 40 Foot Core Access – This two-lane street type provides service access to core buildings and the base area on the west bank of the Big Wood River. Sidewalks will be provided on one side of the street. There is no on-street parking. Stormwater and drainage will be handled by conventional storm drains that are adjacent to the roadway.
- Residential (Third Avenue) – This two-lane street type serves mixed uses and will convey both local and destination traffic. Sidewalks will most likely be provided on one side of the street. Third Avenue will serve as a major connector to the City of Ketchum. Stormwater, drainage and snow storage is provided for in parallel swales that are adjacent to the roadway.

All streets within the River Run Neighborhood will be public. The right-of-ways, including sidewalks and any improvements therein, will be dedicated to the City of Ketchum.

For the purposes of this application, the roadways are illustrative in nature and do not represent final alignments, widths or cross sections.

Figure 14 - Proposed Roads



Utilities

The proposed utilities to support the River Run Neighborhood concept plan are outlined below. The proposed location of these utilities is shown on **Sheet 11.0 – Utilities**.

Water

The water plan is shown on **Sheet 11.0 – Utilities**.

There are three existing water mains on the River Run Property. There is a 12" main that enters the property from the north along the current bike path location. This main currently serves the existing day lodge and skier services buildings on the property. This main will be relocated to the Street C and Serenade Lane rights-of-way and continue to serve the existing buildings as well as the new hotel area.

There is an existing 8" water main located in the existing Second Avenue and an existing 12" water main located near Highway 75 and Serenade Lane. At this time, it is intended to leave these two mains in their current location. A new 12" water main will connect to the existing 12" main and continue in a new easement along the eastern property boundary to Street F.

In addition, a connection into an existing 8" water main on Third Avenue that is just north of the property and continue this main along the rerouted Third Avenue to serve the new River Run Neighborhood will be created.

Other than what is described above, the new water mains will be placed in the road rights-of-way. All water mains will be installed the City of Ketchum's Utility Department Standards and will be metered.

Wastewater

The two existing 18" mains will generally be relocated into the proposed road rights-of-way as shown on **Sheet 11.0 - Utilities**. The proposed road alignments and conceptual residential development plan outside of the core hotel area will allow the 24" main to remain in its current location.

All new and relocated sewer mains will be installed to the City of Ketchum's Utilities Department standards.

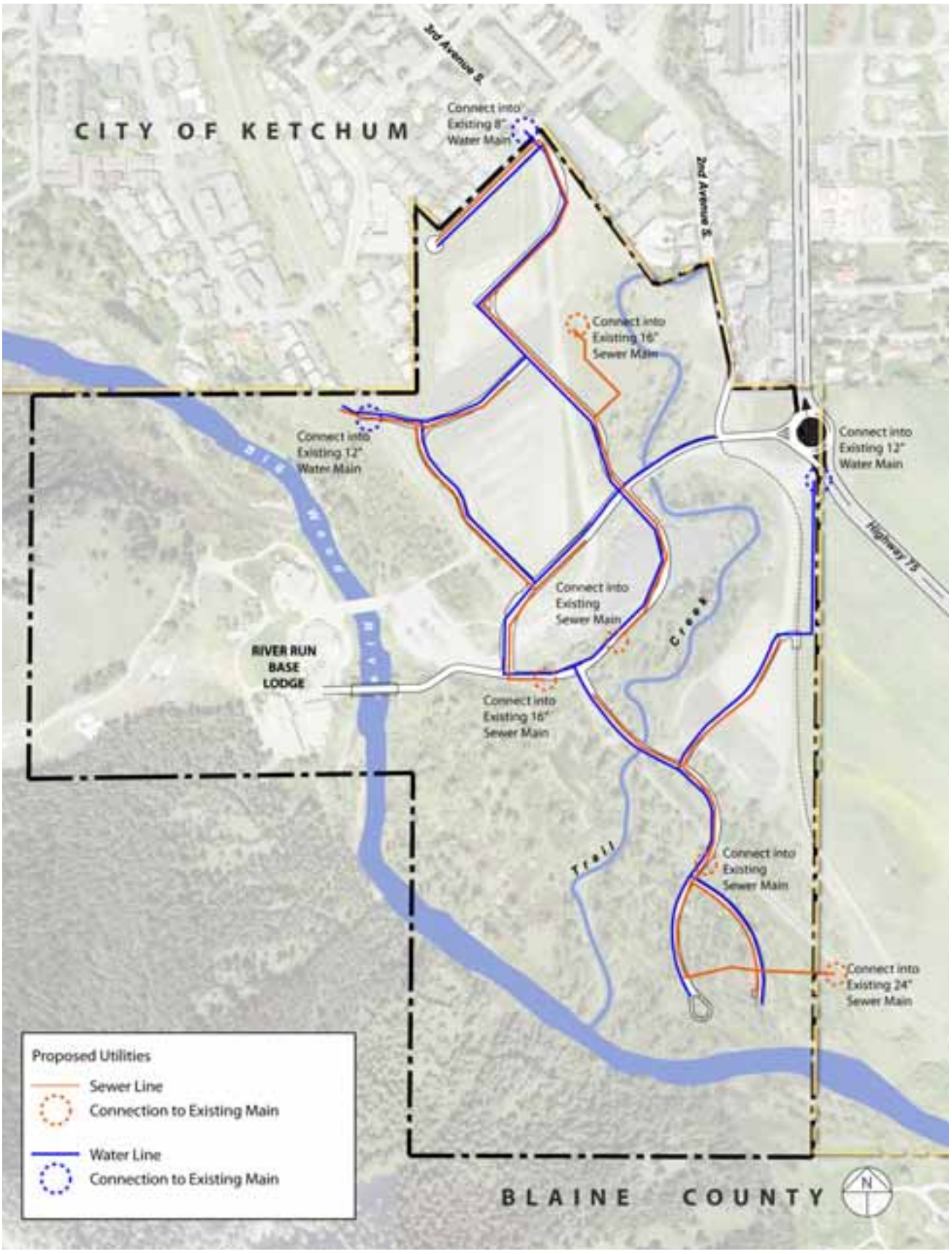
Power , CATV, Telephone and Natural Gas

Power, CATV, Telephone and Natural Gas (dry utilities) will be installed in a joint trench wherever possible to serve the River Run Neighborhood. The joint trench will be located within the road rights-of-ways as shown on **Sheet 11.0 - Utilities**. New easements will be created in areas where the right-of-way is insufficient or not practical and in other areas where necessary. Easements that are no longer needed will be extinguished in places where the dry utilities are relocated.

Currently, the property owner is working with Intermountain Gas to provide easements for expanded gas services into the Ketchum area. These expanded gas service lines and regulator stations are needed to continue to provide service to the north valley region. Specifically, the easement along the eastern property boundary will be expanded to accommodate additional gas lines. A new regulator station will also be placed on the River Run property. An easement is currently being negotiated between the property owner and Intermountain Gas in the area east of Second Avenue and north of Serenade Lane. This pending easement is shown on **Sheet 12.0 - New and Relocated Easements**.

More detailed plans for the installation of other utilities will be developed when the demand for these services can be more accurately forecast.

Figure 15 - Proposed Utilities



Easements

The following existing easements are shown on **Sheet 2.0 - Site Survey** and will require at least partial relocations. The relocated easements are shown on **Sheet 12.0 - New and Relocated Easements**.

- 20 foot-wide Non-motorized Transportation Corridor (Inst. Nos. 357100 & 291692).
  This easement is commonly known as the "bike path". Traveling from the south, the bike path will maintain its current alignment until it meets the proposed Third Avenue. From here the bike path will be located within the road rights-of-way on Third Avenue, Serenade Lane and Street C as shown on **Sheet 12.0 - New and Relocated Easements** until it will meet back up with its current alignment and continue north.

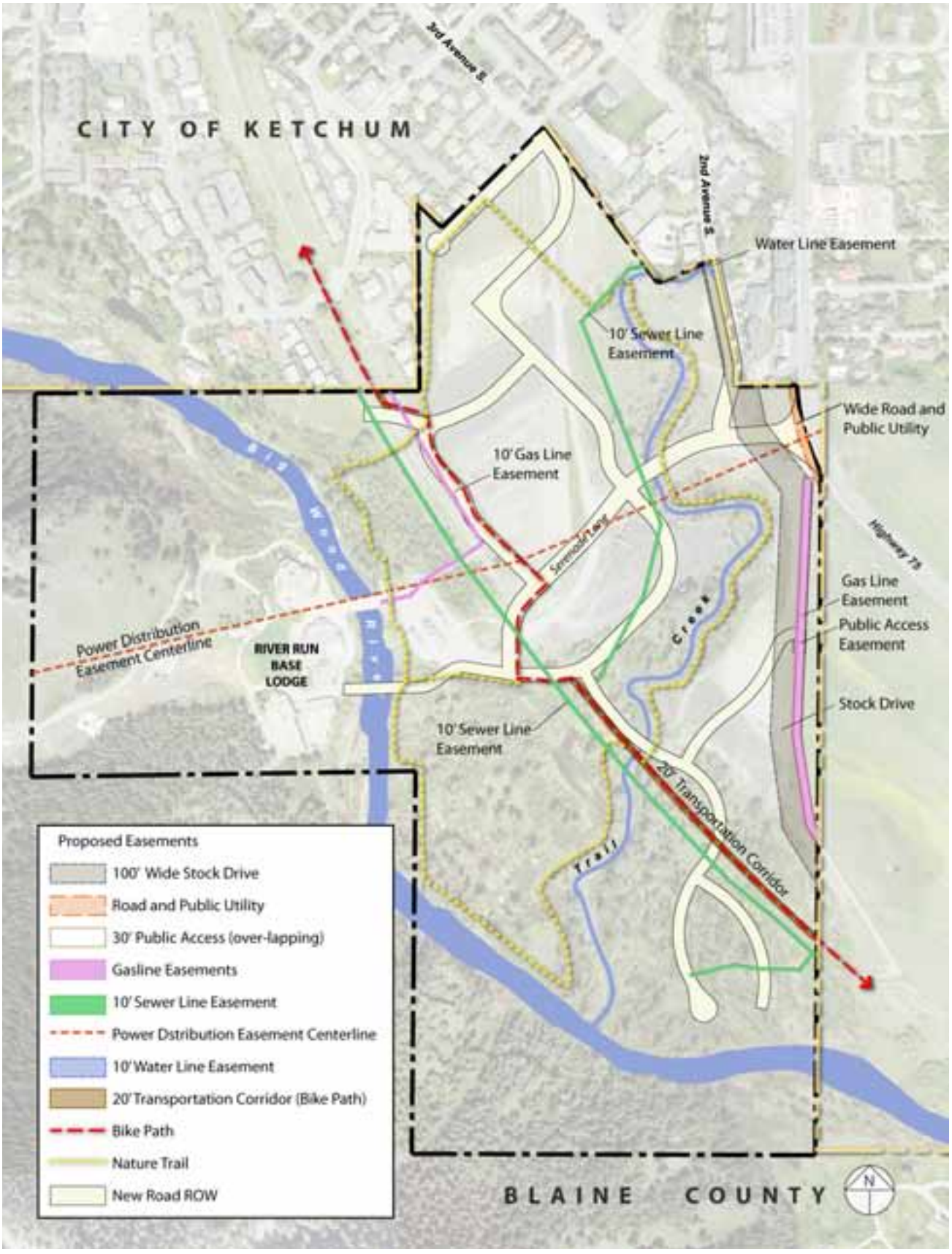
- 30 foot-wide Public Pathway Easement - (Inst. Nos. 302557 & 225522)
  This easement is spur off of the main bike path follows the eastern boundary of the property. The future development of a residential neighborhood in this area will require some minor rerouting of this easement.

- 100 foot-wide Stock Drive - (Inst. No. 84300)
  This stock drive easement will need to be relocated to accommodate the residential neighborhood planned for the eastern portion of the property. The property owner will contact the adjoining neighbors to discuss the possibility of relocating this easement off-site.

- 10 foot-wide Sewer Easements - (Inst. Nos. 130038 & 130087)
  Portions of these two sewer line easements will be relocated to road rights-of-way as shown on **Sheet 12.0 - New and Relocated Easements.** These relocated easements will provide the City with better and easier access to these mains and manholes given they will be in roadways. Currently these easements are not easily accessible.

- 10 foot-wide Wide Gas Line Easement - (Inst. No. 358239)
  This is the gas line that enters the property from the north along the current bike path alignment and serves the existing development west of the Big Wood River. This easement will be relocated within the Street C and Serenade Lane.

Figure 16 - New and Relocated Easements



Planned Unit Development Application



Planned Unit Development (PUD)

A PUD Application for the Hotel Core in the River Run Neighborhood is included with this Annexation and Zoning Designation Application. The focal point of the proposed development plan at River Run is comprised of a hotel, pedestrian plaza, retail space, parking garages and multi-family buildings and is referred to as the Hotel Core. These uses are focused within a 19-acre area, which is located along the northeastern edge of the Big Wood River as close to existing River Run Day Lodge, Skier Services buildings and the ski mountain as possible so as to create a vibrant, active center for the River Run Neighborhood. This combination of desired land uses in a relatively concentrated area necessitates that the Hotel Core to be granted site-specific zoning via the City of Ketchum's Planned Unit Development Ordinance.

This PUD will allow for controlled density to occur where it belongs within the River Run project – in the Hotel Core, next to the ski mountain, on the lowest portion of the property, with limited adjacency to existing neighborhoods.

Waivers Requested

Street Right-of-Way: 12.04.030.A:

Right Of Way: All street rights of way shall be at least sixty feet (60') unless otherwise approved by the city council. Additional widths may be specified by the city. Greater widths will be required for cul-de-sacs. All rights of way intended for public street maintenance shall be dedicated to the public as provided for in the Idaho Code. All alleys shall have a minimum right of way width of twenty feet (20'). All private streets shall have a minimum right of way equal to the width of the street improvements, including, but not limited to, curb and gutter, utilities and snow storage, or as otherwise approved by the city council. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.

- Waiver Requested: Street Right-of-Ways are requested to range from 40 feet to 50 feet in certain locations, as follows:
  - » Third Avenue – 50 feet
  - » Hotel Core Road – 50 feet
  - » Core Access Road – 40 feet

Specific sections for these ROWs will be determined at the time the roads are designed and engineered.

Street Widths: 12.04.030.B:

1. Local streets and roads directly serving dwelling units and with no through or collector traffic intended on them shall have a minimum paved width of twenty six feet (26').

2. Minor streets and roads serving to collect traffic within residential and other areas for distribution outside the area shall have a minimum paved width of twenty six feet (26').

3. Collector streets and roads intended to connect major districts within or adjacent to the city shall have a minimum paved width of forty one feet (41').

4. Arterial streets and roads intended for fast heavy traffic volume shall have a minimum paved width of forty four feet (44') with a minimum right of way of eighty feet (80').

5. The unobstructed, all weather surface of a private street shall not be less than twenty feet (20') nor wider than thirty feet (30') unless otherwise approved by the city council.

- Waiver Requested: Street Widths are requested as follows:
  - » Minor Streets – 22 feet paved for Rural Residential streets
  - » Collector Streets – 34 feet paved or final width to be determined at preliminary plat

Maximum Height: 17.52.010.I.1

Hotels: Hotels which meet the definition of "hotel" in chapter 17.08 of this title may exceed the maximum floor area and height or minimum open site area requirements of this chapter subject to the following review process:

- *A planned unit development shall be prepared for the proposal and approved by the city which specifically outlines the waivers to bulk regulations requested.*
- *A subarea analysis shall be prepared which addresses the comprehensive plan designation for the subarea, impacts of the proposed hotel on the character and scale of the surrounding neighborhood, impacts on proposed height and mass relative to the city's design review standards and the PUD standards, and the appropriateness of the subarea for a hotel which exceeds the bulk requirements of this section.*

  - » Waiver Requested: A waiver to accommodate a maximum height of 110 feet as shown on *Figure 17 – Tent Diagram and Tent Coverage* is requested. The hotel site is restricted by the Big Wood River to the west, preservation of a future gondola line to the east and the skier plaza/portal to the south. Given these site constraints, and the need to accommodate the intense demands of up to a 5-Star building program, the proposed height of the hotel building is up to 110 feet for limited areas of the ridgeline, with possible iconic architectural elements exceeding 110 feet. The height will generally be focused in the center of the building with a sloping roof that brings the building massing down to a pedestrian scale at the plaza edge. The proposed height and massing is appropriate given the dramatic grade drop from Highway 75 down to the hotel site of approximately 50 feet and the general desire for the hotel to have a presence from the Highway.

Maximum Height: 17.52.010.I.2

(Other C Buildings): I. Maximum Height Of Buildings:

- *For buildings with a roof pitch under five to twelve (5:12) or for mansard roof buildings, the maximum building height shall be thirty five feet (35').*
- *For buildings with a roof pitch greater than five to twelve (5:12), the maximum height to the mean point of the ridge or ridges measured from eaves line to the ridge top shall be thirty five feet (35'). Roof ridges above the mean point may extend up to a height of forty four feet (44').*

  » Waiver Requested: A waiver to accommodate a maximum height of 90 feet on the parking garages (C Buildings) as shown on *Figure 17 – Tent Diagram and Tent Coverage* is requested. The parking garage buildings within the Hotel Core are fairly limited in the available subterranean depth by the relatively high water table on the site. This, combined with the fact that these parking garages will incorporate residential wrapping around and located above to conceal the parking structures and necessitates a height waiver.

Off Street Parking

Sidewalk, Curbs and Gutters: 17.124.090:

In the CC, T, T-3000, T-4000, LI-1, LI-2 and LI-3 zoning districts, sidewalks, curbs and gutters shall be required as an accessory use when there is new construction or when an existing building is altered or changed and such modifications require a building permit and the cost of construction exceeds twenty thousand dollars ($20,000.00), in accordance with standards as established by the city as to type, location and grade.

- Waiver Requested: Curbs and gutters are often found to be impractical and expensive to maintain in mountain environments. For the roads, the concept plan proposes the use of edge of road drain, natural ditch-like features and other innovative alternatives used in mountain resort communities.

Design Review Requirement:

Design Review is required. Please attach Pre-Application Design Review Submittal Materials. Complete Design Review will be conducted after PUD review and decision

- Waiver Requested: Design of the buildings and the associated Design Review will occur at a future date. Design Review is not part of this Annexation and Zoning Designation application. The first phase building(s) are not designed.

Lot Coverage

Lot coverage calculation is not applicable at this time, as proposed buildings and parking areas have not been designed. Floor area broken down by uses is not known at this time.

Development Schedule

Hotel Core

- 150 – 200 room hotel
- Approximately 35,000 sq. ft. of retail/commercial
- 200 – 300 residential units

Neighborhood Parcels (Areas A & B)

- 200 – 300 residential units (excluding community housing)

Lower Density Residential (Areas C & D)

- 20-50 residential units

A phasing plan is not determined at this time.

Tent Diagram

Figure 17 - Tent Diagram and Tent Coverage illustrates the scale and mass of the PUD Area (Hotel Core) in the River Run Neighborhood. The information below details the Tent Diagram:

Height Measurement Technique

The heights labeled on the tent diagram were measured using the following technique: A sloped ground plane was created anchored by the four corners of each parcel at the proposed future grade level. These ground planes thus represent an average slope for each parcel, but do not account for any topographical variations that may occur within the parcel (i.e., mounds, ditches, etc.). The sloped ground planes served as the base/foundation from which the tent masses were erected. The top planes (ceilings) of all tent masses were kept parallel to the slope ground plane, thus keeping the height from the sloped ground plane to the ceiling of each tent consistent throughout each tent mass. So if you were to walk on the sloped ground plane underneath a 60 feet tent mass the ceiling of that tent would always be 60 feet above the sloped ground plane no matter where within the tent mass you walked.

Elements Exceeding Height Planes

Chimneys, spires, clock towers, elevator and mechanical penthouses, rooftop appurtenances and other iconic architectural elements shall be allowed to exceed the maximum tent diagram heights, subject to design review approval.

Flexibility in Positioning of Massing within Parcels

The locations of the various allowable heights within each parcel shown on this tent diagram reflect only one possibility of how the building massing might be configured. The exact location of the building structures of varying heights within each parcel may differ from the areas depicted on this tent diagram. So long as the future proposed building designs for each parcel comply with the height restrictions by percentage of site area depicted on the tent diagram, then the general massing for each parcel shall be approved during the design review process.

Large Block Plat

The large block plat required per 16.08.070.C is included as **Sheet 15.0 - Large Block Plat**. Two blocks have been identified in this plat: Block 1, which represents the Hotel Core/PUD Area and Block 2, which represents the remainder of the property. The large block plat includes information known at the time of this application. Subsequent discussion and decisions can be noted on this plat as the application moves through the review process. Several items required on the Large Block Plat per City Code are more suited to a design review of the project and will be provided at that time.

Key for Tent Diagram and Tent Coverage

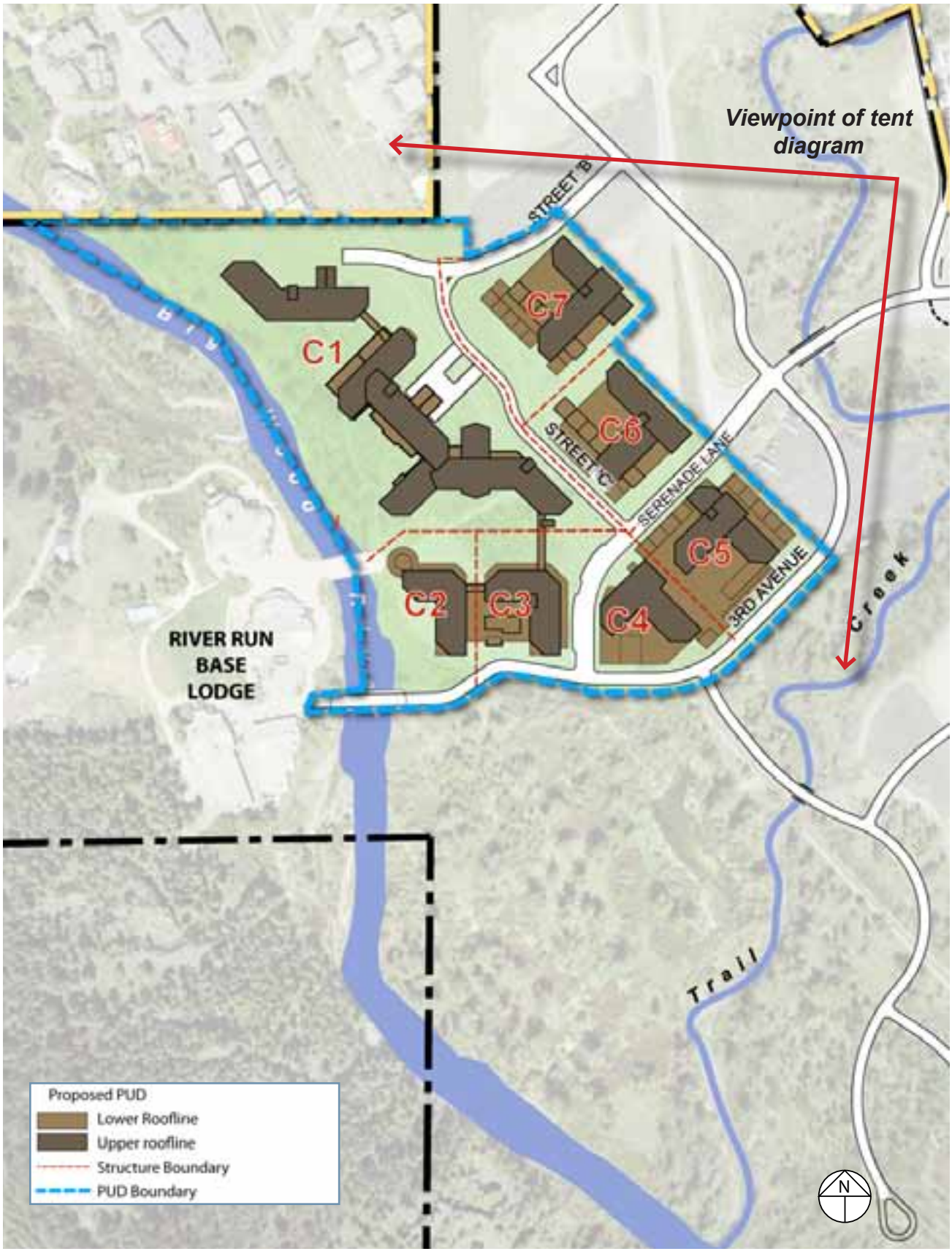
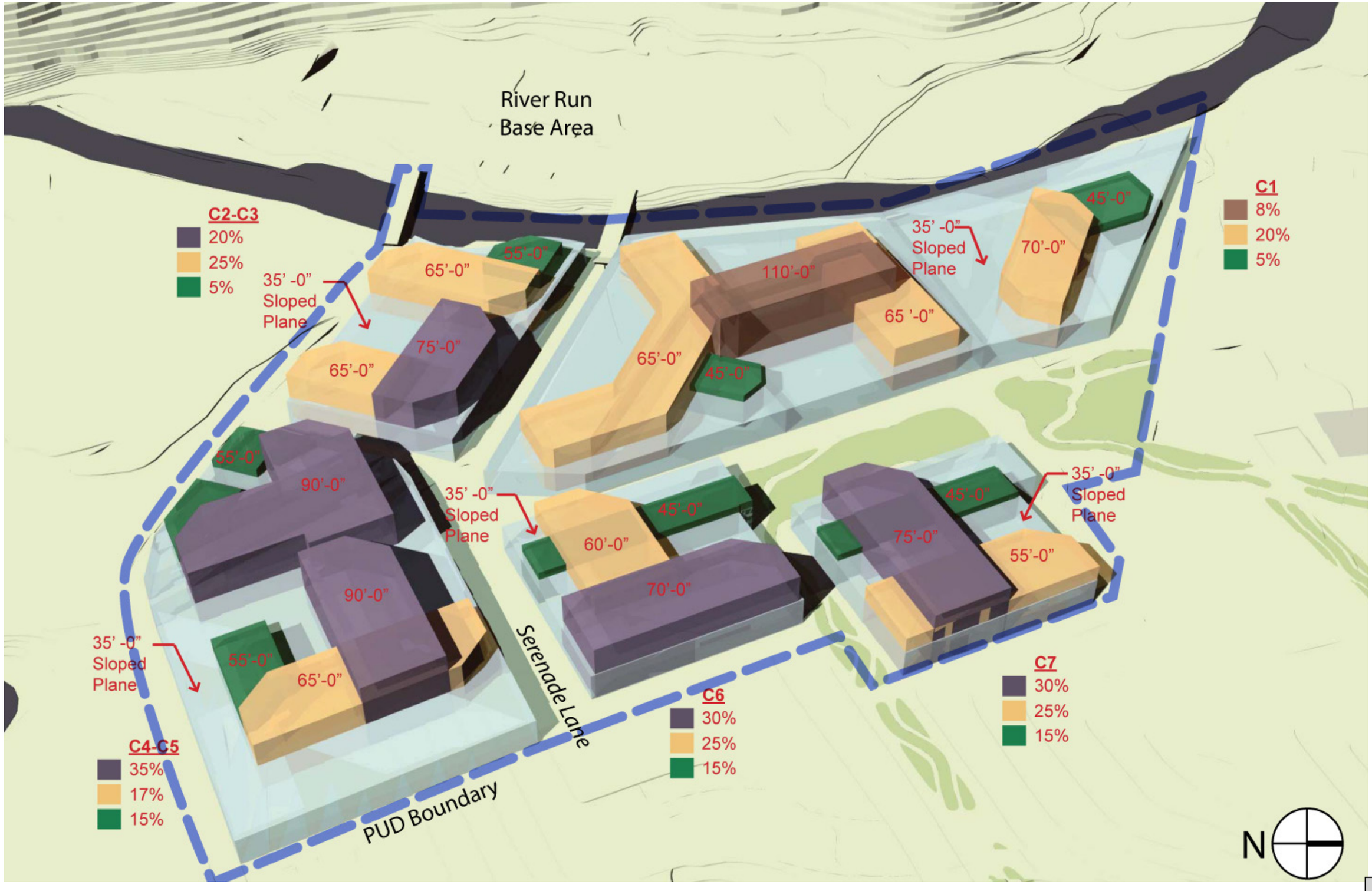


Figure 17 - Tent Diagram and Tent Coverage



Sub Area Plan T-Tourist

Comprehensive Plan designation for the subarea

Residential Occupancy. The conceptual plan for the River Run Neighborhood has been developed to ensure compatibility with its surroundings as the focus. Environmental sustainability through the protection of wetlands, siting uses to take advantage of the recreational amenities and ensuring the River Run Neighborhood is a "good neighbor" to the City of Ketchum have been emphasized. In order to ensure the latter, an analysis of the River Run Neighborhood's compliance with the Comprehensive Plan for the City of Ketchum has been conducted. Specific information regarding this compliance is located in this Annexation and Zoning Designation application.

Impacts of the proposed hotel on the character and scale of the surrounding neighborhood

The character of the area surrounding the River Run Neighborhood is primarily defined by majestic Bald Mountain, which rises steeply from the edge of the Big Wood River. The hotel character and scale responds to these surroundings with a design that incorporates a solid base and gently sloping rooflines.

The portion of the hotel complex on the north end of the PUD parcel, responds to the existing adjacent neighborhood by setting the foundation of the building back from the property line. The portion of the building closest to the neighborhood will be the lowest in height of all of the buildings in the PUD at approximately 45 feet, with the portion farthest away from the property line at approximately 70 feet.

Impacts on proposed height and mass relative to the City's Design Review Standards and the PUD Standards

The mass and scale of the buildings, when designed, will meet PUD and Design Review criteria. For example, the buildings will:

- Provide for and protect light, air, solar access and orientation, views and vistas by properly locating building sites and building layout.
- The structures will be compatible with the townscape and surrounding neighborhoods (of which there are few) with respect to height, bulk, setbacks and relationship to street.
- In creating the 3D Tent for the PUD in this application, consideration was given to significant view corridors.

Appropriateness of the subarea for a hotel which exceeds the bulk requirements of the City Zoning Code

This subarea is perfectly suited for a relatively large-scale hotel. The backdrop of the PUD parcel is Bald Mountain, which dwarfs everything in front of it. The site drops approximately 50 feet in elevation from Highway 75 to the Big Wood River. The change in grade in essence creates a hole in which the hotel sits. In addition, the Hotel Core is a considerable distance from Highway, which serves to further diminish the visibility of the hotel from major public viewpoints.

Annexation Agreement

Waivers Requested

Street Right-of-Way: 12.04.030.A:

Right Of Way: All street rights of way shall be at least sixty feet (60') unless otherwise approved by the city council. Additional widths may be specified by the city. Greater widths will be required for cul-de-sacs. All rights of way intended for public street maintenance shall be dedicated to the public as provided for in the Idaho Code. All alleys shall have a minimum right of way width of twenty feet (20'). All private streets shall have a minimum right of way equal to the width of the street improvements, including, but not limited to, curb and gutter, utilities and snow storage, or as otherwise approved by the city council. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.

- Waiver Requested
  - » Residential/Hotel Core – 50 feet
  - » Neighborhood Residential – 48 feet
  - » Rural Residential – 40 feet

Street Widths: 12.04.030.B:

1. Local streets and roads directly serving dwelling units and with no through or collector traffic intended on them shall have a minimum paved width of twenty six feet (26').

2. Minor streets and roads serving to collect traffic within residential and other areas for distribution outside the area shall have a minimum paved width of twenty six feet (26').

3. Collector streets and roads intended to connect major districts within or adjacent to the city shall have a minimum paved width of forty one feet (41').

4. Arterial streets and roads intended for fast heavy traffic volume shall have a minimum paved width of forty four feet (44') with a minimum right of way of eighty feet (80').

5. The unobstructed, all weather surface of a private street shall not be less than twenty feet (20') nor wider than thirty feet (30') unless otherwise approved by the city council.

- Waiver Requested: Street Widths are requested as follows:
  - » Minor Streets – 22 feet paved for Rural Residential streets
  - » Collector Streets – 34 feet paved or final width to be determined at preliminary plat

Off Street Parking Space 17.124.060

1. For one-family dwellings and for each dwelling unit in a duplex, one and one-half (11/2) parking spaces. For a townhouse and multiple-family dwelling, one parking space per every one thousand five hundred (1,500) net square feet of residential space, except as may otherwise be required in the CC district. For residential projects of four (4) units or more, one guest space for every four (4) units shall be provided in addition to the above requirement. Required parking spaces for all residential development, except as may otherwise be required in the CC district, shall be on the same premises as the dwelling/unit(s).

2. For tourist homes, hotels, motels, lodges, rooming houses and similar places offering sleeping accommodations: 0.75 spaces per room.

- Waiver Requested:
  - » 1. Residential - 1.2 space per unit
  - » 2. Hotel - 1.0 space per key. Requirements for spa and meeting space parking will be accommodated in this ratio, supplemented by shared parking use of day skier parking spaces

Sidewalk, Curbs and Gutters: 17.124.090:

In the CC, T, T-3000, T-4000, LI-1, LI-2 and LI-3 zoning districts, sidewalks, curbs and gutters shall be required as an accessory use when there is new construction or when an existing building is altered or changed and such modifications require a building permit and the cost of construction exceeds twenty thousand dollars ($20,000.00), in accordance with standards as established by the city as to type, location and grade.

- Waiver Requested: Curbs and gutters are often found to be impractical and expensive to maintain in mountain environments. For the roads, the concept plan proposes the use of edge of road drain, natural ditch-like features and other innovative alternatives used in mountain resort communities.

Dawn Hofheimer

From: HP Boyle <boylehp@yahoo.com>
Sent: Wednesday, July 16, 2025 3:44 PM
To: Participate
Cc: Theophilus Andrew; Sarah Lurie
Subject: PUBLIC COMMENT for July 21, 2025 City Council Meeting

The IME published a notice stating that the City of Ketchum intends to raise the in-lieu-of fee for housing by more than 5% at its July 21st meeting.

First of all, I would like to thank the staff for bringing this matter back to the Council on an annual basis.

That said, please take this opportunity to eliminate the fee and, instead, require the housing units to be built.

Eliminating the in-lieu fee would have multiple benefits:
— Distribute community housing rather than concentrating it in low-income housing projects — Get the City out of the housing development business — Reduce the community divisiveness inherent in setting this fee — Save significant staff expense — Eliminate significant City taxpayer subsidies for for-profit companies.
— Eliminate the City competition for housing resources with local housing non-profits — Help preserve Ketchum's community character — Directly address Ketchum's workforce shortage in that the City could require full-time employment as a worker within the city limits of Ketchum in the deed restriction — The City could set income requirements targeted for city workers, first responders, teachers, and health care workers.

It would, of course, mean no more Bluebirds, Y Lot developments, or the replacement of Lift Tower Lodge with the equivalent of three Bluebirds— all things that have torn the community apart over the past seven and a half years.

Thank you,

Perry Boyle
Ketchum

Chris R. Stephens commented on your post V2N36: Ketchum Fire District is Built on Lies.

For reference North Blaine County Fire, formerly Ketchum Rural Fire District is currently 11.08/100,000 and trending downward. There are no additional bond levies. We also own living quarters rented to about 20 first responders which positively affects our employee recruitment. The WRF station is old and substandard. Should consolidation happen, the City of Ketchum would also be asked to pay for about 1/2 of the new station in Hailey. It is no wonder that there are many unanswered questions. As careful as the State of Idaho tries to be with controlling taxes by limiting increases to 3% and annual obligations to one year, this is a creative loophole. It's another example of when very few residents get to vote and control their entire tax base of absentee owner properties. This includes rural or Hailey voters that cannot vote concerning their City properties.

View comment Mute thread

© 2025 Perry Boyle
PO Box 6319, Ketchum ID 83340

Get the app Start writing

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					
LEGISLATIVE & EXECUTIVE					
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG					
RAMP	70325	Lodging for RCC/AIC meeting	284.76		0
Total LEGISLATIVE & EXECUTIVE:			284.76		
ADMINISTRATIVE SERVICES					
01-4150-3100 OFFICE SUPPLIES & POSTAGE					
US BANK	7646 062525	CC Statement balance to close acct	137.71		0
RAMP	70325	Office Supplies	21.19		0
RAMP	70325	Ketchum Logo Gear	111.00		0
RAMP	70325	Laptop Charger	23.84		0
RAMP	70325	Office Supplies	37.63		0
RAMP	70325	Coffee for Office	62.69		0
RAMP	70325	Office Coffee	554.30		0
RAMP	70325	Fire Putty for Network Cable Project for new IT Computers Area on 3rd Floor	23.99		0
RAMP	70325	Compostable Food bowls - Office supplies	15.19		0
01-4150-3600 COMPUTER SOFTWARE					
RAMP	70325	Adobe Acrobat Subscription	19.99		0
01-4150-4200 PROFESSIONAL SERVICES					
APEX INTEGRATED SECURITY S	00043363	ANNUAL BILLING FOR LENEL SOFTARE SUPPORT (5/30/25 - 5/30/26)	760.00		0
GALENA-BENCHMARK ENGINE	0625-032	YMCA Housing Surveying engineering and planning services	11,526.72	25149	0
WESTERN RECORDS DESTRUCT	0762672	Shredding and destruction services for June 2025	113.00		0
BEST DAY HR	45852	HR consulting and software services	9,606.25		0
FD VENTURES, LLC	2025-05	Year Contract for Community Engagement/Event Support	3,333.34	25102	0
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH					
ASSOCIATION OF IDAHO CITIES	13128	FY 2026 AIC Membership Dues	1,457.60		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	70325	FMCSA Yearly Query Plan	375.00		0
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG					
RAMP	70325	Front Desk Coverage	30.10		0
RAMP	70325	Conference Meal	5.65		0
RAMP	70325	Travel meal DC Trip	38.30		0
RAMP	70325	Conference Meal	40.18		0
RAMP	70325	Conference Meal	18.90		0
RAMP	70325	Conference Meal	16.96		0
RAMP	70325	Conference Meal	15.23		0
RAMP	70325	Conference Meal	21.89		0
RAMP	70325	Conference Meal	6.19		0
RAMP	70325	Lunch for Budget meeting	205.75		0
RAMP	70325	Team Appreciation	38.16		0
RAMP	70325	Front Desk Coverage	24.58		0
RAMP	70325	Conference Meal	7.20		0
RAMP	70325	Conference Meal	4.02		0
RAMP	70325	Spanish classes for Housing team	79.99		0
RAMP	70325	Conference Meal	21.11		0
RAMP	70325	Conference Travel	31.80		0
RAMP	70325	Conference Meal	14.40		0
RAMP	70325	Front desk Coverage	30.60		0
RAMP	70325	Travel meal DC Trip	26.70		0
RAMP	70325	Conference Meal	16.50		0
RAMP	70325	AIC Annual Conference Accommodations	747.00		0
RAMP	70325	Conference Meal	10.65		0
RAMP	70325	Conference Meal	35.57		0
RAMP	70325	Front Desk Coffee	22.44		0
RAMP	70325	Work Lunch Meeting	42.63		0
RAMP	70325	Conference Meal	16.01		0
RAMP	70325	Conference Meal	15.55		0
RAMP	70325	Conference Meal	15.55		0
RAMP	70325	Front desk coverage	17.27		0
RAMP	70325	Parking for business meeting	23.00		0
RAMP	70325	Meeting with KPD	21.14		0
RAMP	70325	Conference Travel Luggage Charge	40.00		0
RAMP	70325	Travel Wireless Connection	8.00		0
RAMP	70325	Conference Meal	27.35		0
RAMP	70325	Conference Meal	5.77		0
RAMP	70325	Conference Meal	9.75		0
RAMP	70325	Parking for business meeting	23.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	70325	Parking at AIC Annual Conference 2025	18.40		0
RAMP	70325	Conference Meal	4.02		0
RAMP	70325	Conference Meal	4.02		0
RAMP	70325	Conference Meal	80.72		0
RAMP	70325	Conference Meal	3.91		0
RAMP	70325	Travel Wireless Connection	8.00		0
RAMP	70325	Conference Meal	90.90		0
RAMP	70325	Airport Transportation	25.97		0
RAMP	70325	Airport Transportation	30.87		0
RAMP	70325	Conference Meal	25.30		0
RAMP	70325	Conference Meal	11.88		0
RAMP	70325	Conference Meal	4.71		0
RAMP	70325	Conference Meal	4.71		0
RAMP	70325	Work Lunch Meeting	62.82		0
RAMP	70325	IPMI Conference	135.00		0
RAMP	70325	Conference Meal	10.47		0
RAMP	70325	Conference Meal	18.48		0
RAMP	70325	Front Desk Coverage	52.23		0
RAMP	70325	Work Lunch Meeting	32.11		0
RAMP	70325	Conference Meal	3.23		0
RAMP	70325	Conference Meal	4.39		0
RAMP	70325	Travel DC Conference	14.61		0
RAMP	70325	Conference Meal	12.97		0
RAMP	70325	Front desk coverage	21.70		0
RAMP	70325	Conference Meal	14.17		0
RAMP	70325	Conference Meal	4.02		0
RAMP	70325	Conference Meal	9.48		0
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST					
RAMP	70325	RCC/AIC meeting_tech logistics	189.41		0
01-4150-5100 TELEPHONE & COMMUNICATIONS					
COX BUSINESS	0012401047131	Internet service	163.98		0
AT&T MOBILITY LLC	287310798935	Wireless/mobile devices and connectivity monthly service charges.	702.80		0
RAMP	70325	Satellite internet service	165.00		0
RAMP	70325	New Phone Line - 8x8	5.00		0
01-4150-5110 COMPUTER NETWORK					
CASELLE, INC.	INV-08829	Cloud hosting and software maintenance services	4,550.00		0
BEST DAY HR	45852	HR consulting and software services	1,177.56		0
RAMP	70325	Microsoft Online Services	8.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	70325	Renewal for KURA URL	23.17		0
RAMP	70325	reMarkable tablet subscription for software services	3.23		0
RAMP	70325	Microsoft Online Services - Azure	89.33		0
RAMP	70325	Microsoft Online Services	93.49		0
RAMP	70325	Network Storage	67.41		0
RAMP	70325	Zoom Subscription Fee	158.00		0
RAMP	70325	Wagon Days Website Subscription	432.00		0
RAMP	70325	Mailchimp - Email Marketing Services	300.00		0
RAMP	70325	Microsoft Online Services Refund	88.00-		0
RAMP	70325	Mass texting service	239.00		0
RAMP	70325	Microsoft Online Services - Microsoft Team Essentials	48.00		0
01-4150-5150 COMMUNICATIONS					
RAMP	70325	Welcome meeting and media interview with the new reporter	22.36		0
RAMP	70325	iStock monthly subscription	74.20		0
RAMP	70325	Community Engagement Team event planning meeting refreshments	23.98		0
RAMP	70325	Meta Ads	212.00		0
RAMP	70325	Chip sealing signs	167.23		0
RAMP	70325	Meta Ads	35.00		0
RAMP	70325	Meta Ads	20.57		0
RAMP	70325	Meta Ads	31.00		0
RAMP	70325	1st and Washington Parking/LID outreach mailer	1,500.00		0
RAMP	70325	Educational signs for dog owners in Ketchum parks	167.60		0
01-4150-5200 UTILITIES					
RAMP	70325	191 5th St W Utilities	502.25		0
01-4150-6500 CONTRACTS FOR SERVICES					
ENOURATO, LISA	118	Consulting project support services for June 2025	3,612.50		0
Total ADMINISTRATIVE SERVICES:			45,359.49		
PLANNING & BUILDING					
01-4170-3200 OPERATING SUPPLIES					
RAMP	70325	Working Lunch for Planning Team	134.60		0
01-4170-4200 PROFESSIONAL SERVICES					
BACKGROUND INVESTATION B	INV-75502	Background investigation services	25.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO					
COPY CENTER LLC	3702	Printing and mailing of public notice postcards	279.83		0
01-4170-4500 GEOGRAPHIC INFO SYSTEMS					
GEOBILITY LLC	1152	GIS consulting and mapping services for June 2025	1,020.00		0
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG					
RAMP	70325	Monthly subscription for planning	37.49		0
RAMP	70325	Conference Registration	529.56		0
RAMP	70325	Fall Conference Registration	250.00		0
RAMP	70325	Conference Travel - ground transportation	107.61		0
RAMP	70325	HPC Commissioner Training	65.00		0
RAMP	70325	Flight for Planning Conference	308.75		0
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM					
RAMP	70325	HPC Webinar Registration	65.00		0
RAMP	70325	HPC Webinar	65.00		0
01-4170-6910 OTHER PURCHASED SERVICES					
LUCAS KING	07072025	RELOCATION REIMBUREMENT PER JOB OFFER	5,000.00		0
Total PLANNING & BUILDING:			7,887.84		
NON-DEPARTMENTAL					
01-4193-4200 PROFESSIONAL SERVICE					
DIXON RESOURCES UNLIMITED	4688	Consulting services: Rapid LPR Tool	2,000.00		0
DIXON RESOURCES UNLIMITED	4717	Parking support and sensor analysis services	337.50		0
01-4193-4220 IT PROFESSIONAL SERVICES					
KETCHUM COMPUTERS, INC.	21130	Monthly IT and network maintenance, repair, and user support	18,654.30		0
01-4193-9930 GENERAL FUND OP. CONTINGENCY					
ELECTRICAL WHOLESALE SUPP	S5904682.001	10th & Warm Springs Street Lights	8,797.07	25093	0
ELECTRICAL WHOLESALE SUPP	S5941382.001	10th & Warm Springs Street Lights (2) LEO's Lighting	1,086.27	25093	0
JACOBS ENGINEERING GROUP, I	W3Y27900-005	Miscellaneous On Call Services	925.10	25081	0
TRADEMARK DESIGN & FABRIC	5850	Design services for historical plaques and viewfinder study	3,900.00		0
Springbrook	INV-021022	Accounting and timekeeping software	6,731.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total NON-DEPARTMENTAL:			42,431.74		
FACILITY MAINTENANCE					
01-4194-3500 MOTOR FUELS & LUBRICANTS					
RAMP	70325	Fuel	54.33		0
RAMP	70325	Fuel	69.78		0
RAMP	70325	Fuel	49.71		0
01-4194-4200 PROFESSIONAL SERVICES					
BACKGROUND INVESTATION B	INV-75502	Background investigation services	34.90		0
01-4194-6950 MAINTENANCE					
RAMP	70325	Maintenance supplies	12.89		0
Total FACILITY MAINTENANCE:			221.61		
POLICE					
01-4210-3200 OPERATING SUPPLIES					
CHATEAU DRUG CENTER	3020645	Duct tape	12.52		0
01-4210-3500 MOTOR FUELS & LUBRICANTS					
CHRISTENSEN INC.	CL90333	Fuel	59.11		0
RAMP	70325	Fuel for operations	71.79		0
RAMP	70325	LPR Truck Fuel	57.83		0
01-4210-4200 PROFESSIONAL SERVICES					
EASY TOWING LLC	913.1	Vehicle relocation and dollies towing services	875.00		0
01-4210-5100 TELEPHONE & COMMUNICATIONS					
AT&T MOBILITY LLC	287310798935	Wireless/mobile devices and connectivity monthly service charges.	320.86		0
01-4210-6000 REPAIR & MAINT--AUTOMOTIVE EQU					
WARM SPRINGS AUTO PARTS LL	209950	Engine part	29.95		0
Total POLICE:			1,427.06		
FIRE & RESCUE					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4230-3200 OPERATING SUPPLIES FIRE					
GEM STATE PAPER & SUPPLY	1143062	Janitorial supplies and cleaning products	92.55		0
RAMP	70325	Connectivity Equipment	344.91		0
RAMP	70325	Microsoft license	23.10		0
RAMP	70325	Microsoft License	13.94		0
RAMP	70325	E101 stove	131.40		0
RAMP	70325	25' 3"" Hose	288.93		0
RAMP	70325	Phones	178.03		0
RAMP	70325	Microsoft License	14.40		0
RAMP	70325	Microsoft license	7.50		0
01-4230-3210 OPERATING SUPPLIES EMS					
BOUNDTREE MEDICAL	85842932	C Collars	274.35		0
BOUNDTREE MEDICAL	85842933	IV solution and BP cuffs.	386.70		0
GEM STATE PAPER & SUPPLY	1143062	Janitorial supplies and cleaning products	92.55		0
HENRY SCHEIN	43544642	Ondansetron OD Tablets 4mg	8.30		0
RAMP	70325	Microsoft License	13.94		0
RAMP	70325	Phones	178.03		0
RAMP	70325	Microsoft License	14.40		0
RAMP	70325	Microsoft license	7.50		0
RAMP	70325	Connectivity Equipment	344.92		0
RAMP	70325	Microsoft license	23.10		0
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE					
CHRISTENSEN INC.	CL90332	Fuel- Fire & EMS	376.33		0
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS					
CHRISTENSEN INC.	CL90332	Fuel- Fire & EMS	376.34		0
01-4230-4200 PROFESSIONAL SERVICES FIRE					
WHITE PETERSON LAW FIRM	168518	Legal services and research charges for fire district setup-May	450.85		0
WHITE PETERSON LAW FIRM	169121	Legal services and MOU review for fire district.	1,559.00		0
SPEED GOAT TECHNOLOGY LLC	2230236	IT consulting and server design services invoice	1,800.00		0
RAMP	70325	NetCloud Cradlepoint licenses	665.55		0
RAMP	70325	Air St Lukes memberships	770.00		0
CARA ENTERPRISES	250415	FCC License Preparation	675.00		0
01-4230-4210 PROFESSIONAL SERVICES EMS					
WHITE PETERSON LAW FIRM	168518	Legal services and research charges for fire district setup-May	450.85		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
WHITE PETERSON LAW FIRM	169121	Legal services and MOU review for fire district.	1,559.00		0
SPEED GOAT TECHNOLOGY LLC	2230236	IT consulting and server design services invoice	1,800.00		0
RAMP	70325	Air St Lukes memberships	770.00		0
RAMP	70325	NetCloud Cradlepoint licenses	665.54		0
CARA ENTERPRISES	250415	FCC License Preparation	675.00		0
01-4230-4930 PUBLIC EDUCATION					
MINIDOKA MEMORIAL HOSPITA	13-06161	E-card purchases for Heartsaver CPR and AED training	1,260.00		0
01-4230-5100 TELEPHONE & COMMUNICATION FIRE					
COX BUSINESS	0012401049446	Monthly billing for business internet and telephone services-fire & ems	124.37		0
AT&T MOBILITY LLC	287307161044	Monthly wireless services	335.13		0
RAMP	70325	Monthly Starlink	25.00		0
RAMP	70325	E101	48.34		0
RAMP	70325	Monthly MTE Bill - Smiley Creek link	9.98		0
01-4230-5110 TELEPHONE & COMMUNICATION EMS					
COX BUSINESS	0012401049446	Monthly billing for business internet and telephone services-fire & ems	124.37		0
AT&T MOBILITY LLC	287307161044	Monthly wireless services	335.12		0
RAMP	70325	A21	48.34		0
RAMP	70325	Monthly Starlink	25.00		0
RAMP	70325	Monthly MTE Bill - Smiley Creek link	9.97		0
01-4230-5900 REPAIR & MAINTENANCE-BUILDINGS					
RAMP	70325	Carbide drill bit	26.37		0
RAMP	70325	Community Room timer	94.05		0
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE					
UPS STORE #2444	1Z2Y292X073	U-1 siren bar warranty	73.12		0
WARM SPRINGS AUTO PARTS LL	209773	C12 oil change	37.85		0
WARM SPRINGS AUTO PARTS LL	209821	Auto parts and supplies invoice for vehicle and tools.	58.38		0
WARM SPRINGS AUTO PARTS LL	209892	Truck 1 oil change	246.45		0
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS					
UPS STORE #2444	1Z2Y292X073	U-1 siren bar warranty	73.12		0
WARM SPRINGS AUTO PARTS LL	207315	A21 oil change and air filter	182.02		0
WARM SPRINGS AUTO PARTS LL	207316	A22 oil change	120.19		0
WARM SPRINGS AUTO PARTS LL	209773	C12 oil change	37.85		0
WARM SPRINGS AUTO PARTS LL	209821	Auto parts and supplies invoice for vehicle and tools.	58.37		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ					
CHATEAU DRUG CENTER	3007796	Coupler, hex bush	14.23		0
CHATEAU DRUG CENTER	3010062	Cleaning products and hotsy tool parts	31.15		0
NORCO	0043965978	Cylinder rental invoice for June 2025- industrial	39.60		0
CURTIS TOOLS FOR HEROES	INV955491	Air sample kit bag and travel fees invoice	356.60		0
CURTIS TOOLS FOR HEROES	INV960550	Turnout pants maintenance- RF	92.93		0
RAMP	70325	Pressure washer parts	43.59		0
RAMP	70325	AA batteries - Shop supply	79.95		0
01-4230-6110 REPAIR & MAINT--MACHINERY & EQ					
CHATEAU DRUG CENTER	3007796	Coupler, hex bush	14.24		0
CHATEAU DRUG CENTER	3010062	Cleaning products and hotsy tool parts	31.14		0
NORCO	0043965978	Cylinder rental invoice for June 2025- industrial	39.60		0
RAMP	70325	Pressure washer parts	43.58		0
Total FIRE & RESCUE:			19,172.01		
STREET					
01-4310-3200 OPERATING SUPPLIES					
A.C. HOUSTON LUMBER CO.	2507-899087	Work Gloves	25.99		4310047
NAPA AUTO PARTS	228350	Shop Towels	81.45		4310044
RAMP	70325	Operating Supplies	9.95		4310047
RAMP	70325	Shop Supplies	27.99		4310044
RAMP	70325	Work Gloves & Boots	109.80		4310044
01-4310-3400 MINOR EQUIPMENT					
RAMP	70325	MUTCD 11th Edition Book for Streets & Highways	126.00		4310044
01-4310-3600 COMPUTER SOFTWARE					
RAMP	70325	Canva Subscription - Street Flyer Design Resources	15.00		4310045
01-4310-4200 PROFESSIONAL SERVICES					
BRODY CHEMICAL	INV60265	Snow plow wax bulk drum	1,609.40		4310037
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU					
NAPA AUTO PARTS	228351	Auto parts	77.89		4310044
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ					
NAPA AUTO PARTS	228911	Hose ends	111.60		4310044

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
NAPA AUTO PARTS	229084	Weathershield Hose	118.32		4310044
01-4310-6910 OTHER PURCHASED SERVICES					
CINTAS	4236317801	Mat and uniform rental service	16.92		4310047
NORCO	0043966055	Industrial gas cylinder rental	262.50		4310044
RAMP	70325	Paper plates	40.45		4310044
RAMP	70325	Candle warmers for shop	26.59		4310044
01-4310-6950 MAINTENANCE & IMPROVEMENTS					
A.C. HOUSTON LUMBER CO.	2507-898129	Spray paint	27.96		4310044
A.C. HOUSTON LUMBER CO.	2507-899207	Lumber	19.00		4310033
A.C. HOUSTON LUMBER CO.	2507-900407	Drill bits	37.99		4310033
A.C. HOUSTON LUMBER CO.	2507-900652	Adhesives, washers	93.05		4310044
A.C. HOUSTON LUMBER CO.	2507-901925	Concrete mix, pallets	322.28		4310033
COLOR HAUS, INC.	S3TNZ	Paint bucket for bike path	5.99		4310040
D & L SUPPLY	0000180155	Storm drain	1,335.00		4310033
IDAHO TRAFFIC SAFETY INC	196989	2025 Paint Striping	71,304.72	25094	4310040
SHERWIN-WILLIAMS CO.	1740-9	White paint	155.20		4310033
SHERWIN-WILLIAMS CO.	2037-9	Paint and supplies	371.88		4310033
SHERWIN-WILLIAMS CO.	9848-5	Paint supplies	13.24		4310033
IDAHO MATERIALS & CONSTRU	6605319	Asphalt material delivery and environmental surcharge invoice	5,924.12		4310033
RAMP	70325	Refund for Plastic Anchors for Speed Cushions	63.99-		4310033
Total STREET:			82,206.29		
RECREATION					
01-4510-3200 OPERATING SUPPLIES					
COLOR HAUS, INC.	NX8BS	Paint	72.99		0
COLOR HAUS, INC.	NY2VV	Paint and wood stain	104.96		0
RAMP	70325	AED battery refund	12.30-		0
RAMP	70325	AED battery	217.30		0
01-4510-3250 RECREATION SUPPLIES					
CHATEAU DRUG CENTER	070725	Hummingbird feeders, wire, sketchbook, pens	106.99		0
CHATEAU DRUG CENTER	3021609	Work apparel	38.99		0
WEBB LANDSCAPING	K-IN-206008	Lady bugs	11.99		0
RAMP	70325	Towels, T-Shirts	15.50		0
RAMP	70325	Ping Pong paddles	22.99		0
RAMP	70325	Twister, Monopoly	26.23		0
RAMP	70325	Parks recreation supplies	287.35		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	70325	Friday Adventure	68.79		0
RAMP	70325	Pickleball paddles	69.99		0
RAMP	70325	Volleyballs	42.99		0
RAMP	70325	Ping pong table	464.35		0
RAMP	70325	Summer supplies	62.00		0
RAMP	70325	Magnifying glass, garden soil strips, glue	103.85		0
RAMP	70325	Friday Adventure	148.00		0
RAMP	70325	Baseball Net	165.92		0
RAMP	70325	Parks recreation supplies	188.22		0
01-4510-3280 YOUTH GOLF					
RAMP	70325	Refund for use of golf range at Bigwood	17.60-		0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY					
ATKINSONS' MARKET	05952469	Gallon bags	7.01		0
01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG					
RAMP	70325	CPR training	688.50		0
Total RECREATION:			2,885.01		
Total GENERAL FUND:			201,875.81		
GENERAL CAPITAL IMPROVEMENT FD					
GENERAL CIP EXPENDITURES					
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)					
GALENA-BENCHMARK ENGINE	0625-025	Engineering services for construction staking and support	210.00		0
JACOBS ENGINEERING GROUP, I	W3Y27900-005	MISC SIDEWALK ENGINEERING	659.10	25064	0
EHM ENGINEERS, INC	94622	2nd St Tank Testing	6,612.50	25151	0
03-4193-7135 MAIN STREET REHAB					
ENOURATO, LISA	118	Consulting project support services for June 2025	807.50		713504
ROAD WORK AHEAD TRAFFIC S	28296	Custom sign production and posts for municipal use	2,456.87		713501
EAGLE ONE SECURITY	7147	Traffic flagger services	1,050.00		713501
LANDSCAPE FORMS, LLC	0000231004	Main St Furnishings	24,874.62	25150	713502
03-4193-7145 5th STREET SIDEWALK REPLACE					
STRATA	TF2501075-IN	Professional services and mileage billed for construction project	1,377.60		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
03-4193-7150 BIKE NETWORK IMPROVEMENTS					
JACOBS ENGINEERING GROUP, I	W3Y27900-005	TASK ORDER 3: BIKE NETWORK PLANNING AND DESIGN	669.80	25058	0
GGLO	2025035.01-00	Professional services for 4th Street Options project.	4,418.75		0
03-4193-7200 TECHNOLOGY UPGRADES					
RAMP	70325	APC-UPS Battery Replacement	240.02		0
RAMP	70325	Tablet protector sleeve	88.15		0
RAMP	70325	Tablet for Water Operations	523.15		0
03-4193-7611 PAVEMENT MANAGEMENT PROG (P)					
KLOEPFER INC	071025	2025 DOWNTOWN CHIP SEAL	570,055.00	25082	0
Total GENERAL CIP EXPENDITURES:			614,043.06		
FACILITY MAINT CIP EXPENDITURE					
03-4194-7135 FOREST SRV PARK RENOVATION					
IRISH ELECTRIC	69125	Forest Service Park Electrical Work	5,985.50		0
PEAK VENTURE GROUP LLC	1050	Forest Service Park Roof and Siding Renovations	25,017.05	25090	0
03-4194-7160 TOWNE SQUARE DESIGN SCOPE					
GGLO	2023040.01-00	Professional design services for Ketchum Town Square project	337.50		0
GGLO	2023040.01-00	TOWN SQUARE PHASE 2 SERVICES	6,000.00	25153	0
Total FACILITY MAINT CIP EXPENDITURE:			37,340.05		
FIRE & RESCUE CIP EXPENDITURES					
03-4230-7100 UTILITY/PICK-UP TRUCK					
HUGHES FIRE EQUIPMENT, INC.	230192-C	Miscellaneous Truck Parts	9,577.00	25146	0
03-4230-7115 FIREFIGHTIN EQ (TOOLS)					
CURTIS TOOLS FOR HEROES	INV959072	2"" PVC suction hose purchase with shipping charges.	375.13		0
03-4230-7125 RESCUE (CITY PROVIDED)					
RAMP	70325	Full face bike helmets	696.00		0
RAMP	70325	Rescue 1 bike rack	1,450.00		0
RAMP	70325	Jump bags for eBikes R1	564.19		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
03-4230-7130 PPE (TURNOUT GEAR)					
CURTIS TOOLS FOR HEROES	INV966156	Protective hoods	445.16		0
CURTIS TOOLS FOR HEROES	INV967418	Duty pants- Nomex	760.64		0
Total FIRE & RESCUE CIP EXPENDITURES:			13,868.12		
Total GENERAL CAPITAL IMPROVEMENT FD:			665,251.23		
ORIGINAL LOT FUND					
ORIGINAL LOT TAX					
22-4910-6060 EVENTS/PROMOTIONS					
SHEPPARD, ANDREW	070325	Ketch'em Alive Music Performance - Remaining Contract Amount	1,492.50		491005
HATTON, SEAN	070325	Ketch'em Alive Muisic Performance - Remaining Contract	3,611.25		491005
POWELL BROTHERS PRODUCTI	070325	Ketch'em Alive Music Performance 2025 - Remaining Contract	4,230.00		491005
CONNEELY, TOM	070325	Ketch'em Alive 2025 - Music Performance	2,350.00		491005
RAMP	70325	Ketch'em Alive Lodging	272.80		491005
RAMP	70325	Meta Ads	63.00		491035
RAMP	70325	Meta Ads	62.87		491035
RAMP	70325	Ketch'em Alive Lodging	209.43		491005
RAMP	70325	Meta Ads	70.00		491035
RAMP	70325	Summer Solstice social media ads	85.00		491035
RAMP	70325	Ketch'em Alive stage banners	186.18		491005
RAMP	70325	Ice/water purchase for Ketch'em Alive artist, sound engineer, and staff	11.63		491005
RAMP	70325	Ketch'em Alive stage banners	268.56		491005
RAMP	70325	Meta Ads	25.65		491035
RAMP	70325	Meta Ads	7.90		491035
RAMP	70325	Meta Ads	18.00		491035
RAMP	70325	Meta Ads	33.00		491035
RAMP	70325	Meta Ads	10.28		491035
RAMP	70325	Yard games for Summer Solstice event	97.69		491035
RAMP	70325	Lunch for staff working at the Summer Solstice event	66.37		491035
RAMP	70325	Meta Ads	57.00		491035
RAMP	70325	Summer Solstice social media ads	77.00		491035
RAMP	70325	Rope to set up Summer Solstice concert	53.89		491035
RAMP	70325	Equipment/cable/microphone case for Ketch'em Alive sound system	869.99		491005
RAMP	70325	Ketch'em Alive lodging	244.88		491005
RAMP	70325	Meta Ads	11.33		491035

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	70325	Meta Ads	234.00		491035
RAMP	70325	Meta Ads	15.00		491035
RAMP	70325	Cable covers for Ketch'em Alive sound equipment	146.02		491005
RAMP	70325	Meta Ads	7.08		491035
RAMP	70325	Meta Ads	6.12		491035
JAMPOKE, LLC	070325	Ketch'em Alive 2025 - Music Performance	2,060.00		491005
ONTIC	1289922	KETCH'EM ALIVE AUDIO	1,000.00		491005
ONTIC	1290152	KETCH'EM ALIVE AUDIO	1,000.00		491005
Total ORIGINAL LOT TAX:			18,954.42		
Total ORIGINAL LOT FUND:			18,954.42		
ADDITIONAL1%-LOT FUND					
ADDITIONAL 1%-LOT					
25-4910-4220 SUN VALLEY AIR SERVICE BOARD					
SUN VALLEY AIR SERVICE BOA	070625	May 2025 MOS	88,787.61		0
Total ADDITIONAL 1%-LOT:			88,787.61		
Total ADDITIONAL1%-LOT FUND:			88,787.61		
FIRE BOND FUND					
FIRE BOND FUND EXP/TRNFRS					
41-4800-4205 PROF SERVICES PAYING AGENT					
ZIONS BANK PUBLIC FINANCE	7695	CONTINUING DISCLOSURE	2,250.00		0
Total FIRE BOND FUND EXP/TRNFRS:			2,250.00		
Total FIRE BOND FUND:			2,250.00		
COMMUNITY HOUSING					
COMMUNITY HOUSING EXPENSE					
54-4410-3100 GENERAL OFFICE					
RAMP	70325	Conference Meal	51.66		0
RAMP	70325	Hiring/Recruiting Assessments	72.00		0
RAMP	70325	Seattle Times Monthly Subscription	19.96		0
RAMP	70325	Training session at Aurora Training Advantage	179.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	70325	LinkedIn monthly subscription	52.49		0
RAMP	70325	Office supplies	12.81		0
RAMP	70325	Monthly Subscription - The New York Times	28.00		0
RAMP	70325	Idaho Statesman Monthly Subscription	30.99		0
54-4410-4200 PROFESSIONAL SERVICES					
VALLEY MAINTENANCE	5192-7	Restoration repairs: drywall, painting, post-construction cleanup.	2,003.81		0
BOULDER MOUNTAIN PROPERT	B7329	Monthly Property Management Fee	320.00		0
54-4410-4210 LEASE TO LOCALS INCENTIVES					
LEISA BRAIT & DOTTIE LAFLIN	071525	RPP First Payment	1,500.00		0
HFM PROPERTIES	071525	RPP First Payment	1,200.00		0
54-4410-4225 DEED RESTRICTIONS					
BLAINE COUNTY TITLE, INC	07082025	OPP PAYMENT KATHRYN FRANKLIN	150.00		0
RAMP	70325	Appraisal Inspection Fees	655.00		0
RAMP	70325	Appraisal Inspection Fee for Parkside Unit	245.00		0
KATHRYN FRANKLIN	07082025	OPP PAYMENT KATHRYN FRANKLIN	125,000.00		0
54-4410-5210 291 N 2ND AVE UTILITIES					
CLEAR CREEK DISPOSAL	0001824960	Quarterly residential waste disposal service invoice	289.29		0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT					
RAMP	70325	Lift Tower Repair Supplies	405.31		0
54-4410-8010 REIMBURSE BCHA BLAINE CO CONTR					
BLAINE COUNTY HOUSING AUT	07092025	BLAINE COUNTY CONTRIBUTION FY2025	150,000.00		0
Total COMMUNITY HOUSING EXPENSE:			282,215.32		
Total COMMUNITY HOUSING:			282,215.32		
WATER FUND					
WATER EXPENDITURES					
63-4340-3120 DATA PROCESSING					
BILLING DOCUMENT SPECIALIS	101387	Utility billing services	716.69		0
63-4340-3200 OPERATING SUPPLIES					
A.C. HOUSTON LUMBER CO.	2506-897039	Sledge hammer, pinch point bar	69.98		0
CHATEAU DRUG CENTER	3023247	Crossbody bag, elastic elbow	47.48		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
D & B SUPPLY INC.	8754	Workwear	180.93		0
TREASURE VALLEY COFFEE INC	2160:11024864	Office Beverage supplies	196.74		0
RAMP	70325	Dinner for Crew working late on Water Main	126.53		0
63-4340-3800 CHEMICALS					
OXARC INC	0032371752	Sodium hypochlorite chemical	686.44		0
63-4340-4200 PROFESSIONAL SERVICES					
DIG LINE	0076801-IN	Monthly utility locate and assessment service	169.65		0
63-4340-5100 TELEPHONE & COMMUNICATIONS					
SENTINEL FIRE & SECURITY, IN	112513	Alarm system monitoring for water & sewer building	76.48		0
AT&T MOBILITY LLC	287318858311	Wireless service	90.66		0
63-4340-6100 REPAIR & MAINT-MACH & EQUIP					
MOUNTAINLAND SUPPLY COMP	S107124050.00	Waterworks fittings and valves	1,319.16		0
Total WATER EXPENDITURES:			3,680.74		
Total WATER FUND:			3,680.74		
WATER CAPITAL IMPROVEMENT FUND					
WATER CIP EXPENDITURES					
64-4340-7650 WATER METERS					
FERGUSON ENTERPRISES, LLC	0927431	RADIO REPLACEMENT AND METERS	8,322.75	25030	0
64-4340-7809 S. KETCHUM WATER LINE PROJ. A					
ALTURAS LAW GROUP	5245	Legal services for Farnlun Place, research and client memo	1,564.50		0
Total WATER CIP EXPENDITURES:			9,887.25		
Total WATER CAPITAL IMPROVEMENT FUND:			9,887.25		
WASTEWATER FUND					
WASTEWATER EXPENDITURES					
65-4350-3100 OFFICE SUPPLIES & POSTAGE					
RAMP	70325	Batteries	14.97		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
65-4350-3120 DATA PROCESSING					
BILLING DOCUMENT SPECIALIS	101387	Utility billing services	716.69		0
65-4350-3200 OPERATING SUPPLIES					
A.C. HOUSTON LUMBER CO.	2507-901271	Hardware cloth	21.99		0
ATKINSONS' MARKET	06868613	Tea	20.88		0
PLATT ELECTRIC SUPPLY	00Z0177	Electrical supplies	16.58		0
TREASURE VALLEY COFFEE INC	2160:11081916	Office coffee	107.14		0
UPS STORE #2444	MMN7FR5T5Z	UPS ground shipment for water samples	16.06		0
UPS STORE #2444	MMN7FR5WG	UPS ground shipment for water samples	16.11		0
RAMP	70325	Zip Ties	14.99		0
RAMP	70325	Zip Ties	13.49		0
65-4350-3500 MOTOR FUELS & LUBRICANTS					
VALLEY WIDE COOPERATIVE	U001B312	Fuel	947.36		0
65-4350-3800 CHEMICALS					
NORTH CENTRAL LABORATORI	521124	Lab supplies	945.00		0
65-4350-4200 PROFESSIONAL SERVICES					
ANALYTICAL LABORATORIES, I	2504763	Lab services for wastewater monitoring	482.98		0
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG					
RAMP	70325	Wastewater CEU training	64.40		0
RAMP	70325	Training for wastewater personnel	125.00		0
65-4350-5100 TELEPHONE & COMMUNICATIONS					
SENTINEL FIRE & SECURITY, IN	112513	Alarm system monitoring for water & sewer building	25.49		0
65-4350-6000 REPAIR & MAINT-AUTO EQUIP					
LES SCHWAB	11700946457	Tire repair and service with parts and labor fees	55.40		0
RAMP	70325	Automotive Repair Supplies	165.93		0
65-4350-6100 REPAIR & MAINT-MACH & EQUIP					
MOSS GARDEN CENTER	237782	Receipt for garden plants and perennials purchase	27.18		0
MOSS GARDEN CENTER	237782	Receipt for garden plants and perennials purchase	95.98		0
RAMP	70325	Wastewater Maintenance Equipment	98.99		0
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA					
A.C. HOUSTON LUMBER CO.	2506-896994	Eye screw, R pack	11.97		0
A.C. HOUSTON LUMBER CO.	2507-898221	Latex gloves, steel rod	21.17		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
DIG LINE	0076801-IN	Monthly utility locate and assessment service	169.65		0
Total WASTEWATER EXPENDITURES:			4,195.40		
WASTEWATER DEBT SERVICE EXP					
65-4800-4200 PROF.SERVICES-PAYING AGENT					
ZIONS BANK PUBLIC FINANCE	7695	CONTINUING DISCLOSURE	1,250.00		0
Total WASTEWATER DEBT SERVICE EXP:			1,250.00		
Total WASTEWATER FUND:			5,445.40		
WASTEWATER CAPITAL IMPROVE FND					
WASTEWATER CIP EXPENDITURES					
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)					
HDR ENGINEERING, INC.	1200736941	TASK ORDER #5 - SEWER COLLECTION MASTER PLAN	5,039.24	23007	0
67-4350-7818 ROTARY DRUM THICK & DEWATERING					
RAMP	70325	Foliage disposal	11.64		0
RAMP	70325	Foliage disposal	16.47		0
RAMP	70325	Foliage disposal	14.00		0
RAMP	70325	Foliage disposal	18.36		0
Total WASTEWATER CIP EXPENDITURES:			5,099.71		
Total WASTEWATER CAPITAL IMPROVE FND:			5,099.71		
PARKS/REC DEV TRUST FUND					
PARKS/REC TRUST EXPENDITURES					
93-4900-7700 WATCH ME GROW GARDEN					
MOSS GARDEN CENTER	236227	Garden supplies and tomato cages	20.76		0
MOSS GARDEN CENTER	237153	Garden product	23.99		0
WEBB LANDSCAPING	K-IN-205745	Garden supplies: repellent and lady bugs	31.98		0
WEBB LANDSCAPING	K-IN-206007	Garden Supplies	43.98		0
93-4900-7950 WARM SPRINGS PRESR-RESTORATION					
ENOURATO, LISA	118	Consulting project support services for June 2025	1,615.00		101
IDAHO POWER	27677165	WSP New UG Facilities - WO27677165	45,351.00	25147	0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
STUDIO SUPERBLOOM, LLC	WSP-043	WSP - Construction Phase Support	13,403.72	25131	100
STUDIO SUPERBLOOM, LLC	WSP-043	WSP - Construction Phase Support	5,107.15	25131	101
RAMP	70325	Warm springs preserve trees	33.75		0
Total PARKS/REC TRUST EXPENDITURES:			65,631.33		
Total PARKS/REC DEV TRUST FUND:			65,631.33		
Grand Totals:			1,349,078.82		

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:	July 21, 2025	Staff Member/Dept:	Brent Davis – Director of Finance/Treasurer

Agenda Item: Recommendation to receive and file Treasurer's Monthly & Quarterly Financial Reports

Recommended Motion:

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

Sustainability Impact:

No Sustainability impact

Financial Impact:

No Financial Impact

Attachments:

1. Monthly Financial Report
2. Quarterly Financial Report
3. FY 2025 Financial Statement YTD June



MONTHLY FINANCIAL REPORT

JUNE 2025

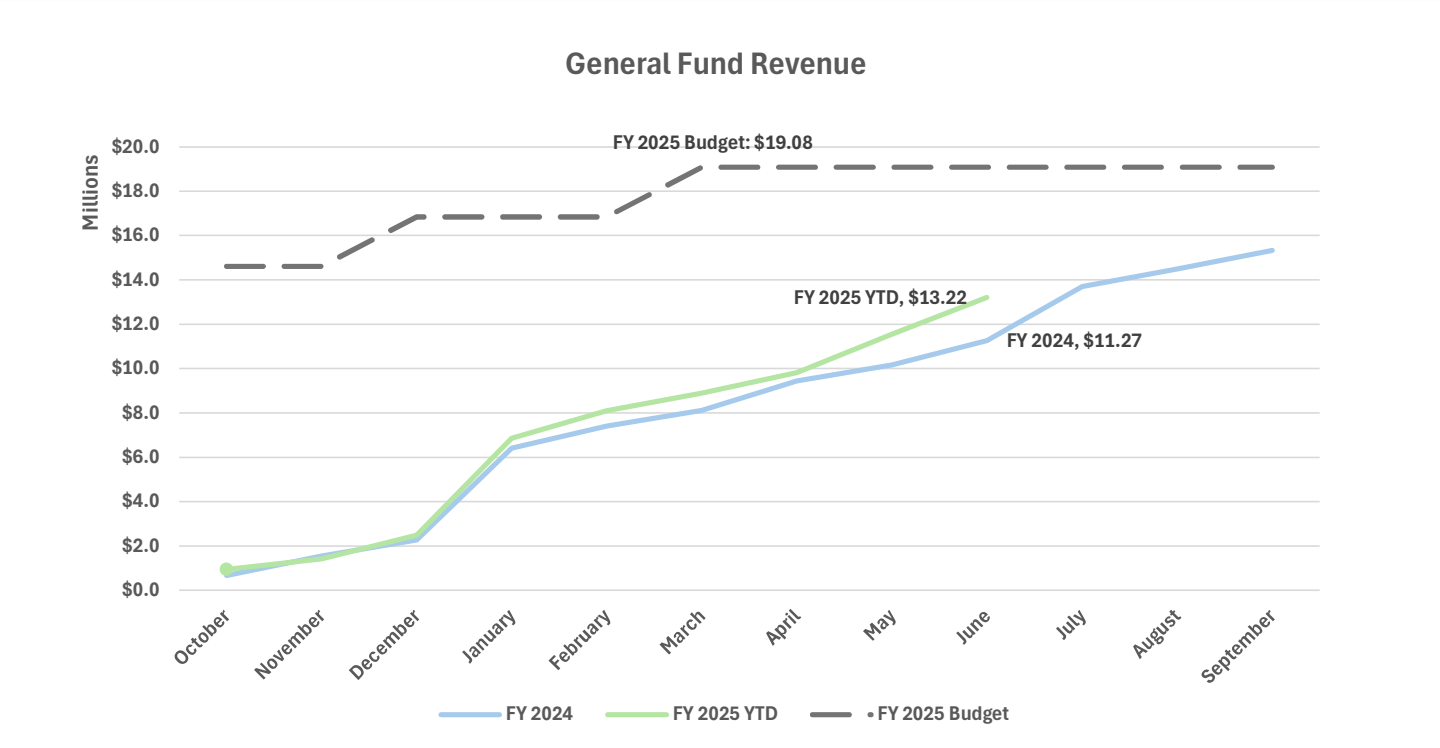
Report Contents

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

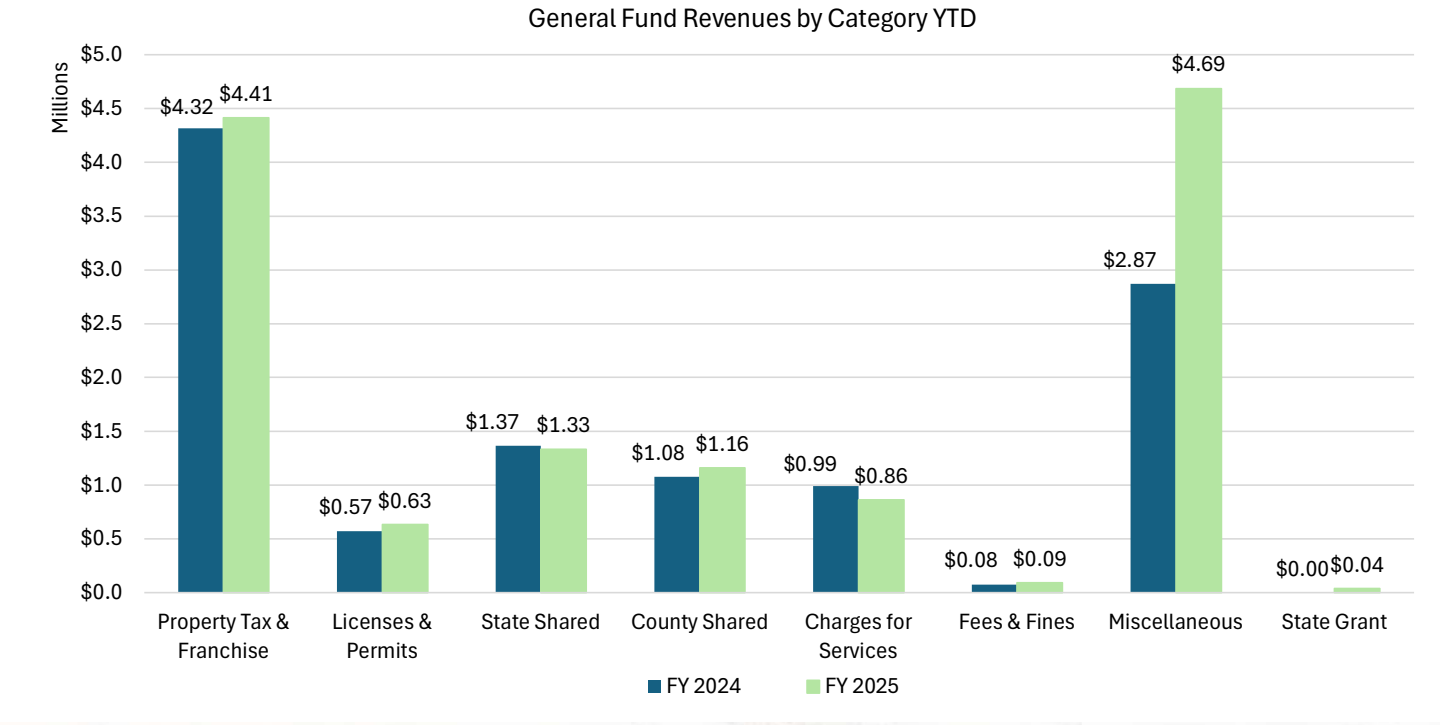
Note: All other fund summaries and balance sheet information are shown in the comprehensive financial statement, which is posted on the city website. Please see the URL below.

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

General Fund

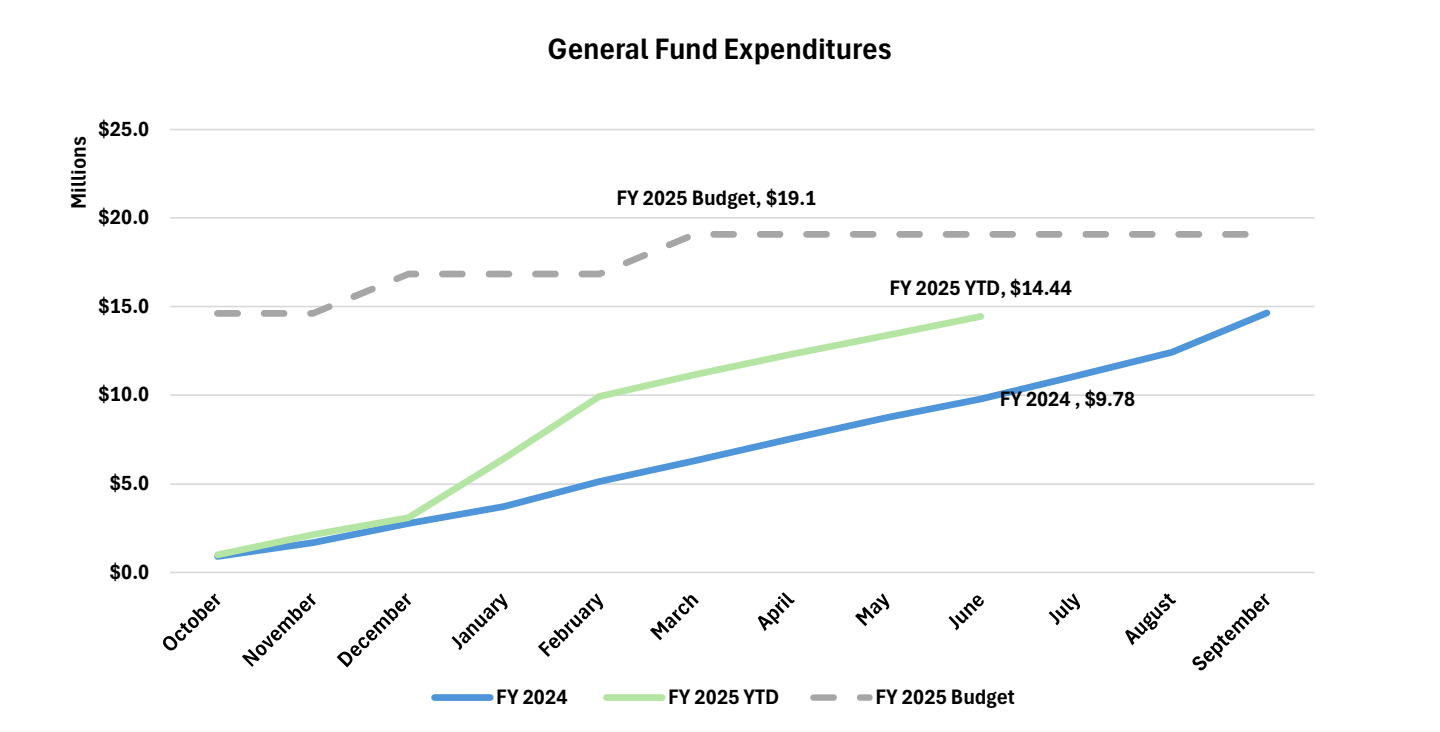


General Fund revenues are up $1.9M, or 17.3%, fiscal year to date compared to FY 2024. The primary reason is due to an increase in miscellaneous revenues due to the timing of the IDL fire assignments ($487k) and donations received from the Wood River Land Trust for Warm Springs ($690k) which were reclassed in July and will be represented next month.

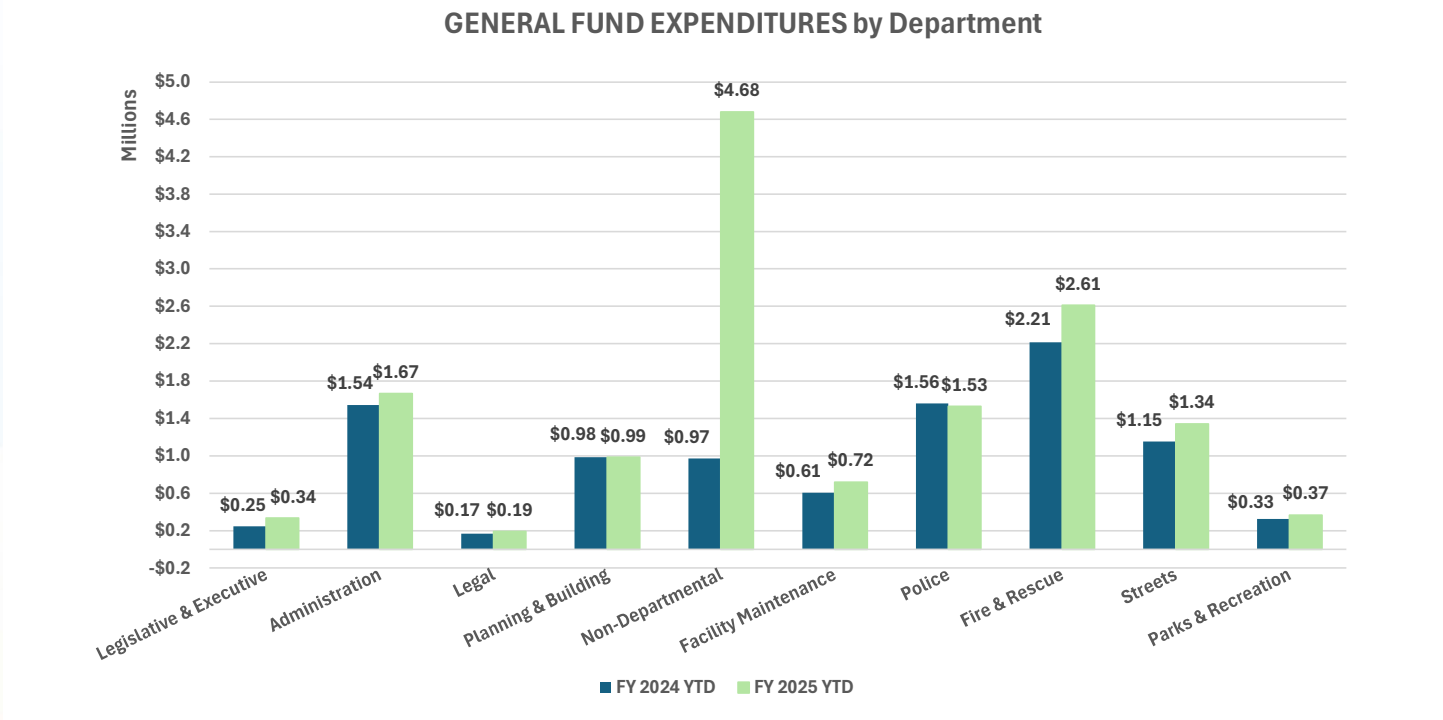


As mentioned prior, miscellaneous revenues explain the year-over-year difference. The other categories are within expectations given slight variances in timing.

General Fund Expenditures



General Fund Expenditures are up $4.6M, or 47.6%, fiscal year to date compared to FY 2024. See the departmental breakdown on the next page.



The departments listed below have material year-over-year differences. Please see the explanations below:

- **Non-Departmental**: Expenses are up due to the recent property acquisition, as well as the end-of-year commitments/transfers to Housing and the Capital Improvement Plan.
- **Facility Maintenance**: Expenses have increased year-over-year due to the timing of both professional services and repair & maintenance expenses.
- **Fire & Rescue**: Paid on-call, working out of class, and overtime expenses are all tracking above FY 2024. The Fire department continues to take operational measures to control these expenses.
- **Streets**: Expenses are up primary because of two reasons: Personnel costs are up due to the lack of vacancy savings while professional services are up due to a heavier snow hauling environment in FY 2025 compared to FY 2024.

Capital Improvement Fund

CAPITAL IMPROVEMENT FUND

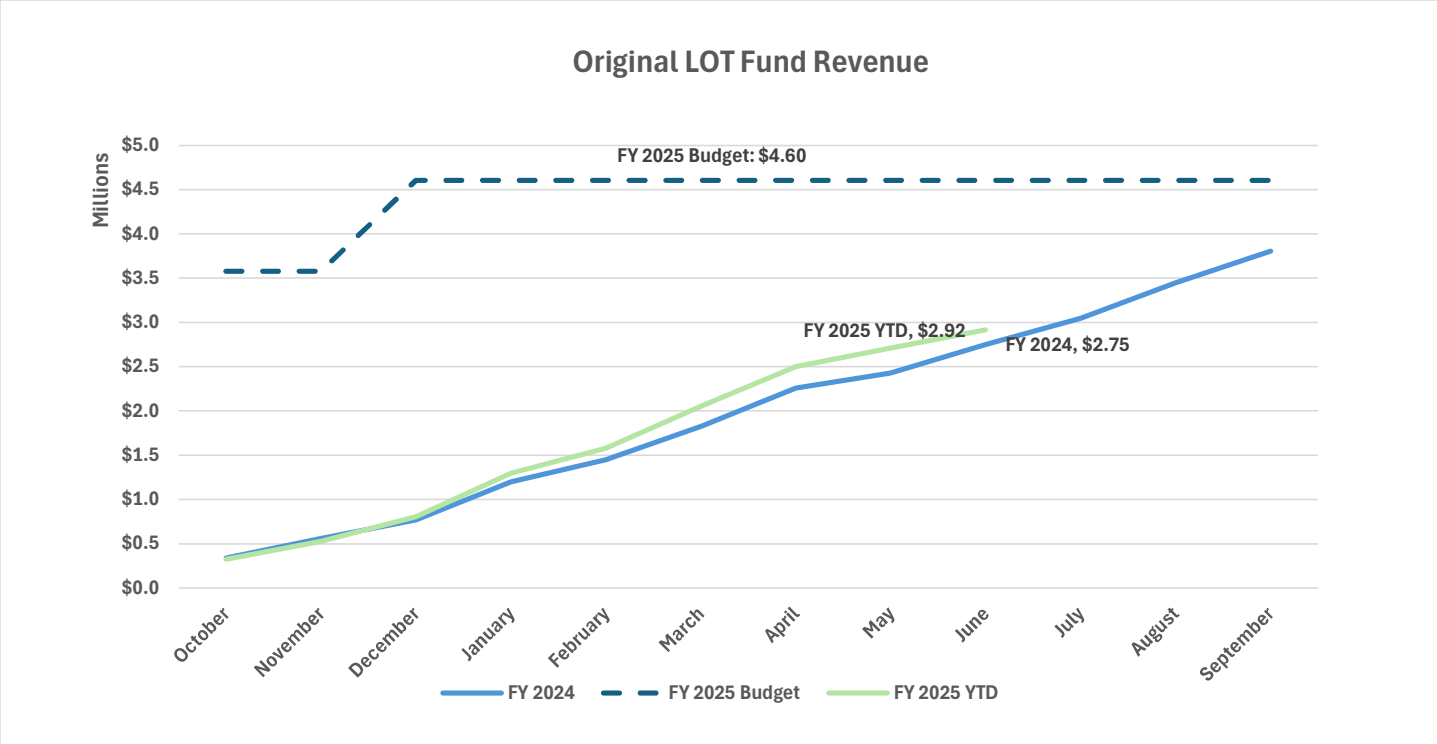
FY 2025 FUND STATUS/PROJECTION

as of 06/30/2025

1	**FY 2025 Beginning Fund Balance**	**5,250,319**
	FY 2025 BUDGET	
	REVENUES	
2	Approved Budget	3,397,678
3	YTD Revenue	2,973,511
	EXPENDITURES	
4	Approved Budget	6,994,411
5	YTD Expenditures	3,342,275
6	**Net Position**	**(368,763)**
7	**Current Fund Balance**	**4,881,556**
	PROJECTION	
8	**Projected FY 2025 EOY Fund Balance**	**1,653,586**
9	**Less Approved Adjustments**	
10	Main Street Budget Increase	394,751
11	Powerline Undergrounding (5th & Spruce)	160,000
12	Road Barriers (50%)	43,323
13	**Less Pending Adjustments**	
14	291 N 2nd Ave Critical Rehab*	243,125
15	**Adjusted FY 2025 EOY Projected Fund Balance**	**812,388**

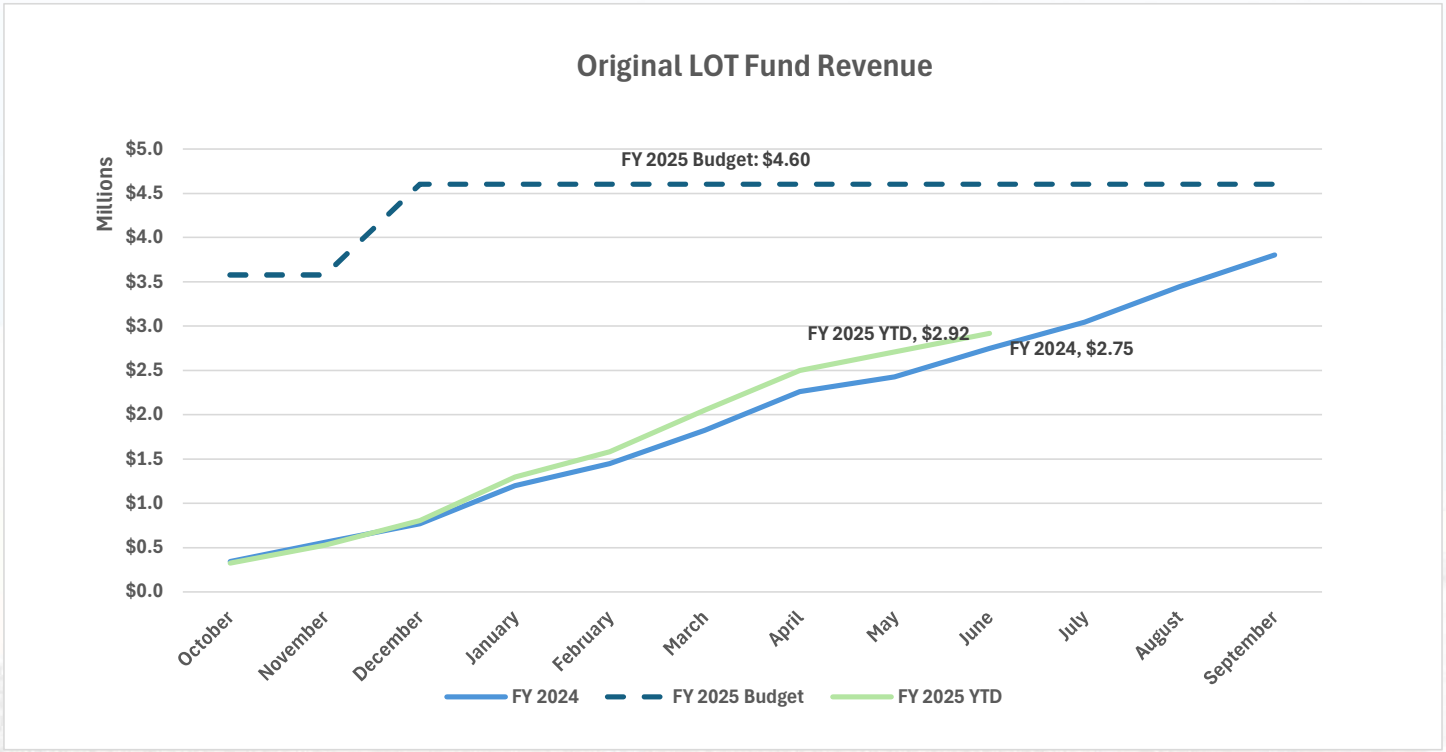
*Future Reimbursement Planned

Original LOT Fund



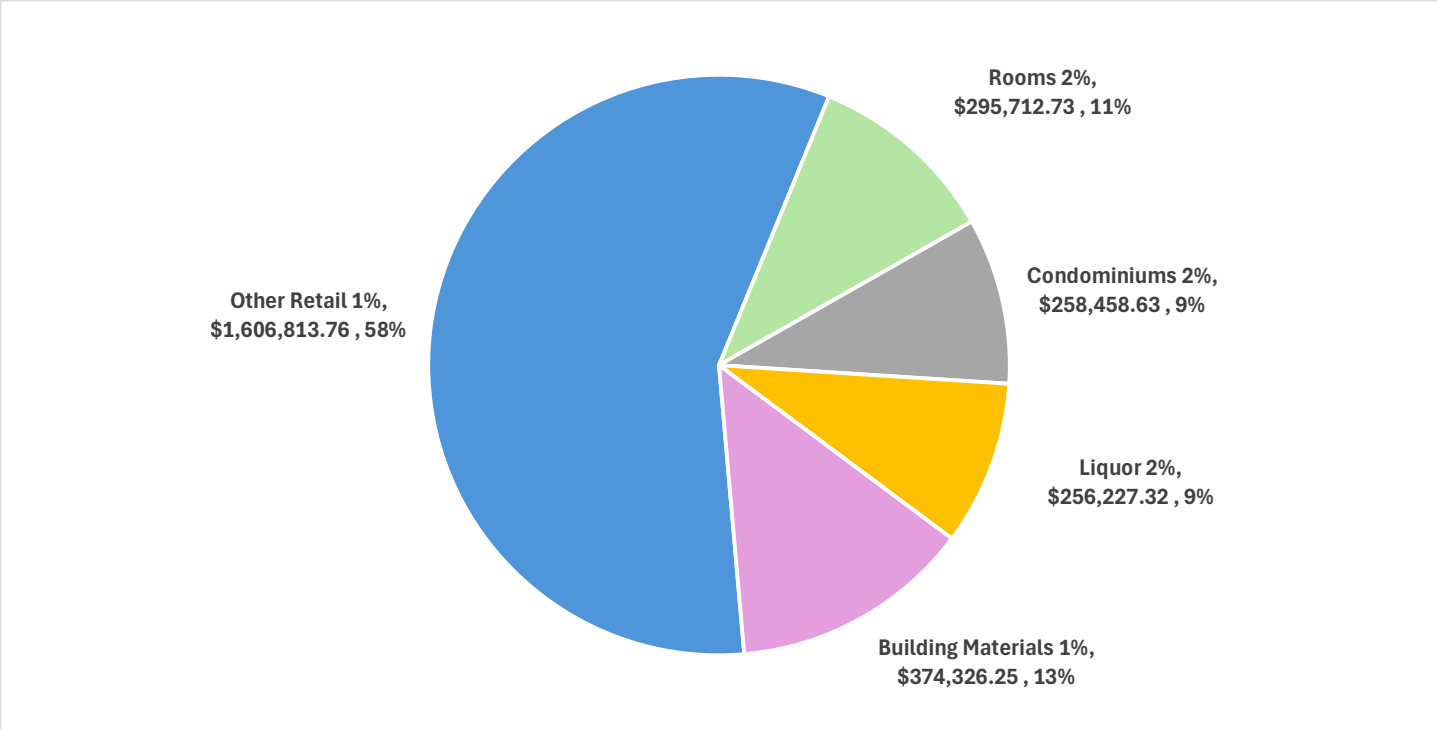
Original LOT revenues are up $166k, or 6.9%, year-over-year. The "Month of Sale" year-over-year comparison is shown on the next page.

Original LOT "Month of Sale" Data



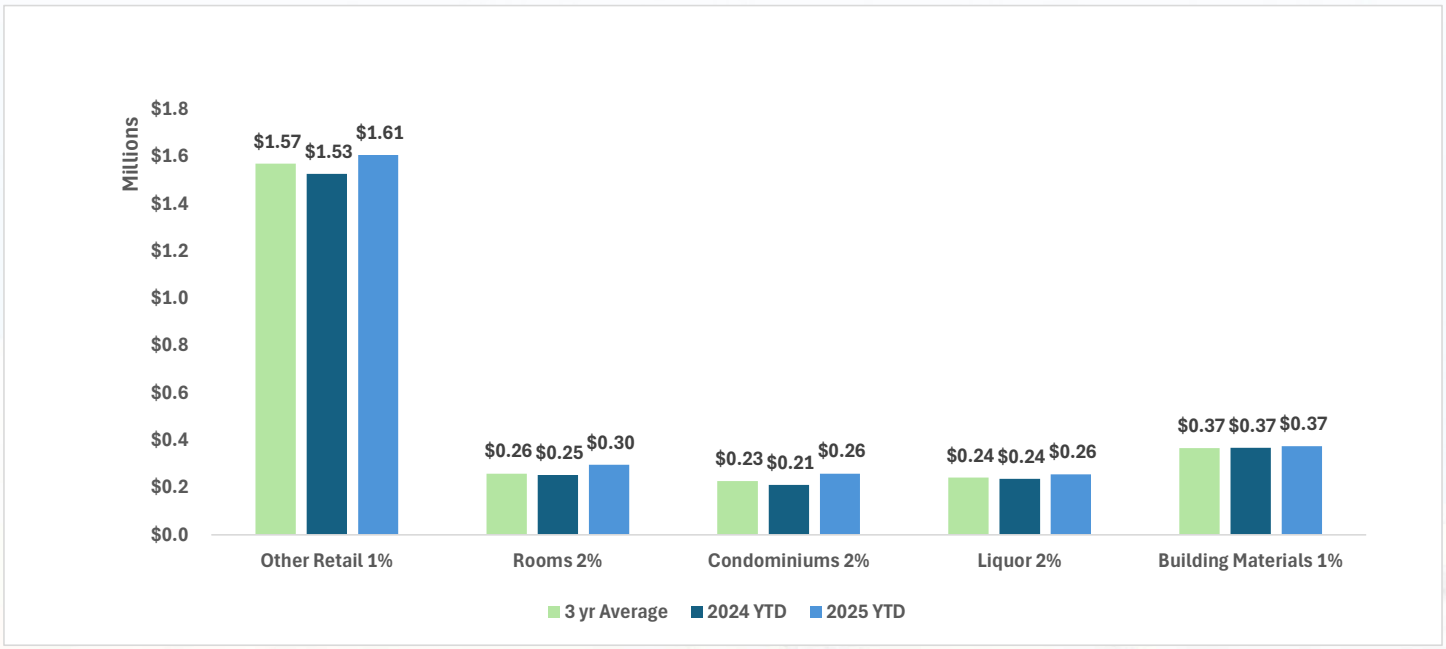
May 2025 month-of-sale receipts were down $16k, or 7.1%, compared to May 2024 and 0.2% above the previous three-year average.

Original LOT Sector Percentage of Total



The chart above shows the percentage share of each of the sectors for 2025 FYTD.

Original LOT Sector Performance



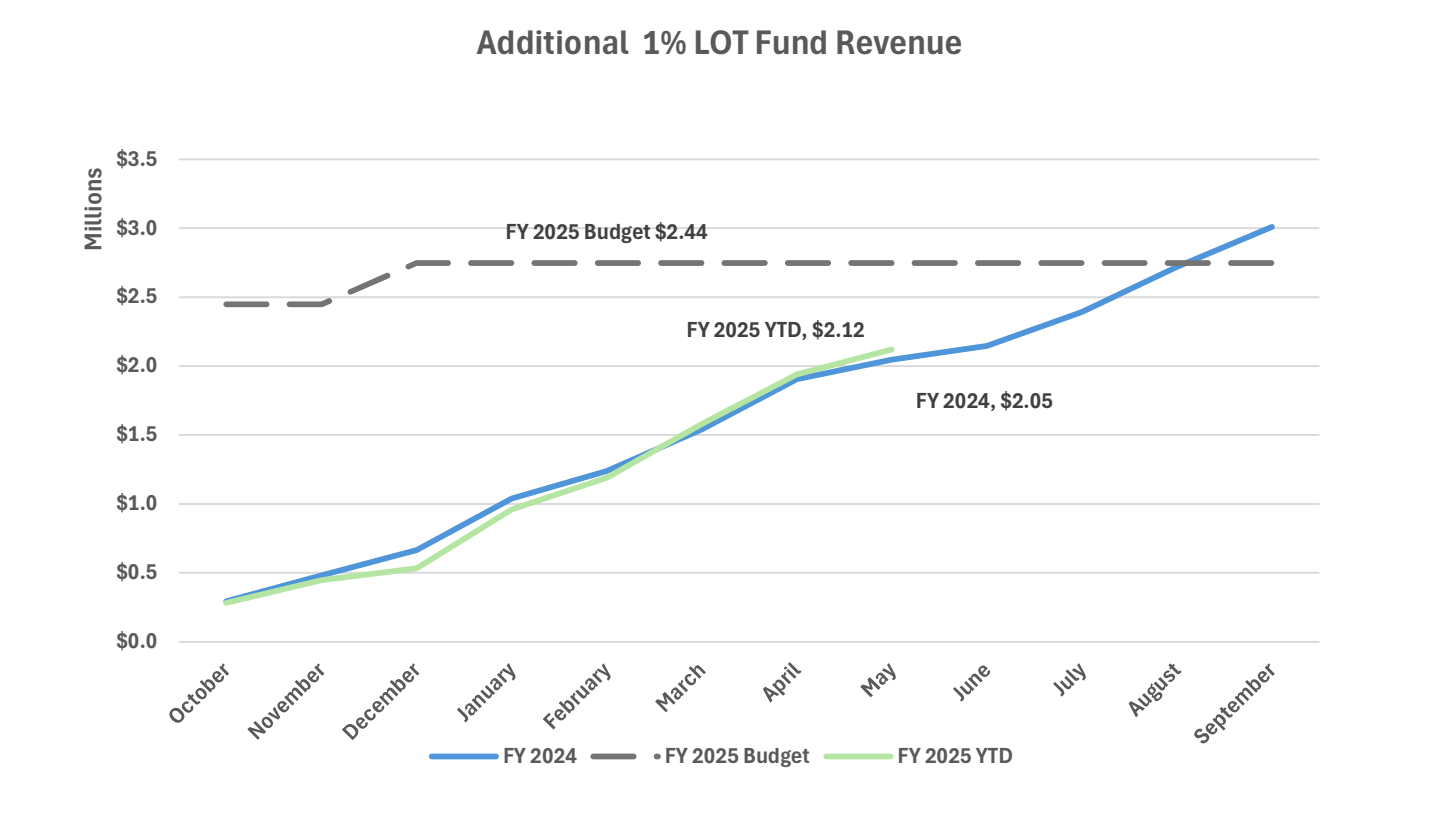
The chart above shows the current 2025 fiscal year-to-date amount for each business sector compared to the prior three-year average and the prior year-to-date. June LOT received proved to be another strong month-of-sale compared to years prior. Based on fiscal year-to-date totals, here is how each sector compares to the previous 3-year average:

Retail: Up 2.4%
Rooms: Up 14.4%
Condominiums: Up 14.0%
Liquor: Up 6.1%
Building Materials: Up 2.4%

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

Retail: Up 5.3%
Rooms: Up 17.2%
Condominiums: Up 22.4%
Liquor: Up 8.0%
Building Materials: Up 2.0%

Additional LOT Fund



Additional LOT fund revenue received in June 2025 was down $16k, or 11.3%, compared to June 2024. Year-to-date Additional LOT collections are up by $144k or 6.4%.

In-Lieu Housing Fund

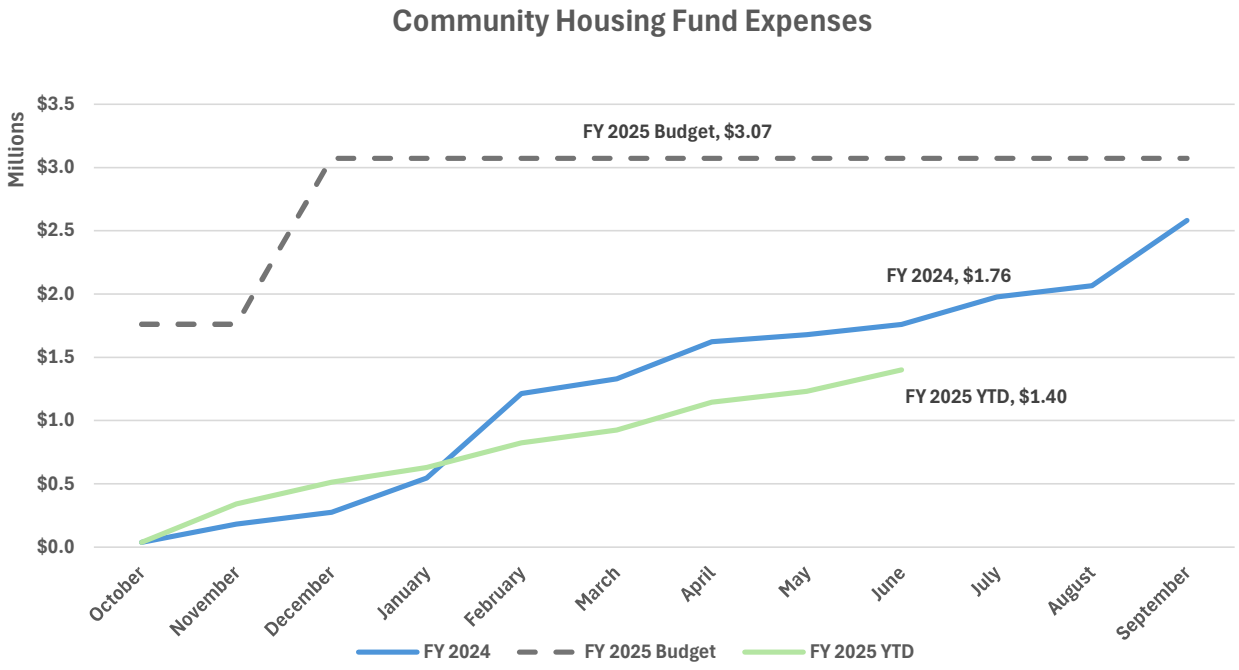
IN-LIEU HOUSING FUND

June 2025

FY 2025 Beginning Fund Balance	**1,779,662**
FY 2025 BUDGET	
REVENUES	
Approved Budget	2,394,874
YTD Revenue	33,069
EXPENDITURES	
Approved Budget	2,394,874
YTD Expenditures	1,180,000
Net Position	**(1,146,931)**
Current Fund Balance	**632,731**
Pending Developments ***(Amounts as of 6/10/25)***	
200 N. Leadville	421,650
140 W. 2nd	450,600
Limelight Hotel Conversion	466,200
108 Ritchie Drive Townhowns	2,453,000
Total	**3,791,450**
Potential Future Fund Balance	**4,424,181**

Community Housing Fund

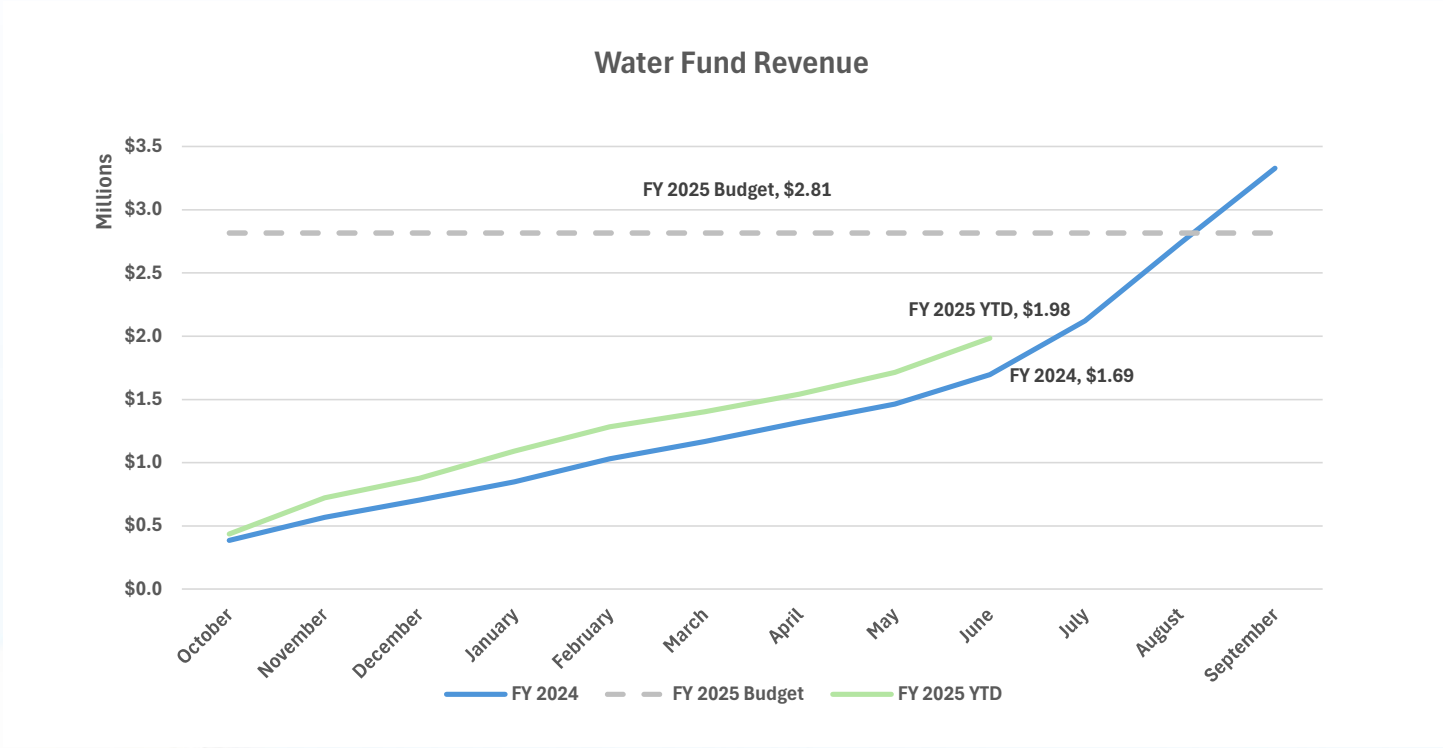
FY 2025 Beginning Fund Balance	**128,744**
FY 2025 BUDGET	
REVENUES	**YTD**
Approved Budget	3,074,045
YTD Revenue	3,211,145
EXPENDITURES	
Approved Budget	2,992,315
YTD Expenditures	1,399,907
Net Position	**1,811,238**
Current Fund Balance	**1,939,982**

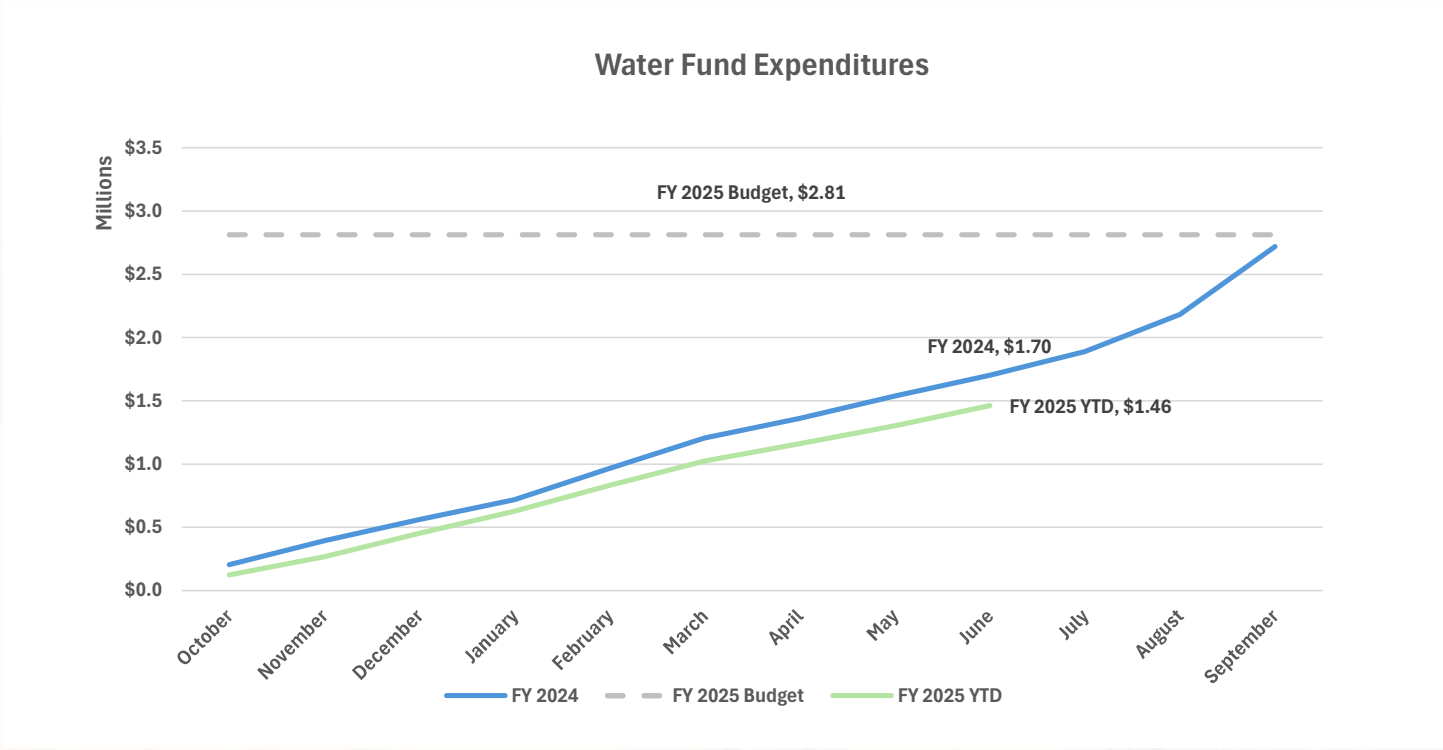


FY 2025 year-to-date expenses are down $362k, or 20.5%. This is due to the timing of Deed Restriction program expenses.

Enterprise Funds

Water Fund

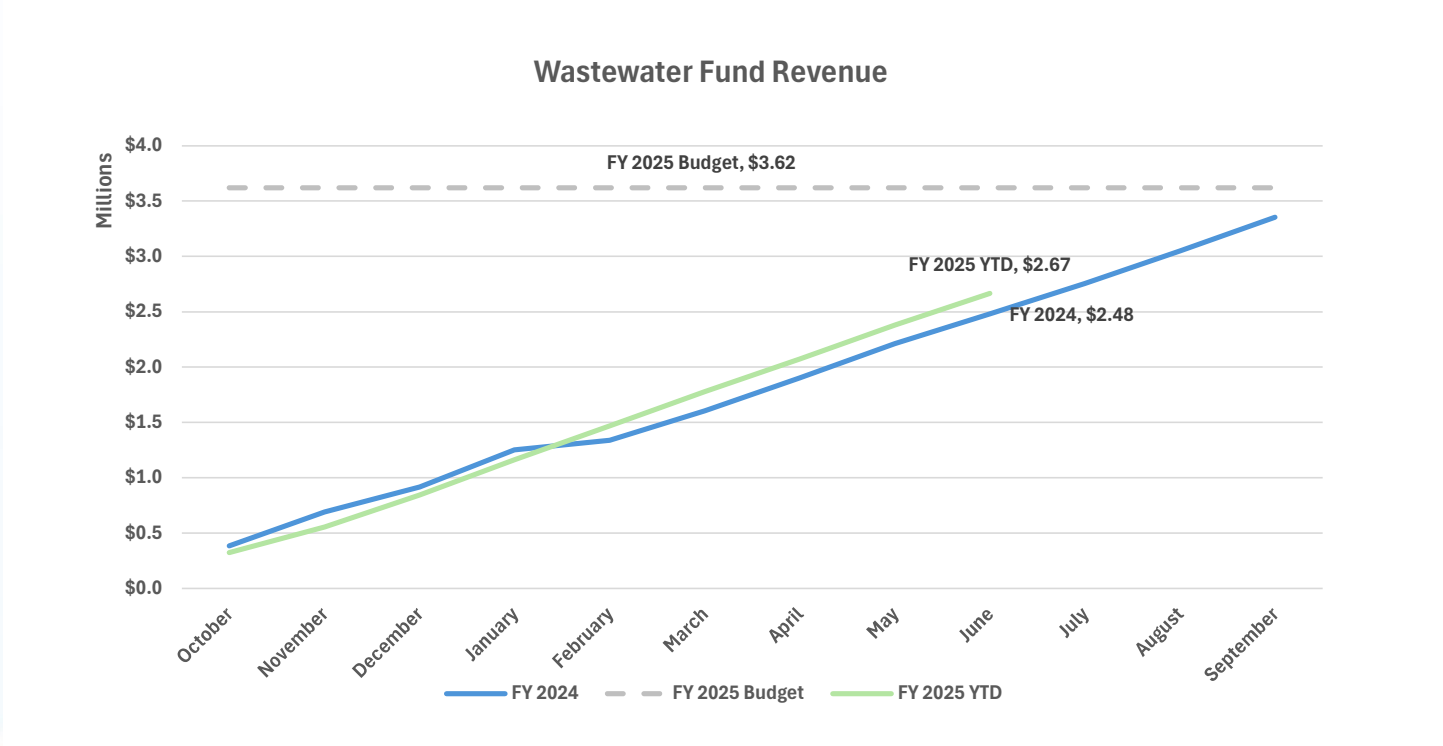


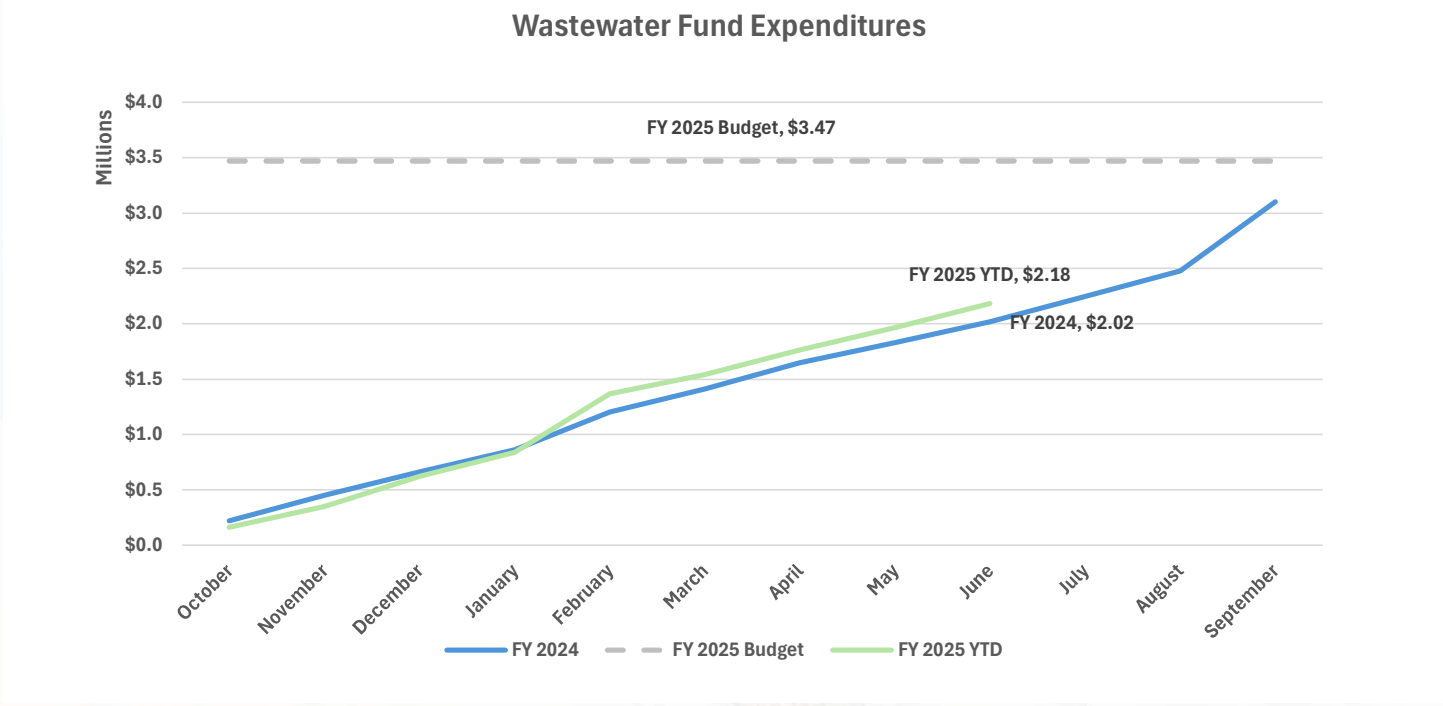


Water Fund Operational revenue and expenditures are tracking within expectations.

The Water Operational Fund remains in solid financial position, with approximately $4.5 million in cash & investments, while the Water Capital Fund has approximately $661k 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





Wastewater Fund Operational revenues and expenditures are tracking within expectations.

The Wastewater Operational Fund remains in a solid financial position, with approximately $3.3 million in cash & investments, while the Wastewater Capital Fund has approximately $7.0 million in cash & investments, due to bond proceeds that will be spent in the short term as part of the capital improvement plan. The Wastewater Funds are in a good financial position to foster long-term stability while investing heavily in infrastructure needs.

CITY OF KETCHUM
TREASURER'S QUARTERLY FINANCIAL REPORT
3RD QUARTER FY 2025 - JUNE 30, 2025

FUND	BUDGET	PERSONNEL	OPERATING & ADM EXPENSES	CAPITAL OUTLAY	TRANSFERS	% EXP.	RECEIPTS
GENERAL	19,084,763	6,004,312	6,862,808	212,977	1,357,677	75.7%	13,216,781
WAGON DAYS	188,000	-	90,330	-	-	48.0%	120,759
GENERAL CIP	6,994,411	-	-	3,342,275	-	47.8%	2,973,511
LOT SALES TAX	4,603,226	-	933,609	-	2,805,328	81.2%	2,918,184
LOT-ADDITIONAL 1%	2,746,378	-	1,376,949	-	1,193,170	93.6%	2,302,679
FIRE GO BOND	617,019	-	129,509	-	-	21.0%	466,316
IN-LIEU HOUSING	2,394,874	-	-	680,000	500,000	49.3%	33,069
CITY COUNTY HOUSING	2,992,315	485,303	914,604	-	-	46.8%	3,211,145
WATER	2,814,908	435,991	508,368	5,500	512,185	51.9%	1,982,104
WATER CIP	1,088,000	-	1,580	440,768	-	40.7%	282,285
WASTEWATER	3,470,836	679,059	643,512	-	709,881	58.6%	2,666,970
WASTEWATER CIP	5,382,850	-	-	1,913,488	-	35.5%	1,508,863
POLICE TRUST	7,500	-	-	-	-	0.0%	906
PARKS/REC DEV TRUST	1,130,650	-	19,446	234,184	-	22.4%	198,023
DEVELOPMENT TRUST	650,000	-	20,047	-	-	3.1%	404,387

CITIZENS ARE INVITED TO INSPECT THE DETAILED SUPPORTING RECORDS OF THE ABOVE FINANCIAL STATEMENTS AT:
https://ketchumidaho.org/administration/page/city-ketchum-financial-reports.

PUBLISHED ON CITY WEBSITE
PUBLISH 7.23.25 IDAHO MOUNTAIN EXPRESS PER IDAHO CODE 50-1011

BRENT DAVIS: DIRECTOR OF FINANCE/CITY TREASURER

CITY OF KETCHUM
COMBINED CASH INVESTMENT
JUNE 30, 2025

COMBINED CASH ACCOUNTS

99-1010-0000	CASH - COMBINED CHECKING	1,599,276.47
99-1020-0000	CASH - XPRESS DEPOSIT ACCOUNT	69,463.76
99-1030-0000	CASH - PARKING OPERATIONS	47,020.72
99-1050-0000	CASH - GRANTS & STR PERMITTING	39,783.50
99-1174-0000	CASH CLEARING-ACCTS.RECEIVABLE	250.42
	TOTAL COMBINED CASH	1,755,794.87
99-1000-0000	CASH ALLOCATED TO OTHER FUNDS	(1,755,794.87)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	(3,073,495.50)
2	ALLOCATION TO WAGON DAYS FUND	(22,155.05)
3	ALLOCATION TO GENERAL CAPITAL IMPROVEMENT FD	1,178,014.59
22	ALLOCATION TO ORIGINAL LOT FUND	(136,432.23)
25	ALLOCATION TO ADDITIONAL1%-LOT FUND	81,684.96
41	ALLOCATION TO FIRE BOND FUND	329,184.63
52	ALLOCATION TO IN-LIEU HOUSING FUND	(335,803.34)
54	ALLOCATION TO COMMUNITY HOUSING	1,941,225.04
63	ALLOCATION TO WATER FUND	969,279.49
64	ALLOCATION TO WATER CAPITAL IMPROVEMENT FUND	(53,791.46)
65	ALLOCATION TO WASTEWATER FUND	692,533.44
67	ALLOCATION TO WASTEWATER CAPITAL IMPROVE FND	(72,953.98)
90	ALLOCATION TO POLICE TRUST FUND	1,385.60
93	ALLOCATION TO PARKS/REC DEV TRUST FUND	(134,555.68)
94	ALLOCATION TO DEVELOPMENT TRUST FUND	380,394.81
98	ALLOCATION TO URBAN RENEWAL AGENCY	11,279.54
	TOTAL ALLOCATIONS TO OTHER FUNDS	1,755,794.86
	ALLOCATION FROM COMBINED CASH FUND - 99-1000-0000	(1,755,794.87)
	ZERO PROOF IF ALLOCATIONS BALANCE	(.01)

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

GENERAL FUND

	ASSETS			
01-1000-0000	CASH - COMBINED		(3,073,495.50)	
01-1030-0000	PETTY CASH		324.00	
01-1050-0000	TAXES RECEIVABLE--CURRENT		46,277.53	
01-1100-0000	ACCOUNTS RECEIVABLE - A/R		(231,856.27)	
01-1320-0000	ACCTS RCVBL--IDAHO SHARED REVE		411,263.27	
01-1500-0000	INVESTMENTS-US BANK MIA ACCT		1,761.37	
01-1500-1000	INVESTMENTS-ST.TRS.DIV.BOND FD		403,171.06	
01-1510-0000	INVESTMENTS--GENERAL FUND #911		9,181,687.06	
	TOTAL ASSETS			6,739,132.52
	LIABILITIES AND EQUITY			
	LIABILITIES			
01-2030-0000	ACCOUNTS PAYABLE		(65,163.80)	
01-2171-0000	P/R TAXES PBL--FICA		(42,151.02)	
01-2171-1000	P/R TAXES PBL--FEDERAL W/H		(24,891.94)	
01-2171-2000	P/R TAXES PBL--STATE W/H		(8,652.00)	
01-2171-3000	P/R TAXES PBL--PAY REDUCTION		83.44	
01-2171-4000	P/R TAXES PBL -- WORKERS COMP		(50.23)	
01-2171-9000	P/R DEDUC PBL--HEALTH INSURANC		6,693.95	
01-2172-1000	P/R DEDUC PBL--AFLAC INSURANCE		.19	
01-2172-2000	P/R DEDUC PBL--STD & LTD		(83.23)	
01-2172-3000	P/R DEDUC PBL--DELTA DENTAL		16.00	
01-2173-0000	P/R DEDUC PBL--RETIREMENT		(37,138.86)	
01-2173-1000	P/R DEDUC PBL--FIREMEN RETIREM		(14,806.01)	
01-2173-2000	P/R DEDUC PBL--RET 401K		(6,702.80)	
01-2173-2010	P/R DEDUC PBL--401K PAY BACK		(526.03)	
01-2175-1000	P/R DEDUC PBL--UNION DUES		(1,258.00)	
01-2175-8000	P/R DEDUC PBL--EMP CAF FSA-MD		119,426.34	
01-2175-9000	P/R DEDUC PBL--EMP CAF FSA-DC		(17,513.84)	
01-2300-0000	DEPOSITS-PARKS & EVENTS		15,050.00	
01-2310-0000	DEPOSITS-STREET DIG PERMIT		5,000.00	
	TOTAL LIABILITIES			(72,667.84)
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
01-2710-0000	GENERAL FUND BALANCE	8,032,792.55		
	REVENUE OVER EXPENDITURES - YTD	(1,220,992.19)		
	BALANCE - CURRENT DATE		6,811,800.36	
	TOTAL FUND EQUITY			6,811,800.36
	TOTAL LIABILITIES AND EQUITY			6,739,132.52

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	PROPERTY TAX & FRANCHISE					
01-3100-1000	GENERAL PROPERTY TAXES	317,849.64	3,913,378.19	5,228,548.83	1,315,170.64	74.9
01-3100-1010	PROPERTY TAX CONTINGENCY	.00	.00	30,000.00	30,000.00	.0
01-3100-1050	PROPERTY TAX REPLACEMENT	10.75	6,835.93	11,714.19	4,878.26	58.4
01-3100-6110	GAS FRANCHISE	.00	90,445.60	100,000.00	9,554.40	90.5
01-3100-6120	T.V. CABLE FRANCHISE	.00	100,746.71	150,000.00	49,253.29	67.2
01-3100-6130	WATER UTILITY ROW FEE (5%)	11,346.76	102,120.84	136,161.11	34,040.27	75.0
01-3100-6140	WASTEWATER UTILITY ROW FEE(5%)	11,956.42	107,607.78	143,477.09	35,869.31	75.0
01-3100-6150	SOLID WASTE FRANCHISE	22,015.96	81,824.35	95,000.00	13,175.65	86.1
01-3100-9000	PENALTY & INTEREST ON TAXES	1,593.00	10,305.02	15,000.00	4,694.98	68.7
	TOTAL PROPERTY TAX & FRANCHISE	364,772.53	4,413,264.42	5,909,901.22	1,496,636.80	74.7
	LICENSES & PERMITS					
01-3200-1110	BEER LICENSES	1,989.67	5,131.12	12,700.00	7,568.88	40.4
01-3200-1120	LIQUOR LICENSES	1,680.00	5,009.25	8,400.00	3,390.75	59.6
01-3200-1130	WINE LICENSES	1,790.33	5,324.33	13,500.00	8,175.67	39.4
01-3200-1140	CATERING PERMITS	580.00	1,190.00	1,500.00	310.00	79.3
01-3200-1150	OFF-SITE BUS./SPECIAL EVENTS P	3,770.00	14,782.50	20,000.00	5,217.50	73.9
01-3200-1400	BUSINESS LICENSES	1,495.00	26,618.21	3,300.00	(23,318.21)	806.6
01-3200-1410	SHORT TERM RENTAL LICENSES	14,623.50	70,101.86	204,624.00	134,522.14	34.3
01-3200-1520	TAXI-LIMO PERMITS	.00	2,765.00	2,500.00	(265.00)	110.6
01-3200-2100	BUILDING PERMITS	114,969.17	485,013.92	305,000.00	(180,013.92)	159.0
01-3200-2140	RIGHT-OF-WAY PERMITS	870.00	15,695.00	4,000.00	(11,695.00)	392.4
01-3200-2160	STREET EXCAVATION PERMIT FEE	50.00	800.00	1,500.00	700.00	53.3
	TOTAL LICENSES & PERMITS	141,817.67	632,431.19	577,024.00	(55,407.19)	109.6
	GRANTS					
01-3300-4100	STATE GRANTS	.00	39,162.60	.00	(39,162.60)	.0
	TOTAL GRANTS	.00	39,162.60	.00	(39,162.60)	.0
	STATE OF IDAHO SHARED REVENUE					
01-3310-5100	STATE LIQUOR APPORTIONMENT	69,181.00	276,724.00	395,000.00	118,276.00	70.1
01-3310-5200	HIGHWAY USER'S REVENUE - STREE	.00	138,332.53	195,071.00	56,738.47	70.9
01-3310-5600	STATE SHARED REVENUE	.00	916,572.68	1,086,365.00	169,792.32	84.4
	TOTAL STATE OF IDAHO SHARED REVENUE	69,181.00	1,331,629.21	1,676,436.00	344,806.79	79.4

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	COUNTY SHARED REVENUE					
01-3320-8400	COUNTY COURT FINES	3,894.30	38,716.63	50,000.00	11,283.37	77.4
01-3320-8600	COUNTY AMBULANCE CONTRACT	280,846.00	1,123,384.08	1,685,076.00	561,691.92	66.7
	TOTAL COUNTY SHARED REVENUE	284,740.30	1,162,100.71	1,735,076.00	572,975.29	67.0
	CHARGES FOR SERVICES					
01-3400-1100	PLANNING FEES	15,975.00	115,708.00	90,000.00	(25,708.00)	128.6
01-3400-1110	BUILDING PLAN CHECK FEES	65,944.55	260,889.53	175,500.00	(85,389.53)	148.7
01-3400-1120	PLANNING PLAN CHECK FEES	40,632.72	177,903.80	122,850.00	(55,053.80)	144.8
01-3400-1130	FIRE PLAN CHECK FEES	40,632.72	180,757.27	122,850.00	(57,907.27)	147.1
01-3400-1500	REPRODUCTION/FINGERPRINT FEES	12.00	111.00	500.00	389.00	22.2
01-3400-2250	SPECIAL FIRE FEES	750.00	11,400.70	50,000.00	38,599.30	22.8
01-3400-2260	PUBLIC EDUCATION FEES	270.00	9,040.00	.00	(9,040.00)	.0
01-3400-3600	BANNER FEES	.00	2,458.30	.00	(2,458.30)	.0
01-3400-6100	BC SCH DIST.PARK MAINT. CONTR	.00	18,928.00	18,200.00	(728.00)	104.0
01-3400-6300	PARK YOUTH PROGRAM FEES	7,774.22	60,978.70	120,000.00	59,021.30	50.8
01-3400-6320	PARK USER FEES	6,950.00	14,009.51	20,000.00	5,990.49	70.1
01-3400-6700	PARK CONCESSION SALES	70.27	8,966.66	9,000.00	33.34	99.6
01-3400-6800	TREE SERVICES	.00	50.00	.00	(50.00)	.0
	TOTAL CHARGES FOR SERVICES	179,011.48	861,201.47	728,900.00	(132,301.47)	118.2
	FINES & FEES					
01-3500-1100	PARKING FINES	5,152.44	84,114.44	100,000.00	15,885.56	84.1
01-3500-1200	ELECTRIC VEHICLE CHARGING	.00	.00	25.00	25.00	.0
01-3500-1300	PAID PARKING	.00	2,845.75	2,500.00	(345.75)	113.8
01-3500-1400	PLANNING & BUILDING FINES	900.00	4,300.00	.00	(4,300.00)	.0
	TOTAL FINES & FEES	6,052.44	91,260.19	102,525.00	11,264.81	89.0

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
01-3700-1000	INTEREST EARNINGS	336,693.24	638,904.53	150,000.00	(488,904.53)	425.9
01-3700-2000	RENT	500.00	4,000.00	6,000.00	2,000.00	66.7
01-3700-2010	RENT-PARK RESERVATIONS	915.00	7,745.00	12,000.00	4,255.00	64.5
01-3700-2020	RENT-491 SUN VALLEY ROAD	5,762.78	51,752.02	66,468.00	14,715.98	77.9
01-3700-3600	REFUNDS & REIMBURSEMENTS	.00	732,502.93	253,400.00	(479,102.93)	289.1
01-3700-3610	REIMBURSEMENTS-RESORT CITIES	.00	33,500.00	22,000.00	(11,500.00)	152.3
01-3700-3650	REIMBURSEMENT-BLAINE CITY TOUR	.00	.00	8,000.00	8,000.00	.0
01-3700-7000	MISCELLANEOUS	.00	106,271.68	.00	(106,271.68)	.0
01-3700-7010	MISCELLANEOUS-STREET	10.00	1,780.96	.00	(1,780.96)	.0
01-3700-8722	TRANSFER FROM LOT FUND	166,666.67	1,500,000.03	2,000,000.00	499,999.97	75.0
01-3700-8763	REIMBURSEMENT FROM WATER FUND	30,678.17	276,103.53	368,138.00	92,034.47	75.0
01-3700-8765	REIMBURSMNT FROM WASTEWATER FD	62,186.75	559,680.75	746,241.00	186,560.25	75.0
01-3700-8798	URA FND REIM-SALARIES/BENEFITS	7,039.68	66,028.41	125,000.00	58,971.59	52.8
01-3700-8799	IDL FIRE REIMBURSMENT	.00	486,938.16	200,000.00	(286,938.16)	243.5
	TOTAL MISCELLANEOUS REVENUE	610,452.29	4,465,208.00	3,957,247.00	(507,961.00)	112.8
	MISCELLANEOUS REVENUE CONT.					
01-3710-8722	LOT FUND REIMB-ADMIN.EXPENSES	416.67	3,750.03	5,000.00	1,249.97	75.0
01-3710-8763	WATER FUND REIMB-ADMIN.EXPENSE	12,398.25	111,584.25	148,779.00	37,194.75	75.0
01-3710-8765	WW FUND REIMB-ADMIN.EXPENSES	11,687.67	105,189.03	140,252.00	35,062.97	75.0
01-3710-8798	URA FUND REIMB-ADMIN. EXPENSES	.00	.00	25,000.00	25,000.00	.0
	TOTAL MISCELLANEOUS REVENUE CONT.	24,502.59	220,523.31	319,031.00	98,507.69	69.1
	FUND BALANCE					
01-3800-9000	FUND BALANCE	.00	.00	4,078,623.00	4,078,623.00	.0
	TOTAL FUND BALANCE	.00	.00	4,078,623.00	4,078,623.00	.0
	TOTAL FUND REVENUE	1,680,530.30	13,216,781.10	19,084,763.22	5,867,982.12	69.3

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LEGISLATIVE & EXECUTIVE					
	PERSONAL SERVICES:					
01-4110-1000	SALARIES	12,480.08	181,314.98	120,686.04	(60,628.94)	150.2
01-4110-2100	FICA TAXES-CITY	925.64	13,588.78	9,232.48	(4,356.30)	147.2
01-4110-2200	STATE RETIREMENT-CITY	1,492.58	21,685.16	14,434.05	(7,251.11)	150.2
01-4110-2400	WORKER'S COMPENSATION-CITY	8.60	125.54	157.00	31.46	80.0
01-4110-2500	HEALTH INSURANCE-CITY	11,488.80	103,399.20	137,867.00	34,467.80	75.0
01-4110-2505	HEALTH REIMBURSEMENT ACCT(HRA)	22.95	5,224.02	8,000.00	2,775.98	65.3
01-4110-2510	DENTAL INSURANCE-CITY	314.00	2,826.00	3,768.00	942.00	75.0
01-4110-2515	VISION	152.00	1,482.75	.00	(1,482.75)	.0
01-4110-2600	ST & LONG TERM DISABILITY	67.16	604.44	805.92	201.48	75.0
	TOTAL PERSONAL SERVICES	26,951.81	330,250.87	294,950.49	(35,300.38)	112.0
	MATERIALS AND SERVICES:					
01-4110-3100	OFFICE SUPPLIES & POSTAGE	.00	23.82	3,167.00	3,143.18	.8
01-4110-3200	OPERATING SUPPLIES	.00	.00	2,125.00	2,125.00	.0
01-4110-4000	ELECTIONS	.00	.00	2,500.00	2,500.00	.0
01-4110-4200	PROFESSIONAL SERVICES	.00	.00	9,460.00	9,460.00	.0
01-4110-4800	DUES, SUBSCRIPTIONS & MEMBERSH	.00	.00	1,700.00	1,700.00	.0
01-4110-4910	MYR/CNCL-TRAINING/TRAVEL/MTG	1,802.36	5,440.98	3,000.00	(2,440.98)	181.4
	TOTAL MATERIAL AND SERVICES	1,802.36	5,464.80	21,952.00	16,487.20	24.9
	CAPITAL OUTLAY:					
01-4110-7400	OFFICE FURNITURE & EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	1,000.00	1,000.00	.0
	TOTAL LEGISLATIVE & EXECUTIVE	28,754.17	335,715.67	317,902.49	(17,813.18)	105.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATIVE SERVICES					
	PERSONAL SERVICES:					
01-4150-1000	SALARIES	73,063.47	755,635.76	965,737.00	210,101.24	78.2
01-4150-1500	PART TIME SALARIES	584.00	9,782.00	10,000.00	218.00	97.8
01-4150-1900	OVERTIME	674.40	7,100.72	.00	(7,100.72)	.0
01-4150-2100	FICA TAXES-CITY	5,730.09	57,379.15	73,879.00	16,499.85	77.7
01-4150-2200	STATE RETIREMENT-CITY	9,236.27	95,398.03	114,270.00	18,871.97	83.5
01-4150-2400	WORKMEN'S COMPENSATION-CITY	75.61	660.80	1,200.00	539.20	55.1
01-4150-2500	HEALTH INSURANCE-CITY	22,196.48	195,723.80	294,644.00	98,920.20	66.4
01-4150-2505	HEALTH REIMBURSEMENT ACCT(HRA)	55.70	7,617.44	19,000.00	11,382.56	40.1
01-4150-2510	DENTAL INSURANCE-CITY	645.00	6,010.00	8,209.00	2,199.00	73.2
01-4150-2515	VISION	314.67	3,087.53	.00	(3,087.53)	.0
01-4150-2600	ST & LONG TERM DISABILITY	411.98	3,934.69	5,187.16	1,252.47	75.9
01-4150-2760	OTHER EMPLOYEE BENEFITS	2,107.70	19,885.65	26,400.00	6,514.35	75.3
01-4150-2900	PERFORMANCE AWARDS	257.95	314.90	.00	(314.90)	.0
	TOTAL PERSONAL SERVICES	115,353.32	1,162,530.47	1,518,526.16	355,995.69	76.6
	MATERIALS AND SERVICES:					
01-4150-3100	OFFICE SUPPLIES & POSTAGE	2,084.42	21,466.45	25,000.00	3,533.55	85.9
01-4150-3310	STATE SALES TAX-GEN.GOV. & PAR	.00	53.05	250.00	196.95	21.2
01-4150-3600	COMPUTER SOFTWARE	19.99	4,865.97	.00	(4,865.97)	.0
01-4150-4200	PROFESSIONAL SERVICES	12,343.21	19,663.57	.00	(19,663.57)	.0
01-4150-4400	ADVERTISING & LEGAL PUBLICATIO	167.33	3,920.17	12,000.00	8,079.83	32.7
01-4150-4600	PROPERTY & LIABILITY INSURANCE	.00	137,345.98	116,015.00	(21,330.98)	118.4
01-4150-4800	DUES, SUBSCRIPTIONS & MEMBERSH	375.00	2,899.00	7,500.00	4,601.00	38.7
01-4150-4900	PERSONNEL TRAINING/TRAVEL/MTG	2,869.10	16,922.19	20,000.00	3,077.81	84.6
01-4150-4902	TRAINNG/TRVL/MTG-CITY ADM/ASST	.00	694.31	12,000.00	11,305.69	5.8
01-4150-5100	TELEPHONE & COMMUNICATIONS	8,557.59	56,338.83	43,000.00	(13,338.83)	131.0
01-4150-5110	COMPUTER NETWORK	16,051.75	60,598.17	80,000.00	19,401.83	75.8
01-4150-5150	COMMUNICATIONS	7,081.99	69,480.95	105,000.00	35,519.05	66.2
01-4150-5200	UTILITIES	2,566.34	17,622.46	42,682.00	25,059.54	41.3
01-4150-5900	REPAIR & MAINTENANCE-BUILDINGS	.00	219.00	.00	(219.00)	.0
01-4150-6500	CONTRACTS FOR SERVICES	4,590.00	46,974.00	25,000.00	(21,974.00)	187.9
01-4150-6510	COMPUTER SERVICES	8,141.00	29,951.00	45,500.00	15,549.00	65.8
	TOTAL MATERIAL AND SERVICES	64,847.72	489,015.10	533,947.00	44,931.90	91.6
	CAPITAL OUTLAY:					
01-4150-7400	OFFICE FURNITURE & EQUIPMENT	35.16	13,745.26	1,000.00	(12,745.26)	1374.5
	TOTAL CAPITAL OUTLAY	35.16	13,745.26	1,000.00	(12,745.26)	1374.5
	TOTAL ADMINISTRATIVE SERVICES	180,236.20	1,665,290.83	2,053,473.16	388,182.33	81.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LEGAL					
	MATERIALS AND SERVICES:					
01-4160-4200	PROFESSIONAL SERVICES	16,817.50	162,143.75	209,803.79	47,660.04	77.3
01-4160-4270	CITY PROSECUTOR	3,883.33	31,066.64	47,998.00	16,931.36	64.7
	TOTAL MATERIAL AND SERVICES	20,700.83	193,210.39	257,801.79	64,591.40	75.0
	TOTAL LEGAL	20,700.83	193,210.39	257,801.79	64,591.40	75.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING & BUILDING					
	PERSONAL SERVICES:					
01-4170-1000	SALARIES	35,467.66	321,862.70	509,601.00	187,738.30	63.2
01-4170-1200	PLANNING & ZONING COMMISSION	1,800.00	19,400.00	25,200.00	5,800.00	77.0
01-4170-1900	OVERTIME	.00	2,002.37	.00	(2,002.37)	.0
01-4170-2100	FICA TAXES-CITY	2,838.99	27,015.09	76,755.20	49,740.11	35.2
01-4170-2200	STATE RETIREMENT-CITY	4,457.20	42,121.57	59,154.00	17,032.43	71.2
01-4170-2400	WORKER'S COMPENSATION-CITY	325.34	2,926.12	6,220.00	3,293.88	47.0
01-4170-2500	HEALTH INSURANCE-CITY	8,257.76	76,369.87	140,406.00	64,036.13	54.4
01-4170-2505	HEALTH REIMBURSEMENT ACCT(HRA)	34.50	1,844.00	9,000.00	7,156.00	20.5
01-4170-2510	DENTAL INSURANCE-CITY	251.00	2,352.05	3,990.00	1,637.95	59.0
01-4170-2515	VISION	108.00	1,128.43	.00	(1,128.43)	.0
01-4170-2600	ST & LONG TERM DISABILITY	233.62	1,928.15	3,057.72	1,129.57	63.1
01-4170-2700	VACATION/SICK ACCRUAL PAYOUT	.00	11,453.97	6,793.20	(4,660.77)	168.6
	TOTAL PERSONAL SERVICES	53,774.07	510,404.32	840,177.12	329,772.80	60.8
	MATERIALS AND SERVICES:					
01-4170-3100	OFFICE SUPPLIES & POSTAGE	260.96	3,505.37	6,000.00	2,494.63	58.4
01-4170-3200	OPERATING SUPPLIES	124.22	6,109.00	1,200.00	(4,909.00)	509.1
01-4170-4200	PROFESSIONAL SERVICES	11,104.02	181,258.76	248,842.00	67,583.24	72.8
01-4170-4210	PROFESSIONAL SERVICES - IDBS	35,315.74	232,973.47	260,000.00	27,026.53	89.6
01-4170-4220	PROF SVCS-FLOOD PLAIN PROG REM	2,550.00	13,956.25	10,000.00	(3,956.25)	139.6
01-4170-4400	ADVERTISING & LEGAL PUBLICATIO	4,692.20	22,385.53	10,000.00	(12,385.53)	223.9
01-4170-4500	GEOGRAPHIC INFO SYSTEMS	1,680.00	11,860.00	10,000.00	(1,860.00)	118.6
01-4170-4800	DUES, SUBSCRIPTIONS & MEMBERSH	.00	1,380.14	4,000.00	2,619.86	34.5
01-4170-4900	PERSONNEL TRAINING/TRAVEL/MTG	112.49	4,897.85	10,000.00	5,102.15	49.0
01-4170-4970	TRAINING/TRAVEL/MTG-P&Z COMM	.00	51.00	3,000.00	2,949.00	1.7
01-4170-5100	TELEPHONE & COMMUNICATIONS	30.00	270.00	.00	(270.00)	.0
01-4170-6910	OTHER PURCHASED SERVICES	.00	.00	2,000.00	2,000.00	.0
	TOTAL MATERIAL AND SERVICES	55,869.63	478,647.37	565,042.00	86,394.63	84.7
	CAPITAL OUTLAY:					
01-4170-7400	OFFICE FURNITURE & EQUIPMENT	.00	.00	11,245.00	11,245.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	11,245.00	11,245.00	.0
	TOTAL PLANNING & BUILDING	109,643.70	989,051.69	1,416,464.12	427,412.43	69.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	NON-DEPARTMENTAL					
	PERSONAL SERVICES:					
01-4193-1000	SALARIES	2,990.00	38,090.00	70,980.00	32,890.00	53.7
01-4193-2100	FICA TAXES-CITY	228.73	2,913.90	5,429.97	2,516.07	53.7
01-4193-2200	STATE RETIREMENT-CITY	357.60	4,555.55	8,489.21	3,933.66	53.7
01-4193-2400	WORKMEN'S COMPENSATION-CITY	2.98	38.26	75.00	36.74	51.0
01-4193-2500	HEALTH INSURANCE-CITY	1,210.00	10,890.00	14,520.00	3,630.00	75.0
01-4193-2510	DENTAL INSURANCE-CITY	42.00	318.41	504.00	185.59	63.2
01-4193-2515	VISION	16.00	102.08	.00	(102.08)	.0
	TOTAL PERSONAL SERVICES	4,847.31	56,908.20	99,998.18	43,089.98	56.9
	MATERIALS AND SERVICES:					
01-4193-4200	PROFESSIONAL SERVICE	8,449.58	206,608.44	213,296.00	6,687.56	96.9
01-4193-4210	RESORT CITIES	.00	14,000.00	25,000.00	11,000.00	56.0
01-4193-4220	IT PROFESSIONAL SERVICES	17,018.80	120,202.63	178,260.00	58,057.37	67.4
01-4193-4250	BLAINE CITY TOUR	.00	.00	8,000.00	8,000.00	.0
01-4193-4400	PROPERTY ACQUISTION	.00	2,248,345.91	2,248,346.00	.09	100.0
01-4193-4500	1ST/WASHINGTON RENT	.00	.00	18,000.00	18,000.00	.0
01-4193-4901	CULTURE PROJECTS	.00	1,317.63	.00	(1,317.63)	.0
01-4193-6500	CONTRACT FOR SERVICE	.00	99,210.00	131,904.00	32,694.00	75.2
01-4193-6900	MISCELLANEOUS EXPENSE	.00	475,642.61	475,000.00	(642.61)	100.1
	TOTAL MATERIAL AND SERVICES	25,468.38	3,165,327.22	3,297,806.00	132,478.78	96.0
	OTHER EXPENDITURES:					
01-4193-8803	TRANSFER TO GENERAL CIP FUND	.00	847,677.00	847,677.00	.00	100.0
01-4193-8804	TRANSFER TO CITY/CO HOUSING	.00	500,000.00	500,000.00	.00	100.0
01-4193-8893	TRANSFER TO PARK TRUST-KAC	.00	10,000.00	10,000.00	.00	100.0
01-4193-9910	MERIT/COMPENSATION ADJUSTMENTS	.00	3,189.38	140,000.00	136,810.62	2.3
01-4193-9930	GENERAL FUND OP. CONTINGENCY	11,201.32	95,888.90	366,581.06	270,692.16	26.2
	TOTAL OTHER EXPENDITURES	11,201.32	1,456,755.28	1,864,258.06	407,502.78	78.1
	TOTAL NON-DEPARTMENTAL	41,517.01	4,678,990.70	5,262,062.24	583,071.54	88.9

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FACILITY MAINTENANCE					
	PERSONAL SERVICES:					
01-4194-1000	SALARIES	26,892.80	220,947.29	362,894.00	141,946.71	60.9
01-4194-1500	PART-TIME/SEASONAL	.00	.00	60,921.00	60,921.00	.0
01-4194-1800	SHIFT COVERAGE ON CALL	.00	2,886.04	5,000.00	2,113.96	57.7
01-4194-1900	OVERTIME	.00	6,066.04	8,500.00	2,433.96	71.4
01-4194-2100	FICA TAXES - CITY	2,200.39	20,075.36	32,422.00	12,346.64	61.9
01-4194-2200	STATE RETIREMENT - CITY	2,916.70	27,558.21	48,822.00	21,263.79	56.5
01-4194-2400	WORKER'S COMPENSATION-CITY	394.95	3,610.33	3,983.00	372.67	90.6
01-4194-2500	HEALTH INSURANCE - CITY	10,193.86	91,621.99	162,596.00	70,974.01	56.4
01-4194-2505	HEALTH REIMBURSEMENT ACCT(HRA)	29.15	1,836.53	10,000.00	8,163.47	18.4
01-4194-2510	DENTAL INSURANCE-CITY	291.23	2,578.21	4,566.00	1,987.79	56.5
01-4194-2515	VISION	138.18	1,372.80	.00	(1,372.80)	.0
01-4194-2600	LONG TERM DISABILITY	162.80	1,342.88	2,114.62	771.74	63.5
01-4194-2800	STATE UNEMPLOYMENT INSURANCE	.00	4,674.34	8,000.00	3,325.66	58.4
	TOTAL PERSONAL SERVICES	43,220.06	384,570.02	709,818.62	325,248.60	54.2
	MATERIALS AND SERVICES:					
01-4194-3100	OFFICE SUPPLIES & POSTAGE	.00	.00	300.00	300.00	.0
01-4194-3200	OPERATING SUPPLIES	1,131.52	6,258.10	10,000.00	3,741.90	62.6
01-4194-3500	MOTOR FUELS & LUBRICANTS	134.64	1,284.35	16,000.00	14,715.65	8.0
01-4194-4200	PROFESSIONAL SERVICES	8,789.00	87,443.78	62,718.00	(24,725.78)	139.4
01-4194-4210	PROFESSIONAL SERVC-CITY TREES	.00	135.00	15,000.00	14,865.00	.9
01-4194-4220	PROF SERV-CITY BEAUTIFICATION	.00	49,423.96	85,000.00	35,576.04	58.2
01-4194-4800	DUES, SUBSCRIPTIONS & MEMBERSH	185.00	490.00	440.00	(50.00)	111.4
01-4194-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	1,759.48	1,000.00	(759.48)	176.0
01-4194-5100	TELEPHONE & COMMUNICATIONS	30.00	270.00	720.00	450.00	37.5
01-4194-5200	UTILITIES	3,114.39	33,641.36	36,000.00	2,358.64	93.5
01-4194-5300	CUSTODIAL & CLEANING SERVICES	.00	32,525.77	80,000.00	47,474.23	40.7
01-4194-5900	REPAIR & MAINTENANCE-BUILDINGS	.00	48,043.06	56,000.00	7,956.94	85.8
01-4194-5910	REPAIR & MAINT-491 SV ROAD	3,809.24	39,771.80	77,000.00	37,228.20	51.7
01-4194-5950	REPAIR & MAINT-WARM SPRINGS PR	771.33	22,791.70	48,100.00	25,308.30	47.4
01-4194-6000	REPAIR & MAINT-AUTOMOTIVE EQUI	.00	379.77	3,500.00	3,120.23	10.9
01-4194-6100	REPAIR & MAINT--MACHINERY & EQ	9.90	1,866.87	6,000.00	4,133.13	31.1
01-4194-6950	MAINTENANCE	952.02	10,845.37	36,000.00	25,154.63	30.1
	TOTAL MATERIAL AND SERVICES	18,927.04	336,930.37	533,778.00	196,847.63	63.1
	TOTAL FACILITY MAINTENANCE	62,147.10	721,500.39	1,243,596.62	522,096.23	58.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	POLICE					
	PERSONAL SERVICES:					
01-4210-1000	SALARIES	8,899.20	94,061.17	115,690.00	21,628.83	81.3
01-4210-1500	PART-TIME	.00	.00	27,851.00	27,851.00	.0
01-4210-1900	OVERTIME	540.75	6,983.16	5,000.00	(1,983.16)	139.7
01-4210-2100	FICA TAXES-CITY	695.89	7,491.53	10,981.00	3,489.47	68.2
01-4210-2200	STATE RETIREMENT-CITY	1,129.01	10,721.67	17,167.00	6,445.33	62.5
01-4210-2400	WORKMEN'S COMPENSATION-CITY	217.37	2,338.91	4,637.00	2,298.09	50.4
01-4210-2500	HEALTH INSURANCE-CITY	6,711.56	60,404.04	80,539.00	20,134.96	75.0
01-4210-2505	HEALTH REIMBURSEMENT ACCT(HRA)	9.80	695.51	4,000.00	3,304.49	17.4
01-4210-2510	DENTAL INSURANCE-CITY	169.00	1,521.00	2,028.00	507.00	75.0
01-4210-2515	VISION	88.00	860.60	.00	(860.60)	.0
01-4210-2600	ST & LONG TERM DISABILITY	56.71	510.39	680.52	170.13	75.0
	TOTAL PERSONAL SERVICES	18,517.29	185,587.98	268,573.52	82,985.54	69.1
	MATERIALS AND SERVICES:					
01-4210-3100	OFFICE SUPPLIES & POSTAGE	.00	1,371.35	5,000.00	3,628.65	27.4
01-4210-3200	OPERATING SUPPLIES	.00	438.79	300.00	(138.79)	146.3
01-4210-3500	MOTOR FUELS & LUBRICANTS	182.23	3,414.77	7,000.00	3,585.23	48.8
01-4210-3600	COMPUTER SOFTWARE	.00	.00	2,000.00	2,000.00	.0
01-4210-3610	PARKING OPS PROCESSING FEES	1,268.70	14,766.18	26,000.00	11,233.82	56.8
01-4210-3620	PARKING OPS EQUIPMENT FEES	.00	8,862.12	11,000.00	2,137.88	80.6
01-4210-4200	PROFESSIONAL SERVICES	5,050.00	27,096.25	59,750.00	32,653.75	45.4
01-4210-4250	PROF.SERVICES-BCSO CONTRACT	159,837.92	1,283,362.58	1,918,054.67	634,692.09	66.9
01-4210-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	867.63	.00	(867.63)	.0
01-4210-5100	TELEPHONE & COMMUNICATIONS	911.90	3,144.96	4,350.00	1,205.04	72.3
01-4210-6000	REPAIR & MAINT--AUTOMOTIVE EQU	265.29	1,556.26	13,000.00	11,443.74	12.0
	TOTAL MATERIAL AND SERVICES	167,516.04	1,344,880.89	2,046,454.67	701,573.78	65.7
	CAPITAL OUTLAY:					
01-4210-7500	AUTOMOTIVE EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	5,000.00	5,000.00	.0
	TOTAL POLICE	186,033.33	1,530,468.87	2,320,028.19	789,559.32	66.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRE & RESCUE					
	PERSONAL SERVICES:					
01-4230-1000	SALARIES	103,044.73	1,001,064.14	1,470,123.00	469,058.86	68.1
01-4230-1500	PAID ON-CALL WAGES	6,260.75	190,249.41	135,000.00	(55,249.41)	140.9
01-4230-1700	WOOC (WORKING OUT OF CLASS)	7,897.42	74,853.34	8,000.00	(66,853.34)	935.7
01-4230-1900	OVERTIME	12,692.66	146,325.45	120,000.00	(26,325.45)	121.9
01-4230-2100	FICA TAXES-CITY	9,765.32	108,454.91	132,584.00	24,129.09	81.8
01-4230-2300	FIREMEN'S RETIREMENT-CITY	17,274.17	174,747.21	234,125.00	59,377.79	74.6
01-4230-2310	DEF.COMP-PD ON CALL/PT EMP	.00	.00	12,000.00	12,000.00	.0
01-4230-2400	WORKMEN'S COMPENSATION-CITY	3,778.35	41,740.05	40,000.00	(1,740.05)	104.4
01-4230-2500	HEALTH INSURANCE-CITY	34,324.12	297,260.40	369,852.00	72,591.60	80.4
01-4230-2505	HEALTH REIMBURSEMENT ACCT(HRA)	82.00	2,737.12	26,000.00	23,262.88	10.5
01-4230-2510	DENTAL INSURANCE-CITY	981.50	8,560.50	11,040.00	2,479.50	77.5
01-4230-2515	VISION	460.00	4,504.35	.00	(4,504.35)	.0
01-4230-2530	EMPLOYEE MEDICAL SERVICES	.00	3,857.00	.00	(3,857.00)	.0
01-4230-2535	VEBA	5,400.00	46,200.00	57,600.00	11,400.00	80.2
01-4230-2540	MERP-MEDICAL EXP REIMBURSEMENT	637.50	5,437.50	7,200.00	1,762.50	75.5
01-4230-2600	ST & LONG TERM DISABILITY	653.29	6,042.97	8,310.64	2,267.67	72.7
01-4230-2700	VACATION/SICK ACCRUAL PAYOUT	.00	25,300.13	25,000.00	(300.13)	101.2
01-4230-2800	STATE UNEMPLOYMENT INSURANCE	.00	.00	3,000.00	3,000.00	.0
01-4230-2900	PERFORMANCE AWARDS	.00	5,194.35	4,200.00	(994.35)	123.7
	TOTAL PERSONAL SERVICES	203,251.81	2,142,528.83	2,664,034.64	521,505.81	80.4
	MATERIALS AND SERVICES:					
01-4230-3200	OPERATING SUPPLIES FIRE	1,815.85	11,530.98	45,000.00	33,469.02	25.6
01-4230-3210	OPERATING SUPPLIES EMS	1,982.37	41,894.78	63,000.00	21,105.22	66.5
01-4230-3500	MOTOR FUELS & LUBRICANTS FIRE	612.90	4,140.71	8,000.00	3,859.29	51.8
01-4230-3510	MOTOR FUELS & LUBRICANTS EMS	586.30	4,207.41	8,000.00	3,792.59	52.6
01-4230-4200	PROFESSIONAL SERVICES FIRE	3,088.66	30,032.18	27,000.00	(3,032.18)	111.2
01-4230-4210	PROFESSIONAL SERVICES EMS	3,237.03	18,315.52	20,000.00	1,684.48	91.6
01-4230-4800	DUES, SUBSCRIPTIONS & MEMBERSH	.00	110.00	.00	(110.00)	.0
01-4230-4900	TRAINING/TRAVEL/MTG FIRE	808.79	8,653.78	16,000.00	7,346.22	54.1
01-4230-4910	TRAINING EMS	.00	3,375.12	12,000.00	8,624.88	28.1
01-4230-4920	TRAINING-FACILITY	135.65	1,057.95	12,000.00	10,942.05	8.8
01-4230-4930	PUBLIC EDUCATION	.00	12,758.74	.00	(12,758.74)	.0
01-4230-4940	IDL FIRE EXPENSES	1,181.84	16,868.36	200,000.00	183,131.64	8.4
01-4230-5100	TELEPHONE & COMMUNICATION FIRE	2,173.23	11,654.25	21,000.00	9,345.75	55.5
01-4230-5110	TELEPHONE & COMMUNICATION EMS	493.22	9,940.12	21,000.00	11,059.88	47.3
01-4230-5200	UTILITIES	2,020.31	25,362.78	45,600.00	20,237.22	55.6
01-4230-5900	REPAIR & MAINTENANCE-BUILDINGS	208.59	23,118.79	24,000.00	881.21	96.3
01-4230-6000	REPAIR & MAINT-AUTO EQUIP FIRE	8,196.37	29,827.76	18,000.00	(11,827.76)	165.7
01-4230-6010	REPAIR & MAINT-AUTO EQUIP EMS	259.77	6,566.24	12,000.00	5,433.76	54.7
01-4230-6100	REPAIR & MAINT--MACHINERY & EQ	3,193.48	6,002.00	60,000.00	53,998.00	10.0
01-4230-6110	REPAIR & MAINT--MACHINERY & EQ	1,203.92	3,745.45	2,500.00	(1,245.45)	149.8
01-4230-6200	REPAIR & MAINT--FACILITY	.00	1,565.09	.00	(1,565.09)	.0
01-4230-6900	OTHER PURCHASED SERVICES FIRE	.00	.00	3,250.00	3,250.00	.0
01-4230-6910	OTHER PURCHASED SERVICES EMS	.00	.00	7,000.00	7,000.00	.0
	TOTAL MATERIAL AND SERVICES	31,198.28	270,728.01	625,350.00	354,621.99	43.3

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CAPITAL OUTLAY:					
01-4230-7700	LEASE-AERIAL TOWER	58,429.65	58,429.65	58,430.00	.35	100.0
01-4230-7710	LEASE-ENFORCER PUC PUMPERKB790	.00	140,801.73	141,000.00	198.27	99.9
	TOTAL CAPITAL OUTLAY	58,429.65	199,231.38	199,430.00	198.62	99.9
	TOTAL FIRE & RESCUE	292,879.74	2,612,488.22	3,488,814.64	876,326.42	74.9

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREET					
	PERSONAL SERVICES:					
01-4310-1000	SALARIES	52,820.95	536,506.37	719,144.00	182,637.63	74.6
01-4310-1500	PART-TIME	.00	.00	65,800.00	65,800.00	.0
01-4310-1800	SHIFT COVERAGE ON CALL	.00	18,976.34	17,500.00	(1,476.34)	108.4
01-4310-1900	OVERTIME	.00	36,154.73	35,000.00	(1,154.73)	103.3
01-4310-2100	FICA TAXES-CITY	4,010.50	44,985.53	60,977.70	15,992.17	73.8
01-4310-2200	STATE RETIREMENT-CITY	6,317.37	68,047.88	87,463.00	19,415.12	77.8
01-4310-2400	WORKER'S COMPENSATION-CITY	1,570.44	15,742.57	27,628.00	11,885.43	57.0
01-4310-2500	HEALTH INSURANCE-CITY	18,057.08	163,829.23	216,685.00	52,855.77	75.6
01-4310-2505	HEALTH REIMBURSEMENT ACCT(HRA)	26.80	1,100.86	15,500.00	14,399.14	7.1
01-4310-2510	DENTAL INSURANCE-CITY	543.23	4,933.16	6,576.00	1,642.84	75.0
01-4310-2515	VISION	234.18	2,286.15	.00	(2,286.15)	.0
01-4310-2600	ST & LONG TERM DISABILITY	340.16	3,145.33	4,323.06	1,177.73	72.8
01-4310-2800	STATE UNEMPLOYMENT INSURANCE	.00	33.44	6,000.00	5,966.56	.6
	TOTAL PERSONAL SERVICES	83,920.71	895,741.59	1,262,596.76	366,855.17	70.9
	MATERIALS AND SERVICES:					
01-4310-3200	OPERATING SUPPLIES	725.34	13,041.08	16,240.00	3,198.92	80.3
01-4310-3400	MINOR EQUIPMENT	511.45	1,292.20	3,800.00	2,507.80	34.0
01-4310-3500	MOTOR FUELS & LUBRICANTS	2,537.71	78,013.12	109,092.00	31,078.88	71.5
01-4310-3600	COMPUTER SOFTWARE	.00	6,799.00	6,800.00	1.00	100.0
01-4310-4200	PROFESSIONAL SERVICES	133.68	188,214.23	204,000.00	15,785.77	92.3
01-4310-4900	PERSONNEL TRAINING/TRAVEL/MTG	200.00	620.00	4,515.00	3,895.00	13.7
01-4310-5100	TELEPHONE & COMMUNICATIONS	30.00	270.00	7,000.00	6,730.00	3.9
01-4310-5200	UTILITIES	1,098.07	13,204.55	19,500.00	6,295.45	67.7
01-4310-6000	REPAIR & MAINT--AUTOMOTIVE EQU	3,645.47	6,126.96	8,700.00	2,573.04	70.4
01-4310-6100	REPAIR & MAINT--MACHINERY & EQ	2,269.21	44,791.49	98,650.00	53,858.51	45.4
01-4310-6910	OTHER PURCHASED SERVICES	3,054.48	11,276.60	16,000.00	4,723.40	70.5
01-4310-6920	SIGNS & SIGNALIZATION	450.86	12,901.12	16,000.00	3,098.88	80.6
01-4310-6930	STREET LIGHTING	1,131.00	18,815.51	18,500.00	(315.51)	101.7
01-4310-6950	MAINTENANCE & IMPROVEMENTS	7,368.14	52,354.75	338,300.00	285,945.25	15.5
	TOTAL MATERIAL AND SERVICES	23,155.41	447,720.61	867,097.00	419,376.39	51.6
	TOTAL STREET	107,076.12	1,343,462.20	2,129,693.76	786,231.56	63.1

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECREATION					
	PERSONAL SERVICES:					
01-4510-1000	SALARIES	22,292.98	202,178.86	275,420.00	73,241.14	73.4
01-4510-1500	PART-TIME/SEASONAL	5,223.63	17,406.80	85,000.00	67,593.20	20.5
01-4510-1900	OVERTIME	.00	833.25	.00	(833.25)	.0
01-4510-2100	FICA TAXES - CITY	2,073.98	16,635.78	27,540.00	10,904.22	60.4
01-4510-2200	STATE RETIREMENT - CITY	2,533.86	24,028.14	43,056.00	19,027.86	55.8
01-4510-2400	WORKER'S COMPENSATION - CITY	451.57	3,486.11	7,700.00	4,213.89	45.3
01-4510-2500	HEALTH INSURANCE - CITY	8,133.02	64,019.26	83,829.00	19,809.74	76.4
01-4510-2505	HEALTH REIMBURSEMENT ACCT(HRA)	22.70	3,101.65	5,000.00	1,898.35	62.0
01-4510-2510	DENTAL INSURANCE-CITY	229.50	1,913.50	2,526.00	612.50	75.8
01-4510-2515	VISION	108.00	957.50	.00	(957.50)	.0
01-4510-2600	ST & LONG TERM DISABILITY	136.55	1,228.95	1,612.80	383.85	76.2
01-4510-2800	STATE UNEMPLOYMENT INSURANCE	.00	.00	1,000.00	1,000.00	.0
	TOTAL PERSONAL SERVICES	41,205.79	335,789.80	532,683.80	196,894.00	63.0
	MATERIALS AND SERVICES:					
01-4510-3100	OFFICE SUPPLIES & POSTAGE	.00	32.01	1,000.00	967.99	3.2
01-4510-3200	OPERATING SUPPLIES	1,028.41	2,828.06	4,500.00	1,671.94	62.9
01-4510-3250	RECREATION SUPPLIES	699.31	7,160.22	11,000.00	3,839.78	65.1
01-4510-3280	YOUTH GOLF	237.60	237.60	1,000.00	762.40	23.8
01-4510-3300	RESALE ITEMS-CONCESSION SUPPLY	1,092.08	5,888.77	7,500.00	1,611.23	78.5
01-4510-3310	STATE SALES TAX-PARK	.00	4,289.27	8,500.00	4,210.73	50.5
01-4510-3500	MOTOR FUELS & LUBRICANTS	.00	1,647.82	3,500.00	1,852.18	47.1
01-4510-4200	PROFESSIONAL SERVICE	.00	2,465.61	3,842.00	1,376.39	64.2
01-4510-4410	ADVERTISING & PUBLICATIONS	.00	1,099.40	1,000.00	(99.40)	109.9
01-4510-4800	DUES, SUBSCRIPTIONS & MEMBERSH	65.00	65.00	500.00	435.00	13.0
01-4510-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	.00	1,000.00	1,000.00	.0
01-4510-5100	TELEPHONE & COMMUNICATIONS	.00	.00	1,500.00	1,500.00	.0
01-4510-5200	UTILITIES	551.73	3,702.70	11,400.00	7,697.30	32.5
01-4510-6000	REPAIR & MAINT--AUTOMOTIVE EQU	.00	616.53	3,500.00	2,883.47	17.6
01-4510-6100	REPAIR & MAINT--MACHINERY & EQ	.00	1,771.54	2,500.00	728.46	70.9
	TOTAL MATERIAL AND SERVICES	3,674.13	31,804.53	62,242.00	30,437.47	51.1
	TOTAL RECREATION	44,879.92	367,594.33	594,925.80	227,331.47	61.8
	TOTAL FUND EXPENDITURES	1,073,868.12	14,437,773.29	19,084,762.81	4,646,989.52	75.7
	NET REVENUE OVER EXPENDITURES	606,662.18	(1,220,992.19)	.41	1,220,992.60	(29780

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

WAGON DAYS FUND

	ASSETS			
02-1000-0000	CASH - COMBINED		(22,155.05)	
02-1510-0000	INVESTMENTS--WAGON DAYS #1625		8.81	
02-1520-0000	WAGON DAYS- US BANK #2315		57,588.79	
	TOTAL ASSETS			35,442.55
	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	5,263.59		
	REVENUE OVER EXPENDITURES - YTD	30,428.96		
	BALANCE - CURRENT DATE		35,692.55	
	TOTAL FUND EQUITY			35,692.55
	TOTAL LIABILITIES AND EQUITY			35,442.55

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WAGON DAYS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	WAGON DAYS REVENUE					
02-3400-1100	WAGON DAYS FEES	.00	1,500.00	1,500.00	.00	100.0
02-3400-6700	SALES-SOUVENIRS,TICKET,PICNIC	.00	.00	6,000.00	6,000.00	.0
	TOTAL WAGON DAYS REVENUE	.00	1,500.00	7,500.00	6,000.00	20.0
	MISCELLANEOUS REVENUE					
02-3700-1000	INTEREST EARNINGS	13.07	198.89	150.00	(48.89)	132.6
02-3700-3600	REFUNDS & REIMBURSEMENTS	.00	2,100.00	.00	(2,100.00)	.0
02-3700-6500	SPONSORSHIPS	.00	8,507.96	10,000.00	1,492.04	85.1
02-3700-7000	RESERVED SEATING	.00	.00	3,500.00	3,500.00	.0
02-3700-8722	TRANSFER FROM LOT	19,465.83	108,452.49	166,850.00	58,397.51	65.0
	TOTAL MISCELLANEOUS REVENUE	19,478.90	119,259.34	180,500.00	61,240.66	66.1
	TOTAL FUND REVENUE	19,478.90	120,759.34	188,000.00	67,240.66	64.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WAGON DAYS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WAGON DAYS EXPENDITURES					
	PERSONAL SERVICES:					
02-4530-2900	AWARDS	.00	.00	5,300.00	5,300.00	.0
	TOTAL PERSONAL SERVICES	.00	.00	5,300.00	5,300.00	.0
	MATERIALS AND SERVICES:					
02-4530-3100	OFFICE SUPPLIES & POSTAGE	.00	2,967.11	400.00	(2,567.11)	741.8
02-4530-3200	OPERATING SUPPLIES	210.27	3,390.87	9,000.00	5,609.13	37.7
02-4530-3250	SOUVENIRS SUPPLIES	.00	850.00	6,500.00	5,650.00	13.1
02-4530-3310	STATE SALES TAX	.00	212.82	800.00	587.18	26.6
02-4530-4200	PROFESSIONAL SERVICES	.00	71,444.44	72,000.00	555.56	99.2
02-4530-4210	PARADE PARTCPNT/FIDDLERS/POETS	.00	.00	50,000.00	50,000.00	.0
02-4530-4220	GRAND MARSHAL DINNER	.00	130.65	5,500.00	5,369.35	2.4
02-4530-4230	HISTORY/CHILDREN'S ACTIVITIES	.00	71.00	5,000.00	4,929.00	1.4
02-4530-4240	CONCERT	.00	5,850.00	21,000.00	15,150.00	27.9
02-4530-4400	ADVERTISING & LEGAL PUBLICATIO	.00	5,054.64	8,000.00	2,945.36	63.2
02-4530-5210	SOLID WASTE COLLECTION	.00	358.85	4,500.00	4,141.15	8.0
	TOTAL MATERIAL AND SERVICES	210.27	90,330.38	182,700.00	92,369.62	49.4
	TOTAL WAGON DAYS EXPENDITURES	210.27	90,330.38	188,000.00	97,669.62	48.1
	TOTAL FUND EXPENDITURES	210.27	90,330.38	188,000.00	97,669.62	48.1
	NET REVENUE OVER EXPENDITURES	19,268.63	30,428.96	.00	(30,428.96)	.0

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

GENERAL CAPITAL IMPROVEMENT FD

	ASSETS			
03-1000-0000	CASH - COMBINED		1,178,014.59	
03-1510-0000	INVESTMENTS--GEN CIP #2572		3,863,491.38	
	TOTAL ASSETS			5,041,505.97
	LIABILITIES AND EQUITY			
	LIABILITIES			
03-2030-0000	ACCOUNTS PAYABLE		159,950.00	
	TOTAL LIABILITIES			159,950.00
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
03-2710-0000	GEN CAPITAL IMPRVMNT BALANCE	5,250,319.45		
	REVENUE OVER EXPENDITURES - YTD	(368,763.48)		
	BALANCE - CURRENT DATE		4,881,555.97	
	TOTAL FUND EQUITY			4,881,555.97
	TOTAL LIABILITIES AND EQUITY			5,041,505.97

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	GENERAL CIP REVENUE					
03-3100-6100	IDAHO POWER FRANCHISE	.00	274,174.91	300,000.00	25,825.09	91.4
	TOTAL GENERAL CIP REVENUE	.00	274,174.91	300,000.00	25,825.09	91.4
	SOURCE 3400					
03-3400-7200	STREET IMPACT FEES	30,192.86	43,668.86	.00	(43,668.86)	.0
03-3400-7210	PARKS & RECREATION IMPACT FEE	6,139.00	9,280.00	.00	(9,280.00)	.0
03-3400-7220	FIRE & RESCUE IMPACT FEES	14,126.10	20,402.10	.00	(20,402.10)	.0
03-3400-7230	POLICE IMPACT FEES	1,678.36	1,990.36	.00	(1,990.36)	.0
	TOTAL SOURCE 3400	52,136.32	75,341.32	.00	(75,341.32)	.0
	MISCELLANEOUS REVENUE					
03-3700-1000	INTEREST EARNINGS	14,240.35	157,956.31	.00	(157,956.31)	.0
03-3700-3600	REFUNDS & REIMBURSEMENTS	.00	62,916.00	62,501.00	(415.00)	100.7
03-3700-3610	WOOD RIVER LAND TRUST REIMB	.00	38,395.60	.00	(38,395.60)	.0
03-3700-3650	FIRE DEPARTMENT DONATIONS	.00	20,175.00	.00	(20,175.00)	.0
03-3700-8701	TRANSFER FROM GENERAL FUND	.00	847,677.00	847,677.00	.00	100.0
03-3700-8722	TRANSFER FROM LOT FUND	21,875.00	1,196,875.00	1,262,500.00	65,625.00	94.8
03-3700-8790	ITD MAIN STREET FUNDING	.00	300,000.00	.00	(300,000.00)	.0
03-3700-8795	OTHER DONATIONS & REIMBURSEMEN	.00	.00	150,000.00	150,000.00	.0
03-3700-8798	URA FUNDING	.00	.00	765,000.00	765,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	36,115.35	2,623,994.91	3,087,678.00	463,683.09	85.0
	FUND BALANCE					
03-3800-9000	FUND BALANCE	.00	.00	3,606,733.00	3,606,733.00	.0
	TOTAL FUND BALANCE	.00	.00	3,606,733.00	3,606,733.00	.0
	TOTAL FUND REVENUE	88,251.67	2,973,511.14	6,994,411.00	4,020,899.86	42.5

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GENERAL CIP EXPENDITURES					
	CAPITAL OUTLAY:					
03-4193-7110	DOWNTOWN CORE SIDEWALK (P)	287,072.02	378,328.45	500,000.00	121,671.55	75.7
03-4193-7135	MAIN STREET REHAB	82,811.00	1,163,170.53	3,492,204.00	2,329,033.47	33.3
03-4193-7145	5TH STREET SIDEWALK REPLACE	1,107.15	8,171.09	.00	(8,171.09)	.0
03-4193-7150	BIKE NETWORK IMPROVEMENTS	3,313.60	52,381.99	80,000.00	27,618.01	65.5
03-4193-7180	POWER LINE UNDERGROUNDING (P)	.00	1,045,463.00	700,632.00	(344,831.00)	149.2
03-4193-7195	MAIN STREET DESIGN & RECONSTR	16,010.00	17,896.75	.00	(17,896.75)	.0
03-4193-7200	TECHNOLOGY UPGRADES	1,267.20	73,253.38	199,575.00	126,321.62	36.7
03-4193-7205	WEBSITE REBUILD	.00	.00	60,000.00	60,000.00	.0
03-4193-7210	SUSTAINABILITY	.00	2,900.84	.00	(2,900.84)	.0
03-4193-7500	PARKING MANAGEMENT	.00	.00	95,000.00	95,000.00	.0
03-4193-7607	SIDEWALK CURB AND GUTTER	.00	12,399.00	.00	(12,399.00)	.0
03-4193-7611	PAVEMENT MANAGEMENT PROG (P)	.00	2,191.23	600,000.00	597,808.77	.4
03-4193-7612	MASTIC PATCHER	.00	80,225.00	.00	(80,225.00)	.0
03-4193-7613	ROAD BARRIERS	.00	86,645.18	.00	(86,645.18)	.0
	TOTAL CAPITAL OUTLAY	391,580.97	2,923,026.44	5,727,411.00	2,804,384.56	51.0
	OTHER EXPENDITURES:					
03-4193-9930	GENERAL FUND CIP CONTINGENCY	.00	21,646.50	.00	(21,646.50)	.0
	TOTAL OTHER EXPENDITURES	.00	21,646.50	.00	(21,646.50)	.0
	TOTAL GENERAL CIP EXPENDITURES	391,580.97	2,944,672.94	5,727,411.00	2,782,738.06	51.4

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FACILITY MAINT CIP EXPENDITURE					
	CAPITAL OUTLAY:					
03-4194-7000	WARM SPRINGS PRESERVE PHASE I	.00	35,725.75	.00	(35,725.75)	.0
03-4194-7110	FORD RANGER	.00	.00	35,000.00	35,000.00	.0
03-4194-7120	ATKINSON PARK IRRIG UPGRADES	.00	.00	50,000.00	50,000.00	.0
03-4194-7135	FOREST SRV PARK RENOVATION	.00	17,911.50	175,000.00	157,088.50	10.2
03-4194-7140	BONNING CABIN PRESERVATION	.00	28,974.00	50,000.00	21,026.00	58.0
03-4194-7155	ROTARY PARK REHABILATION	2,975.33	2,975.33	124,500.00	121,524.67	2.4
03-4194-7156	ORE WAGON R&M	.00	.00	170,000.00	170,000.00	.0
03-4194-7160	TOWNE SQUARE DESIGN SCOPE	.00	56,000.00	.00	(56,000.00)	.0
03-4194-7170	TRASH CANS (CITYWIDE) REPLACE	.00	4,150.00	20,000.00	15,850.00	20.8
03-4194-7180	WATER CONSERVATION UPGRADES	.00	.00	20,000.00	20,000.00	.0
03-4194-7200	SOLAR (FIRE)	.00	.00	150,000.00	150,000.00	.0
03-4194-7602	MOWER REPLACEMENT	.00	.00	34,000.00	34,000.00	.0
03-4194-7603	GRAVELY ZERO TURN MOWER	.00	.00	16,000.00	16,000.00	.0
	TOTAL CAPITAL OUTLAY	2,975.33	145,736.58	844,500.00	698,763.42	17.3
	TOTAL FACILITY MAINT CIP EXPENDITURE	2,975.33	145,736.58	844,500.00	698,763.42	17.3

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	POLICE CIP EXPENDITURES					
	CAPITAL OUTLAY:					
03-4210-7100	POLICE VEHICLE (NEW)	.00	.00	60,000.00	60,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	60,000.00	60,000.00	.0
	TOTAL POLICE CIP EXPENDITURES	.00	.00	60,000.00	60,000.00	.0

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRE & RESCUE CIP EXPENDITURES					
	CAPITAL OUTLAY:					
03-4230-7100	UTILITY/PICK-UP TRUCK	11,721.79	88,688.05	110,000.00	21,311.95	80.6
03-4230-7115	FIREFIGHTIN EQ (TOOLS)	.00	2,855.41	15,000.00	12,144.59	19.0
03-4230-7120	RADIOS (PORTABLE)	.00	16,795.33	14,000.00	(2,795.33)	120.0
03-4230-7125	RESCUE (CITY PROVIDED)	.00	2,078.71	30,000.00	27,921.29	6.9
03-4230-7130	PPE (TURNOUT GEAR)	439.39	17,850.02	32,000.00	14,149.98	55.8
03-4230-7135	MEDICAL (CITY PROVIDED)	.00	.00	4,000.00	4,000.00	.0
03-4230-7140	SHOP TOOLS	.00	676.12	2,500.00	1,823.88	27.0
	TOTAL CAPITAL OUTLAY	12,161.18	128,943.64	207,500.00	78,556.36	62.1
	TOTAL FIRE & RESCUE CIP EXPENDITURES	12,161.18	128,943.64	207,500.00	78,556.36	62.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREETS CIP EXPENDITURES					
	CAPITAL OUTLAY:					
03-4310-7125	ELGIN EAGLE - SWEEPER	.00	.00	50,000.00	50,000.00	.0
03-4310-7140	140 GRADER (TBD) - (LEASE/PURC	.00	56,620.74	50,000.00	(6,620.74)	113.2
03-4310-7150	CAPITAL EQUIPMENT	.00	9,060.00	.00	(9,060.00)	.0
03-4310-7600	DODGE DURANGO (2001)	.00	57,057.00	35,000.00	(22,057.00)	163.0
	TOTAL CAPITAL OUTLAY	.00	122,737.74	135,000.00	12,262.26	90.9
	TOTAL STREETS CIP EXPENDITURES	.00	122,737.74	135,000.00	12,262.26	90.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECREATION CIP EXPENDITURES					
	CAPITAL OUTLAY:					
03-4510-7125	PUMP PARK OVERHAUL	.00	183.72	.00	(183.72)	.0
03-4510-7130	JOHN DEER GATOR	.00	.00	20,000.00	20,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	183.72	20,000.00	19,816.28	.9
	TOTAL RECREATION CIP EXPENDITURES	.00	183.72	20,000.00	19,816.28	.9
	TOTAL FUND EXPENDITURES	406,717.48	3,342,274.62	6,994,411.00	3,652,136.38	47.8
	NET REVENUE OVER EXPENDITURES	(318,465.81)	(368,763.48)	.00	368,763.48	.0

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

ORIGINAL LOT FUND

	ASSETS			
22-1000-0000	CASH - COMBINED		(136,432.23)	
22-1050-0000	TAXES RECEIVABLE		315,213.66	
22-1510-0000	INVESTMENTS-LOT #3183		361,660.03	
	TOTAL ASSETS			540,441.46
	LIABILITIES AND EQUITY			
	LIABILITIES			
22-2030-0000	ACCOUNTS PAYABLE		(1,500.00)	
	TOTAL LIABILITIES			(1,500.00)
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
22-2710-0000	FUND BALANCE	1,362,693.70		
	REVENUE OVER EXPENDITURES - YTD	(820,752.24)		
	BALANCE - CURRENT DATE		541,941.46	
	TOTAL FUND EQUITY			541,941.46
	TOTAL LIABILITIES AND EQUITY			540,441.46

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

ORIGINAL LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	ORIGINAL LOT TAX					
22-3100-3000	ORIGINAL LOT TAX	202,556.41	2,867,726.78	3,195,890.00	328,163.22	89.7
	TOTAL ORIGINAL LOT TAX	202,556.41	2,867,726.78	3,195,890.00	328,163.22	89.7
	MISCELLANEOUS REVENUE					
22-3700-1000	INTEREST EARNINGS	1,333.03	12,348.30	.00	(12,348.30)	.0
22-3700-3600	REFUNDS & REIMBURSEMENTS	.00	1,400.00	.00	(1,400.00)	.0
22-3700-8725	TRANSFR FROM ADDITIONAL 1%-LOT	4,078.75	36,708.75	48,945.00	12,236.25	75.0
	TOTAL MISCELLANEOUS REVENUE	5,411.78	50,457.05	48,945.00	(1,512.05)	103.1
	FUND BALANCE					
22-3800-9000	FUND BALANCE	.00	.00	1,358,391.00	1,358,391.00	.0
	TOTAL FUND BALANCE	.00	.00	1,358,391.00	1,358,391.00	.0
	TOTAL FUND REVENUE	207,968.19	2,918,183.83	4,603,226.00	1,685,042.17	63.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

ORIGINAL LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ORIGINAL LOT TAX					
	MATERIALS AND SERVICES:					
22-4910-3610	PROCESSING FEE XBP	213.36	1,977.34	1,000.00	(977.34)	197.7
22-4910-4200	PROFESSIONAL SERVICES	.00	27,000.00	21,591.00	(5,409.00)	125.1
22-4910-5000	ADMINISTRATIVE EXPENSE-GEN FND	416.67	3,750.03	5,000.00	1,249.97	75.0
22-4910-6060	EVENTS/PROMOTIONS	31,902.69	84,027.70	115,195.00	31,167.30	72.9
22-4910-6070	SVED	.00	15,000.00	15,000.00	.00	100.0
22-4910-6075	IDAHO DARK SKY ALLIANCE	.00	2,500.00	2,500.00	.00	100.0
22-4910-6080	MOUNTAIN RIDES	.00	618,000.00	824,000.00	206,000.00	75.0
22-4910-6085	FRIENDS OF THE SAWTOOTH NF	.00	.00	5,000.00	5,000.00	.0
22-4910-6090	CONSOLIDATED DISPATCH	.00	178,127.48	180,512.00	2,384.52	98.7
22-4910-6095	MOUNTAIN HUMANE	.00	3,226.00	4,078.00	852.00	79.1
	TOTAL MATERIAL AND SERVICES	32,532.72	933,608.55	1,173,876.00	240,267.45	79.5
	OTHER EXPENDITURES:					
22-4910-8801	REIMBURSE GF POLICE/FIRE/AMB	166,666.67	1,500,000.03	2,000,000.00	499,999.97	75.0
22-4910-8802	TRNSFR TO WAGON DAYS FUND	19,465.83	108,452.49	166,850.00	58,397.51	65.0
22-4910-8803	TRANSFER TO GENERAL CIP	21,875.00	1,196,875.00	1,262,500.00	65,625.00	94.8
	TOTAL OTHER EXPENDITURES	208,007.50	2,805,327.52	3,429,350.00	624,022.48	81.8
	TOTAL ORIGINAL LOT TAX	240,540.22	3,738,936.07	4,603,226.00	864,289.93	81.2
	TOTAL FUND EXPENDITURES	240,540.22	3,738,936.07	4,603,226.00	864,289.93	81.2
	NET REVENUE OVER EXPENDITURES	(32,572.03)	(820,752.24)	.00	820,752.24	.0

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

ADDITIONAL1%-LOT FUND

	ASSETS			
25-1000-0000	CASH - COMBINED		81,684.96	
	TOTAL ASSETS			81,684.96
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
25-2710-0000	FUND BALANCE	349,124.86		
	REVENUE OVER EXPENDITURES - YTD	(267,439.90)		
	BALANCE - CURRENT DATE		81,684.96	
	TOTAL FUND EQUITY			81,684.96
	TOTAL LIABILITIES AND EQUITY			81,684.96

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

ADDITIONAL1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	ADDITIONAL 1%-LOT					
25-3100-3010	ADDITIONAL 1%	181,199.21	2,302,679.24	2,447,253.00	144,573.76	94.1
	TOTAL ADDITIONAL 1%-LOT	181,199.21	2,302,679.24	2,447,253.00	144,573.76	94.1
	FUND BALANCE					
25-3800-9000	FUND BALANCE	.00	.00	299,125.00	299,125.00	.0
	TOTAL FUND BALANCE	.00	.00	299,125.00	299,125.00	.0
	TOTAL FUND REVENUE	181,199.21	2,302,679.24	2,746,378.00	443,698.76	83.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

ADDITIONAL1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADDITIONAL 1%-LOT					
	MATERIALS AND SERVICES:					
25-4910-4220	SUN VALLEY AIR SERVICE BOARD	89,579.48	1,077,824.40	1,199,154.00	121,329.60	89.9
25-4910-4240	SVASB RELEASE FUND BALANCE	.00	299,125.00	299,125.00	.00	100.0
	TOTAL MATERIAL AND SERVICES	89,579.48	1,376,949.40	1,498,279.00	121,329.60	91.9
	OTHER EXPENDITURES:					
25-4910-8822	TRANSFER TO ORIG LOT-DIR COST	4,078.75	36,708.75	48,945.00	12,236.25	75.0
25-4910-8824	TRANSFER TO HOUSING	128,350.96	1,156,460.99	1,199,154.00	42,693.01	96.4
	TOTAL OTHER EXPENDITURES	132,429.71	1,193,169.74	1,248,099.00	54,929.26	95.6
	TOTAL ADDITIONAL 1%-LOT	222,009.19	2,570,119.14	2,746,378.00	176,258.86	93.6
	TOTAL FUND EXPENDITURES	222,009.19	2,570,119.14	2,746,378.00	176,258.86	93.6
	NET REVENUE OVER EXPENDITURES	(40,809.98)	(267,439.90)	.00	267,439.90	.0

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

FIRE BOND FUND

	ASSETS			
41-1000-0000	CASH - COMBINED		329,184.63	
41-1050-0000	TAXES RECEIVABLE--CURRENT		5,738.43	
	TOTAL ASSETS			334,923.06
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
41-2710-0000	FUND BALANCE	(1,883.51)		
	REVENUE OVER EXPENDITURES - YTD	336,806.57		
	BALANCE - CURRENT DATE		334,923.06	
	TOTAL FUND EQUITY			334,923.06
	TOTAL LIABILITIES AND EQUITY			334,923.06

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

FIRE BOND FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	PROPERTY TAX					
41-3100-1000	PROPERTY TAX GO LEVY	38,121.13	465,083.16	617,019.00	151,935.84	75.4
41-3100-9000	PENALTY & INTEREST ON TAXES	235.28	1,232.79	.00	(1,232.79)	.0
	TOTAL PROPERTY TAX	38,356.41	466,315.95	617,019.00	150,703.05	75.6
	TOTAL FUND REVENUE	38,356.41	466,315.95	617,019.00	150,703.05	75.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

FIRE BOND FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRE BOND FUND EXP/TRNFRS					
	MATERIALS AND SERVICES:					
41-4800-4205	PROF SERVICES PAYING AGENT	.00	.00	3,000.00	3,000.00	.0
	TOTAL MATERIAL AND SERVICES	.00	.00	3,000.00	3,000.00	.0
	OTHER EXPENDITURES:					
41-4800-8100	DEBT SRVC ACCT PRINCIPL-FIRE	.00	129,509.38	355,000.00	225,490.62	36.5
41-4800-8200	DEBT SRVC ACCT INTEREST-FIRE	.00	.00	259,019.00	259,019.00	.0
	TOTAL OTHER EXPENDITURES	.00	129,509.38	614,019.00	484,509.62	21.1
	TOTAL FIRE BOND FUND EXP/TRNFRS	.00	129,509.38	617,019.00	487,509.62	21.0
	TOTAL FUND EXPENDITURES	.00	129,509.38	617,019.00	487,509.62	21.0
	NET REVENUE OVER EXPENDITURES	38,356.41	336,806.57	.00	(336,806.57)	.0

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

IN-LIEU HOUSING FUND

	ASSETS			
52-1000-0000	CASH - COMBINED		(335,803.34)	
52-1515-0000	INVESTMENTS--IN-LIEU HOUS#3044		968,534.04	
	TOTAL ASSETS			632,730.70
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-2710-0000	FUND BALANCE	1,779,661.65		
	REVENUE OVER EXPENDITURES - YTD	(1,146,930.95)		
	BALANCE - CURRENT DATE		632,730.70	
	TOTAL FUND EQUITY			632,730.70
	TOTAL LIABILITIES AND EQUITY			632,730.70

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

IN-LIEU HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
52-3700-1000	INTEREST EARNINGS	3,569.90	33,069.05	5,000.00	(28,069.05)	661.4
52-3700-7500	IN-LIEU-AFFORDABLE HOUSING FEE	.00	.00	300,000.00	300,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	3,569.90	33,069.05	305,000.00	271,930.95	10.8
	FUND BALANCE					
52-3800-9000	FUND BALANCE	.00	.00	2,089,874.00	2,089,874.00	.0
	TOTAL FUND BALANCE	.00	.00	2,089,874.00	2,089,874.00	.0
	TOTAL FUND REVENUE	3,569.90	33,069.05	2,394,874.00	2,361,804.95	1.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

IN-LIEU HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IN-LIEU HOUSING EXPENDITURES					
	CAPITAL OUTLAY:					
52-4410-7116	BLUEBIRD VILLAGE HOUSING	.00	680,000.00	680,000.00	.00	100.0
	TOTAL CAPITAL OUTLAY	.00	680,000.00	680,000.00	.00	100.0
	OTHER EXPENDITURES:					
52-4410-8899	TRANSFER TO HOUSING FUND	.00	500,000.00	500,000.00	.00	100.0
52-4410-9930	COM.HOUSING OP. CONTINGENCY	.00	.00	1,214,874.00	1,214,874.00	.0
	TOTAL OTHER EXPENDITURES	.00	500,000.00	1,714,874.00	1,214,874.00	29.2
	TOTAL IN-LIEU HOUSING EXPENDITURES	.00	1,180,000.00	2,394,874.00	1,214,874.00	49.3
	TOTAL FUND EXPENDITURES	.00	1,180,000.00	2,394,874.00	1,214,874.00	49.3
	NET REVENUE OVER EXPENDITURES	3,569.90	(1,146,930.95)	.00	1,146,930.95	.0

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

COMMUNITY HOUSING

	ASSETS			
54-1000-0000	CASH - COMBINED		1,941,225.04	
	TOTAL ASSETS			1,941,225.04
	LIABILITIES AND EQUITY			
	LIABILITIES			
54-2030-0000	ACCOUNTS PAYABLE		(132.15)	
54-2300-0000	DEPOSITS-SEC DEP LTL		1,375.00	
	TOTAL LIABILITIES			1,242.85
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
54-2710-0000	FUND BALANCE	128,743.70		
	REVENUE OVER EXPENDITURES - YTD	1,811,238.49		
	BALANCE - CURRENT DATE		1,939,982.19	
	TOTAL FUND EQUITY			1,939,982.19
	TOTAL LIABILITIES AND EQUITY			1,941,225.04

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

COMMUNITY HOUSING

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	COMMUNITY HOUSING REVENUE					
54-3700-2000	LIFT TOWER LODGE RENTS	11,142.25	70,552.56	94,836.00	24,283.44	74.4
54-3700-2010	291 N 2ND AVE RENTS	4,950.00	18,995.20	.00	(18,995.20)	.0
54-3700-2020	DEED RESTRICTION RENTS	2,800.00	22,106.13	.00	(22,106.13)	.0
54-3700-3600	REFUNDS & REIMBURSEMENTS(BCHA)	.00	258,663.48	252,055.00	(6,608.48)	102.6
54-3700-3610	REFUNDS & REIM BLAINE COUNTY	77,250.00	115,875.00	150,000.00	34,125.00	77.3
54-3700-3620	MISCELLANEOUS REVENUE	.00	568,491.69	.00	(568,491.69)	.0
54-3700-4000	DEED RESTRICTED PROP SALE	.00	.00	378,000.00	378,000.00	.0
54-3700-8701	TRANSFER FROM GENERAL FUND	.00	500,000.00	500,000.00	.00	100.0
54-3700-8705	TRANSFER FROM ADDITIONAL .50%	128,350.96	1,156,460.99	1,199,154.00	42,693.01	96.4
54-3700-8730	TRANSFER FROM IN-LIEU FUND	.00	500,000.00	500,000.00	.00	100.0
	TOTAL COMMUNITY HOUSING REVENUE	224,493.21	3,211,145.05	3,074,045.00	(137,100.05)	104.5
	TOTAL FUND REVENUE	224,493.21	3,211,145.05	3,074,045.00	(137,100.05)	104.5

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

COMMUNITY HOUSING

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMMUNITY HOUSING EXPENSE					
	PERSONAL SERVICES:					
54-4410-1000	SALARIES	32,864.62	299,778.06	692,968.00	393,189.94	43.3
54-4410-1500	PART-TIME SALARIES	739.00	25,517.39	.00	(25,517.39)	.0
54-4410-2100	FICA TAXES-CITY	2,494.85	24,223.24	.00	(24,223.24)	.0
54-4410-2200	STATE RETIREMENT-CITY	4,018.99	38,758.11	.00	(38,758.11)	.0
54-4410-2400	WORKMEN'S COMPENSATION-CITY	42.32	696.94	.00	(696.94)	.0
54-4410-2500	HEALTH INSURANCE-CITY	10,341.56	88,774.68	.00	(88,774.68)	.0
54-4410-2505	HEALTH REIMBURSEMENT ACCT(HRA)	26.30	1,962.65	.00	(1,962.65)	.0
54-4410-2510	DENTAL INSURANCE-CITY	304.54	2,646.64	.00	(2,646.64)	.0
54-4410-2515	VISION REIMBURSEMENT ACCT(HRA)	139.64	1,306.19	.00	(1,306.19)	.0
54-4410-2600	LONG TERM DISABILITY	210.45	1,639.13	.00	(1,639.13)	.0
	TOTAL PERSONAL SERVICES	51,182.27	485,303.03	692,968.00	207,664.97	70.0
	MATERIALS AND SERVICES:					
54-4410-3100	GENERAL OFFICE	2,506.06	15,076.37	11,500.00	(3,576.37)	131.1
54-4410-3200	LIFT TOWER LODGE OPERATIONS	.00	5,211.34	89,200.00	83,988.66	5.8
54-4410-4200	PROFESSIONAL SERVICES	30,640.99	103,024.17	75,000.00	(28,024.17)	137.4
54-4410-4210	LEASE TO LOCALS INCENTIVES	6,000.00	49,000.00	200,000.00	151,000.00	24.5
54-4410-4215	LEASE TO LOCALS PROF SERVICES	6,000.00	43,371.56	100,000.00	56,628.44	43.4
54-4410-4225	DEED RESTRICTIONS	400.00	137,323.65	1,035,635.00	898,311.35	13.3
54-4410-4250	LIFT TOWER LODGE PROFF SVCS	8,155.31	28,352.21	.00	(28,352.21)	.0
54-4410-5200	LIFT TOWER LODGE UTILITIES	3,707.76	15,914.74	.00	(15,914.74)	.0
54-4410-5210	291 N 2ND AVE UTILITIES	746.05	2,681.10	.00	(2,681.10)	.0
54-4410-5900	LIFT TOWER LDG REPAIR & MAINT	8,848.48	57,153.39	.00	(57,153.39)	.0
	TOTAL MATERIAL AND SERVICES	67,004.65	457,108.53	1,511,335.00	1,054,226.47	30.3
	CAPITAL OUTLAY:					
54-4410-7100	PROPERTY ACQUISTION	50,000.00	50,000.00	50,000.00	.00	100.0
	TOTAL CAPITAL OUTLAY	50,000.00	50,000.00	50,000.00	.00	100.0
	OTHER EXPENDITURES:					
54-4410-8000	REIMBURSEMENT BCHA OP & PROG	.00	357,495.00	357,495.00	.00	100.0
54-4410-8010	REIMBURSE BCHA BLAINE CO CONTR	.00	.00	150,000.00	150,000.00	.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	407,495.00	738,012.00	330,517.00	55.2
	TOTAL COMMUNITY HOUSING EXPENSE	168,186.92	1,399,906.56	2,992,315.00	1,592,408.44	46.8
	TOTAL FUND EXPENDITURES	168,186.92	1,399,906.56	2,992,315.00	1,592,408.44	46.8
	NET REVENUE OVER EXPENDITURES	56,306.29	1,811,238.49	81,730.00	(1,729,508.49)	2216.1

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

WATER FUND

	ASSETS			
63-1000-0000	CASH - COMBINED		969,279.49	
63-1150-0000	ACCTS RCVBL--WATER		13,823.06	
63-1510-0000	INVESTMENTS-WATER FUND #976		3,567,755.37	
63-1610-0000	FIXED ASSETS--LAND		15,380.00	
63-1620-0000	FIXED ASSETS--BUILDINGS		13,210,514.35	
63-1630-0000	ACCUM DEPRN--BUILDINGS		(8,287,273.25)	
63-1660-0000	FIXED ASSETS--MACHINERY & EQUI		1,341,870.88	
63-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP		(430,283.54)	
63-1800-0000	DEFERRED OUTFLOWS OF RESOURCES		53,662.86	
63-1900-0000	UNAMORTIZED BOND DISCOUNT 2016		11,319.77	
	TOTAL ASSETS			10,466,048.99
	LIABILITIES AND EQUITY			
	LIABILITIES			
63-2300-0000	ACCRUED INTEREST PAYABLE		4,696.54	
63-2330-0000	BONDS PAYABLE-2015B		2,080,000.00	
63-2340-0000	WA REFNDING BONDS PAYABLE 2016		501,000.00	
63-2390-0000	COMPENSATED ABSENCES PAYABLE		49,473.77	
63-2395-0000	NET PENSION LIABILITY		269,901.85	
63-2500-0000	UNAMORTIZED BOND PREMIUM		146,950.83	
	TOTAL LIABILITIES			3,052,022.99
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
63-2710-0000	WATER FUND BALANCE	308,928.61		
63-2720-0000	RETAINED EARNINGS	6,585,036.55		
	REVENUE OVER EXPENDITURES - YTD	520,060.84		
	BALANCE - CURRENT DATE		7,414,026.00	
	TOTAL FUND EQUITY			7,414,026.00
	TOTAL LIABILITIES AND EQUITY			10,466,048.99

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	WATER REVENUE					
63-3400-6100	WATER CHARGES	251,918.46	1,837,587.93	2,723,222.25	885,634.32	67.5
63-3400-6600	WA CONNECT FEE/FIRELINE/METER	.00	.00	23,000.00	23,000.00	.0
	TOTAL WATER REVENUE	251,918.46	1,837,587.93	2,746,222.25	908,634.32	66.9
	MISCELLANEOUS REVENUE					
63-3700-1000	INTEREST EARNINGS	13,150.31	121,815.33	10,000.00	(111,815.33)	1218.2
63-3700-3600	REFUNDS & REIMBURSEMENTS	2,831.47	(18,980.00)	.00	18,980.00	.0
63-3700-7000	MISCELLANEOUS REVENUE	.00	41,681.05	2,500.00	(39,181.05)	1667.2
	TOTAL MISCELLANEOUS REVENUE	15,981.78	144,516.38	12,500.00	(132,016.38)	1156.1
	FUND BALANCE					
63-3800-9000	FUND BALANCE	.00	.00	56,186.00	56,186.00	.0
	TOTAL FUND BALANCE	.00	.00	56,186.00	56,186.00	.0
	TOTAL FUND REVENUE	267,900.24	1,982,104.31	2,814,908.25	832,803.94	70.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER EXPENDITURES					
	PERSONAL SERVICES:					
63-4340-1000	SALARIES-WATER	27,605.49	266,048.72	426,133.91	160,085.19	62.4
63-4340-1800	SHIFT COVERAGE ON CALL	1,279.26	13,223.92	20,000.00	6,776.08	66.1
63-4340-1900	OVERTIME	3,939.96	17,485.28	11,000.00	(6,485.28)	159.0
63-4340-2100	FICA TAXES-CITY	2,462.77	22,340.41	34,129.24	11,788.83	65.5
63-4340-2200	STATE RETIREMENT-CITY	3,925.84	35,492.40	54,673.22	19,180.82	64.9
63-4340-2400	WORKMEN'S COMPENSATION-CITY	518.21	4,785.58	11,513.00	6,727.42	41.6
63-4340-2500	HEALTH INSURANCE-CITY	8,937.91	71,478.34	194,162.80	122,684.46	36.8
63-4340-2505	HEALTH REIMBURSEMENT ACCT(HRA)	16.50	457.00	12,429.17	11,972.17	3.7
63-4340-2510	DENTAL INSURANCE-CITY	256.50	2,101.69	4,870.92	2,769.23	43.2
63-4340-2515	VISION	120.67	1,049.66	.00	(1,049.66)	.0
63-4340-2600	LONG TERM DISABILITY	169.76	1,527.84	2,701.10	1,173.26	56.6
	TOTAL PERSONAL SERVICES	49,232.87	435,990.84	771,613.36	335,622.52	56.5
	MATERIALS AND SERVICES:					
63-4340-3100	OFFICE SUPPLIES & POSTAGE	67.25	192.52	1,000.00	807.48	19.3
63-4340-3120	DATA PROCESSING	587.05	4,760.61	6,000.00	1,239.39	79.3
63-4340-3200	OPERATING SUPPLIES	2,825.24	18,089.82	16,500.00	(1,589.82)	109.6
63-4340-3250	LABORATORY/ANALYSIS	240.15	1,102.15	6,500.00	5,397.85	17.0
63-4340-3400	MINOR EQUIPMENT	.00	2,869.63	2,500.00	(369.63)	114.8
63-4340-3500	MOTOR FUELS & LUBRICANTS	415.06	4,564.75	10,000.00	5,435.25	45.7
63-4340-3600	COMPUTER SOFTWARE	.00	2,741.46	10,000.00	7,258.54	27.4
63-4340-3800	CHEMICALS	403.24	3,656.37	10,000.00	6,343.63	36.6
63-4340-4200	PROFESSIONAL SERVICES	16,236.03	48,444.74	170,000.00	121,555.26	28.5
63-4340-4300	STATE & WA DISTRICT FEES	.00	70,316.53	65,000.00	(5,316.53)	108.2
63-4340-4600	INSURANCE	.00	15,519.29	19,000.00	3,480.71	81.7
63-4340-4800	DUES, SUBSCRIPTIONS, & MEMBERS	.00	252.00	1,000.00	748.00	25.2
63-4340-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	1,215.00	5,000.00	3,785.00	24.3
63-4340-5000	ADMINISTRATIVE EXPENSE-GEN FND	12,398.25	111,584.25	148,779.00	37,194.75	75.0
63-4340-5100	TELEPHONE & COMMUNICATIONS	952.00	6,328.94	12,000.00	5,671.06	52.7
63-4340-5110	COMPUTER NETWORK	155.00	155.00	.00	(155.00)	.0
63-4340-5200	UTILITIES	8,917.09	64,743.14	120,000.00	55,256.86	54.0
63-4340-5500	RIGHT-OF-WAY FEE (STREET DEPT)	11,346.76	102,120.84	136,161.11	34,040.27	75.0
63-4340-6000	REPAIR & MAINT-AUTO EQUIP	.00	2,115.39	5,500.00	3,384.61	38.5
63-4340-6100	REPAIR & MAINT-MACH & EQUIP	4,641.74	47,595.37	60,000.00	12,404.63	79.3
63-4340-6910	OTHER PURCHASED SERVICES	.00	.00	10,000.00	10,000.00	.0
	TOTAL MATERIAL AND SERVICES	59,184.86	508,367.80	814,940.11	306,572.31	62.4
	CAPITAL OUTLAY:					
63-4340-7100	WATER EASEMENTS, LAND, ETC	.00	5,500.00	.00	(5,500.00)	.0
63-4340-7900	DEPRECIATION EXPENSE	.00	.00	275,000.00	275,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	5,500.00	275,000.00	269,500.00	2.0
	OTHER EXPENDITURES:					
63-4340-8801	REIMBURSE CITY GENERAL FUND	30,678.17	276,103.53	368,138.00	92,034.47	75.0
63-4340-8864	TRANSFER TO WA CAPITAL IMP FND	20,000.00	180,000.00	240,000.00	60,000.00	75.0
63-4340-9910	MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
	TOTAL OTHER EXPENDITURES	50,678.17	456,103.53	643,138.00	187,034.47	70.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WATER EXPENDITURES	159,095.90	1,405,962.17	2,504,691.47	1,098,729.30	56.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER DEBT SERVICE EXPENDITRES					
	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	35,000.00	35,000.00	.0
63-4800-8400	DEBT SRVC ACCT INTEREST-2015B	.00	51,722.60	104,000.00	52,277.40	49.7
63-4800-8600	DEBT SRVC ACCT PRINCIPAL-2016	.00	.00	162,000.00	162,000.00	.0
63-4800-8700	DEBT SRVC ACCT INTEREST-2016	.00	4,358.70	8,717.00	4,358.30	50.0
	TOTAL OTHER EXPENDITURES	.00	56,081.30	309,717.00	253,635.70	18.1
	TOTAL WATER DEBT SERVICE EXPENDITRES	.00	56,081.30	310,217.00	254,135.70	18.1
	TOTAL FUND EXPENDITURES	159,095.90	1,462,043.47	2,814,908.47	1,352,865.00	51.9
	NET REVENUE OVER EXPENDITURES	108,804.34	520,060.84	(.22)	(520,061.06)	23639

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

WATER CAPITAL IMPROVEMENT FUND

	ASSETS			
64-1000-0000	CASH - COMBINED		(53,791.46)	
64-1510-0000	INVESTMENTS--WATER CIP #2138		714,776.73	
	TOTAL ASSETS			660,985.27
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
64-2710-0000	FUND BALANCE	821,048.32		
	REVENUE OVER EXPENDITURES - YTD	(160,063.05)		
	BALANCE - CURRENT DATE		660,985.27	
	TOTAL FUND EQUITY			660,985.27
	TOTAL LIABILITIES AND EQUITY			660,985.27

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WATER CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	WATER CIP REVENUE					
64-3400-7300	WATER CONNECTION FEES	27,150.00	77,880.08	25,000.00	(52,880.08)	311.5
	TOTAL WATER CIP REVENUE	27,150.00	77,880.08	25,000.00	(52,880.08)	311.5
	MISCELLANEOUS REVENUE					
64-3700-1000	INTEREST EARNINGS	2,634.58	24,404.91	.00	(24,404.91)	.0
64-3700-8763	TRANSFER FROM WATER FUND	20,000.00	180,000.00	240,000.00	60,000.00	75.0
	TOTAL MISCELLANEOUS REVENUE	22,634.58	204,404.91	240,000.00	35,595.09	85.2
	FUND BALANCE					
64-3800-9000	FUND BALANCE	.00	.00	823,000.00	823,000.00	.0
	TOTAL FUND BALANCE	.00	.00	823,000.00	823,000.00	.0
	TOTAL FUND REVENUE	49,784.58	282,284.99	1,088,000.00	805,715.01	26.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WATER CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER CIP EXPENDITURES					
	MATERIALS AND SERVICES:					
64-4340-6900	MISC SERVICES & CHARGES	.00	1,580.00	.00	(1,580.00)	.0
	TOTAL MATERIAL AND SERVICES	.00	1,580.00	.00	(1,580.00)	.0
	CAPITAL OUTLAY:					
64-4340-7135	MAIN STREET	.00	8,900.00	23,000.00	14,100.00	38.7
64-4340-7650	WATER METERS	10,838.07	62,169.55	100,000.00	37,830.45	62.2
64-4340-7800	CONSTRUCTION	.00	32,060.17	110,000.00	77,939.83	29.2
64-4340-7804	REINHEIMER WEST MAILINE EXT	.00	988.75	.00	(988.75)	.0
64-4340-7806	NEW STAND-BY GENERATOR WA/ADM.	.00	2,345.47	.00	(2,345.47)	.0
64-4340-7807	WEYYAKING MAINLINE EXT	.00	20,833.75	.00	(20,833.75)	.0
64-4340-7809	S. KETCHUM WATER LINE PROJ. A	33,879.50	44,693.65	480,000.00	435,306.35	9.3
64-4340-7810	S. KETCHUM WATER LINE PROJ. B	257,972.90	268,776.70	375,000.00	106,223.30	71.7
	TOTAL CAPITAL OUTLAY	302,690.47	440,768.04	1,088,000.00	647,231.96	40.5
	TOTAL WATER CIP EXPENDITURES	302,690.47	442,348.04	1,088,000.00	645,651.96	40.7
	TOTAL FUND EXPENDITURES	302,690.47	442,348.04	1,088,000.00	645,651.96	40.7
	NET REVENUE OVER EXPENDITURES	(252,905.89)	(160,063.05)	.00	160,063.05	.0

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

WASTEWATER FUND

	ASSETS			
65-1000-0000	CASH - COMBINED		692,533.44	
65-1150-0000	ACCTS RCVBL		48,611.18	
65-1320-0000	DUE FROM OTHER GOV'T UNITS		30,960.10	
65-1500-1000	INVSTMNT-ST.TR.DIV.BND-WW		201,093.97	
65-1510-0000	INVESTMENTS-WASTEWATER #889		2,439,833.36	
65-1620-0000	FIXED ASSETS--BUILDINGS		16,578,988.55	
65-1630-0000	ACCUM DEPRN--BUILDINGS		(7,429,576.29)	
65-1660-0000	FIXED ASSETS--MACHINERY & EQUI		1,661,875.75	
65-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP		(686,706.99)	
65-1800-0000	DEFERRED OUTFLOWS OF RESOURCES		71,550.03	
	TOTAL ASSETS			13,609,163.10
	LIABILITIES AND EQUITY			
	LIABILITIES			
65-2030-0000	ACCOUNTS PAYABLE		3.33	
65-2300-0000	ACCRUED INTEREST PAYABLE		12,513.34	
65-2350-0000	BONDS PAYABLE-S2023		6,100,000.00	
65-2390-0000	COMPENSATED ABSENCES PAYABLE		51,652.82	
65-2395-0000	NET PENSION LIABILITY		359,867.84	
65-2500-0000	UNAMORTIZED BOND PREMIUM		688,553.26	
	TOTAL LIABILITIES			7,212,590.59
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
65-2710-0000	WASTEWATER FUND BALANCE	8,235,523.94		
65-2720-0000	RETAINED EARNINGS	(2,473,470.69)		
	REVENUE OVER EXPENDITURES - YTD	634,519.26		
	BALANCE - CURRENT DATE		6,396,572.51	
	TOTAL FUND EQUITY			6,396,572.51
	TOTAL LIABILITIES AND EQUITY			13,609,163.10

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FEDERAL REVENUE					
65-3300-1200	GRANTS STATE	.00	(4,977.00)	.00	4,977.00	.0
	TOTAL FEDERAL REVENUE	.00	(4,977.00)	.00	4,977.00	.0
	WASTEWATER REVENUE					
65-3400-7100	WASTEWATER CHARGES	234,948.63	2,120,937.76	2,869,541.85	748,604.09	73.9
65-3400-7300	WASTEWATER INSPECTION FEES	40.00	200.00	.00	(200.00)	.0
65-3400-7800	SUN VALLEY WA & SW DISTRICT CH	45,944.53	468,157.53	737,066.74	268,909.21	63.5
	TOTAL WASTEWATER REVENUE	280,933.16	2,589,295.29	3,606,608.59	1,017,313.30	71.8
	MISCELLANEOUS REVENUE					
65-3700-1000	INTEREST EARNINGS	8,992.92	83,304.23	15,000.00	(68,304.23)	555.4
65-3700-3600	REFUNDS & REIMBURSEMENTS	(2,406.07)	(1,104.00)	.00	1,104.00	.0
65-3700-7000	MISCELLANEOUS REVENUE	.00	451.51	.00	(451.51)	.0
	TOTAL MISCELLANEOUS REVENUE	6,586.85	82,651.74	15,000.00	(67,651.74)	551.0
	TOTAL FUND REVENUE	287,520.01	2,666,970.03	3,621,608.59	954,638.56	73.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER EXPENDITURES					
	PERSONAL SERVICES:					
65-4350-1000	SALARIES-WASTEWATER	41,728.14	395,772.30	525,300.07	129,527.77	75.3
65-4350-1800	SHIFT COVERAGE ON CALL	1,749.44	15,646.38	22,968.00	7,321.62	68.1
65-4350-1900	OVERTIME	417.45	8,782.32	15,000.00	6,217.68	58.6
65-4350-2100	FICA TAXES-CITY	3,275.79	31,373.48	43,090.01	11,716.53	72.8
65-4350-2200	STATE RETIREMENT-CITY	5,249.85	50,255.98	67,366.86	17,110.88	74.6
65-4350-2400	WORKMEN'S COMPENSATION-CITY	607.81	5,811.21	10,545.00	4,733.79	55.1
65-4350-2500	HEALTH INSURANCE-CITY	16,921.45	160,323.73	275,520.48	115,196.75	58.2
65-4350-2505	HEALTH REIMBURSEMENT ACCT(HRA)	49.25	2,038.38	16,604.17	14,565.79	12.3
65-4350-2510	DENTAL INSURANCE-CITY	485.00	4,325.84	6,214.62	1,888.78	69.6
65-4350-2515	VISION	240.66	2,369.81	.00	(2,369.81)	.0
65-4350-2600	LONG TERM DISABILITY	262.12	2,359.08	3,145.54	786.46	75.0
	TOTAL PERSONAL SERVICES	70,986.96	679,058.51	985,754.75	306,696.24	68.9
	MATERIALS AND SERVICES:					
65-4350-3100	OFFICE SUPPLIES & POSTAGE	525.76	715.99	700.00	(15.99)	102.3
65-4350-3120	DATA PROCESSING	587.04	4,760.59	7,500.00	2,739.41	63.5
65-4350-3200	OPERATING SUPPLIES	740.47	7,561.18	14,800.00	7,238.82	51.1
65-4350-3400	MINOR EQUIPMENT	.00	741.36	1,500.00	758.64	49.4
65-4350-3500	MOTOR FUELS & LUBRICANTS	30.75	5,026.04	20,000.00	14,973.96	25.1
65-4350-3600	COMPUTER SOFTWARE	.00	1,724.43	5,000.00	3,275.57	34.5
65-4350-3800	CHEMICALS	34,659.57	90,901.91	104,500.00	13,598.09	87.0
65-4350-4200	PROFESSIONAL SERVICES	2,311.00	60,256.40	60,000.00	(256.40)	100.4
65-4350-4201	IPDES PERMIT FEE	.00	.00	3,711.00	3,711.00	.0
65-4350-4600	INSURANCE	.00	91,798.73	40,000.00	(51,798.73)	229.5
65-4350-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	535.55	2,500.00	1,964.45	21.4
65-4350-5000	ADMINISTRATIVE EXPENSE-GEN FND	11,687.67	105,189.03	140,252.00	35,062.97	75.0
65-4350-5100	TELEPHONE & COMMUNICATIONS	515.18	4,234.29	7,000.00	2,765.71	60.5
65-4350-5110	COMPUTER NETWORK	154.99	154.99	.00	(154.99)	.0
65-4350-5200	UTILITIES	11,644.72	115,664.13	175,000.00	59,335.87	66.1
65-4350-5500	RIGHT-OF-WAY FEE (STREET DEPT)	11,956.42	107,607.78	143,477.09	35,869.31	75.0
65-4350-6000	REPAIR & MAINT-AUTO EQUIP	547.90	8,960.67	12,000.00	3,039.33	74.7
65-4350-6100	REPAIR & MAINT-MACH & EQUIP	5,853.09	8,304.97	70,000.00	61,695.03	11.9
65-4350-6150	OHIO GULCH REPAIR & REPLACE	.00	11.22	500.00	488.78	2.2
65-4350-6900	COLLECTION SYSTEM SERVICES/CHA	3,307.50	29,362.25	65,000.00	35,637.75	45.2
	TOTAL MATERIAL AND SERVICES	84,522.06	643,511.51	873,440.09	229,928.58	73.7
	CAPITAL OUTLAY:					
65-4350-7900	DEPRECIATION EXPENSE	.00	.00	330,000.00	330,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	330,000.00	330,000.00	.0
	OTHER EXPENDITURES:					
65-4350-8801	REIMBURSE CITY GENERAL FUND	62,186.75	559,680.75	746,241.00	186,560.25	75.0
65-4350-9910	MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
	TOTAL OTHER EXPENDITURES	62,186.75	559,680.75	781,241.00	221,560.25	71.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WASTEWATER EXPENDITURES	217,695.77	1,882,250.77	2,970,435.84	1,088,185.07	63.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER DEBT SERVICE EXP					
	OTHER EXPENDITURES:					
65-4800-8500	DEBT SRVC ACCT PRNCPL-S2023	.00	.00	200,000.00	200,000.00	.0
65-4800-8600	DEBT SRVC ACCT INTEREST-S2023	.00	150,200.00	300,400.00	150,200.00	50.0
	TOTAL OTHER EXPENDITURES	.00	150,200.00	500,400.00	350,200.00	30.0
	TOTAL WASTEWATER DEBT SERVICE EXP	.00	150,200.00	500,400.00	350,200.00	30.0
	TOTAL FUND EXPENDITURES	217,695.77	2,032,450.77	3,470,835.84	1,438,385.07	58.6
	NET REVENUE OVER EXPENDITURES	69,824.24	634,519.26	150,772.75	(483,746.51)	420.8

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

WASTEWATER CAPITAL IMPROVE FND

	ASSETS			
67-1000-0000	CASH - COMBINED		(72,953.98)	
67-1510-0000	INVESTMENTS--WW CIP #884		7,102,856.78	
	TOTAL ASSETS			7,029,902.80
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
67-2710-0000	FUND BALANCE	7,434,527.69		
	REVENUE OVER EXPENDITURES - YTD	(404,624.89)		
	BALANCE - CURRENT DATE		7,029,902.80	
	TOTAL FUND EQUITY			7,029,902.80
	TOTAL LIABILITIES AND EQUITY			7,029,902.80

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WASTEWATER CAPITAL IMPROVE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	WASTEWATER CAPITAL REVENUE					
67-3400-7300	WASTEWATER CONNECTION FEES	6,572.25	33,591.50	40,000.00	6,408.50	84.0
67-3400-7800	SUN VALLEY WA & SW DISTRICT CH	14,576.38	1,215,614.20	2,277,067.50	1,061,453.30	53.4
	TOTAL WASTEWATER CAPITAL REVENUE	21,148.63	1,249,205.70	2,317,067.50	1,067,861.80	53.9
	MISCELLANEOUS REVENUE					
67-3700-1000	INTEREST EARNINGS	26,180.25	259,657.66	100,000.00	(159,657.66)	259.7
	TOTAL MISCELLANEOUS REVENUE	26,180.25	259,657.66	100,000.00	(159,657.66)	259.7
	FUND BALANCE					
67-3800-9000	FUND BALANCE	.00	.00	2,965,783.00	2,965,783.00	.0
	TOTAL FUND BALANCE	.00	.00	2,965,783.00	2,965,783.00	.0
	TOTAL FUND REVENUE	47,328.88	1,508,863.36	5,382,850.50	3,873,987.14	28.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

WASTEWATER CAPITAL IMPROVE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER CIP EXPENDITURES					
	CAPITAL OUTLAY:					
67-4350-7809	ENERGY EFFICIENCY PROJECTS	.00	.00	50,000.00	50,000.00	.0
67-4350-7813	CAPITAL IMP PLAN(NO SHARING)	3,194.82	138,583.93	225,000.00	86,416.07	61.6
67-4350-7815	AERATION BASINS BLOWERS & ELEC	451,035.46	1,458,742.28	2,100,090.00	641,347.72	69.5
67-4350-7816	UPGRADE FILTER PLC	.00	.00	50,000.00	50,000.00	.0
67-4350-7818	ROTARY DRUM THICK & DEWATERING	16,550.51	316,162.04	2,924,760.00	2,608,597.96	10.8
67-4350-7819	REPLACE PUMPS	.00	.00	33,000.00	33,000.00	.0
	TOTAL CAPITAL OUTLAY	470,780.79	1,913,488.25	5,382,850.00	3,469,361.75	35.6
	TOTAL WASTEWATER CIP EXPENDITURES	470,780.79	1,913,488.25	5,382,850.00	3,469,361.75	35.6
	TOTAL FUND EXPENDITURES	470,780.79	1,913,488.25	5,382,850.00	3,469,361.75	35.6
	NET REVENUE OVER EXPENDITURES	(423,451.91)	(404,624.89)	.50	404,625.39	(80924

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

POLICE TRUST FUND

	ASSETS			
90-1000-0000	CASH - COMBINED		1,385.60	
90-1510-0000	INVESTMENTS-POLICE TR-JUS#1755		7,125.41	
90-1512-0000	INVESTMENTS-POLICE TR-TRS#2196		365.32	
	TOTAL ASSETS			8,876.33
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
90-2710-0000	FUND BALANCE	7,970.55		
	REVENUE OVER EXPENDITURES - YTD	905.78		
	BALANCE - CURRENT DATE		8,876.33	
	TOTAL FUND EQUITY			8,876.33
	TOTAL LIABILITIES AND EQUITY			8,876.33

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

POLICE TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
90-3700-1000	INTEREST EARNINGS	27.61	255.78	.00	(255.78)	.0
90-3700-6500	DONATIONS - PRIVATE	650.00	650.00	.00	(650.00)	.0
	TOTAL MISCELLANEOUS REVENUE	677.61	905.78	.00	(905.78)	.0
	FUND BALANCE					
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	677.61	905.78	7,500.00	6,594.22	12.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

POLICE TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	POLICE TRUST EXPENDITURES					
	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 EXPENDITURES	.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	677.61	905.78	.00	(905.78)	.0

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

PARKS/REC DEV TRUST FUND

	ASSETS			
93-1000-0000	CASH - COMBINED		(134,555.68)	
93-1510-0000	INVESTMENTS--PARK DEV TR #3280		140,338.08	
93-1512-0000	INVESTMENTS--WSP RESTOR #3766		1,089,864.97	
93-1515-0000	WSRESTORE US BANK#2333		157,237.17	
	TOTAL ASSETS			1,252,884.54
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
93-2710-0000	PARK/REC DEV TRUST UNASSIGNED	138,648.14		
93-2710-0001	WARM SPRINGS PRESERVE	1,048,169.79		
93-2710-0002	FIRE DEPARTMENT DONATIONS	805.00		
93-2710-0003	GUY COLES SKATE PARK	100.66		
93-2710-0004	HEMINGWAY SPLASH PARK	500.35		
93-2710-0005	PARK MEM. BENCH/TREE	3,736.51		
93-2710-0006	RIVER PARK	70.00		
93-2710-0007	ICE RINK	25,594.13		
93-2710-0008	KAGAN PARK	4,657.86		
93-2710-0009	PUMP PARK	2,260.25		
93-2710-0010	YOUTH RECREATION SCHOLARSHIPS	7,891.73		
93-2710-0011	JAZZ IN THE PARK	19,778.75		
93-2710-0012	KETCHEM ALIVE	3,145.29		
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	571.90		
93-2710-0017	YOUTH GOLF	19,394.55		
93-2710-0018	KETCHUM ARTS COMMISSION	12,471.15		
93-2710-0019	PERCENT FOR ART	11,678.07		
	REVENUE OVER EXPENDITURES - YTD	(55,607.76)		
	BALANCE - CURRENT DATE		1,252,884.54	
	TOTAL FUND EQUITY			1,252,884.54
	TOTAL LIABILITIES AND EQUITY			1,252,884.54

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

PARKS/REC DEV TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
93-3700-1000	INTEREST EARNINGS	4,545.95	42,111.84	5,000.00	(37,111.84)	842.2
93-3700-4100	FIRE DEPARTMENT DONATIONS	.00	85.00	.00	(85.00)	.0
93-3700-5900	WARM SPRINGS PRESERVE	.00	.00	1,000,000.00	1,000,000.00	.0
93-3700-5910	WARM SPRINGS PRES-RESTORATION	12,288.93	127,261.49	.00	(127,261.49)	.0
93-3700-6000	GUY COLES SKATE PARK	.00	1,075.00	.00	(1,075.00)	.0
93-3700-6500	ICE RINK/ZAMBONI	.00	50.00	19,700.00	19,650.00	.3
93-3700-6800	KETCHUM ARTS COMMISSION	.00	9,994.30	23,000.00	13,005.70	43.5
93-3700-6820	DONATIONS FOR KAC	.00	.00	2,500.00	2,500.00	.0
93-3700-6830	KAC COVER ART DONATIONS	.00	.00	1,900.00	1,900.00	.0
93-3700-6840	KAC PERFORMANCE ART	.00	.00	750.00	750.00	.0
93-3700-7000	MISCELLANEOUS DONATIONS	125.26	2,425.68	28,700.00	26,274.32	8.5
93-3700-7100	YOUTH RECREATION SCHOLARSHIPS	.00	2,000.00	10,200.00	8,200.00	19.6
93-3700-7200	JAZZ IN THE PARK	750.00	12,050.00	10,500.00	(1,550.00)	114.8
93-3700-7300	KETCH'EM ALIVE	.00	1,425.00	.00	(1,425.00)	.0
93-3700-7500	% FOR ARTS CITY HALL	.00	.00	12,000.00	12,000.00	.0
93-3700-7700	WATCH ME GROW GARDEN	.00	(455.47)	.00	455.47	.0
93-3700-7900	DONATIONS-C. GATES YOUTH GOLF	.00	.00	16,400.00	16,400.00	.0
	TOTAL MISCELLANEOUS REVENUE	17,710.14	198,022.84	1,130,650.00	932,627.16	17.5
	TOTAL FUND REVENUE	17,710.14	198,022.84	1,130,650.00	932,627.16	17.5

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

PARKS/REC DEV TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS/REC TRUST EXPENDITURES					
	MATERIALS AND SERVICES:					
93-4900-5900	WARM SPRINGS PRESERVE	.00	.00	1,000,000.00	1,000,000.00	.0
93-4900-5910	WARM SPRINGS PRESR-RESTORATION	.00	3,948.30	.00	(3,948.30)	.0
93-4900-6200	PARK MEMORIAL BENCH/TREES	1,830.00	6,689.58	.00	(6,689.58)	.0
93-4900-6500	ICE RINK-PRIVATE	.00	808.28	19,700.00	18,891.72	4.1
93-4900-6800	KETCHUM ARTS COMMISSION	.00	.00	23,000.00	23,000.00	.0
93-4900-6820	KETCHUM ARTS COMMISSION	8,000.00	8,000.00	2,500.00	(5,500.00)	320.0
93-4900-6830	KAC COVER ART DONATIONS	.00	.00	1,900.00	1,900.00	.0
93-4900-6840	KAC PERFORMANCE ART DONATIONS	.00	.00	750.00	750.00	.0
	TOTAL MATERIAL AND SERVICES	9,830.00	19,446.16	1,047,850.00	1,028,403.84	1.9
	CAPITAL OUTLAY:					
93-4900-7000	OTHER DONATION PROGRAMS	.00	.00	33,700.00	33,700.00	.0
93-4900-7100	YOUTH RECREATION SCHOLARSHIPS	.00	.00	10,200.00	10,200.00	.0
93-4900-7200	JAZZ IN THE PARK	.00	.00	10,500.00	10,500.00	.0
93-4900-7500	% FOR ARTS CITY HALL	.00	.00	12,000.00	12,000.00	.0
93-4900-7700	WATCH ME GROW GARDEN	162.06	530.37	.00	(530.37)	.0
93-4900-7900	YOUTH GOLF	.00	.00	16,400.00	16,400.00	.0
93-4900-7950	WARM SPRINGS PRESR-RESTORATION	6,723.75	233,654.07	.00	(233,654.07)	.0
	TOTAL CAPITAL OUTLAY	6,885.81	234,184.44	82,800.00	(151,384.44)	282.8
	TOTAL PARKS/REC TRUST EXPENDITURES	16,715.81	253,630.60	1,130,650.00	877,019.40	22.4
	TOTAL FUND EXPENDITURES	16,715.81	253,630.60	1,130,650.00	877,019.40	22.4
	NET REVENUE OVER EXPENDITURES	994.33	(55,607.76)	.00	55,607.76	.0

CITY OF KETCHUM
BALANCE SHEET
JUNE 30, 2025

DEVELOPMENT TRUST FUND

	ASSETS			
94-1000-0000	CASH - COMBINED		380,394.81	
94-1500-0000	OFFSITE VENDOR DEPOSITS		(2,500.00)	
94-1501-0000	INVST-ALPENGLOW		(500.00)	
94-1502-0000	INVST-CONST/PHASE DEV ECT		93,232.12	
	TOTAL ASSETS			470,626.93
	LIABILITIES AND EQUITY			
	LIABILITIES			
94-2060-0000	DEVELOPMENT TRUST FUNDS PAYABL		86,287.14	
	TOTAL LIABILITIES			86,287.14
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	384,339.79		
	BALANCE - CURRENT DATE		384,339.79	
	TOTAL FUND EQUITY			384,339.79
	TOTAL LIABILITIES AND EQUITY			470,626.93

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
94-3700-1000	INTEREST EARNINGS	6.89	69.51	.00	(69.51)	.0
94-3700-7000	MISCELLANEOUS REVENUE	.00	.00	650,000.00	650,000.00	.0
94-3700-8111	KMV BUILDERS	.00	12,827.49	.00	(12,827.49)	.0
94-3700-8112	KIRSTEN RITZAU	.00	5,700.00	.00	(5,700.00)	.0
94-3700-8113	ACQUIRE REALITY / ELIAS	.00	115,710.00	.00	(115,710.00)	.0
94-3700-8114	JOHN & HEIDI JACOBS	.00	83,437.50	.00	(83,437.50)	.0
94-3700-8115	JOHN & HEIDI JACOBS	.00	53,700.00	.00	(53,700.00)	.0
94-3700-8116	JORDAN JUDALLAH	.00	62,341.14	.00	(62,341.14)	.0
94-3700-8117	JORDAN JUDALLAH	.00	70,601.64	.00	(70,601.64)	.0
94-3700-8118	CANYON EXCAVATION	(15,538.75)	.00	.00	.00	.0
	TOTAL MISCELLANEOUS REVENUE	(15,531.86)	404,387.28	650,000.00	245,612.72	62.2
	TOTAL FUND REVENUE	(15,531.86)	404,387.28	650,000.00	245,612.72	62.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2025

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DEVELOPMENT TRUST EXPENDITURES					
	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:					
94-4900-8107	POSTER CONSTRUCTION	.00	2,000.00	.00	(2,000.00)	.0
94-4900-8109	SARAH SMITH	.00	5,220.00	.00	(5,220.00)	.0
94-4900-8111	KMV BUILDERS	.00	12,827.49	.00	(12,827.49)	.0
	TOTAL OTHER EXPENDITURES	.00	20,047.49	.00	(20,047.49)	.0
	TOTAL DEVELOPMENT TRUST EXPENDITURES	.00	20,047.49	650,000.00	629,952.51	3.1
	TOTAL FUND EXPENDITURES	.00	20,047.49	650,000.00	629,952.51	3.1
	NET REVENUE OVER EXPENDITURES	(15,531.86)	384,339.79	.00	(384,339.79)	.0

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	7/21/25	Staff Member/Dept:	Kelsie Choma – Finance

Agenda Item: Recommendation to Approve Alcohol Beverage License Renewals

Recommended Motion:

I move to approve new Alcohol Beverage License and Alcohol Beverage License Renewals 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, 2025 – August 31, 2026
- Council approval is requested to complete the process of issuing such beer, wine and liquor licenses

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

In accordance with Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any person to sell liquor, beer, or wine at retail or by the drink within the City without certain licenses as required pursuant to Ordinance 367. All City licenses for liquor, beer, and wine expire annually and require renewal by September 1st. The businesses will be vending beer, wine and liquor on premise (wine is included in the liquor fees) and not to be consumed on premise, per application.

Currently, the following businesses have filed for their license and Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

Sustainability Impact:

None

Financial Impact:

Revenue:	The City will realize a revenue of $3,270 from approval of these licenses in accordance with the current fee structure.

Attachments:

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

Company	**Beer Consumed on Premises**	**Beer Not to be Consumed on Premises**	**Wine Consumed on Premises**	**Wine Not to be Consumed on Premises**	**Liquor**
Christiania	X				X
The Argyros	X		X		
Nourish Me		X		X	
Bigwood Golf	X	X	X	X	X
Lefty's Too	X		X		
Sun Valley Culinary Institute	X	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: Michel's Christiania	Doing Business As:
Physical Address where license will be displayed: 303 walnut Ave N., Ketch ID 83340	
Mailing Address: P.O. Box 228, Sun Valley, ID 83353	
~~Recorded Owner of Property:~~ Christiania	
Applicant Phone Number: 208-726-3888	Applicant Email: frontiermarnie@gmail.com
STATE LICENSE NO: 2042 (copy required)	COUNTY LICENSE NO: (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐	List names and addresses of corporation officers and/or partners: Michel Rudigoz, P.O. Box 228, Sun Valley, ID 83353

BEER LICENSE FEES		
	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		
	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	$ 760.00

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 ☐ No ☒

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 ☐ No ☒

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: Owner

7/8/25

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: 7/15/25	License Fee Paid: 700.00	License No: 47A

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation [X] Partnership [ ] Individual [ ], does hereby make application for a license to sell during the year of September 1, 2025 - August 31, 2026

Approved by City of Ketchum Idaho by;

Mayor

Premises Number: 5B-11
Incorporated City

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 165581
ISLD ID: 714

License Year: 2026
License Number: 2042

This is to certify, that Michel's Christiania LLC

doing business as: Michel's Christiania

is licensed to sell alcoholic beverages as stated below at:
303 Walnut Ave North , 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	Yes	$750.00
Beer	Yes	$50.00
Wine by the bottle	Yes	$0.00
Wine by the glass	Yes	$0.00
Kegs to go	No	
Growlers	No	
Restaurant	Yes	$0.00
On-premises consumption	Yes	$0.00
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: $800.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

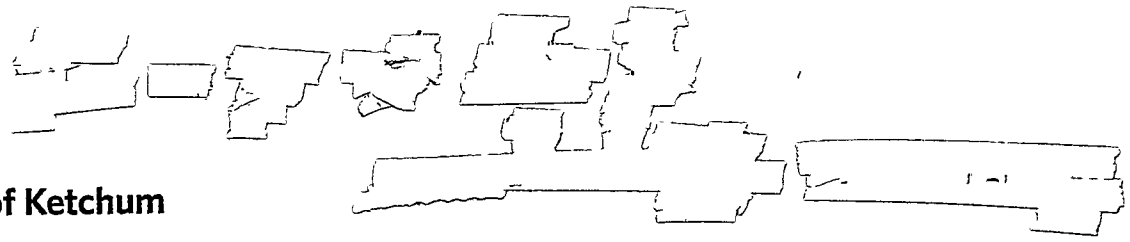
MICHEL'S CHRISTIANIA LLC
MICHEL'S CHRISTIANIA
PO BOX 228

SUN VALLEY, ID 83353
Mailing Address

License Valid: 08/01/2025 - 07/31/2026

***Expires:* 07/31/2026**

Director of Idaho State Police



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: Sun valley Performing Arts	Doing Business As: The Argyros
Physical Address where license will be displayed: 120 S Main st Ketchum 83340	
Mailing Address: PO BOX 4921 Ketchum ID 83340	
Recorded Owner of Property: Sun valley Performing Arts	
Applicant Phone Number: 2087267872	Applicant Email: nick@theargyros.org
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO: (copy required)
Corporation: ■ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ■ No ☐	List names and addresses of corporation officers and/or partners: Melissa Mathews Mark Eshman Kathy Jones Dave Olson

BEER LICENSE FEES		
1	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		
1	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	$400

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 ☐ No ■

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 ☐ No ■

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

Front of House Dir

Relation to Business

July 16 2025

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: 7/15/25	License Fee Paid: $400	License No: 661A

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation [X] *Partnership* [ ] *Individual* [ ], *does hereby make application for a license to sell during the year of September 1,* 2025 *- August 31,* 2026

Approved by City of Ketchum Idaho by;

Mayor

Cycle Tracking Number: 164844

Idaho State Police

Retail Alcohol Beverage License

Premises Number: 5B-26464

License Year: 2026
License Number: 26464

This is to certify, that Sun Valley Performing Arts Inc

doing business as: The Argyros

is licensed to sell alcoholic beverages as stated below at:
120 S Main , 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	$50.00
Wine by the bottle	Yes	$100.00
Wine by the glass	Yes	$100.00
Kegs to go	No	
Growlers	No	
Restaurant	No	
On-premises consumption	Yes	$0.00
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: $250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

SUN VALLEY PERFORMING ARTS INC
THE ARGYROS
PO BOX 4921

KETCHUM, ID 83340
Mailing Address

License Valid: 08/01/2025 - 07/31/2026

***Expires:* 07/31/2026**

Bill Gardner

Director of Idaho State Police

2026

BLAINE COUNTY
STATE OF IDAHO

No. 2026-063

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT SUN VALLEY PERFORMING ARTS INC
doing business as THE ARGYROS
at 120 S MAIN ST, KETCHUM, ID 83340
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2025

Transfer Fee	
Bottled/canned beer, Consumed off premise	$0.00
Bottled/canned beer, Consumed on premise	$75.00
Draft beer, Includes draft, bottled, and/or canned	$0.00
Wine by the glass	$100.00
Wine by the bottle	$100.00
Liquor	$0.00
Total	**$275.00**

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2026.
Witness my hand and seal this 8 day of July, 2025

Chairman

Commissioner

Commissioner

Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)

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: Julie Johnson		Doing Business As: Nourish Me	
Physical Address where license will be displayed: 151 North Main Street			
Mailing Address: Box 1105 Ketchum			
Recorded Owner of Property: Ketchum Korner			
Applicant Phone Number: 208 720 7885		Applicant Email: JJNourishMe@gmail.com	
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)	
Corporation: ☐ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☐ No ☐		List names and addresses of corporation officers and/or partners:	
BEER LICENSE FEES			
☐	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			
☐	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	$ 250

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 ☐ No ☑

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 ☐ No ☑

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

Relation to Business

7/14/25

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: 7/16/25	License Fee Paid: $250.00	License No: 1285A

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation ☑ *Partnership* ☐ *Individual* ☐, *does hereby make application for a license to sell during the year of September 1,* 2025 *- August 31,* 2026

Approved by City of Ketchum Idaho by;

Mayor

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: Bigwood Golf	Doing Business As: Bigwood Golf
Physical Address where license will be displayed: 115 Thunder Trail, Ketchum ID	
Mailing Address: PO 2547, Ketchum ID 83340	
Recorded Owner of Property: Bigwood Holdings	
Applicant Phone Number: 650-695-4644	Applicant Email: LL@BigwoodSV.com
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO: (copy required)
Corporation: ■ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ■ No ☐	List names and addresses of corporation officers and/or partners: Lyndsay Lyle Christopher Lyle

	BEER LICENSE FEES	
X	Draft or Bottled or Canned Beer to be consumed on premises	$200.00
X	Bottled or Canned Beer NOT to be consumed on premises	$ 50.00
	WINE LICENSE FEES	
X	Wine, to be consumed on premises	$200.00
X	Wine, NOT to be consumed on premises	$200.00
	LIQUOR LICENSE FEES	
X	Liquor by the Drink (Note: Liquor fee includes wine)	$560.00
	Total Fees Due	$810.00

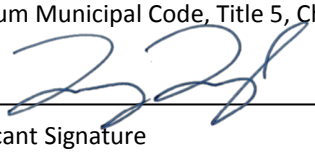
ADDITIONAL INFORMATION

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 ☐ No ■

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 ☐ No ■

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.



owner

Applicant Signature

Relation to Business

July 1, 2025

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation ☐ Partnership ☐ Individual ☐ , does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____

Approved by City of Ketchum Idaho by;

Mayor

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	Lefty's too Operations, LLC
Applicant Name: Lefty's Bar & Grill	Doing Business As: Lefty's Bar & Grill
Physical Address where license will be displayed: 231 E 6th St Ketchum ID 83340	
Mailing Address: PO Box 3899	
Recorded Owner of Property: Lefty's too @ LLC	
Applicant Phone Number: 208 721 8871	Applicant Email: Leftysdom@gmail.com
STATE LICENSE NO: [redacted] 7116 (copy required)	COUNTY LICENSE NO: 60 (copy required)
Corporation: ☑ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☐ No ☐	List names and addresses of corporation officers and/or partners: Garth Schlemlein 240 Leadville Ave Ketchum ID 83340

BEER LICENSE FEES		
	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		
	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	$ 400.00

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 ☐ No ☑

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 ☐ No ☑

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.

[signature] GM

Applicant Signature Relation to Business

7/8/25

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: 7/15/25	License Fee Paid: $400	License No: 7116A

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation [X] *Partnership* [ ] *Individual* [ ], *does hereby make application for a license to sell during the year of September 1,* 2025 *- August 31,* 2026

Approved by City of Ketchum Idaho by;

Mayor

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: Sun Valley Culinary Institute, Inc		Doing Business As: Sun Valley Culinary Institute	
Physical Address where license will be displayed: 211 N Main St, Ketchum, ID 83340			
Mailing Address: PO Box 3088, Sun Valley, ID 83353			
Recorded Owner of Property: Westcorner Realty Ventures Llc			
Applicant Phone Number: 208-913-0494		Applicant Email: info@sunvalleyculinary.org	
STATE LICENSE NO: 28242 (copy required)		COUNTY LICENSE NO: 2026-042 (copy required)	
Corporation: ■ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ■ No ☐		List names and addresses of corporation officers and/or partners: Dan Kish, PO Box 860, Sun Valley, ID 83353 Harry Evans Grifiith Jr, PO Box 2534, Sun Valley, ID 83353 Richard LeFaivre, PO Box 2925, Sun Valley, ID 83353 Corry Clayville, PO Box 3770, Hailey, ID 83333	
BEER LICENSE FEES			
X	Draft or Bottled or Canned Beer to be consumed on premises		$200.00
X	Bottled or Canned Beer NOT to be consumed on premises		$ 50.00
WINE LICENSE FEES			
X	Wine, to be consumed on premises		$200.00
X	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	$650.00

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 ☐ No ■

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 ☐ No ■

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.

Dan H. Kidd — CORPORATE OFFICER

Applicant Signature — Relation to Business

7/11/25

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: 7/16/25	License Fee Paid: $1050.00	License No: 506600A

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation [X] *Partnership* [ ] *Individual* [ ], *does hereby make application for a license to sell during the year of September 1,* 2025 *- August 31,* 2026

Approved by City of Ketchum Idaho by;

Mayor

Cycle Tracking Number: 164934

Idaho State Police

Retail Alcohol Beverage License

Premises Number: 5B-28242

License Year: 2026
License Number: 28242

This is to certify, that Sun Valley Culinary Institute Inc

doing business as: Sun Valley Culinary Institute

is licensed to sell alcoholic beverages as stated below at:
211 N Main St , 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	$50.00
Wine by the bottle	Yes	$100.00
Wine by the glass	Yes	$100.00
Kegs to go	No	
Growlers	No	
Restaurant	Yes	$0.00
On-premises consumption	Yes	$0.00
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: $250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

SUN VALLEY CULINARY INSTITUTE INC
SUN VALLEY CULINARY INSTITUTE
PO BOX 3088

SUN VALLEY, ID 83353
Mailing Address

License Valid: 08/01/2025 - 07/31/2026

***Expires:* 07/31/2026**

Director of Idaho State Police

2026

BLAINE COUNTY
STATE OF IDAHO

No. 2026-042

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT SUN VALLEY CULINARY INSTITUTE INC
doing business as SUN VALLEY CULINARY INSTITUTE
at 211 N MAIN ST, KETCHUM, ID 83340
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2025

Transfer Fee	
Bottled/canned beer, Consumed off premise	$25.00
Bottled/canned beer, Consumed on premise	$75.00
Draft beer, Includes draft, bottled, and/or canned	$0.00
Wine by the glass	$100.00
Wine by the bottle	$100.00
Liquor	$0.00
Total	**$300.00**

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2026.
Witness my hand and seal this 8 day of July, 2025

Chairman

Commissioner

Commissioner

BLAINE COUNTY IDAHO $3.1

Clerk of the Board of County Commissioners FOR

(This license must be conspicuously displayed)

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	7-21-25	Staff Member/Dept:	Daniel Hansen/Admin

Agenda Item: Recommendation to Approve Artist Agreement 25155 with Bob Wiederrick

Recommended Motion:

I move to approve Artist Agreement 25155 with Bob Wiederrick outlining the terms of ownership and liability related to the purchase of their artwork, Ascension.

Reasons for Recommendation:

- The Arts Commission conducted a call-for-artist in 2024 for a temporary artwork installation on the pedestal at the intersection of Sun Valley Road and Spruce Avenue. They selected Bob Wiederrick's work "Ascension". It has been on public display at that location since.
- The artist approached the Arts Commission about their desire to have the city purchase this sculpture to be on public display in perpetuity. They offered the work at a discounted cost.
- The Arts Commission has the authority to select and purchase artwork on the City's behalf, per Ketchum Ordinance 1168. They voted to purchase this artwork during their June 26 meeting using funds they already possess.
- The Arts Commission desires to memorialize the purchase, along with all legal responsibilities by the city and artist, which are outlined in the Artist Agreement. The City Council has the authority to adopt this artist Agreement.

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

Sustainability Impact:

Financial Impact:

None OR Adequate funds exist in account:	Adequate funds to pay for the artwork exist in the Arts Commissions account. The Arts Commission has come to an agreement with the artist to pay for the artwork in 4 annual payments, so other active art programming projects do not go unfunded over this term

Attachments:

1. Artist Agreement 25155 with Bob Wiederrick
2. Exhibit A: Sculpture “Ascension” by Bob Wiederrick
3. Purchase order 25155

Artist Agreement #25155
Bob Wiederrick

THIS AGREEMENT is made and entered into this _____day of _____, 2025, by and between the CITY OF KETCHUM, an Idaho municipal corporation ("City") and Bob Wiederrick ("Artist").

RECITALS

WHEREAS, the City is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, pursuant to Idaho Code §50-301, the City is empowered to enter into contracts as may be deemed necessary to promote the welfare of the City and its residents; and

WHEREAS, the City desired to purchase the sculpture "Ascension" from the Artist to be on public display in Ketchum city limits; and

WHEREAS, the Artist desires to sell the sculpture "Ascension" to the City for the amount of $25,000 to be paid in four total installments: $10,000 due before August 1, 2025; $5,000 due before August 1, 2026; $5,000 due before August 1, 2027; and $5,000 due before August 1, 2028; and

WHEREAS, the City's Arts Commission has the authority to select and purchase artwork on the City's behalf, per Ketchum Ordinance 1168, and has voted to purchase this artwork with funds they already possess; and

WHEREAS, the City's Arts Commission desires to memorialize the purchase, along with all legal responsibilities by the City and Artist, and the City Council has the authority to approve this artist Agreement.

NOW, THEREFORE, on the basis of the foregoing recitals, the parties agree as follows:

1. Incorporation of Recitals. The Recitals set forth above are hereby incorporated into and made an integral part of this Agreement.

2. Artwork Display. The City has the right to keep the sculpture on display in its current location, at the intersection of Sun Valley Road and Spruce Avenue, or move it to be displayed at another public space if desired.

3. Maintenance and repairs. Once this Agreement is adopted, the City will be responsible for any and all maintenance or repairs for the sculpture, taking into account the recommendations of the Artist as stated in the maintenance criteria provided by the Artist. The City or its assigns agree to coordinate with the Artist on all repairs and restorations other than ordinary maintenance, which are made during the lifetime of the Artist. To the extent practical, the Artist shall be given

the opportunity to accomplish such repairs and restorations at their current hourly fee. If the City or its assigns and the Artist cannot agree regarding repairs, the City or its assigns may accomplish such repairs as it deems necessary. In that event, the City agrees to no longer represent the artwork as that of the Artist, upon receipt of a written request to that effect from the Artist.

4. Alterations and modifications. The City will not alter, modify, or change the artwork without reaching an agreement with the Artist regarding the proposed change, alteration, or modification. In the event that the Artist and the City are unable to reach an agreement regarding alterations or modifications of the artwork, the following terms and conditions shall apply:
    a. The request for alterations or modifications shall first be submitted to and considered by the Ketchum Arts Commission for a written opinion regarding the proposed alterations or modifications.
    b. In the event the Artist disagrees with the decision of the Ketchum Arts Commission, either may appeal to the City Council in writing.
    c. The City Council shall have the non-delegable duty to review and affirm or reverse the decision made by the Ketchum Arts Commission. The decision of the City Council shall be final.
    d. If alterations or modifications should occur, the work will no longer be represented as the work of the Artist, without the Artist's written permission.

5. Property Rights and Rights of Reproduction. The parties to this Agreement hereby mutually agree that ownership of the physical piece of artwork, including all responsibilities, such as maintenance, repairs, and insurance, shall be transferred from the Artist to the City. Both parties also agree that if any patentable or copyrightable material or article should result from the artwork described herein, all rights accruing from such material or article shall be the sole property of the Artist.

    The Artist retains all intellectual property rights, in and to any designs, artwork and other deliverables hereunder, except that if the City is not in breach of any of its obligations to the Artist under this Agreement, the City shall have the exclusive, limited, irrevocable right and license in perpetuity to use, reproduce and sell any such designs, artwork and other deliverables. The Artist expressly reserves every right available to him at common law or under the Federal Copyright Act to control the making and dissemination of copies or reproductions of the artwork, except as those rights are limited by this Agreement. The Artist authorizes the City or its assigns to photograph, digitally and graphically reproduce by any and all means and media now or hereafter known, reproductions of the artwork without prior consent of or additional compensation due to the Artist if such reproductions are for non-commercial, informational, or educational uses, including but not limited to advertising, brochures, informational documents and similar material.

    The City shall assure that all reproductions made by the City contain a credit to the Artist and a copyright notice substantially in the following form: "Title of the Artwork, © Copyright, Artist's name, date", in such a manner and location as shall

comply with the U.S. Copyright Laws.

6. Advertising and Recognition. The Artist's name will be included on any and all advertising, signage, or press releases associated with the artwork.

7. No Third Party Beneficiaries. By entering this Agreement, the parties do not intend to create any right, title, or interest in or for the benefit of any person other than the City and Artist. No person shall claim any right, title, or interest under this Agreement or seek to enforce this Agreement as a third-party beneficiary of this Agreement.

8. Compliance With Laws/Public Records. The Artist, its agents and employees shall comply with all federal, state, and local laws, rules, and ordinances. This Agreement does not relieve the Artist of any obligation or responsibility imposed upon the Artist by law. Without limitation, the Artist hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by the Artist for the City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 74-101 *et seq*.

9. Notice. All written communications under this Agreement shall be addressed as follows:

CITY:
City of Ketchum
Attn: City Administrator
P.O. Box 2315
Ketchum, Idaho 83340

Artist:
Wiederrick's Custom Metalworks
Attn: Bob Wiederrick
P.O. Box 792
Hailey, Idaho 83333

10. Miscellaneous.

a. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.

b. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.

c. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

d. Successors and Assigns. This Agreement shall be binding upon all successors, assigns, vendees, successors-in-interest, and heirs of the

Artist.

e. Remedies. In the event of default by either party hereunder, the non-defaulting party shall be entitled to seek all available legal and equitable remedies, including, without limitation, specific performance.

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

g. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.

h. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.

i. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Fax copies of this Agreement and the original and fax signatures thereon shall have the same force and effect as original copies and signatures.

j. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first above written.

CITY OF KETCHUM,
an Idaho municipal corporation

By:_____
Neil Bradshaw
Mayor

ARTIST

By:_____
Its:_____

ATTEST:

Trent Donat
City Clerk

EXHIBIT A: Sculpture “Ascension” by Bob Wiederrick, installed by the City of Ketchum at Sun Valley Road and Spruce Avenue





CITY OF KETCHUM

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

PURCHASE ORDER

BUDGETED ITEM? ____ Yes ____ No

PURCHASE ORDER - NUMBER: 25155

To:	Ship to:
4426 WIEDERRICK'S CUSTOM METALWORKS 4051 GLENBROOK DRIVE P.O. BOX 792 HAILEY ID 83333	CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340

P. O. Date	Created By	Requested By	Department	Req Number	Terms
07/17/2025	KCHOMA	KCHOMA			

Quantity	Description		Unit Price	Total
1.00	Ascension Sculpture	93-4900-6820	25,000.00	25,000.00
		SHIPPING & HANDLING		0.00
		TOTAL PO AMOUNT		25,000.00

Authorized Signature

City of Ketchum

PROCUREMENT MEMO

Meeting Date:	July 21, 2025	Staff Member/Dept:	Jamie Shaw/Police

Agenda Item: Recommendation to Approve Purchase Order 25156

Recommended Motion:

I move to approve Purchase Order 25156 for a not to exceed amount of $85,525 for the State Contract Vehicle Purchase.

Summary of Procurement Process:

Bidder	Bid Price
Mountain Home Auto Ranch	$55,572.74
Watchguard/Motorola	$5588.00
Motorola/Mobile Radio	$6343.33
Power Plant Buhl, Idaho for Upfitting	$18000.00 (approximate)

Low Bid Contractor	Bid Price	Budget Account/Number
Mountain Home Auto Ranch	$55,572.74	CIP

Background (if necessary):

- The cost of the vehicle is based on 2025 pricing
- Replace an aged-out vehicle that will potentially be repurposed for another City department use.
- Additional cost of app. $18,000 that includes upfitting and installation of Watchguard and Mobile

Sustainability Impact:

None OR state impact here:

Attachments:

1. Purchase Order 25156
2. Mountain Home Auto Ranch Quote
3. Watchguard Quote
4. Motorola Quote

CITY OF KETCHUM

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

PURCHASE ORDER

BUDGETED ITEM? ____ Yes ____ No

PURCHASE ORDER - NUMBER: 25156

To:	Ship to:
5021 MOUNTAIN HOME AUTO RANCH 2800 AMERICAN LEGION BLVD. MOUNTAIN HOME ID 83647	CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340

P. O. Date	Created By	Requested By	Department	Req Number	Terms
07/18/2025	KCHOMA	KCHOMA			

Quantity	Description		Unit Price	Total
1.00	2025 Chevy Tahoe	03-4210-7100	55,572.74	55,572.74
		SHIPPING & HANDLING		0.00
		TOTAL PO AMOUNT		55,572.74

Authorized Signature

Rural ED Pro Reporting

(Due the 7th of September, November, January, March, May, & July…for the previous 2 months. If the 7th falls on a weekend, the report is due the following Monday)

Program: Sun Valley Economic Development

Date Range: May – June 2025

Submit to: ruralreports@commerce.idaho.gov

1. Executive Summary

Key Achievements:

- Gathering data on Alpine World Cup Finals to conduct economic analysis; preliminary assessment of LOT receipts indicates incremental $400k to local governments.
- Summer boot camp programs for 200+ students kicked off; internship/pre apprenticeship / program with 4 candidates selected based on qualifications ready to rollout

Highlight major successes or milestones reached. Challenges: Summarize any significant issues encountered and how they are being addressed. Next Steps: Outline immediate priorities and upcoming initiatives.

2. Project Updates

- Vocational – summer boot camp near fully subscribed and career educators/experts in place to deliver programs; candidate identification and selection for internship/pre-apprenticeships on construction, mountain operations, senior care and automotive finalized
- Childcare – strategic evaluation towards set up of new local not-for-profit organization to take over from Early Childcare Education Coalition continues
- Tourism – Statistics on number of participants, contractors, volunteers and spectators finalized; all metrics close to initial planning estimates.
- Local Businesses – advice to Stellar Adventure Travel on obtaining new heli-ski permit on USFS/SNRA/BLM lands; advice on new support network for local entrepreneurs needing advice on HR, business planning and operations; parent Co for Project Magneto preparing for IPO Jul 7th on NASDQ.
- Economic Analysis- 2024 City and County Economic Profiles 65 % complete; planning for 2025 Economic Almanac in October Mountain Express.

Current Projects: Status of ongoing projects, including progress against milestones and timelines. New Initiatives: Information on any new projects or programs started during the month. Completed Projects: Summary of projects completed, including outcomes and impact.

3. Community Impact

- Quarterly SVED Roundtable on Wildfire risks delivered to 65 community members; panel participants included fire fighters, forest service staff, government officials and insurance experts
- Continued feedback on Ketchum Comp Plan drafts.
- Analysis of economic impacts of HWY 75 construction project on local businesses; survey to gather hard data launched
- Review of final goals for Blaine Co Sustainability Committee action plan.

Community Impact: Insights into how economic activities are affecting the local community, such as improvements in infrastructure or quality of life.

4. Stakeholder Engagement

- Board – regular ExCo and Board meetings; board committee on corporate bylaws adjustments prepared draft for adoption at next board meeting; SVED ED job advert issued via select newsletters
- Ketchum – quarterly updates for both City and Urban Renewal Authority; participation in Ketchum Business Advisory Council meetings
- Blaine Co – monthly meeting of Business Working group of local economic development organizations; presentation to commissioners on Alpine World Cup metrics

Partnerships: Updates on collaborations with local businesses, government agencies, or non-profits. Community Involvement: Summary of community meetings, workshops, or feedback sessions held. Public Relations: Media coverage or public relations efforts related to economic development.

5. Events and Milestones

- May 13 – SVED 2Q RT on Wildfire risks
- May 14- SVED Exco
- May 21 – SVED Board

Scheduled and completed events: Information on upcoming meetings, events, or deadlines. Planned Activities: Details of planned initiatives or projects for the next month.

6. Financial Overview

- Accounting – final IRS 990 filing submitted
- Change in bookkeeper initiated to secure more reliable service
- Fundraising – YTD private sector membership receipts strong

Budget Utilization: Overview of budgetary expenditures versus allocations. Funding Sources: Updates on grants, donations, or other funding received. Financial Challenges: Any budgetary issues or financial constraints faced.

7. Businesses Contacted

- **Idaho Workforce Development**
- **USFS**
- **BLM**
- **City of Ketchum**
- **The Hunger Coalition**
- **Ketchum Business Advisory Council**
- **Idaho Dept of Commerce**
- **Evans Plumbing**
- **Visit Sun Valley**
- **St Lukes Wood River**
- **City of Sun Valley**
- **MVP Lodging**
- **Atkinsons Markets**
- **Idaho Economic Development Ass**
- **Sun Valley Culinary Institute**
- **BC Sustainability Comm**
- **WR Early Childhood Coalition**
- **Keeping Count**
- **Wood River Land Trust**
- **Galena Benchmark**
- **Whiskeys on Main**
- **Far + Wise**
- **Lee Gilman Builders**
- **Conrad Bros**
- **Mascaroni Design**
- **SV Board of Realtors**
- **Idaho Dept of Labor**
- **Limelight Hotel**
- **Harriman Hotel**
- **SV Insurance**
- **State Farm Insurance**
- **BC Housing Authority**
- **Fiama Restaurant**
- **Whiskeys**
- **Doty Architecture**
- **The Chamber**
- **Williams Architecture**
- **Fly SV Alliance**
- **Decked LLC**
- **Mountain Rides**
- **Idaho Power**
- **Evolution Metals**
- **Sun Valley Co**

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	July 21, 2025	Staff Member/Dept:	Morgan Landers, AICP - Planning and Building Department

Agenda Item: Recommendation to review and make a determination of Administrative Appeal (P25-008a) for the design review and floodplain development permit extension denial for the PEG Hotel development.

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

Background

This is an administrative appeal to the City Council of a determination by the Planning and Zoning Commission. The appeal was filed by the Applicant, PEG Ketchum Hotel, LLC. represented by Deb Nelson of Givens Pursley.

The matter generally concerns the design review process in where the applicant made a request of the Planning and Zoning Commission to grant a 12-month extension of the Design Review and Floodplain Development Permits for the PEG Hotel.

Procedural Status

This is an administrative appeal of decisions or determinations of the Planning and Zoning Commission, as is provided for in Ketchum Municipal Code §17.144.020. This matter was scheduled by the City Attorney, along with approving deadlines for submission of memorandum, by agreement of the parties involved and approval of the Council. Per the scheduling order (Attachment 2), briefs have been submitted by the applicant for consideration by Council. Staff elected to not submit a response brief as the Findings of Fact of the Commission's decision cover all the main points discussed in the appeal brief. See Attachments 3 and 4 for appeal brief and findings of fact. Transcripts of the PZ Commission hearing are included as Attachments 6 and 7.

From a process perspective, the Council can focus its review primarily on those memoranda and their arguments. The Council is reviewing these arguments and addressing the appeal in a quasi-judicial role. The remainder of any accompanying documents are the Record, which may include application documents, minutes, staff reports, etc., and are available primarily as resources or for purposes of reference within arguments to evaluate the factual background. The original extension application and staff report are included as Attachment 5.

This is an administrative appeal hearing. Oral arguments will be presented by the involved parties only: Mrs. Nelson for Appellant/Applicant and Planning and Building Director Morgan Landers for the Planning and Zoning Commission. The presenting parties and supporting staff will be available for questions. This is not a public hearing and there is no public comment as part of the process. Comments or input to Council

members outside the appeal hearing are discouraged, and if any is received should be disclosed by that Council member at the start of the hearing.

During the hearing, the Council, at its discretion, is welcome to ask questions of staff or the parties as may be helpful to deliberation. It is encouraged to handle most questions for a party during their portion of the hearing. The order of presentation will be Appellant/Applicant, Director/Respondent, and then an Appellant rebuttal if desired. Any further presentation or answers to questions will be at the discretion of the Council.

Standard of Review:
Since the Council does not hear administrative appeals frequently, a common question when they do arise is as to the applicable standard of review. Standard of review is a legal term guiding the discretion (or not) of the review and decision with respect to use of the Record and, in particular, whether or not to consider new additional information. In this situation, it is important for the Council to understand the standard of review as defined in KMC §17.144.010(C):

Authority of council. Upon hearing the appeal, the council shall consider only matters which were previously considered by the Commission as evidenced by the record, the order, requirement, decision or determination of the Commission and the notice of appeal, together with oral presentation and written legal arguments by the appellant, the applicant, if different than the appellant, and the Commission and/or staff representing the Commission. The council shall not consider any new facts or evidence at this point. The council may affirm, reverse or modify, in whole or in part, the order, requirement, decision or determination of the Commission. Furthermore, the council may remand the application to the Commission for further consideration with regard to specific criteria stated by the council.

While arguments, per the memoranda of the parties, are considered, there should not be new factual information considered or weighed that was not part of the Record.

Decision Options:
As indicated in the last sentences of KMC §17.144.020(C) – see above – upon review and deliberation, the Council may decide from the following on the underlying Planning and Zoning Commission decisions: affirm, reverse, modify in whole or in part, and/or remand the application back to the Planning and Zoning Commission with direction. Per KMC §17.144.020(D), the Council must issue a written decision within 30 days of this hearing. Typically, the Council will indicate a decision, or at least direction, for legal counsel to prepare a full draft written decision for final approval and decision at a future meeting within that 30-day time period.

Sustainability Impact:

Not applicable

Financial Impact:

None OR Adequate funds exist in account:	None

Attachments:

1. Application to Appeal Planning and Zoning Commission Determination
2. Scheduling Order
3. Appellant Brief – June 27, 2025
4. Findings of Fact, Conclusions of Law, and Decision – May 7, 2025
5. Staff Report and attachments – PZ Hearing on 4/22/2025

6. 4/22/2025 Hearing Transcripts – full
7. 4/22/2025 Hearing Transcripts - condensed

City of Ketchum

ATTACHMENT 1:

Application to Appeal PZ Commission Determination

City of Ketchum
Planning & Building

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Fee Paid:
Approved Date:
Denied Date:
By:

Notice of Appeal

Submit completed application and documentation 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. You will be contacted and invoiced once your application package is complete.

Note: The Appellant shall submit an amount to cover the cost of giving notice, as applicable in the Fee Schedule, and provide a transcript within two (2) days after the Planning and Building Department provides the Appellant with an estimate for the expense of the same. In the event the fee is not paid as required, the appeal shall not be considered filed.

OFFICIAL USE ONLY	
Date Appeal Received:	Date Notice Published:
Appeal Fee:	Transcript Fee:
Date Paid:	Date Paid:
Date Appellant Notified of Estimated Transcript Costs and Notice:	Mailing Fee:
Date of Appeal Hearing:	Date Paid:
Action(s) Taken/Findings:	
APPEALLANT	
Name of Appellant: PEG Ketchum Hotel, LLC	Phone Number: 801.655.1998
Address: 145 W 200 N, Suite 100, Provo, UT 84601	Fax Number or Email: mhansen@pegcompanies.com
REPRESENTATIVE	
Name of Representative: Deborah Nelson, Givens Pursley	Phone Number: 208-388-1215
Address: 601 W. Bannock Street, Boise, ID 83702	Fax Number or Email: den@givenspursley.com
APPLICATION	
Application Being Appealed: P25-008, 12-month extension of the Design Review and Floodplain Development Permits	
Explain How You Are an Affected Party: Property Owner and Permit Holder	
Date of Decision or Date Findings of Fact Were Adopted: May 7, 2025	
SUBMITTAL INFORMATION	
This Appeal is Based on The Following Factors (set forth all basis for appeal including the particulars regarding any claimed error or abuse of discretion):	
See Attached	

If you have attached additional pages, please indicate the number of pages attached - 2

Signature of Appellant or Representative  Date 5/20/25

PEG Ketchum Hotel, LLC provides this Notice of Appeal of the May 7, 2025 decision of the Ketchum Planning and Zoning Commission ("Decision") denying PEG's request for a 12-month extension of Design Review Permit P22-028 approved March 28, 2023 ("Permit"). A preliminary statement of reasons for the appeal is below; we will submit supplemental written argument to support the appeal following preparation of the hearing transcript.

The Decision is unlawful and in excess of authority because the Commission improperly relied on factors beyond applicable Code criteria. Ketchum City Code does not grant the Commission broad discretion to deny extension requests for design review permits. The Code instead directs that the Commission's decision "shall be based" on four criteria, and if one of the four criteria are not found then the Commission "shall approve" the extension.[1] The Decision found only criteria "b" at issue here, which is: "Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project." The Commission and Decision improperly relied on factors outside the scope of the required criteria, including among others: the amount of public opposition or support for the extension, population changes due to the coronavirus pandemic including in the years before the Permit was even issued, temporary construction activities on Main Street, whether the underlying project would be approved today, the construction of a hotel across the highway – a use that was approved prior to the Permit issuance. These considerations are not "significant land use changes" in the project vicinity. And there was no showing that these generalized circumstances in the City adversely impact, or are adversely impacted by, the approved project.

The Decision is not supported by substantial evidence in the record. The record before the Commission does not include substantial evidence demonstrating that "significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project." The uses around the project remain as existing or approved at the time of the Permit approval on March 28, 2023. The hotel across the highway began construction, but this is a land use that was approved prior the Permit approval and is a compatible use to the project, which is also a hotel. Generalized concerns with downtown development is outside of the applicable criteria, and in any case the record does not include evidence of adverse impacts between such circumstances and the project. Public comments in the record focused on the initial Permit approval and underlying waivers granted pursuant to the City's PUD ordinance as well as generalized concerns about City growth, which factors are outside the scope of the applicable criteria.

The Decision is arbitrary because the Commission weighed the same standards for two permits and came to two opposing conclusions. The Commission denied the Permit extension based on criteria "b", as quoted above. Yet in the same Decision the Commission approved a 12-month extension for PEG's Floodplain Development Permit P19-062, which is governed by identical language regarding land use changes plus an additional optional requirement (underlined here): "b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project; a revised no adverse impact statement may be required prior to granting a permit

[1] KMC §§ 17.96.090(B)(2),(3).

extension."[2] The Decision offers no explanation for this difference. The interpretation of the same standard to reach opposing conclusions is arbitrary.

The Decision is unlawful and arbitrary because it does not accurately reflect the Commission's deliberations at the hearing. The written Decision improperly relies on facts and arguments that were not part of the Commission's reasoning at the hearing, some of which were not even in the record before the Commission, including among others: downtown development resulting from the City's density bonus program, the timing for reporting growth trends, and draft changes to the comprehensive plan.

Consistent with the appeal standards in City Code, the City Council does not owe deference to the Commission's decision. Instead, the Council has authority to review the record before the Commission, and the legal arguments presented by the appellant and staff, to come to its own reasoned decision.[3] For the reasons stated in this Notice of Appeal and in subsequent written and oral argument by appellant, we ask the Council to grant the Permit extension consistent with applicable Code criteria.

[2] KMC § 17.88.050(G)(1)(b) (underlining added).
[3] KMC § 17.144.020(C).

City of Ketchum

ATTACHMENT 2:

Scheduling Order

City of Ketchum
City Hall

SCHEDULING ORDER AND NOTICE OF APPEAL HEARING
BEFORE CITY COUNCIL
Administrative Appeal: P25-008
Appellant: PEG Ketchum Hotel, LLC

An administrative appeal was filed by Appellant, with respect to the above-referenced application and Commission Determination, dated May 20, 2025. The administrative appeal was filed on May 20, 2025. The administrative appeal was filed pursuant to Ketchum Municipal Code 17.144.020.

The City Council hereby finds and orders that:

1. The Planning and Zoning Director has certified and reported that the procedural requirements have been met. KMC 17.144.020(A).

2. A record of the proceeding is being prepared and is accepted by the Council. KMC 17.144.020(A).

3. The City Attorney has held scheduling discussions with the parties, who agreed to the schedule set forth in this Order.

4. Verbatim transcripts of relevant proceedings are being prepared at the Appellant's expense and transmitted to the Council, which accepts and incorporates such into the record of proceedings. KMC 17.144.020(A).

5. Hearing Date: This matter is set for an appeal hearing before the City Council at its regular meeting and location on July 21, 2025. This is not a public hearing; argument will only be heard from the parties. KMC 17.144.020(B).

6. Briefing Schedule: Appellant is to submit any further brief or memorandum in support of the appeal by 5:00 p.m. on ***June 27, 2026***. A staff report, and any memo in response if desired, is to be submitted by 5:00 p.m. on ***July 14,2025***. Appellant has agreed that any additional appellant reply will be via oral argument at the hearing. All briefs/memos are to be sent to the parties to the administrative appeal, Planning Director, and the City Attorney. Electronic delivery of documents will be sufficient.

7. Council Review Authority: "Upon hearing the appeal, the Council shall consider only matters which were previously considered by the Commission as evidenced by the record, the order, requirement, decision or determination of the Commission and the notice of appeal, together with oral presentation and written legal arguments by the appellant, the applicant, if different than the appellant, and the Commission and/or staff representing the Commission. The council shall not consider any new facts or evidence at this point. The council may affirm, reverse or modify, in whole or in part, the order, requirement, decision or determination of

the Commission. Furthermore, the council may remand the application to the Commission for further consideration with regard to specific criteria stated by the council."
KMC 17.144.020(C).

8. 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. KMC 17.144.020(B)&(D).

Date of Order: June 2, 2025.

_____
Neil Bradshaw, Mayor

ATTEST:

_____
Trent Donat, City Clerk

City of Ketchum

ATTACHMENT 3:

Appellant Brief – June 27, 2025

GIVENS PURSLEY LLP
Attorneys and Counselors at Law

601 W. Bannock Street
PO Box 2720
Boise, ID 83701
Main: 208-388-1200
www.givenspursley.com

Deborah E. Nelson
Direct: 208-388-1215
den@givenspursley.com

June 27, 2025

Mayor Bradshaw and Ketchum City Council
P.O. Box 2315
191 5th Street West
Ketchum, ID 83340

RE: Applicant's Memorandum in Support of Appeal in P25-008, Design Review Extension for PEG Hotel

Dear Mayor Bradshaw, Members of City Council, and Planning Staff:

Givens Pursley LLP represents PEG Ketchum Hotel, LLC in its appeal of the May 7, 2025 decision ("**Decision**") of the Ketchum Planning and Zoning Commission ("**Commission**") denying PEG's request for a 12-month extension of Design Review Permit P22-028 approved March 28, 2023 ("**Permit**"). This letter is to supplement the arguments made in the Notice of Appeal filed on May 20, 2025. Because the extension request met the approval criteria in Ketchum City Code and for all the reasons stated below, we request that City Council grant the Permit extension at the July 21st hearing.

I. Factual Background and Procedural History.

The City of Ketchum originally approved the hotel at issue in this application in 2019 following a multi-year process with a Planned Unit Development Conditional Use Permit. After the approval, in early 2020, the City discovered that it had made a noticing error in the application process and required PEG to restart the process. This second process concluded in March 2023 with another approval of the hotel on the southwest corner of Main Street and River Street (the "**Project**"). The Project provides needed hotel beds and brings numerous public benefits to the City, including employee housing with 30 beds, restaurants, a rooftop bar, meeting and event space, activation of River Street with a public plaza, a guest shuttle and employee car share program, underground parking with 13 stalls for general public use, and the redevelopment of blighted property at the gateway to the City.[1] The building itself will be built to LEED Silver-equivalent green building standards with a high-quality terraced design inspired by local materials and made to honor the area's rich history.[2]

[1] Application Narrative; Transcript, p. 11, l. 10 - p. 13, l. 10.
[2] *Id.*

After the significant delay of the Project caused by the City's noticing error, PEG encountered economic headwinds and rising construction costs. PEG requested an administrative extension of the design review and floodplain development permits in 2024. The Ketchum planning administrator reviewed the applicable criteria—the same criteria at issue in this second request—and approved that extension effective March 28, 2024. The request for a second extension was then timely submitted to the Commission in February 2025 pursuant to Ketchum City Code ("**KMC**") §§ 17.96.090(B)(2) and 17.88.050(G)(1).

At the Commission hearing on April 22, 2025, the Commission denied the design review extension request by a split vote. According to the written Decision, the Commission concluded that "there have been significant land use changes in the vicinity and that approval of a further extension of the subject development would create an adverse impact on the vicinity."[3] At the same hearing, the Commission found that the floodplain development permit extension met the nearly identical criteria for approval.

As discussed in detail below, the Decision should be reversed and the request granted by City Council for any of the following reasons: first, because the Commission relied on factors beyond applicable Code criteria for its denial; second, because the Decision is not supported by substantial evidence in the record; and third, because the Decision indicates arbitrary decision-making on the part of the Commission.

II. The Decision is unlawful and in excess of authority because the Commission improperly relied on factors other than applicable Code criteria.

PEG requested extension of two permits: a design review permit and a floodplain development permit. Ketchum City Code provides clear criteria for approval of each permit. For a design review permit extension, the Commission can consider only the following:

a) Whether there have been significant amendments to ordinances which will apply to the subject approval;
b) Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
c) Whether hazardous situations have developed or have been discovered in the project area; or
d) Whether community facilities and services required for the project are now inadequate.[4]

[3] Decision, p. 2.
[4] KMC §§ 17.96.090(B)(2).

City Code instructs that the Commission's decision "shall be based" on those four criteria and that unless the decisionmaker finds one of those criteria exist, "the City shall approve such an extension."[5] There is no broad grant of discretion to the Commission to consider other factors.

The Commission's Decision found only criteria "b" at issue in the design review permit extension. But instead of considering "whether significant land use changes have occurred in the project vicinity which would adversely impact the project or would be adversely impacted by the project," the Decision reflects an attempt to pin broader community concerns about development onto this Project. While these concerns may be appropriate to consider for new discretionary applications, they are not appropriate for extensions to projects that have already been considered and approved because they are outside the scope of the adopted extension criteria.

a. The Decision unlawfully cites generalized current community concerns.

The Decision identifies a number of current community concerns that are not "significant land use changes" in the vicinity and are unrelated to the Project. First, the Decision notes a concern about population growth in Ketchum between 2021 and 2022 that was unanticipated by the comprehensive plan.[6] While the comprehensive plan may not have anticipated such growth when adopted in 2014, the Project was not finally approved until after pandemic-related population growth was readily apparent and discussed at the multiple hearings leading up to the 2023 Permit approval.[7] Further, pandemic-related population growth is not a "significant land use change" in the vicinity that adversely impacts or is adversely impacted by the approved Project.

Second, the Decision indicated that more projects took advantage of density bonuses allowed in Code than anticipated, changing the character and scale of downtown.[8] However, this is not a "significant land use change" in the vicinity adversely impacted by the Project, but rather a concern reflective of general population growth and housing demand in the City. Moreover, the projects in the vicinity were all approved either prior to the Project or in the same timeframe, so the City was, or should have been, well aware of the potential consequences of those approvals. This was a point made by Commissioner Moczygemba:

> You know, the mass and scale of the Appellation hotel approval did not change from its original application. We did see design review amendments, but we were changing, you know, guardrails along Highway 75 and debating Juliette balconies. . . . So these things were coming down the pipeline, and I guess I would argue again that all of those facts were—while projects may not have been completed and come to fruition, that should have been at the top of the evaluation

[5] KMC §§ 17.96.090(B)(2),(3).
[6] Decision, p. 2.
[7] See Transcript, p. 47, ll. 22-25 (Commissioner Moczygemba).
[8] Decision, p. 2.

> criteria that was originally made as part of—as part of the decision in 2019, '22—22' and '23.[9]

Commissioner Moczygemba also noted that other City projects, which are not in the vicinity, such as "hot dog hill," were also known at the time of Project approval.[10]

Third, the Decision states as a "land use change" that the City is in the process of updating the comprehensive plan.[11] However, the ongoing update to the comprehensive plan is not a "land use change" but rather a draft planning document, and it is inapplicable to the 2023 permit at issue here. As correctly noted by Commissioner Moczygemba at the April 22nd hearing, the comprehensive plan has yet to be adopted[12] and cannot be retroactively applicable to the Project. Further, even if the City had adopted changes to the comprehensive plan, this is not one of the applicable criteria for extension of a design review permit. The change to the comprehensive plan only applies to the floodplain permit extension, which the Commission correctly determined met all criteria for approval.[13]

Fourth, the Decision states as a reason for denial that the associated PUD approval for the Project would be evaluated differently today.[14] This reasoning is erroneous. The underlying criteria for the PUD and associated waivers approved for the Project are not at issue in this extension application. Extension of the design review permit extends the Project as approved and as set forth in the approved Permit Conditions Acceptance Development Agreement. The criteria that the City Code directs "shall" apply to a design review permit extension does not include the PUD or waiver criteria or any other standards beyond the list in KMC § 17.96.090(B)(2).

Again, while the Commission may consider community concerns when evaluating new applications, an extension application like this one is not the appropriate place to reevaluate or reconsider an approved Project. City Code has set forth the criteria that the extension "shall be based" on, and absent evidence of these specific criteria, the City "shall approve" the extension.

b. The Decision inappropriately expands the definition of "land use."

The Decision notes that the Commission "extensively" discussed the definition of "land use" to include broad community concerns—what the Decision calls "general changes in the growth and development of the city within the vicinity…."[15] The term "land use" is not defined in Ketchum City Code, and the contexts in which the term is used indicate a meaning that is not

[9] Transcript, p. 47, ll. 3-16 (Commissioner Moczygemba).
[10] Transcript, p. 47, ll. 8-19 (Commissioner Moczygemba).
[11] Decision, p. 3.
[12] Transcript, p. 32, l. 25 to p. 33, ll. 1-2 (Commissioner Moczygemba).
[13] KMC § 17.88.050(G)(1) provides that a floodplain development permit extension "shall be based" on "(a) Whether there have been significant amendments to the City's comprehensive plan, special studies, draft or interim floodplain maps, or ordinances which will apply to the subject approval;…." No reference to the comprehensive plan is made in KMC § 17.96.090(B)(2)'s criteria for extension of a design review permit.
[14] Decision, p. 3.
[15] Decision, p. 4.

so broad as to include the population growth of the entire City or the amount of construction occurring as a temporary condition of that growth. Instead, "land use" indicates types of uses to which a property is devoted, like residential or industrial uses listed in the zoning district use table or the categories contemplated in the comprehensive plan "land use" map designations. Given this Code context, the consideration of "significant land use changes in the project vicinity which would adversely impact the project or would be adversely impacted by the project" is meant to ensure that a project requiring an extension remains compatible with the area—so as not to allow a project that could create a situation akin to a nuisance due to incompatible land uses (e.g. heavy industrial next to residential). There is no risk of that situation occurring here, where this Project's hotel, commercial, and residential land uses remain compatible with other approved hotels, commercial, and residential uses in the area.

c. The Decision inappropriately relies on public opposition.

Public comments from opponents asked the Commission to deny the Project as if it were a newly proposed hotel rather than an approved project seeking more time to construct due to construction and financing delays. Written comments called the Project too big,[16] objected to its prior approval with waivers under the PUD,[17] and asked the Commission to deny "another huge hotel at the entrance to our city."[18] These comments are not consistent with the applicable standards and do not establish any significant change in land use with adverse impacts to or from the Project.

The Commissioners who voted to deny echoed these public sentiments. One Commissioner who opposed the extension was concerned that the public no longer supported the Project: "There has been a change in our community since we granted those waivers, and I can't help but notice that we do not have one public comment in support of this project anymore."[19] Another Commissioner stated, "I'm not sure that the eyes that we have in 2025 see the same compliance with the same document, because we are changed people."[20] A perceived lack of public support or change in public sentiment about an approved project, however, is not a reason for denial of an extension under Code.

Generalized community concerns with growth, perceived compliance with the draft updates to the comprehensive plan, and lack of public support are not included among the criteria to be evaluated in review of a design review permit extension. The comments cited demonstrate that a number of Commissioners saw this extension request as an opportunity to evaluate the Project again in a new context—notably, only two years after it was approved amidst already significant development downtown. But broader community concerns are beyond the scope of the Commission's authority to review a permit extension, a point Commissioner Moczygemba

[16] Staff Report for Ketchum Planning and Zoning Commission Meeting of April 22, 2025 ("**Staff Report**"), Attachment B, p. 3: "We live in West Ketchum and believe this project to be simply out of character and too massive."
[17] *Id.* Attachment B at 4: "I feel it was a huge mistake to grant the variance originally, and also the extension. Please DO NOT grant another extension. We do not want it or need it."
[18] *Id.* Attachment B at 5.
[19] Transcript, p. 38, ll. 12-15 (Male Commissioner).
[20] Transcript, p. 35, ll. 20-25; p. 36, ll. 1-8 (Male Commissioner).

made in the hearing: "This application was given a very thorough review in 2019, before my time on this commission, but then additionally… in '22 and '23. And just to be clear, which it's been stated here in this meeting, you know, this isn't a reevaluation of the design review or floodplain development permits."[21] Because these considerations were relied on in the Commission's Decision, the Decision is unlawful and violates City Code.

III. The Decision is not supported by substantial evidence in the record. Instead, substantial evidence supports approval.

While the record before the Commission contains public comments about community growth concerns, the record does not include substantial evidence demonstrating that "significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project." Substantial evidence instead supports approval of the application.

First, staff's specific analysis of service availability supports approval. The Staff Report recognized that "facilities/services necessary for the project remain adequate."[22] Staff also stated at the hearing that services were adequate because: (1) the Project is paying impact fees for City services like parks, police, and fire; (2) the Project is mitigating traffic impacts with infrastructure improvements consistent with the traffic study; and (3) recent transportation studies indicate the sufficiency of transit infrastructure.[23] While public comments lamented increased traffic and concerns about construction-related disruptions to downtown,[24] no public comments provided discrete evidence pointing to significant land use changes or problems with infrastructure availability that would contradict staff's conclusions that services are adequate.

Second, the applicant provided both a written application letter and in-person testimony that there had been no land use changes in the project vicinity and that the area had developed as planned by the City's comprehensive plan and zoning ordinance. The applicant stated at the hearing: "The long-planned hotel across Highway 75 is under construction. This land use has not changed. It is still the same hotel use that was approved before this project was approved. The other land uses around the projects [sic] also have not changed."[25] The hotel, commercial, and residential land uses around the project remain as existing or approved at the time of the Permit approval on March 28, 2023, a point made by Commissioner Moczygemba.[26] In response to the Staff Report's mention that comprehensive plan revisions were in process, the applicant pointed out that "amendments to your comprehensive plan are not one of the criteria for

[21] Transcript, p. 32, ll. 15-21 (Commissioner Moczygemba).
[22] Staff Report, p. 3.
[23] Transcript, pp. 44-46 (M. Landers).
[24] See, i.e., Transcript, p. 21 (Mr. Worst); Staff Report, pp. 17, 18, 20, 30.
[25] Transcript, p. 6, ll. 19-23 (D. Nelson).
[26] "You know, the mass and scale of the Appellation hotel approval did not change from its original application." Transcript, p. 47, ll. 3-5 (Commissioner Moczygemba).

approving an extension for design review or for consideration."[27] This too was reiterated by Commissioner Moczygemba.[28]

Members of the public attended the hearing and provided comment reflective of public apprehension around growth and development. While this commentary is relevant to community conversations around comprehensive plan amendments, it is not substantial evidence that there have been significant land use changes in the vicinity that impact or would be impacted by the Project. One commenter stated at the hearing that the hotel project across the street constituted a significant land use change because "At the time that you approved this project, it was unclear to probably everyone except [the developer] whether that building would ever be built. And now that is a reality."[29] The likelihood of an approved use proceeding is not known or relevant here. At the time the Project was approved, the hotel across the street was approved. City plans called for a hotel in that location, and a hotel is now under construction. It is therefore not a "significant land use change" or certainly not one that "would adversely impact the project or be adversely impacted by the project," which is also a hotel.

Generalized concerns with downtown development are outside of the applicable criteria for approval of the extension, and in any case the record does not include evidence of adverse impacts between such circumstances and the Project. The evidence in the record does not support the Decision's finding of a significant land use change in the vicinity with adverse impacts to or from the Project. Absent such evidence of an applicable criteria being met, Code provides that "the City shall approve" the extension.

IV. The Decision is arbitrary and should be overturned.

Idaho law and constitutional protections require an impartial decisionmaker on administrative decisions and a decision reflecting logical analysis of clear criteria. Denying an applicant these basic rights is indicative of arbitrary (and unlawful) decision-making. Both the hearing deliberations and the written Decision fail to provide the logical analysis to which an applicant is entitled under law and therefore should be overturned.

First, the Decision evaluates two applications with nearly identical criteria and draws two opposite conclusions. The Commission denied the design review permit extension based on criteria "b", as quoted above. Yet, in the same Decision, the Commission found that PEG's Floodplain Development Permit P19-062 met the floodplain extension criteria, which has the identical language in criteria "b" regarding land use changes plus an addition specific to floodplain applications. Criteria "b" for the floodplain extension states as follows (with the floodplain-specific addition italicized):

> Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project; *a*

[27] *Id.* at 7, ll. 2-5 (D. Nelson).
[28] Transcript, pp. 32-33 (Commissioner Moczygemba).
[29] Transcript, p. 21, ll. 4-9 (B. Worst).

> *revised no adverse impact statement may be required prior to granting a permit extension;*[30]

Though the criteria language about significant land use changes is exactly the same, the floodplain portion of the Decision found no significant land use changes while the design review portion found significant land use changes. The Decision's justification for denial of the design review permit defined "land use" to include considerations of general development, traffic, and population growth. But one page later, the Decision apparently used a different definition of "land use" to find the application met the criteria for approval. The Decision offers no explanation for the different interpretations of "land use," or the differing outcomes. Such a radically different interpretation of the same standard to reach opposing conclusions is arbitrary.

Second, the written Decision does not accurately reflect the content of the deliberations on the extension request. For instance, the Decision states that the Commission cites as support for its finding of "extensive land use changes within the vicinity" population growth prior to the Project approval (between 2021 and 2022), and numerous development projects that began construction between 2021 and 2025 that "took advantage of the city's density bonus program."[31] The Commissioners did not mention the density bonus in their deliberations or in any other part of the hearing, and only one Commissioner, who voted for the extension and against the denial, mentioned the word "population."[32] The Decision's statement that population growth in 2021 and 2022 was not known until 2023 is also not mentioned in the deliberations, and the implicit suggestion that this information was not considered in the 2023 Project approval is inconsistent with the extensive testimony and consideration of concerns with pandemic-caused population growth in the hearings leading up to the 2023 Project approval.

The Decision also discusses that the City is in the process of updating the comprehensive plan due to changes in land use and development patterns, using that as a reason for the Commission's decision. In reality, the Commission's deliberations did not mention the comprehensive plan updates—except to say that the comprehensive plan in process has yet to be adopted and therefore could not provide a basis for a decision.[33]

Third, the Decision notes as a basis for denial that the downtown area has seen a significant amount of construction from other projects approved at the same time as the design review Permit at issue in this appeal, and that the Commission did not consider the cumulative effects when it approved those applications.[34] It has only been two years since the 2023 approval, when the City determined all criteria were met, and it has only been one year since the planning administrator found that the extension request met the same applicable criteria at issue here. To now determine that the approved Project is essentially the "last straw" for the City shows that

[30] KMC § 17.88.050(G)(1)(b).
[31] Decision, p. 2.
[32] Transcript, p. 47, l. 22 (Commissioner Moczygemba).
[33] Transcript, p. 32, ll. 22-25; p. 33, ll. 1-3 (Commissioner Moczygemba).
[34] Decision, pp. 2-3.

the Commission is not rationally considering the applicable criteria for an extension or providing a reasonable basis for a decision.

V. Conclusion.

Consistent with the appeal standards in City Code, the City Council does not owe deference to the Commission's decision. Instead, the Council has authority to review the record before the Commission, and the legal arguments presented by the appellant and staff, to come to its own reasoned decision about whether the applicable criteria are met.[35] For the reasons stated in this appeal memorandum, we ask the Council to grant the Permit extension consistent with applicable Code criteria. Using an extension decision to attempt to reverse City approvals based on generalized concerns unrelated to a specific project creates uncertainty and instability that could have significant long-term effects on development, and we urge you to reject such unlawful and arbitrary decision-making.

Sincerely,



Deborah E. Nelson

[35] KMC § 17.144.020(C).

City of Ketchum

ATTACHMENT 4:

Findings of Fact, Conclusions of Law, and Decision

May 7, 2025

City of Ketchum
Planning & Building

IN RE:	)	
	)	
PEG Hotel	)	**KETCHUM PLANNING AND ZONING**
Design Review Extention	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Floodplain Development Permit Extension	)	**DECISION**
Date: May 7, 2025	)	
File Number: P25-008	)	

PROJECT:	PEG Hotel
APPLICATION TYPE:	Design Review Extension Floodplain Development Permi Extension
FILE NUMBER:	P25-008
REPRESENTATIVE:	Cameron Gunther, PEG Companies Matt Hansen, PEG Companies
OWNER:	PEG Ketchum Hotel, LLC
LOCATION:	251 S Main St (KETCHUM LOTS 3, 21, FR 22 BLK 82 N 10' X 110' OF ALLEY S 20' X 230' OF ALLEY) 260 E River Street (KETCHUM LOT 2 BLOCK 82 10' X 110' OF ALLEY) 280 E River Street (KETCHUM LOT 1 BLK 82)
ZONING:	Tourist (T)
OVERLAY:	Floodplain Management Overlay District

RECORD OF PROCEEDINGS

The City of Ketchum received an application for an extension of the Design Review and Floodplain Development Permit approvals for the PEG Hotel on February 14, 2025. The application was reviewed and scheduled for hearing after acceptance and staff review. A public hearing notice for the application was mailed to all owners of property within 300 feet of the project and all political subdivisions on April 2, 2025. The public hearing notice was published in the Idaho Mountain Express on April 2, 2025. A notice was posted on the project site and the City's website on April 15, 2025. The Ketchum Planning and Zoning Commission (the "Commission") conducted their review of the application during their meeting on April 21, 2025. After considering the staff's analysis and the application materials, the Commission denied the application with a vote of three in favor of denial, one not in favor, and one abstention.

BACKGROUND

The PEG Hotel is an approximately 130,00 SF hotel approved for the corner of Main St/Hwy 75 and River Street, just south of the Limelight Hotel. The PEG Hotel was initially approved through a Planned Unit Development Conditional Use Permit (PUD/CUP) in 2019. Due to a noticing issue discovered in early 2020, the development restarted the approval process which culminated in an approval of the PUD/CUP, development agreement,

design review permit, and floodplain development permit in 2023. The development agreement stipulates that the expiration of the approvals is tied to the city's terms of approval in the municipal code for design review and floodplain development permits. Both applications allow for a maximum of two 12-month extensions. The first can be granted by the Administrator and the second must be considered and decided on by the Planning and Zoning Commission. A one-year extension was granted by the Administrator in 2024. Prior to the expiration of the permits, the city received an application for a second 12-month extension as noted above.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, conducted the required public hearing, and considered the recommendation from the staff, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING DESIGN REVIEW EXTENSIONS

Pursuant to KMC §17.96.090.B, the Commission has considered whether or not an extension is warranted based on the following considerations:

Consideration #1: Whether there have been significant amendments to ordinances which will apply to the subject design review approval.

Commission Findings: The Commission finds that there have been no significant amendments to the city's ordinances that apply to the design review approval. Ordinance 1249, adopted on October 2, 2023, changed the permitted uses on properties along River Street to those of the CC-2 zone district which included the subject property. However, hotels are permitted use in the CC-2 just as they are in the Tourist, so the same requirements apply.

Consideration #2: Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project.

Commission Findings:

When considering this item, the Commission extensively discussed two main elements of the consideration language including the definition of "vicinity" and "land use" to appropriately consider the request. The Commission finds that the definition of "vicinity" is not just properties immediately adjacent to the subject property, but the broader downtown area as development on the subject property is directly related to the downtown as a whole, but more specifically Main Street and the few blocks to the north and south. A project of this size has a broader impact on the functionality, vibrancy, and success of the downtown as a whole and the entrance to the community. The Commission also finds that "land use" constitutes general changes in the growth and development of the city within the vicinity, not just formal changes to underlying zoning. The reason being that specific changes to ordinances is contemplated under consideration #1, therefore consideration #2 is separate and distinct and implies a broader purview.

The Commission finds that there have been significant land use changes within the vicinity, where the approval of an extension would adversely impact the vicinity, in this case, the downtown. In the past few years, the city saw unprecedented growth that the existing land use planning documents, such as the comprehensive plan, never anticipated. For instance, the city experienced a substantial growth in population between 2021 and 2022, which was not reported until the following year. Additionally, numerous development projects, more than any previous reporting year block, undertook construction in downtown between 2021 and 2025. Most of these projects took advantage of the city's density bonus program, which resulted in significant changes in the character and scale of the downtown. Although this growth occurred at the same time as the subject development approvals were being

considered, the Commission noted that the comprehensive impact of the amount of development was not fully apparent until more recently.

This change in land use and development patterns has spurred the process to update the city's comprehensive plan to better manage growth and ensure design compatibility throughout the community. That process is almost complete and includes clear direction in the draft plan that the city will address land use and design plans with respect to proposed hotel development in a revised manner.

The Commission also finds that the review criteria for extensions not only applies to the design review and floodplain permits, but also the PUD/CUP approvals per the Development Agreement. PUD/CUP approvals are discretionary based on established criteria evaluated at a point in time. The Commission finds that the waivers to code requirements under the PUD/CUP process would be evaluated differently today based on the land use changes in the past few years, changing the way discretionary approvals downtown, and design compatibility are evaluated. More specifically, the way public benefits of hotel developments are reviewed and the appropriate trade-offs for height, setback, and FAR waivers. The Commission finds that the hotel development across the street from the subject property that is under construction also changes the evaluation of the development as there was still uncertainty around the feasibility of the adjacent hotel when the subject development was approved.

As such, the Commission finds there have been significant land use changes in the vicinity and that approval of a further extension of the subject development would create an adverse impact on the vicinity.

Consideration #3: Whether hazardous situations have developed or have been discovered in the project area; or

Commission Findings: The Commission finds that there have been no hazardous situations that have developed or been discovered in the project area since the permit was approved. Therefore, this consideration does not exist, and an extension could be granted based on this consideration.

Criteria #4: Whether community facilities and services required for the project are now inadequate.

Commission Findings: The Commission finds that there remain adequate community facilities and services for the proposed development. Community facilities and services include city services where impact fees are applied such as parks, police, streets, and fire. The Commission found that the public improvements to adjacent streets and required fire access improvements continue to be adequate and there are no changes necessary to serve the development. The commission also evaluated community facilities related to water and wastewater capacity and found these facilities to remain adequate. Therefore, an extension could be granted based on this consideration.

FINDINGS REGARDING FLOODPLAIN DEVELOPMENT PERMIT EXTENSIONS

Pursuant to KMC 17.88.050.G, the Commission considered whether or not an extension is warranted based on the following considerations:

Consideration #1: Whether there have been significant amendments to the City's comprehensive plan, special studies, draft or interim floodplain maps, or ordinances which will apply to the subject approval.

Commission Findings: The Commission finds that there have been no significant amendments to the city's comprehensive plan adopted, although, a soon to be adopted draft is under imminent consideration. Additionally, there are no special studies or ordinances which would apply to the approval. There are no new draft or interim floodplain maps for the Trail Creek drainage that would

change the evaluation of the floodplain development permit. Therefore, this consideration does not exist, and an extension could be granted based on this consideration.

Consideration #2: Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project; a revised no adverse impact statement may be required prior to granting a permit extension;

Commission Findings: The Commission finds that there have not been any significant land use changes that would impact the evaluation of a floodplain development permit for the subject development. No significant developments have occurred that change the way the floodplain development permit would be evaluated. Therefore, this consideration does not exist, and an extension could be granted based on this consideration.

Consideration #3: Whether hazardous situations have developed or have been discovered in the project area.

Commission Findings: The Commission finds that there have been no hazardous situations that have developed or been discovered in the project area since the permit was approved. Therefore, this consideration does not exist, and an extension could be granted based on this consideration.

Consideration #4: Whether community facilities and services required for the project are now inadequate.

Commission Findings: The Commission finds that there remain adequate community facilities and services for the proposed development. Community facilities and services include city services where impact fees are applied such as parks, police, streets, and fire. The Commission found that the public improvements to adjacent streets and required fire access improvements continue to be adequate and there are no changes necessary to serve the development. The commission also evaluated community facilities related to water and wastewater capacity and found these facilities to remain adequate. Therefore, this consideration does not exist, and an extension could be granted based on this consideration.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's application for an extension.

2. The Commission has authority to review and recommend approval of the applicant's application pursuant to Chapters 17.96 and 17.88 of Ketchum Code Title 17.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Idaho Code 67-6509.

4. The application is governed under Chapter 17.96 and 17.88 of Ketchum Municipal Code.

5. The application does not meet all applicable standards and considerations specified in the Ketchum Municipal Code for granting an extension.

DECISION

THEREFORE, the Commission **DENIES** this extension application File No. P25-008 this Wednesday, May 7, 2025.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

City of Ketchum

ATTACHMENT 5:

Staff Report and Attachments – PZ Hearing on 4/22/2025

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF APRIL 22, 2025

PROJECT:	PEG Hotel
FILE NUMBER:	P25-008
APPLICATION:	Design Review and Floodplain Development Permit
PROPERTY OWNER:	PEG Ketchum Hotel, LLC
REPRESENTATIVE:	Matt Hansen, PEG Companies Cameron Gunter, PEG Companies
REQUEST:	12-month extension of the Design Review and Floodplain Development Permits for the PEG Hotel.
LOCATION:	251 S Main St (KETCHUM LOTS 3, 21, FR 22 BLK 82 N 10' X 110' OF ALLEY S 20' X 230' OF ALLEY) 260 E River Street (KETCHUM LOT 2 BLOCK 82 10' X 110' OF ALLEY) 280 E River Street (KETCHUM LOT 1 BLK 82)
ZONING:	Tourist (T)
OVERLAY:	Floodplain Management Overlay District
REVIEWER:	Morgan Landers, AICP – Director of Planning and Building
NOTICE:	A notice for the public meeting on the project was mailed to all property owners within 300 feet of the project site on April 2, 2025. The notice was published in the Idaho Mountain Express on April 2, 2025. An on-site notice was posted at the subject property on April 15, 2025.

EXECUTIVE SUMMARY

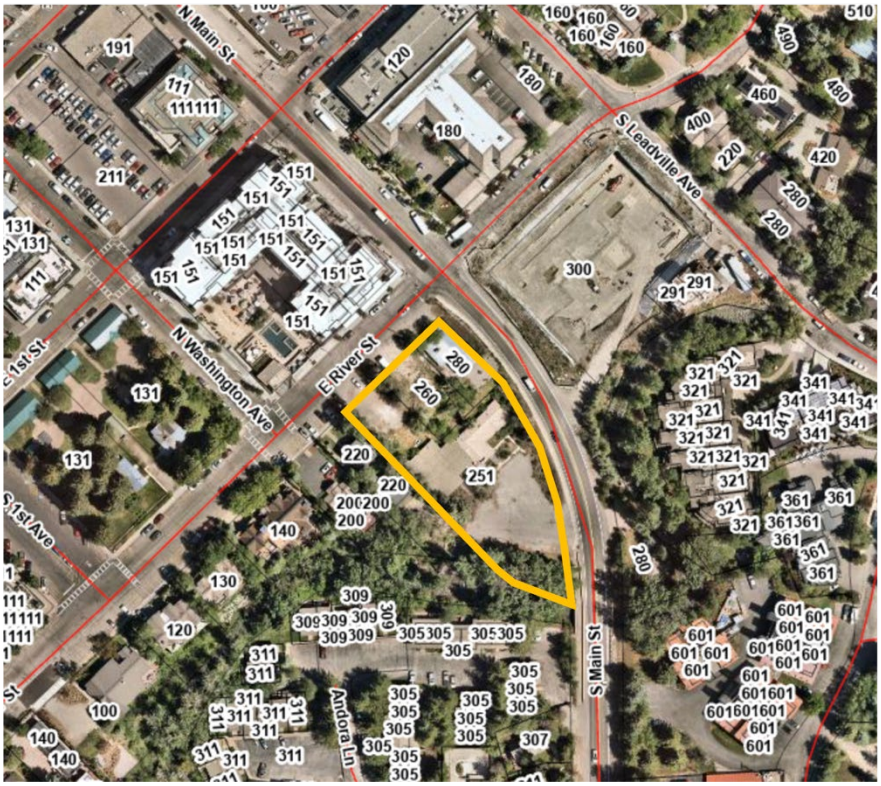


Figure 1: PEG Hotel site location

The PEG Hotel is an approximately 130,00 SF hotel approved for the corner of Main St/Hwy 75 and River Street, just south of the Limelight Hotel. See Figure 1 for the location of the "Subject Property". The PEG Hotel was initially approved through a Planned Unit Development Conditional use Permit (PUD/CUP) in 2019. Due to a noticing issue discovered in early 2020, the development restarted the approval process which culminated in an approval of the PUD/CUP, development agreement, design review permit, and floodplain development permit in 2023. The development agreement stipulates that the expiration of the approvals is tied to the city's terms of approval in the municipal code for design review and floodplain development permits. Both applications allow for a maximum of two 12-month extensions. The first can be granted by the Administrator and the second must be considered and decided on by the Planning and Zoning Commission.

All information related to the PEG Hotel approvals can be found on the city's "Active Applications" page. **CLICK HERE** to get to the project page. The project page includes a documents section with the final Planning and Zoning Commission packet and the final City Council packet with all corresponding attachments including a history and timeline of the project, the development agreement, design review approval and PUD/CUP.

ANALYSIS

As noted in the applicant request letter, there are established criteria for extension requests to Design Review and Floodplain Development permits. The criteria are similar, but not identical. Below is an overview of the criteria and analysis from staff as to whether the criteria indicates support or not for the extension.

Design Review Extension

Pursuant to KMC §17.96.090.B, the City may, upon written request by the holder, grant a maximum of two 12-month extensions to an unexpired design review approval. The first 12-month extension shall be reviewed by the Administrator. The second 12-month extension shall be reviewed by the Commission. Whether or not an extension is warranted shall be based on the following considerations:

a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;

b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;

c. Whether hazardous situations have developed or have been discovered in the project area; or

d. Whether community facilities and services required for the project are now inadequate.

The code states that "If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the City shall issue this decision in writing; otherwise the City shall approve such an extension. No extensions shall be granted for an expired design review approval."

In general, staff does not believe that any changes in conditions have occurred that warrant consideration of criteria a, c, or d. No ordinances have been adopted since the approvals that would change the approvals. Ordinance 1259 changed the permitted uses on properties along River Street to those of the CC-2 zone district. Hotels are a permitted use in the CC-2 just as they are in the Tourist, so the same requirements apply. No hazardous situations have developed since the approval, and facilities/services necessary for the project remain adequate.

Staff does believe that criteria b warrants discussion. The 2014 comprehensive plan remains in effect, however, significant work has been conducted on the updated 2025 comprehensive plan which will likely be adopted in summer 2025. Extensive discussions have occurred with the community related to the way the city reviews and incentivizes hotels. There is less support for variances to the city's underlying zoning to incentivize hotels than when the initial approval occurred in 2019 and subsequently in 2023. As noted in the executive summary, the PEG hotel received waivers to minimum lot size for a PUD, side setbacks, floor area ratio, and height. The Commission should consider whether these same waivers would be granted today.

Floodplain Development Permit Extension

Pursuant to KMC 17.88.050.G, the City may, upon written request by the holder, grant a maximum of two 12-month extensions to an unexpired approval. The first 12-month extension shall be reviewed by the administrator. The second 12-month extension shall be reviewed by the Planning and Zoning Commission. Whether or not an extension is warranted shall be based on the following considerations:

a. Whether there have been significant amendments to the City's comprehensive plan, special studies, draft or interim floodplain maps, or ordinances which will apply to the subject approval;
b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project; a revised no adverse impact statement may be required prior to granting a permit extension;
c. Whether hazardous situations have developed or have been discovered in the project area; or
d. Whether community facilities and services required for the project are now inadequate.

As in the design review criteria, the code states that "If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension may be granted with conditions of approval to remedy any unmet requirements, or the City may choose not to grant an extension. Otherwise the City shall approve such an extension. Said decision shall be issued in writing. No extensions shall be granted for an expired floodplain development permit."

Staff does not believe that any changes in conditions have occurred that warrant consideration of criteria c or d. No hazardous situations have developed and facilities/services remain available. However, criteria a and b warrant consideration. As noted above, the updated comprehensive plan has not been adopted. However, extensive discussions have occurred with the community related to the way the city reviews and incentivizes hotels. There is less support for variances to the city's underlying zoning to incentivize hotels than when the initial approval occurred in 2019 and subsequently in 2023.

STAFF RECOMMENDATION

Staff requests the Commission review the design review and floodplain development permit extension criteria and make a determination on the request to grant a 12-month extension to both permits. Approval of the extension also grants an extension of the PUD/CUP approvals.

ATTACHMENTS:

A. Applicant Request Letter

City of Ketchum

ATTACHMENT A:

Applicant Request Letter

PEG

February 14, 2025

VIA EMAIL: mlanders@ketchumidaho.org, planningandbuilding@ketchumidaho.org

Ketchum Planning and Zoning Commission
c/o Morgan Landers, Planning and Building Director
P.O. Box 2315, 191 5th St. West
Ketchum, ID 83340

RE: PEG Ketchum Hotel, LLC - Request for Second Extension

Dear Commissioners:

In accordance with KMC §§ 17.96.090(B)(2) and 17.88.050(G)(1), PEG Development,[1] on behalf of PEG Ketchum Hotel, LLC, the Permit Holder, requests the Commission grant a 12-month extension of the following approvals granted by the City of Ketchum for the development of the Prologue Hotel:

1. Design Review Permit P22-028 (approval date 3/28/23) associated with PUD/CUP P19-063 (approval date 6/12/23); and
2. Floodplain Development Permit P19-062 (approval date 3/2/23).

The Administrator granted a first 12-month extension of these permits effective March 28, 2024. While we have made significant efforts to move forward with the project, market conditions have prevented us from proceeding with construction at this time, including elevated construction costs, high interest rates, and inflation. This project has been in the works for a very long time. Following a multi-year design and approval process, the City originally approved the project's PUD/CUP in 2019, but then a City noticing error was discovered in early 2020, just at the onset of the COVID-19 pandemic. We had to restart the approval process, a year-long effort, and the City again approved the project's PUD/CUP. Subsequent approvals followed for the Development Agreement, Design Review and Floodplain Permit. The timing has been challenging, but we appreciate the City's continued support. We anticipate being able to proceed within the next 12 months, and we remain excited about this project. As shaped through the project approvals, the Prologue Hotel will provide numerous benefits to the community including access to new dining options, a public rooftop bar with stunning views, 13 structured parking stalls for public use, employment with onsite employee housing, the removal of blighted properties from the entry to downtown, and the addition of a beautiful terraced building designed to complement the landscape and

[1] PEG Development is the designated Developer/Owner's Representative per Section 1.19 of the Permit Conditions Acceptance Development Agreement 22847, recorded as Blaine County Instrument #701611.



to activate the streetscape. This extension request meets the criteria in Ketchum City Code as described below. For all of these reasons, we request the Commission grant a second 12-month extension.

Design Review Permit Extension Request

Per KMC §§ 17.96.090(B)(2), the Planning and Zoning Commission's decision to grant the second 12-month extension for the design review permit is to be based on the following:

a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;
b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
c. Whether hazardous situations have developed or have been discovered in the project area; or
d. Whether community facilities and services required for the project are now inadequate.

The Commission shall approve unless it finds that one of those four criteria are met.

None of these circumstances are present here. First, there have been no significant changes to the ordinances associated with the existing design review approval; the project continues to be in compliance with design review standards and applicable design review Code. Second, we are not aware of any land use changes in the project vicinity that would adversely impact, or be impacted by, the project. If anything, the construction progress occurring at the hotel site across Main Street from the property is a step in the right direction. By delaying work on our property, any concern about an overconcentration of construction activity due to two simultaneous projects will now be mitigated. Third, no hazardous situations have been discovered in the project area; it remains suitable for construction of the project. Fourth, community facilities and services for the project remain available and adequate.

Floodplain Development Permit Extension Request

Per KMC § 17.88.050(G)(1), the Planning and Zoning Commission's decision to grant the second 12-month extension for the floodplain permit is to be based on the following:

a. Whether there have been significant amendments to the City's comprehensive plan, special studies, draft or interim floodplain maps, or ordinances which will apply to the subject approval;
b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project; a revised no adverse impact statement may be required prior to granting a permit extension;

c. Whether hazardous situations have developed or have been discovered in the project area; or

d. Whether community facilities and services required for the project are now inadequate.

The Commission shall approve unless it finds that one of those four criteria are met.

None of these circumstances are met here. First, there have been no significant amendments to the City's comprehensive plan, floodplain studies maps, or ordinances that apply to the existing approvals. Second, we are not aware of any land use changes in the project vicinity that would adversely impact, or be impacted by, the project. Third and fourth, we are not aware of any hazardous situations in the project area or changes to the adequacy of community facilities or services required for the project. Further, no work has occurred that would change the floodplain and no changes are being requested to the approved drawings. The project remains as buildable as previously determined in the floodplain permit's issuance.

Comprehensive Plan Updates

We are aware of the community's efforts to update the Ketchum Comprehensive Plan. While the unadopted Plan is not applicable to these extension requests, the project is aligned with many new Plan goals and objectives. The Prologue Hotel will provide 16 on-site employee workforce housing units to increase housing options for its staff, contribute to the City's housing diversity, and help the City achieve its goal of being a diverse year-round community overall. The significant investment required to build and operate this hotel will contribute to the City's economic resiliency while the finished product will enhance the vibrancy of downtown Ketchum and add to its arts and culture scene. The Development Agreement for this project requires that the building be built to LEED Silver equivalency, which will contribute to the sustainability of development in Ketchum in accordance with the goals of the Plan. The Project design team took great care to conceptualize the building in the context of its surroundings, with a terraced cross section that follows the slope of the property. Unlike most hotels that benefit from affiliation with a national brand, the Prologue Hotel was created specifically for Ketchum, in accordance with the Plan's aim to preserve local character. As described in the Development Agreement, the hotel will provide services such as a shuttle, car share, and bicycle facilities for guests and employees, which is aligned with the new Plan's multi-modal connections goal and will contribute further to downtown vibrancy.

PEG

Conclusion

This extension request meets the criteria in your Code and will enable us to proceed with the Prologue Hotel, as approved by the City. Thank you for your consideration of this request.

Sincerely,

Matt Hansen
President, PEG Development

City of Ketchum

ATTACHMENT B:

Public Comment

Cyndy King

From: duffy witmer <duffwitmer@yahoo.com>
Sent: Thursday, April 10, 2025 10:08 PM
To: Participate
Subject: Marriot hotel

This is a really bad place for a large hotel on the southern entrance to our wonderful town Ketchum. This hotel will create many horrible, long term problems for our great town. Please do not allow this hotel to happen at this location.
Thank you,
Duffy Witmer

Sent from my iPhone

Cyndy King

From: JORI POTIKER <jorip123@icloud.com>
Sent: Thursday, April 10, 2025 7:36 PM
To: Participate
Subject: Marriott

I am completely 100% against the Marriott project. It is too big and overpowering just at the entrance to town. There are already 3 hotels immediately adjacent to that location. This hotel is too tall and large for the property. We already have parking shortages and the mountains and trails are already getting crowded with too many visitors. We have a shortage of workers and housing for the ones we have. Residents can barely get through town when there are so many visitors. I understand that we need tourists, just not so many. Our existing hotel rooms are rarely unavailable. The appeal of coming here is that it isn't crowded, and has a welcoming and casual atmosphere. That will soon change. Especially with another huge box building on a tiny piece of land.

Additionally we do not have housing or infrastructure to handle yet another hotel. It's bad enough that we have the Appellation or whatever it's called now. I feel it was a huge mistake to grant the variance originally, and also the extension. Please DO NOT grant another extension. We do not want it or need it. Do not end up in the same situation as we were in with the giant hole for years. Please pay attention to your constituents and not the developers.

Regards,

Jori Potiker
530 Northwood Way

Cyndy King

From: JULIE WILSON <wilsonbay@mac.com>
Sent: Thursday, April 10, 2025 7:30 PM
To: Participate
Subject: Hotel Extension

Please consider denying the extension of the proposed hotel.
We live in West Ketchum and believe this project to be simply out of character and too massive.
Thank you for listening,
Julie and Justin Wilson
Sent from Julie's iPhone

Cyndy King

From: scott rosenberger <26rosenberger.scott@gmail.com>
Sent: Thursday, April 10, 2025 6:47 PM
To: Participate
Subject: Marriott property is a loser all around

P&Z-shame on you yet again for the manner this monster has unfolded. Really, really weak leadership, execution and communication. Really disappointing—you have definitely let down the community on this one. Do the right thing and correct course now.

Respectfully,

Scott Rosenberger.

Cyndy King

From: Rick Flickinger <batts4u151@gmail.com>
Sent: Thursday, April 10, 2025 6:16 PM
To: Participate
Subject: Marriott building

It's absolutely appalling that anyone of any authority, be it P&Z, City Council or any other Ketchum City administrative official even remotely consider voting to allow the Marriott Hotel construction to proceed. I am adamantly opposed to another huge hotel at the entrance to our city.

Rick Flickinger

Cyndy King

From: Simon Wenet <simonwenet@gmail.com>
Sent: Thursday, April 10, 2025 5:34 PM
To: Participate
Cc: Sara Super
Subject: Opposition to Marriott

Hello,

As a Ketchum home owner, I am writing to express my staunch opposition to the Marriott project proposed at the entrance to town at River and Main. The Limelight typically sits will under their goals and there is a new hotel being built already. The fact that the new hotel has 2x the rooms and is being considered for 2x the height variance will totally and utterly crush the mountain town feel of our mountain town.



--
Best,
Simon Wenet

Cyndy King

From: Julie Brewer <julienb@cruzio.com>
Sent: Friday, April 11, 2025 10:01 AM
To: Participate
Subject: Proposed Marriott Hotel

Good morning,

I'm writing to voice my concerns about building a Marriott in downtown Ketchum. I hate the idea of a huge high rise chain hotel. We don't need another hotel for one thing. For another, a huge high rise building like that doesn't fit at all with the desired character of Ketchum. The people who live here don't want big, boxy, high rise buildings. We want buildings with lower profiles and some small town character. We don't need more traffic and more people vying for parking spots. We don't have a need for more hotel rooms. I wouldn't be surprised if we have excess hotel room capacity already. Please do more to maintain the charm of our town and the quality of life here.

By the way, the amount of construction going on in our downtown is too much. It's disrupting commerce and quality of life. Please don't add another huge project and another huge hotel.

Thank you for considering my views,

Julie Brewer

Cyndy King

From: Kate Daly <katherinemunroedaly@gmail.com>
Sent: Friday, April 11, 2025 8:35 AM
To: Participate
Subject: opposition to Marriott hotel plan

After reading about recent numbers reflecting hotel room occupancy and airplane seats filled, I fail to understand why there is a need to build yet another hotel in the area. Even during "peak season" it appears rooms and seats are nowhere near to being sold at capacity. Add that information and the fact that thousands of people have already signed a petition objecting to developing the proposed Marriott property across from Limelight and it's clear the project is not needed or wanted.
Additionally, now that the "hole in the ground" is coming into being, a whole new traffic pattern will no doubt arise in what is already a crowded part of Ketchum with a dearth of parking.
I urge the City Council to stop developing more chaos and over-building at what was once a charming entrance to the Sun Valley area. -Kate Daly

Cyndy King

From: Jeff Jensen <jeff@jensenconsult.com>
Sent: Friday, April 11, 2025 8:32 AM
To: Participate; • slurie@5bgazette.com
Subject: PEG Hotel

P&Z,
I am writing to oppose the extension of the permits for this Hotel.
The landscape in Ketchum has changed dramatically since this was originally permitted.
I believe that the public opposition to this project will be substantially increased over the previous opposition when this project was originally proposed. I t appears that the staff purposely kept notice of this extension quiet when they extended the approval last year trying to keep the public uninformed about the possibility of this moving forward. Everyone believed this was a DEAD project.
If the City sincerely believes that this project has merit, then openly demonstrate this to the public and show them that it will stand up to a new approval process in today's light.
We have all seen that Hotel projects like this (Big Hole) can extend for several years and be a blight on the Town and its citizens, let alone lead to expensive legal battles when they go sideways.
Please do not put the citizenry through any more of these stresses.
Jeff Jensen
216 Sage Road B
Ketchum, ID

Cyndy King

From: Kelley Jensen <kjensen@jensenconsult.com>
Sent: Friday, April 11, 2025 11:32 AM
To: Participate
Cc: Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Neil Bradshaw; slurie@5bgazette.com
Subject: Proposed Marriot Hotel

I am writing in opposition to the proposed Marriot Hotel in Ketchum.

When this was originally proposed in 2020, thousands of people spoke out against it. We all thought it was dead, only to find out recently that a "secret" 12-month extension was granted to PEG a year ago. Now we find out that yet another extension is proposed. I have to ask, what is the agenda here? If you believe the project has merit, please demonstrate that and give facts to support it. My reasons for objecting:

- We don't need a 100-room chain hotel (there were plenty of rooms available during World Cup – I know as I looked on line at Sun Valley and Limelight, to name two).
- PEG was up front about recruiting outside of the Wood River Valley for staff. They need at least 100 and only plan to provide housing for 16. That leaves the remaining hotel staff to compete with existing locals for housing.
- The project would be adjacent to sensitive wetlands (this was a huge objection back in 2020).
- The project as planned infringes on zoning requirements/restrictions. Why would you offer variances of this magnitude? Isn't that prohibited?
- Negative impact to traffic, parking, nearby residential areas.
- What about the night sky ordinance?
- The project does nothing to preserve and maintain Ketchum's character, loved by locals and visitors alike.

Kelley Jensen
216 Sage Road, Unit B
Ketchum, ID 83340

Cyndy King

From: John Milner <jmilnersv@gmail.com>
Sent: Friday, April 11, 2025 11:04 AM
To: Participate; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Neil Bradshaw
Subject: Marriott hotel Ketchum

I believe the new proposed Marriott hotel is a very bad fit and idea for Ketchum.
First it's in the wrong proposed location.
Second it's too large for the proposed site and doesn't fit in with our zoning code without the waivers to the code being granted.
Third we have enough hotels in Ketchum that aren't fully booked
And fourth there's no place for another 100+ employees to live anywhere near the hotel let alone reside in our valley.

STOP THE STUPIDITY of this hotel..

FOCUS on the livability of the people that already live in Ketchum not tourists who come for a few days..

Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Saturday, April 12, 2025 5:50 PM
To: Participate
Cc: Jay Westcott
Subject: PUBLIC COMMENT for P&Z/Council re: PEG Hotel

Here is the smoking gun: PEG is applying for its project extension in bad faith. While their application says they expect to proceed with the project within the next 12 months, that is disingenuous. They plan to sell it.

For this reason and all the other reasons in my previous submission, I urge you to deny this extension.

Thank you,

Perry Boyle, Ketchum

,

Hospitality For sale — 251 S Main St, Ketchum, ID 83340, USA | United States | Colliers
colliers.com



Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Saturday, April 12, 2025 5:58 PM
To: Participate
Cc: Jay Westcott
Subject: PUBLIC COMMENT: Here is the information PEG is using to market the hotel
Attachments: PEG BAD FAITH.pdf

It is from their real estate broker.

Note they talk about developing it as a condo block or a hotel.

"the Property's location, scale of project and in-place entitlements are irreplaceable."

Why is the City of Ketchum allowing them to make a fortune with variances to void the intended zoning on this site for something the community does not want and does not need?

Perry Boyle
Ketchum

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Saturday, April 12, 2025 8:23 PM
To: Participate
Subject: Public comment PEG/ Marriott Hotel

Dear Ketchum City Leaders,
It has come to our attention that PEG/ Marriott is coming up before P&Z again. Please stop this madness and propose a moratorium until the Comprehensive plan has been updated.
Pat and Alex Higgins
Sent from my iPad

Cyndy King

From: Liz Talley <ltalley@windermere.com>
Sent: Sunday, April 13, 2025 12:13 PM
To: Participate
Subject: Please reverse your plans and deny an extension for the Marriott Hotel

I wanted to send in this letter since I cannot attend your April meeting. Please reverse plans to the Marriott Hotel Chain that is intending to build a very large hotel across the street from the current hotel going in. We do not need a 100 room hotel, and having three hotels on each of the corners surely is enough space in addition to the Sun Valley resort for the tourists who come to visit. Adding a six story building is against our 10 year plans to create a pedestrian friendly community and having it built up against the wetlands of the Trail Creek is equally troubling.

After all our community has done to meet with you and express our concerns about available parking, about limited work staff housing and keeping the vibe of Ketchum forefront in our planning for the future, it should be clear that the proposal from the Marriott would be better suited in Boise or Twin Falls, rather than in our quaint small community. Enough is enough.

If we destroy the character of our town, there will be nothing here to enjoy and the frustration of the local community will lead to more meetings, more signed petitions and so on and so forth. It was clear that our town doesn't want to grant exceptions to the architectural design of Ketchum or the three story height of buildings with all of the meetings of the last year, so please ask the Marriott to move on and pick a different city for their huge hotel. Do not grant them an extension.

Thank you for reading my letter, Liz Talley (property owner and local musician)

I'm a text or phone call away at 206 235 6271

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Monday, April 14, 2025 7:38 AM
To: Participate
Subject: Marriott/ Limelite

Do not extend the Marriott zoning approval. This was never what the community wanted; it is what a very unpopular mayor wanted. Marriott is ridiculously over-sized, will dump a bunch of low-paying jobs in Ketchum, and will bury the town in housing needs. Go to Jackson and talk to the locals about the destructive hotel formula. Do not make the same mistakes.

Absolutely ridiculous to let the Limelight have more penthouses. This is another policy failure of Mayor Bradshaw's doing. Do the right thing: No to Marriott, No to Limelite. Do not follow the policy initiatives of a very unpopular mayor!
Sent from my iPhone

Cyndy King

From: Marilyn Hoffman <mer.hoffman208@gmail.com>
Sent: Sunday, April 13, 2025 3:48 PM
To: Participate
Subject: Marriot

I totally object to the approval yet again of the Marriot. I really don't know what you are thinking. Have you not been downtown in Ketchum lately. It's dark and totally unappealing and yet you want another huge massive building. Give it a rest and let us enjoy what little we have left of Ketchum.

Marilyn Hoffman
Ketchum Resident

Cyndy King

From: Blakesley Chappellet <bachappellet@gmail.com>
Sent: Tuesday, April 15, 2025 7:59 AM
To: Participate
Subject: Fwd: No on PEG Marriott

Mayor Bradshaw has asked that this be included in public record.
This 72' tall president setting projects should not be extended and permitted to move forward.

Sent from my iPad

Begin forwarded message:

> **From:** Blakesley Chappellet <bachappellet@gmail.com>
> **Date:** April 15, 2025 at 8:56:57 AM CDT
> **To:** Neil Bradshaw <NBradshaw@ketchumidaho.org>
> **Subject: Re: No on PEG Marriott**
>
> Thank you Neil,
>
> Will do! How did the project get approved when it is a gross variance from stated restrictions? From what I hear, P&Z is not able to rubber stamp another extension as they did in the past. Not sure what impact public comment will have as there was very strong opposition to it from the get go!
>
> Too many bad things happening in Ketchum. Just look at Hot dog hill and Formula sports mixed use projects. Dave Wilson can't sell the condos and more are going in next door. Is supply outpacing demand? Are we letting greedy developers overbuild?
>
> Workforce housing projects have Proven not to be effective for housing essential workers. Developers should bear the cost of housing for their workforce and providing workforce parking. They should also be required to provide parking for retail workers. How was PEG project was allowed to reduce stated accommodation for housing their workforce?
>
> Change is inevitable, but sticking to standards to preserve the character of the town is essential! No more concessions! You can't set a precedent by allowing a 72' tall building!
>
> Sent from my iPad
>
> > On Apr 14, 2025, at 10:02 PM, Neil Bradshaw <NBradshaw@ketchumidaho.org> wrote:
> >
> > Thanks Blakesley

Please send your thoughts to participate@ketchumidaho.org to be placed in the public record for P&Z deliberation
As I am sure you are aware, this project was approved 2 years ago by the P&Z and council. To get an extension for a further year the project sponsors will need to get P&Z approval. It will be up to that local government body to decide whether to grant the extension or if they want to deny the extension or if they want modifications to the project.
Hope this helps

NEIL BRADSHAW | CITY OF KETCHUM
Mayor
P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340
o: 208.727.5087 | m: 208.721.2162
nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Apr 14, 2025, at 2:48 PM, Blakesley Chappellet <bachappellet@gmail.com> wrote:

I am reaching out to voice my opposition to the PEG Marriott project currently under review with P&Z.

We have had a family home in Ketchum for over 20 years and have just acquired another property in Gimlet

The gateway to our beautiful western town should not be three large modern hotels. Especially a massive 72' tall hotel jammed into a one acre lot.

Permitting this structure will dramatically change the character of the town in a negative way. We thought the city had a 35' limit on buildings. How can you even consider a 72' structure? It will be the largest building in Ketchum!

Permitting this will set a precedent and allow others to further destroy the quaint nature of the town. Vail and Aspen are full of high rise condos and large hotels. They are more like a metropolis than a Western town. We, and most people we know who have homes in the wood river valley, are here, not there, for just this reason. We sold our house in Vail to be in a quieter and more authentic mountain town.
Sun Valley Co has protected their entrance to retain the charm. We have all worked to protect Reinheimer Ranch from development. The city of Ketchum seems to be working against the wishes of tax paying citizens and Sun Valley Co.

We ask the city to consider how permitting this hotel will impact parking and traffic associated with hotel workers and guests. We also want you to weigh the need for additional hotel rooms given current hotel occupancy rates- factoring in a 40-room hotel about to come online. Is there is a demand for more rooms?

Next, look at flight capacity into the SUN airport. How will hotel guests get into the area? Do current flights have capacity to accommodate filling 140 new hotel rooms?

To me, everything about this project will make life worse for Ketchum
Residents.
- a massive dominating building welcoming you to town
- more traffic
- higher demand for parking
- multi- year construction disruption

Please reject this project! Or at the very least, stick to your 35' height restriction, legal setbacks etc. there should be no variances allowed on this project!!!

Sent from my iPhone

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Monday, April 14, 2025 8:06 PM
To: Participate
Subject: Marriott

P and Z,
Absolutely do not extend the Marriott's approval. This is and always was a very unpopular project. It is way too large for Ketchum. This project will dump a low-paid workforce on our community and will exacerbate our housing challenges. As well, it will likely force other older hotels out of business. This is the dream of a very unpopular Mayor (67 per cent voted against). If you are on his wagon, you are not aligned with the community. Stop the endless friction that Mayor Bradshaw causes. Frankly, you could vote against every one of his initiatives, and you would be way more aligned with the community. This is an election year, and changes are coming! Get on the community's wagon.

No to Bradshaw, No to Elon, No to the Marriott, No to endless friction; yes to Ketchum strong! Yes to 144 years of Ketchum history!

Neil Morrow: protect our town!

Thank you.

Mark Maykranz
Sent from my iPhone

Cyndy King

From: HP Boyle <boylehp@yahoo.com>
Sent: Wednesday, April 9, 2025 1:45 PM
To: Participate
Cc: jwestcott@mtexpress.com; Sarah Lurie
Subject: Public Comment for P&Z on PEG development extension request--Please DENY

I urge the P&Z Commission to DENY this extension request.

Bad Governance:

This project was approved by Ketchum's City Council in defiance of massive local oppostion to the project. There were over 3,000 signatures on a petition against this project. At the final vote, Council Member Breen stated that it did not matter what people wanted, the council got elected so they get to decide,

It was also terrible governance for the Mayor to personally assure PEG in an email that he would push this project through the Council.

The Council granted variances s demanded by the developer that permitted this size of a building to be built at that location. Those variances were granted purely for the economic interest of the developer, in contravention of KMC 117.148.010(A). PEG has admitted in its extension request that the project has not been economically viable even with the variances. Absent its development agreement with the City, those variances would have already expired.

The Planning Department granted the previous 12-month extension without transparency to the public. Yet this will be the single largest building in Ketchum, located right at the town's entrance. Staff could have brought it to the P&Z—why didn't they?

Bad Project

Ketchum does not need a 135-room chain hotel. Per SVED data, hotel occupancy does not warrant more hotel rooms. We handled the FIS World Cup just fine. To keep this hotel full at the target 70% occupancy would r**equire *at least* three additional flights a week into SUN** (135 rooms at 70% occupancy = 190 guests. Plane of 76 seats at 72% load factor + 55 passengers per flight)

Without the questionable variances, this project would require twice the land. As was said multiple times during its permitting process—this is "10lbs of s*** in a 2lbs bag."

The developer has **reduced onsite employee housing** from 23 beds to 16 beds. They publicly stated they would recruit from outside the WRV area to staff this hotel. They will need at least 100 employees to run it (that is a conservative estimate for a four-star hotel). That will put 84 low-wage tourism industry employees in competition for scarce Ketchum taxpayer-subsidized workforce housing. **That is almost the equivalent of a Bluebird.**

The hotel will be situated near an intersection that the City Master Transportation Plan predicts will be rated “F” for failure.

It is **adjacent to sensitive wetland**s, which was raised at the last P&Z meeting, and there was a discussion about changing zoning to protect them.

Bad Faith Request

The request states that PEG plans to develop this project during the next 12 months. Isn’t that what they said in their prior extension request? Yet PEG has taken this project off their website as a project they will be developing. It is common knowledge in the development community that PEG has been shopping this project to other developers. Are they playing Ketchum for a free option to buy more time to sell it?

Bad for Ketchum Residents

Everything about this project will make life worse for Ketchum residents. Another highly-visible, massive, boxy building (the biggest in Ketchum). More competition for scarce workforce housing. More traffic. More demand for parking. Another multi-year construction disruption. More noise adjacent to residential zones (rooftop bar). It brings another chain hotel to Ketchum. Nothing will be better for Ketchum residents if this hotel is built. It contravenes the underlying principle of preserving the current and proposed Comp Plan to maintain Ketchum’s character. It should never have passed design review in the first place.

The only party that benefits is the out-of-state developer seeking to exploit Ketchum rather than improve it.

If the community knew what was happening, would they support the extension?

Please do not extend this.

This site is zoned Tourist. We could have a charming hotel scaled for the site without variances that would be more consistent with Ketchum’s Comp Plan, zoning code, and community character.

Thank you,

Perry Boyle
Ketchum

Cyndy King

From: Kevin Livingston <klivingston@yahoo.com>
Sent: Wednesday, April 9, 2025 5:38 PM
To: Participate
Cc: jwestcott@mtexpress.com; sarah@5bgazette.com
Subject: Change.org petition for PEG project
Attachments: 2019 PEG Petition.xlsx

Dear P&Z and City Council,

I led this online petition back in 2019 when PEG was seeking its approvals to build a hotel. There were a number of reasons why this project should have never been approved and ever be built in the current state. They include (but not limited to):

1. Getting tacit approval 4 months before PEG bought the lot from the city on height, setback and density which was a violation of the Mayor's authority . The backdoor email communication also presented an unfair advantage to another prospective buyer at the time.
2. The height, setback and density variances that ultimately got approved completely changed forever our building codes that the City of Ketchum spent years putting together based on feedback from residents and taxpayers of Ketchum.
3. There is State Supreme Court law that prohibits a hotel of this size being built on anything less than 1.5 acres vs. the current one acre site.
4. There was overwhelming opposition to this project during the council meetings vs. minimal support from residents. This includes over 3,000 signatures on the attached spreadsheet.

Now that PEG is asking for an extension, the city should definitely not grant one. PEG's development agreement was very specific including details on funding which is not available to them at this time. This property has been on the market for one year.
This coupled overwhelming opposition to the project as outlined above should make your decision easy.

Best regards,

Kevin Livingston

City of Ketchum

ATTACHMENT 6:

4/22/2025 Hearing Transcripts - Full

CITY OF KETCHUM

PLANNING AND ZONING COMMISSION

COMMISSION MEETING

APRIL 22, 2025

RE: PEG Ketchum Hotel, LLC -

Request for Second Extension

TRANSCRIBED FROM RECORDING BY:

CHERYL J. HAMMER, RPR

IDAHO CCR 1206; OREGON CCR 21-0013

UTAH CCR 126919357-7801; WASHINGTON CCR 2512

PLANNING AND ZONING PRESENT

CHAIR:

Neil Morrow

VICE CHAIR:

Brenda Moczygemba

MEMBERS:

Tim Carter

Matthew McGraw

Susan Passovoy

--oOo--

(BEGINNING OF TRANSCRIPTION)

(Matter begins.)

CHAIR MORROW: Okay. Here we go.

MR. GUNTER: All right. Cameron Gunter, PEG companies, for the record. Do I need to wait? You got a (inaudible).

First of all, I appreciate the staff and the planning commission considering this item to extend for 12 months the current zoning.

As you heard Morgan say, over the past five years, PEG has been fully committed to this mixed-use project. Not only for our benefit, but for the benefit of the community, which you'll get more information later.

But, look, I appreciate the process that we've all been through and all gone through collectively together to incorporate some of these public values that you'll see in the -- in the approved zoning. And then Deb will be able to specify that later in the -- in the presentation.

So over the last two year, PEG, when we got the -- the second approval, PEG has worked vigorously trying to adjust to market conditions, look

at ways to make this project successful through different methods of construction, whether do prefab looking at a geo thermal process. We even took it to market in September to see if we could have success with the capital markets to make this project successful.

All of these -- all these things that we've done and all these efforts, we feel, have been productive. And now with -- with some recent discussions that we've had, we believe that we have an ave -- avenue to proceed if we're granted the extension with a national contractor that actually two of their principals live here, have homes here in Ketchum, and they have a innovative process that will help us be successful in this project for both PEG and the community as well.

As I said, we're committed to this project and the benefits it will bring to the community. We're also excited for the part that we'll play in the community by bringing investment dollars here, bringing employees, as well as providing employee housing for those employees, which we've seen very successful in another market similar to this in Jackson Hole, where we built a hotel and provided employee housing there for the employees of the hotel

and others, which has been very, very successful still today in that market.

So having said that, I would like to have Deb Nelson present really where -- what we're asking for and how it meets the extension criteria and to reiterate the public benefits and what we've done collectively. Not just us, but in all the things we've done with staff and planning commission and city council in that presentation.

So, Deb.

MS. NELSON: Good evening. Thank you for your patience as we got the presentation loaded.

My name is Deborah Nelson. I'm a land use attorney with Givens Pursley in Boise, and I'm here on behalf of the applicant to address the criteria that's in your code to support the extension request before you.

The city has adopted very specific criteria for each of these applications, and I'll start with the design review approval criteria.

Here you go.

So based on these four criteria, unless the commission determines that one of these four criteria is present, then the code language directs the commission that you shall approve the

extension. Based on this, on staff's analysis and the staff report, only one of these four criteria warrants discussion here, and that's item B.

And that's because staff agrees as to the other three, that there have not been any ordinance changes that apply to the design review approval, that there are no new hazardous situations, and that community facility and services remain adequate.

So as to the criteria B, this asks whether significant land use changes have occurred in the project vicinity that would adversely impact the project or be adversely impacted by the project. And there have not been any land use changes approved in the vicinity of the project, much less any that would create an adverse impact.

The surrounding land uses remain as they existed or were planned when this project was approved. The long-planned hotel across Highway 75 is under construction. This land use has not changed. It is still the same hotel use that was approved before this project was approved. The other land uses around the projects also have not changed.

Staff highlights this, this item B for discussion in light of the recent and ongoing

discussions about draft updates proposed to your comprehensive plan. However, amendments to your comprehensive plan are not one of the criteria for approving an extension for design review or for consideration.

This is different than the criteria for extension of a floodplain permit that we'll talk about next.

And as staff notes, of course, in their staff report, and as you know, the comprehensive plan has not been amended.

Amendments to city ordinances, at least those that are applicable to design review, is a listed criteria for this extension request there in A. But as confirmed by staff, there have not been any applicable amendments. In fact hotel is still an allowed use on this site based on the city code, and all of the approvals for this project remain in accordance with the zoning ordinance.

Proposed updates to the city's comprehensive plan are also not significant land use changes that have occurred in the project vicinity. Again, the plan has not been amended and significant land use changes in the vicinity have not occurred.

Similarly, if we go to the next slide,

the code identifies four criteria for the commission's decision to grant the second 12-month extension for a floodplain permit. And again, unless the commission determines that one of these four conditions is present, the code directs that the commission shall approve the extension.

Based on the staff's analysis and the staff report, only items A and B warrant discussion, and that's because staff agrees there are no hazardous sub -- situations or community -- and community and facility services remain adequate here.

So turning to criteria A. This asks whether there have been significant amendments to the comprehensive plan. Floodplain studies and maps or ordinances that apply to the floodplain permit approval. There have been no amendments to the plan, floodplain studies and maps or ordinances related to floodplain or that apply to this floodplain permit.

Criteria B asks whether significant land uses changes have occurred in the project vicinity that would adversely impact the project or be adversely impacted by the project. This criteria is similar at that point to the design review criteria, but then it's tailored to the floodplain permit, with the addition that changes may require a revised

no-impact statement prior to granting an extension.

And as I've already mentioned, there have been no land use changes in the vicinity generally. And relevant here, there have been -- not been changes to land use changes that relate to floodplain conditions. No work has occurred that would change the floodplain, and no changes are being requested to the approved floodplain drawings.

The project remains as buildable, as previously determined by the city and the floodplain permit's issuance.

The staff report acknowledge, again, that the comprehensive plan has not been amended, but notes that there have been discussions in the community about the way the city reviews and incentivizes hotel uses.

These kinds of discussions, though certainly important, are not the basis for denying a requested extension for either design review or a floodplain permit under your code.

Instead, the city code is specific about what the commission can consider, and even directs with express language that absent these four criteria, the extension shall be approved.

The intent of the code is clear that

an approved project should have the opportunity to receive up to two 12-month extensions unless there's an important reason it shouldn't. Using language such as new hazardous conditions, and, significant amendments to the ordinances or plans that apply to the specific application at issue, and, significant land use changes that have occurred.

This language does not encompass draft proposals or discussions or a change in public sentiment.

These criteria do afford projects that were lawfully approved the op -- the best opportunity they have to succeed by providing them with the flexibility to navigate through project challenges, market challenges. This is especially important for more complex projects such as this one, that involve a significant investment, not just to build it, but to also work through the expensive and risky multi-year design and approval process that occurred here and that I know you guys are intimately familiar with.

Delayed construction here also creates a potential benefit to the community so that it's staggered from the construction somewhat occurring across the street.

We could move on, please.

So although an unadopted comprehensive plan draft is not a basis for denial of these extensions based on the applicable criteria, we understand that this is an important discussion in the community. And the project does provide many public benefits that were incorporated as a part of the lengthy approval process that we believe do continue to support the city's stated vision and core values in this draft plan.

The hotel, restaurants, and bars provide employment and tax revenues, along with support for the tourism economy, which all contribute to the city's economic resiliency and consistent with a strong and diverse economy core value.

The employee housing with 16 units that will include 30 beds represents actually an increase from the 23 beds previously committed and required. These units will include studio, two-bed, three-bed, and also dorm style configurations. This housing will contribute to the city's housing diversity and help the city achieve its goal of being a diverse year-round community.

The restaurant and rooftop bar with great views along with the meeting and event space provided amenities for both hotel guests and the

general public. These uses as well as the location and the street activation that's enhanced by the public plaza along River Street with fireplace and seating, all enhance the core value for a vibrant downtown.

In the draft plan at page 18 about vibrant downtown, the draft says, will continue to reinforce the downtown as the city's primary business district, key gather place, and retail core, with access to a variety of goods, services, and entertainment.

Our LEED Silver equivalency design, our energy and water efficient building standards all promote the city's core value of responsible stewardship of natural resources. Likewise, our guest shuttle, bicycle facility, transit passes, employee car share program all support the plan's multimodal transportation goals within the same stewardship value.

The hotel parking is all contained underground, and it also includes 13 stalls for public use that is available to the public even if they are not visiting the hotel's amenities. This support the city's efforts to increase parking management listed as part of the draft plan's economy value.

The hotel will redevelop a blighted and largely vacant property at the entrance to town and add a beautiful terraced building design that follows the slope of the property and complements the landscape, all as approved by the city through a thorough design review process.

Our unique and high quality exterior and interior design is inspired by local materials and the history of the area and the spirit of the city's core value of distinct built and natural environment.

In addition to the core values, we believe that the Prologue Hotel is also consistent with the city's vision statement in the draft plan, including especially statements that, we see our community as one with a high quality of life for a local year-round population and a visiting population.

We wish to be a place with a strong economy, a vibrant downtown, diverse options for housing, and a varied demographic of people who live, work, and visit here.

If you can go to the next one, please.

I just want to briefly run through a few images just that create -- to visualize some of these public benefits. This is the landscape plan that was approved for the project. You can see here

the extensive riparian setback from Trial Creek.

Next please.

Here, you can see from this rendering on the northeast corner the street activation, that public plaza with the seating and the fireplace that I mentioned really add -- adding to that street activation and vibrancy of downtown.

Next, please.

Here's the rendering of the rooftop bar. The hotel will include multiple eating establishments, including this rooftop bar that will serve residents and visitors.

Here, you can see with the overall rendering that terracing that I discussed along the slope, the landscaping, and activation of Highway 75 frontage, with the sidewalk access there. And the design and materials that reflect countless revisions based on feedback from the city and the public at numerous hearings in the multi-year approval process.

Next.

I'd like to just run through now a few of the interior design concepts, again to speak to what I mentioned about the design featuring local materials and the history of the area and the spirit of the distinct built and natural environment.

Unlike most hotels that benefit from affiliation with a national brand, the Prologue Hotel is created specifically for Ketchum in accordance with this aim to achieve local character.

These design concepts -- if you wouldn't mind, just kind of go through these slowly -- are reminiscent of one of the historical residents here, Earnest Hemingway. There will be an artist corridor. And also features some of the pivotal times of his life during the 1920s and '30s, when he published books would become masterpieces.

From that era, the iconic craftsman style is paired with new beginnings of the modern age and that direct some of this overall design aesthetic here, with modern materials such as stones and tiles that nod to the surrounding black lava out -- hills in the area, and also some of the woolen textures that come in the from the reminiscent of sheepherding history.

I am a land use attorney, not a designer, so I apologize to the designer who, you know, crated this beautiful space and that analysis that I don't do justice to. But you can get an idea of some of the effort that's gone into this and that style.

And then we can go to the last slide.

So I thank you for -- for listening. We appreciate your consideration of these requests and we ask you to review carefully the standards in your code as you evaluate them.

We stand for any questions.

CHAIR MORROW: Thank you.

Questions for the applicant? Not right now. Okay.

We might as well go to a public comment. As much as we were going to try to avoid it, we will.

If you've written us a letter on any issue, we read it. So we would appreciate it if you wouldn't reread it in public comment. It's already in the record.

If not, please step to the mic and state your name.

MR. YOUNG: My name is BC Young, and I'm representing the Class of 1976. (inaudible), and I have no exhibits.

I'm just here to say it's my understanding reading the lining on the local press that the permission to develop expired, and it not expired once, now it's expired twice, and that this

group here from Salt Lake and Boise are here now to get it extended.

If -- if that's what I'm -- I've come to talk about, because I don't think it's in the purview or the expertise of this respected committee to talk about and understand what the interest rates are in Salt Lake and how that, according to the letter in the Mountain Express, is the reason that someone said from PEG, interest rates were too high to build, and so we let it expire.

And then it was another reason in there that building conditions weren't good, at least in Salt Lake over the last two years. From what I knew about Salt Lake, they've been booming down there. We've been booming here.

So that's really what we're here to talk about tonight, and I'm here to ask you and suggest to you as a friend of the local planning and zoning commission appointed by the mayor, that a motion be made by you, Mr. Chairman, to table this in front of the planning and zoning commission and send it directly up to the city council.

It is the mayor who appointed all five of you, and therefore why go over this again in front of our city council? There's no changes here. What

she said tonight we all know. We were all bored by it, but she did her duty as an attorney to her client.

The fact is, the city council should be sent this issue immediately, and it is for the city council to decide whether the interest rates are too high in Salt Lake to have not executed on the permits they were given.

It is for the city council to decide what the working conditions are not in Salt Lake, but what the working conditions are in here, in Ketchum, for the last few years, where we've had a nuts development. So that couldn't be the reason that a developer did not develop PEG hotel, also known, I'm told, as the Prologue, is to be the name of it.

The Prologue. Well, the Prologue is over. Now it's time to finalize. It's time to have the final decision made, and that decision should immediately, tonight, a motion I'm asking for you to you pass to immediately do no more work on this except to send it to the city council.

There are no new issues for this planning and zoning committee.

CHAIR MORROW: (Inaudible.)

MR. YOUNG: The issue now rests with the Ketchum -- elected Ketchum of -- of our city.

CHAIR MORROW: Thank you for your comments.

MR. YOUNG: I've got -- I'm over by 12 seconds. I apologize for that.

CHAIR MORROW: No, that's okay.

MR. YOUNG: I hope you'll entertain my motion, let's get rid of this nonsense and send it on up and find what it's really got to be.

CHAIR MORROW: Thank you.

Other public comment.

MR. ROSS: Hi there. My name's Andy Ross. I live in Ketchum. It's a beautiful building. I hadn't seen it before. So there's no way you can not look at it and say, wow, it's pretty special.

My only concern is we keep talking workforce housing. We have a major workforce housing problem here. Thirty beds is nice. Hotel like that may take a hundred employees. So it's just going to add to our workforce housing.

Thirteen public parking spots are nice. I'm not sure if there's enough parking for employees and guests. That wasn't to me. But even 13 public parking spaces. They talk about the restaurants and everything being used by the public. It'll be more than 13 cars that would. So it's going

to exasperate our parking problem as well.

Those are my concerns.

CHAIR MORROW: Thank you.

Anyone else in the room? Do we have anyone online? Just let me know.

MR. WORST: Mr. Chairman, commissioners, my name is Ben Worst. I'm a lawyer. I represent 220 East River Street LLC. It's the only property that is actually adjacent to and shares a property line with this project.

My client is opposed to this project for the obvious reasons. It's too tall. It's too much bulk. It's going to impact parking and traffic at my client's property. The mechanical is on the property line.

But those aren't -- I wish you could revisit all of those issues. You are bound to the criteria that you have in the code for consideration tonight.

But I do disagree both with the staff report and with counsel for the developer on whether or not you've got criteria that actually need to be considered tonight.

First is B. Whether significant land use changes have occurred in the project vicinity

which would adversely impact the project or be adversely impacted by the project. And the obvious there is the Appellation Hotel.

At the time that you approved this project, it was unclear to probably everyone except Jack[phonetic]Barrito whether that building would ever be built. And now that is a reality. And if this building also becomes a reality, you will enter Ketchum through a hotel canyon.

I think it's also important to consider criterion D, which is whether community facilities and services required for the project are now inadequate. And I think you need more information. You need to know, is the parking the same as the parking at the time that you approved this project? Is the traffic circulation better or worse?

But most importantly is, as the gentleman before me said, affordable housing. This project is going to create a net loss of -- or a net need for -- we don't know -- 80 units?

So you need to look at that and ask, has facilities -- the community facilities and services, have they changed and are they now inadequate. And I would submit, yes, they have changed, and yes, they are inadequate.

I think it's also important to understand the standard. And as counsel for the developer pointed out, there is language that says you shall approve this project, but that same language also says if any of the conditions are found to exist, you shall not approve the permit extension.

And I would submit that based on the impacts from the new Appellation hotel, based on the lack -- rather, the inadequacy of community services, that based on affordable housing, parking, and traffic circulation, you shall not approve this extension.

Thank you.

CHAIR MORROW: Thank you, Ben. Other comments in the room? Please step to the mic, and state your name.

MS. FLATTERY: Hi. My name is Sandra Flattery, and I am a nearby resident to both the Appellation hotel and the proposed project in front of you.

There's been chatter -- and so this question really is not for you. It's for the developer. There's been chatter that the property's for sale. And I would like clarification about that.

CHAIR MORROW: Thank you.

MS. FLATTERY: (Inaudible.)

CHAIR MORROW: Anyone else?

We'll get it when we -- we'll finish public comment and then they'll answer everybody's questions.

Seeing -- yeah. Please. No. That's okay.

MS. NICHOLS: Tracy Nichols again. I guess I'm really curious why they're asking for the extension. I can't get clear on why they're not ready to rock and roll. If they've been in development and everything is approved, et cetera, why aren't the breaking ground? That's my question.

CHAIR MORROW: Thank you.

Anybody else? Okay. Seeing no one else in the room, I will close public comment.

TRENT: No comments online either, Neil.

CHAIR MORROW: Thank you, Trent.

MS. LANDERS: And, Mr. Chair, just to clarify. There was a question that was posed prior to the public comment being open by a member of the public. I just want to put it on the record.

So there was a request for clarification on why this is just the design review and the floodplain permit and not the PUD/CUP. So,

and I believe, just to make clear on the record, we don't have any public comment online, and the chair did close public comment.

CHAIR MORROW: Yes.

MS. LANDERS: So I will address a couple of comments, and then I will give the applicant an opportunity to address the other questions.

So the clarification on the design review and the floodplain development permit is that in the development agreement, which basically packaged everything together, the terms of that approval were subject to the terms of approval for the design review and floodplain development permit. So it was attached to it. That's what was negotiated by the planning commission and city council at the time those agreements were approved.

So that was the stipulation that they put in place at that time. So we are now just executing through the terms of that agreement what the conditions of that approval process from a process standpoint are.

I think to that point of clarification, if the planning and zoning commission does not make a recommendation to approve -- or sorry -- it's not a recommendation. If you don't decide to

approve the extension, then the design review approval, the floodplain development permit, and the PUD/CUP all expire. So that's just a point of clarification. That's kind of what happens.

I think to Mr. Young's comment, it is very specific in our code. There's no call-up procedure where the planning commission can send this to city council. So the only way that this goes to city council is if the planning commission makes their determination and that determination gets appealed.

So again, similar to my response to Thea's comment or question earlier, that was the kind of construct that was agreed upon in the development agreement, that at the point in time where this project should be reconsidered, that that would be under the purview of the planning commission, not city council.

So hope to clarify that. And then feel free add any additional clarifications, Deb, and, Cameron, if you would like to. So...

MS. NICHOLS: Well, follow-up question too. Morgan, maybe you can help answer this, and if not, the applicant.

But so, I guess, in your estimation, the development agreement is in good standing. There

weren't necessarily, like, metrics or deadlines for approving financial mechanisms and all of that?

MS. LANDERS: No. There's performance criteria related to construction.

MS. NICHOLS: Okay.

MS. LANDERS: But that's once they enter the construction phase.

MS. NICHOLS: Okay.

MS. LANDERS: So, yeah. And we did -- when the initial request -- the initial 12-month extension request, we sent the request to the city attorney to make sure that we had full legal determination on this process and how to proceed with these -- these evaluations. So...

MALE COMMISSIONER: Should this extension be granted, what is your -- what's the next -- what's the next criteria that needs to get met? Obviously another extension granting another extension is not an option.

MS. LANDERS: Correct.

MALE COMMISSIONER: So there are other criteria that need to be met, so to keep the development from expiring. What are those criteria?

MS. LANDERS: Yeah. So the requirement is that they would need to submit a

building permit application, a complete application, and pay all required fees within the 12-month period.

MALE COMMISSIONER: So if that doesn't happen, then the project --

MS. LANDERS: Then it expires.

MALE COMMISSIONER: -- expires.

MS. LANDERS: Correct.

MALE COMMISSIONER: Thank you.

CHAIR MORROW: Susan, do you have anything?

Go ahead. If Susan has something, she'll buzz in.

MR. GUNTER: Thank you, Mr. Chair. I'll answer a couple other questions, and then I'll have Deb respond to a few of the others.

In regard to the property being on market, it was marketed. We did market it with a broker to see what the market was like for us from a capital standpoint, as a potential partner as well, to see the success of the project back in September.

It has since been not actively being marketed. Once we really tested the market to see what the opportunities were.

And in regard to why hasn't it started construction to date. One of the things that we want

to make sure that we do is when we start, we're going to finish, and we just didn't feel like we had the right contractors because of where the market was and how busy contractors were. And we've recently been -- well, in the last four months, really, we've been talking to a couple of different contractors.

The one that we think can be successful now, we believe we can make this project work for us and be able to build what we've suggest and what we got approved. So thank you.

MALE SPEAKER: Chair, rebut?

CHAIR MORROW: No. No. Public comment's over. Thank you.

MS. NELSON: Thank you. I'll respond to just a few more of the comments that we heard.

Mr. Austin[sic], if I caught the name correctly, who commented about that 30 beds is nice, but is it enough. I just want to point to -- the city code actually did does have a standard for that, that it's providing housing for 25 percent of the employees based on one employee per hotel room.

We're actually going to expect to have many fewer employees than the 97 rooms. Closer to 60 to 65 is the current estimate. So, but even if you assume the higher number, we're still well above the

city requirement, 120 percent of the city requirement.

Many of these jobs, especially for the -- the food service, will be part-time local residents and likely won't need housing for those. But in any case, we do exceed the city standard for what is the appropriate amount of housing to provide with the hotel.

He also commented that the 13 additional parking spaces is nice fore the public, but is that enough for the hotel, and that's not going to solve the city's parking problems.

So as for the hotel use, we do have the required parking that's required under our approvals that was confirmed through the city processes. We also provide all of the multimodal transportation options to try to alleviate that vehicular demand that I described in the presentation.

And will it alleviate the city's parking problems. We certainly don't claim that it will. But it's 13 additional parking spaces that will help to address those impacts.

There was discussion about -- you know, from Mr. Young about that we haven't demonstrated, you know, due cause, you know, through interest rates or building conditions and questions

about that. And Cameron's addressed some of that, also just want to point out on the legal side that that's actually not required to support an extension application under your code.

We'd provide that information because we want you to keep you inform of the facts that's driving the application and the status, but it's not actually required criteria for your consideration in granting or denying the extension.

As for Mr. Worst's comments, you know, obviously his client participated and he on his behalf during the process. So we -- we have heard his concerns and they've been aired throughout this entire project time. Those issues have been addressed through the -- the variety of hearings here and the conditions that have been imposed.

As far as some of his specific comments about, for example, the (indecipherable) hotel, that that was unknown whether it would be built. The use has not changed. It was approved as a hotel use. It was discussed at the time of our hearings that that was going to be across the street. It was part of this gateway area that the city was promoting hotels in this area. And so that was fully known and the use is the same as was planned and

approved at that time.

Also, you know, as to criteria D, the staff did evaluate that. They're in the best position to know whether the city's facilities and services remain adequate to support this project as it -- as it's approved and they agreed in the staff analysis that it is.

Again, while we certainly want to be respectful of the impacts that we're creating on the community and mitigating those impacts, as was accomplish through all the conditions of approval, we also can't alleviate all of the city's problems with traffic and affordable housing.

And so we have provided all of the items that we've already described that we think will at least mitigate our impacts and hopefully add additional public benefits on all of those topics as well.

And with that, I'd stand for any further questions you may have.

CHAIR MORROW: Thank you.

MS. NELSON: Thank you for your time.

CHAIR MORROW: Additional questions? Susan. Is she still -- I don't know if she's still with us. Hopefully. Okay. Okay. Good. Thank you,

Trent.

So we can get into the deliberation. Is anyone extremely ready to dive into this? Go ahead.

VICE CHAIR MOCZYGEMBA: Yes. I'll kick it off. First of all, I know that we've all seen a lot of negative public comment and opinion about this project. I think it had received a lot of negative attention when it first received its entitlements and when it secondly received its entitlements.

And I understand that everyone has a lot of fatigue about development, about Main Street reconstruction, and soon to be ITD work.

That being said, you know, this application was -- was given a very thorough review in 2019, before my time on this commission, but then additionally, you know, again in '22 and '23. And just to be clear, which it's been stated here in this meeting, you know, this isn't a reevaluation of the design review or floodplain development permits.

So when we truly look at A through D criteria, for both of these, I -- it's my opinion that we can -- that the criteria does not exist with regard to the project. You know, we haven't adopted either

the comp plan or zoning order -- or zoning ordinances that would affect this piece of property. Hazardous situations are not developed.

You know, there could be an argument made about community and facility services. I think some of the public comment was in regards to housing and parking.

But it's my opinion that we're not at the point of being inadequate. We're kind of at the same point that we were when we heard -- heard the initial arguments for this application in '22 and '23.

CHAIR MORROW: Anybody got any?

Oh, Susan. Go ahead.

MS. PASSOVOY: Yeah, I am here. I lost my curser, so I couldn't get online. I -- oh, god. It's disappeared again. Oh, dear. I'm trying to get the video.

I have to say that from my viewpoint, there have been significant changes in land use. The fact that the hotel across the street was -- was a known quantity, I would take issue with that. There was -- there was an idea that that hotel would be built, but its final configurations and composition and operation were not clarified.

And I think we've learned a lot about

what's going on on Main Street and downtown, and in the last four years or three years or two years and if -- and if only looking at the last year, there's been significant development, significant increases in traffic, significant impacts on the city that I think we have to take -- take under consideration.

And I am mindful of Mr. Worst's comment that perhaps the facilities and services are adequate. But one of the questions I had when I reviewed the criteria was, how do we define the facilities and services, and do we know enough about what they are and whether or not in this day they are adequate for the continuation of this application.

I am very mindful of the fact that we are limited by the stated criteria. This is not a revisit of the hotel design, the hotel program, anything else with respect to the hotel except for its impact on land uses in the -- in the vicinity.

And I would define vicinity more than one block away. I would be looking at a considerable larger area of impact, and also whether or not our services are adequate. They may be. But I think we need to know more about that.

CHAIR MORROW: Thank you. Matthew, or, Tim? Only if you're ready. You don't have to.

MALE COMMISSIONER: I can hop in a little bit. I think I've been thinking about, I think, some of the same things that Susan brought up, which is that, you know, what is a change in the project vicinity, and is it -- you know, since the inception of this project in 2019, is it just, you know, our -- you know, the literal built environment and the entitlements of -- of those spaces or is it, you know, a town that, you know, grew massively after, you know, 2020, where we had an exodus of people who all made less -- or not all, but, like, who on average made significantly less than those who they were replaced by moving into our community.

So I think a lot of things look the same, but we walk and talk differently as a town. So kind of that analysis that happened in, you know, 2019, and then also in the early years kind of right after that big change. I think we look at those things differently now.

While the comp plan may not have changed, we're not the people who we were in 2014. Sometimes, you know, literally they are just a different group of people here, and sometimes also we have -- as we've grown out, we've also grown up in a lot of ways. We've seen more of what's kind of

changing in towns like ours.

And so I think the way that that document speaks to us, speaks to the residents of this town, has also changed over time. So when we point at that and say, okay, you know, the eyes that we had in that one year, this was compliant. I'm not sure that the eyes that we have in 2025 see the same compliance with the same document, because we are changed people.

So those are the things that are on my mind with this project. And I think that, you know, when it comes to issues of facilities, the housing crisis is one that has gotten more severe. And so when we look at projects of certain size and scale and we consider their impacts, I think that we consider them differently today than we did six years ago or even three years ago.

CHAIR MORROW: Thanks.

MALE COMMISSIONER: Let's see. Yeah. I mean, I'm in agreement that, you know, I do think there have been, same again, land use changes since we initially deliberated on and considered this hotel and considered the waivers that were required to make this project work.

You know, at the -- I mean, I think there's -- there's a -- there's a good argument for

hotels of this type for our town. We're a tourist town. We need to host people. Hotels like this that have restaurants in them, have bars, have pools, have living room spaces that people can -- can congregate in, those type of hotels have an important place in this community.

They -- the amenities that they provide can sort of offset some of traction that Airbnbs -- some of the incentives that people who want Air -- who want to look to an Airbnb, they can find those in a hotel like this. And so, you know, there's -- also, there's concern about is this hotel being affiliated with chains.

You know, a lot of people come here to this town. We host events throughout the winter, throughout the summer too. But a lot of people who come here with their ski racing families to attend races and that type of thing, a lot of those people I find from talking to them stay down in Hailey.

And part of the reason for that is the affordability of our -- the hotel rooms that we have up here in town. And part of the reason where those hotels aren't affordable is because they're independent hotels, and a lot of people have -- are part of, you know, sort of membership programs at

different hotel chains and giving them access. You know, they don't have -- there is no incentive to be able to stay at those independent hotels.

But so that's -- you know, there's an argument against having chain hotels here in town, but that also forces a lot of the hotel use down to Hailey for, you know, not necessarily the high-end client.

So there's good -- you know, there were good arguments at the time to grant the waivers that we granted to -- to have this hotel, this project be successful. What -- what we're seeing now, there -- that being said, there has been a change in our community since we granted those waivers, and I can't help but notice that we do not have one public comment in support of this project anymore. Not one.

We haven't received any one written public comment. We have no public comment here in the room or online in support of this project from the business community, from anyone. And, you know, while it may be important for these type of hotels to be part of our community, the size of this thing just isn't supported by our town anymore, clearly.

And I think part of that is because of the changes that we've seen on Main Street and that we've seen next door, those land uses changes, and I

think there's enough -- enough of those changes to support the fact that the waivers that support this hotel right now would not be granted today.

And I think we -- I think it's important that the cit -- our citizens have spoken, and I think it's important that they know that we are listening to them. And it's really hard to support this hotel extending this -- extending the approvals for this hotel right now. I have -- I have -- I'm having a hard time supporting it.

CHAIR MORROW: Thank you. This is -- for me, this is a strange one, because I like the project. I think it's a nice project. Despite what people say about the size, it's about half the size square footage from Limelight and Appellation. It's 137,000 instead of 200-and-some-thousand square feet.

So I do have concerns, though, because of experience we had with Appellation, 10 years with the hole in the ground. What if they can't sell it or get it financed? You know, we're concerned about what happens. Again, you know, they can't come back in 12 months, but here we go again with that.

So it's just, it's not in our purview to ask these first few questions, but they're things that -- you know, what guarantees do we have that

it'll get done. Again, the same kind of lingering development fatigue from a 12-year project that's still not finished on the other side of the street. Or longer than 12 years.

You know, I feel kind of -- I feel kind of -- it's weird. Were there significant land changes? I think you could argue there were. I don't think anyone could have figured that they would allow the Appellation to build what they had in 2008 without any changes at all.

I mean, I think that's kind of a -- everybody thought they would have been required to resubmit and kind of redesign, and they weren't. And so that's something that's kind of a backdoor thing.

But having heard the lawyers and having been a lawyer, I think it's hard without some kind of legal gymnastics to come up with the criteria here. I feel almost forced to not deny it because it's hard without real legal gymnastics to come up with a criteria that says we should be able to deny this.

I mean, I think B is the one we could really work on, but, you know, I think it's hard to do that without some definition of what that really is. You know, what really is the -- the impact in the

facility and what those general words mean.

So, you know, without really delving into that or having someone really delve into that, you know, I feel like we don't have a criteria to deny it, and that kind of bothers me. When we rewrite the code, can we add -- can we add some more control this area for us so that we're not forced by this.

But, you know, I agree with pretty much what everyone says. Hear about it. I know that there's not a real public support for it, but I'm not sure without a big legal fight that we can actually deny it according to the criteria.

I'd be happy to get paid by a client to argue that this is a change of vicinity and a change of land use. You know, any good lawyer would be, you know, happy to argue that, but that's what it is. I'm not sure it's as clear as some other people think.

So those -- that's my -- I don't have a real strong definitive -- you know, I feel like I'm on both sides of it.

So, Susan, do you have anything else?

MS. PASSOVOY: Yes. Neil, thank you.

And I do want to say along with Tim, I think that considerable creativity and attention to

detail has gone into the plan for this hotel. And, you know, it's one of those things was it's too bad they can't put it someplace else in town.

But I -- I disagree with you, Neil, to some -- to some extent, because I think that it is -- that we do need to be mindful of what vicinity means. And this is not a huge town, so vicinity encompasses a larger portion of our square footage, and particularly in the downtown core and the impacts that development on the next four or five blocks going -- once again, I get confused -- I think it's north, but I'm not positive, are important for us to take into account as we consider what -- what the impact of this hotel, of this development will be now on that changed landscape as it were.

And also, I would have liked to have had a deeper dive from the staff on facilities and services, because I -- you know, I'm assuming that they had in mind water, sewer, but -- but as we have -- as we know, services include things like traffic impact, impact on the road surfaces and there needs -- their need to be resurfaced.

The adequacy of -- I appreciate and I -- that the -- the attorney for the applicant is exactly right. I mean, they are not required to solve

all of our problems and they have done what they can to mitigate what they perceive as their impact. I have a large sense of what their impact is that is not being mitigated and is perhaps not within their physical ability to mitigate, and that is the overall service -- the ability of our town to provide services to this site as well as to the other sites within -- on Main Street and within the neighborhood that are being developed or have been just recently completed in the last year.

The last year has seen an enormous amount of construction, which I am quite confident no one anticipated back in 2023. And I think it behooves us to take a really clear-eyed look at what that is and what that impact is on our town.

So, you know, I -- I feel more strongly than -- than perhaps the rest of the commission does as to what the impacts of this project are going to be on our facilities and services and the land uses going further into town.

CHAIR MORROW: Thank you. I guess that's a good question.

MS. LANDERS: Do you want me to address?

CHAIR MORROW: Yeah, do that, and then

I have a...

MS. LANDERS: Yeah. Susan, this is Morgan. So when staff evaluated criteria D, which is whether community facilities and services required for the project are now inadequate, we did look at water, waste water, roads, and emergency services.

We do not evaluate housing in community facilities and services for a couple of different reasons. One, as the applicant mentioned, the code already has a requirement for the amount of community housing that they have to supply as part of the PUD/CUP approval.

The other reason is that when we look at community facilities and services, we do draw a line between those things that we charge impact fees for. Right. So those are police, fire, streets, and parks. The hotel and the accessory uses in this hotel proposal are subject to all of those development impact fees, and all of those fees have to be paid as part of this project. There were no waivers granted to any of those fees.

So those fees are assessed for kind of the long-term maintenance of all of those services. That's kind of the reason why we have impact fees.

The state legislature prohibits

municipalities from assessing impact fees for housing. So until the state determines that housing is a community facility, we're precluded from kind of evaluating those in that bucket. So that, hopefully, kind of gives you all a perspective on what we looked at.

From a -- from an infrastructure standpoint, when it specifically comes to road, this project did a variety of studies and was integrated with the work that was happening with ITD at the time. As you all know, and as all of us are going to feel very soon, the improvements to Highway 75.

And so as it sits today, the PEG hotel is responsible for construction of some of those improvements. Some of the improvements on Highway 75, depending on the timing, and all of the public improvements required on River Street that is adjacent to the project. So all of those improvements to road configurations, access.

Now there is, you know, kind of a similar portico share scenario for this hotel as similar to the hotel across the street. So from our perspective, when we looked at street capacity, you know, there -- there wasn't an exaction with the original approval to -- to request additional roads

and road capacity as part of the project.

And all of our transportation studies and things like that that we've done as part of the comprehensive plan hasn't indicated that we would need to exact anything different today than what we negotiated in those earlier approvals.

MS. PASSOVOY: Okay. Thank you. Thank you, Morgan. I wasn't even thinking about housing. I was thinking about real infrastructure and real services, you know, services.

MS. LANDERS: Sure.

MS. PASSOVOY: But I appreciate that explanation.

I -- you know, I share the kind of -- I'm of two minds. Right. I know what the limitations are on our -- the scope of our decision. At the same time, there's sort of an ineffable -- and ineffability doesn't count for much in this context, but the sense that it is a huge impact on what's -- what the land uses are in our town going forward.

And that's -- that's mainly what I have to say.

CHAIR MORROW: Thank you.

Go ahead.

VICE CHAIR MOCZYGEMBA: I guess my

follow-up to that, Susan, and your previous comment about your opinion that there has been significant land use changes. You know, the mass and scale of the Appellation hotel approval did not change from its original application. We did see design review amendments, but we were changing, you know, guardrails along Highway 75 and debating Juliette balconies.

We had already approved -- well, we had denied hot dog hill in its entirety and approved half of hot dog hill, you know. So these things were coming down the pipeline, and I guess I would argue again that all of those facts were -- while projects may not have been completed and come to fruition, that should have been at the top of the evaluation criteria that was originally made as part of -- as part of the decision in 2019, 22 -- '22 and '23.

You know, if that wasn't fully grasped by the commission, well, that's a whole nother conversation.

So I don't know. Like, I get it. There -- there's been a lot of development since 2019. There's been a change in the population. There has been growth in the town. But the writing was on the wall at the time of the very in-depth discussions that took place.

CHAIR MORROW: Thank you. So it seems a lot of us are kind of riding the fence here, because, well, there's both sides of the coin. So I don't know. Does someone feel strongly enrough to make a motion, or...?

I mean, I don't think there's more information. If we were to continue, I don't really think there's more information we could get unless Susan wants, you know -- I don't know -- numbers on parking or numbers on something we can consider.

Otherwise, I'd be -- you know, I'd be interested to hear someone make a motion.

MALE COMMISSIONER: I guess one more thought is that, you know, I said earlier that maybe we walk and talk a little differently and that we, you know, look the same, is that, you know, the certain things had been -- I mean, these decisions were happening at the same time.

You know, so we're -- there's this emotional, you know, resonance that we're all feeling right now in a time of enormous transition, but these decisions were in a lot of ways concurrent.

You know, the things that are causing a lot of emotional response from our community were decided at the same time as this project. And, I

mean, I -- I have a lot of feelings about that. (Inaudible) our community.

MALE COMMISSIONER: Yeah. I mean, where I'm at, you know, the criteria, you know, it's not -- the criteria for evaluation here are -- are clearly not black and white. You know, there's arguments for both sides. The door is open for us. However small, the door is open for us to deny the extension here.

And, I mean, and it feels like we just have overwhelming requests from the community to walk through that door right now. And I find that hard to overlook.

CHAIR MORROW: If we deny it, it'll go to city council, correct?

MS. LANDERS: It only goes to city council if someone appeals.

CHAIR MORROW: I mean, if the applicant were to appeal our denial, it would go to city council, correct?

MS. LANDERS: That's correct.

CHAIR MORROW: Okay. Thank you.

MALE COMMISSIONER: So I guess in that regard, I would consider all the ways in which the nature of this is, you know, different from other app

-- other concurrent applications.

This is, you know, something where we can look at the comp plan as a guiding document more so than we could for other applications that were happening concurrently, as I kind of mentioned earlier, and say that, you know, it -- it -- you know, with our 2025 eyes, clearly, as we've heard from the community, it's not passing muster in a way that -- you know, that that question is not being raised for some of the other projects of that era.

In which case, I think, you know, I can see myself, you know, taking that charge from the community that we can look to that supporting document in a way that we -- that doesn't apply to other -- other projects.

CHAIR MORROW: I'm happy to talk about it all night. I'm happy to take a motion. I can't make one. So..

MS. PASSOVOY: Okay. I'll do it, as usual. I will do it.

That I move that we approve the application for an extension of the approval of the design of the PEG hotel and the -- of floodplain permit.

MS. LANDERS: Susan, let me just make

sure that I'm clear on your motion. You made a motion to approve the extension request. Is that correct?

MS. PASSOVOY: Yes, I did. I just wanted to put it on the table.

MS. LANDERS: Okay.

VICE CHAIR MOCZYGEMBA: I'll second that motion.

CHAIR MORROW: Okay. All in favor.

MS. LANDERS: Mr. Chair, it might be beneficial to do a roll call.

CHAIR MORROW: Okay. We'll do the vote roll call wise.

Susan.

MS. PASSOVOY: I vote no.

CHAIR MORROW: No on approval?

MS. PASSOVOY: Yes.

CHAIR MORROW: Okay.

MS. PASSOVOY: Yes, I vote no. Correct. I vote no.

CHAIR MORROW: So denying it.

Tim.

COMMISSIONER CARTER: I vote no.

CHAIR MORROW: Brenda.

VICE CHAIR MOCZYGEMBA: Aye.

CHAIR MORROW: Matthew.

COMMISSIONER McGRAW: No.

Q. And I'm going to abstain. So that means it's denied, because we got three.

So the approval is denied. And then will we see it again if they --

MS. LANDERS: Well, sorry. It -- it would be cleaner for you all to make a more direct motion.

CHAIR MORROW: To instead of not to support?

MS. LANDERS: Yeah.

CHAIR MORROW: So the motion is to deny the -- the extension.

MS. LANDERS: Well, I think you all made that motion.

CHAIR MORROW: Right.

MS. LANDERS: That motion did not carry.

CHAIR MORROW: Right.

MS. LANDERS: And so I think maybe the question is, do you have another motion.

CHAIR MORROW: Okay. So someone make a more clear motion is what Morgan is asking.

MS. PASSOVOY: I move that we deny the application for extension -- for a 12-month extension

for design approval and a floodplain permit for the PEG hotel.

COMMISSIONER CARTER: Second.

CHAIR MORROW: All in -- we'll do the roll call.

Susan.

COMMISSIONER PASSOVOY: Aye.

CHAIR MORROW: Tim.

COMMISSIONER CARTER: Aye.

CHAIR MORROW: Brenda.

VICE CHAIR MOCZYGEMBA: Aye.

CHAIR MORROW: Matthew.

COMMISSIONER McGRAW: Aye.

CHAIR MORROW: And I'm going to abstain still. So that's three for denial, one for approval, and one abstention. So...

MS. LANDERS: So that carries.

CHAIR MORROW: That carries. Okay.

(End of matter.)

(END OF TRANSCRIPTION)

TRANSCRIPTION CERTIFICATE

I, CHERYL J. HAMMER, the undersigned Certified Court Reporter in and for the state of Washington, do hereby certify:

That the foregoing transcript was transcribed under my direction; that the transcript is true and accurate to the best of my knowledge and ability to hear the audio; that I am not a relative or employee of any attorney or counsel employed by the parties hereto; nor am I financially interested in the event of the cause.

WITNESS MY HAND this 18th day of June 2025.



CHERYL J. HAMMER, RPR
Certified Court Reporter
Washington CCR No. 2512
Oregon CCR No. 21-0013
Utah CCR 126919357-7801
Cheryl.Hammer.CourtReporter@Frontier.com

[10 - agreements]

1

10 39:18
12 3:11 8:2 10:2 19:3 26:10 27:2 39:21 40:2,4 52:25
120 29:1
1206 1:24
126919357-7... 1:25 54:22
13 12:21 19:22 19:25 29:8,20
137,000 39:16
16 11:15
18 12:6
18th 54:14
1920s 15:10
1976 16:20
19856 54:19

2

200 39:16
2008 40:9
2014 35:21
2019 32:17 35:6,17 47:16 47:21
2020 35:10
2023 43:13
2025 1:6 36:7 50:7 54:14
21-0013 1:24 54:21
22 1:6 32:18 33:11 47:16,16
220 20:8
23 11:17 32:18 33:11 47:16
25 28:20
2512 1:25 54:21

3

30 11:16 28:17
30s 15:10

6

60 28:23
65 28:24

7

75 6:19 14:15 45:12,15 47:7

8

80 21:20

9

97 28:23

a

ability 43:5,6 54:9
able 3:21 28:9 38:3 40:20
above 28:25
absent 9:23
abstain 52:2 53:15
abstention 53:16
access 12:10 14:16 38:1 45:19
accessory 44:17
accomplish 31:11
accordance 7:19 15:3
account 42:12
accurate 54:8
achieve 11:21 15:4
acknowledge 9:12
activation 12:2 14:4,7,15
actively 27:21
actually 4:12 11:16 20:9,22 28:19,22 30:3 30:8 41:11
add 13:3 14:6 19:19 25:19 31:16 41:6,6
adding 14:6
addition 8:25 13:11
additional 25:19 29:9,20 31:17,23 45:25
additionally 32:18
address 5:15 24:5,7 29:21 43:24
addressed 30:1 30:14
adequacy 42:23
adequate 6:9 8:11 31:5 34:9 34:13,22
adjacent 20:9 45:17
adjust 3:25
adopted 5:18 32:25
adverse 6:16
adversely 6:12 6:13 8:21,22 21:1,2
aesthetic 15:14
affect 33:2
affiliated 37:13
affiliation 15:2
afford 10:11
affordability 37:21
affordable 21:18 22:10 31:13 37:23
age 15:13
ago 36:15,16
agree 41:8
agreed 25:13 31:6
agreement 24:10,19 25:14 25:25 36:19
agreements 24:16

[agrees - b]

agrees 6:4 8:9
ahead 27:11 32:4 33:13 46:24
aim 15:4
air 37:10
airbnb 37:10
airbnbs 37:9
aired 30:13
alleviate 29:16 29:18 31:12
allow 40:8
allowed 7:17
amended 7:11 7:23 9:13
amendments 7:2,12,16 8:13 8:16 10:5 47:6
amenities 11:25 12:23 37:7
amount 29:6 43:12 44:10
analysis 6:1 8:7 15:22 31:6 35:16
andy 19:11
answer 23:3 25:22 27:14
anticipated 43:13
anybody 23:14 33:12
anymore 38:15 38:22
apologize 15:21 19:4
app 49:25
appeal 49:19
appealed 25:10
appeals 49:17
appellation 21:3 22:8,18 39:15,18 40:9 47:4
applicable 7:13 7:16 11:3
applicant 5:15 16:8 24:6 25:23 42:24 44:9 49:19
application 10:6 27:1,1 30:4,7 32:16 33:11 34:13 47:5 50:22 52:25
applications 5:19 50:1,4
apply 6:6 8:15 8:18 10:5 50:14
appointed 17:19,23
appreciate 3:9 3:17 16:3,14 42:23 46:12
appropriate 29:6
approval 3:24 5:20 6:7 8:16 10:19 11:7 14:19 24:11,12 24:20 25:2 31:11 44:12 45:25 47:4 50:22 51:15 52:4 53:1,16
approvals 7:18 29:14 39:8 46:6
approve 5:25 8:6 22:4,6,11 24:24 25:1 50:21 51:2
approved 3:21 6:14,19,21,22 9:8,24 10:1,12 13:5,25 21:4 21:15 23:11 24:16 28:10 30:20 31:1,6 47:8,9
approving 7:4 26:2
april 1:6
area 13:9 14:24 15:17 30:23,24 34:21 41:7
argue 40:7 41:14,16 47:11
argument 33:4 36:25 38:5
arguments 33:11 38:9 49:7
artist 15:8
asking 5:5 18:18 23:8 52:23
asks 6:10 8:12 8:19
assessed 44:22
assessing 45:1
assume 28:25
assuming 42:18
attached 24:13
attend 37:17
attention 32:9 41:25
attorney 5:14 15:20 18:2 26:12 42:24 54:10
audio 54:9
austin 28:16
available 12:22
ave 4:11
avenue 4:11
average 35:11
avoid 16:11
aye 51:24 53:7 53:9,11,13

b

b 6:3,10,24 8:8 8:19 20:24 40:22

[back - chair]

back 27:20 39:21 43:13
backdoor 40:14
bad 42:2
balconies 47:7
bar 11:23 14:10,11
barrito 21:6
bars 11:10 37:3
based 5:22 6:1 7:17 8:7 11:3 14:18 22:7,8 22:10 28:21
basically 24:10
basis 9:18 11:2
bc 16:19
beautiful 13:3 15:22 19:12
bed 11:18,19
beds 11:16,17 19:17 28:17
beginning 3:3
beginnings 15:13
begins 3:4
behalf 5:15 30:11
behooves 43:13
believe 4:10 11:7 13:12 24:1 28:8
ben 20:7 22:13
beneficial 51:10
benefit 3:14,15 10:22 15:1
benefits 4:18 5:6 11:6 13:24 31:17
best 10:12 31:3 54:8
better 21:16
bicycle 12:16
big 35:18 41:11
bit 35:2
black 15:16 49:6
blighted 13:1
block 34:20
blocks 42:10
boise 5:14 17:1
books 15:11
booming 17:14 17:15
bored 18:1
bothers 41:5
bound 20:17
brand 15:2
breaking 23:12
brenda 2:7 51:23 53:10
briefly 13:22
bring 4:18
bringing 4:20 4:21
broker 27:18
brought 35:3
bucket 45:4
build 10:17 17:9 28:9 40:9
buildable 9:9
building 12:13 13:3 17:12 19:12 21:6,8 27:1 29:25
built 4:24 13:10 14:25 21:7 30:20 33:23 35:7
bulk 20:13
business 12:8 38:19
busy 28:4
buzz 27:12

c

call 25:6 51:10 51:12 53:5
cameron 3:6 25:20
cameron's 30:1
canyon 21:9
capacity 45:23 46:1
capital 4:5 27:19
car 12:17
carefully 16:4
carries 53:17 53:18
carry 52:18
cars 19:25
carter 2:10 51:22 53:3,9
case 29:5 50:11
caught 28:16
cause 29:24 54:12
causing 48:23
ccr 1:24,24,25 1:25 54:21,21 54:22
certain 36:13 48:16
certainly 9:18 29:19 31:8
certificate 54:1
certified 54:4 54:20
certify 54:5
cetera 23:11
chain 38:5
chains 37:13 38:1
chair 2:3,6 3:5 16:7 18:23 19:1,5,9 20:3 22:13,24 23:1 23:13,18,19 24:2,4 27:9,13 28:11,12 31:21 31:23 32:5 33:12 34:24 36:17 39:11 43:21,25 46:23 46:25 48:1 49:14,18,22 50:16 51:6,8,9 51:11,15,17,20

[chair - community]

51:23,24,25 52:9,12,16,19 52:22 53:4,8 53:10,11,12,14 53:18
chairman 17:20 20:6
challenges 10:14,15
change 9:7 10:9 35:4,18 38:12 41:14,15 47:4 47:22
changed 6:20 6:23 21:23,25 30:20 35:21 36:4,8 42:14
changes 6:6,11 6:14 7:22,24 8:20,25 9:3,5,5 9:7 10:7 17:25 20:25 33:19 36:20 38:24,25 39:1 40:7,10 47:3
changing 36:1 47:6
character 15:4
charge 44:15 50:12
chatter 22:20 22:22
cheryl 1:23 54:3,20
cheryl.hamm... 54:22
circulation 21:16 22:11
cit 39:5
citizens 39:5
city 1:3 5:8,18 7:12,17 9:10 9:15,21 11:21 13:5 14:18 17:22,25 18:3 18:4,8,20,25 24:15 25:8,9 25:16 26:11 28:18 29:1,1,5 29:14 30:23 34:5 49:15,16 49:20
city's 7:20 11:8 11:13,20 12:8 12:14,24 13:9 13:13 29:11,18 31:4,12
claim 29:19
clarification 22:23 23:24 24:8,23 25:4
clarifications 25:19
clarified 33:24
clarify 23:20 25:18
class 16:20
cleaner 52:7
clear 9:25 23:9 24:1 32:19 41:17 43:14 51:1 52:23
clearly 38:22 49:6 50:7
client 18:2 20:11 30:11 38:7 41:13
client's 20:14
close 23:15 24:3
closer 28:23
code 5:16,24 7:17 8:1,5 9:20 9:21,25 16:5 20:18 25:6 28:19 30:4 41:6 44:10
coin 48:3
collectively 3:19 5:7
come 15:18 17:3 37:14,17 39:21 40:17,19 47:13
comes 36:11 45:8
coming 47:11
comment 16:11 16:15 19:10 23:3,15,21 24:2,3 25:5,12 32:7 33:6 34:8 38:14,17,17 47:1
comment's 28:13
commented 28:17 29:8
comments 19:2 22:14 23:16 24:6 28:15 30:10,18
commission 1:4 1:5 3:10 5:8,23 5:25 8:3,5 9:22 17:19,21 24:15 24:23 25:7,9 25:16 32:17 43:18 47:18
commission's 8:1
commissioner 26:15,21 27:3 27:6,8 35:1 36:18 48:13 49:3,23 51:22 52:1 53:3,7,9 53:13
commissioners 20:7
committed 3:13 4:17 11:17
committee 17:5 18:22
community 3:15 4:16,19 4:20 6:8 8:10 8:10 9:15

[community - criteria]

10:22 11:5,22 13:15 21:11,22 22:9 31:10 33:5 35:13 37:6 38:13,19 38:21 44:4,8 44:11,14 45:3 48:24 49:2,11 50:8,13
comp 33:1 35:20 50:3
companies 3:7
complements 13:4
complete 27:1
completed 43:9 47:13
complex 10:16
compliance 36:7
compliant 36:6
composition 33:23
comprehensive 7:2,3,10,21 8:14 9:13 11:1 46:4
concepts 14:22 15:5
concern 19:15 37:12
concerned 39:20
concerns 20:2 30:13 39:17
concurrent 48:22 50:1
concurrently 50:5
conditions 3:25 8:4 9:6 10:4 17:12 18:9,10 22:5 24:20 29:25 30:16 31:11
confident 43:12
configurations 11:19 33:23 45:19
confirmed 7:15 29:14
confused 42:11
congregate 37:4
consider 9:22 21:11 36:14,14 42:13 48:10 49:24
considerable 34:20 41:25
consideration 7:5 16:3 20:18 30:8 34:6
considered 20:23 36:21,22
considering 3:10
consistent 11:13 13:12
construct 25:13
construction 4:2 6:20 10:21 10:23 26:4,7 27:25 43:12 45:14
contained 12:20
context 46:18
continuation 34:13
continue 11:7 12:7 48:7
contractor 4:12
contractors 28:3,4,6
contribute 11:12,20
control 41:6
conversation 47:19
core 11:8,14 12:4,9,14 13:10,11 42:9
corner 14:4
correct 26:20 27:7 49:15,20 49:21 51:2,19
correctly 28:17
corridor 15:9
council 5:9 17:22,25 18:3 18:5,8,20 24:15 25:8,9 25:17 49:15,17 49:20
counsel 20:21 22:2 54:10
count 46:18
countless 14:17
couple 24:6 27:14 28:6 44:8
course 7:9
court 54:4,20
craftsman 15:12
crated 15:22
create 6:16 13:23 21:19
created 15:3
creates 10:21
creating 31:9
creativity 41:25
creek 14:1
crisis 36:12
criteria 5:5,16 5:19,20,22,24 6:2,10 7:3,6,14 8:1,12,19,22,23 9:24 10:11 11:3 20:18,22 26:4,17,22,23 30:8 31:2 32:23,24 34:10 34:15 40:17,20 41:4,12 44:3 47:14 49:4,5

[criterion - draft]

criterion 21:11
cup 23:25 25:3 44:12
curious 23:8
current 3:11 28:24
curser 33:15

d

d 21:11 31:2 32:22 44:3
date 27:25
day 34:12 54:14
deadlines 26:1
dear 33:16
deb 3:21 5:4,10 25:19 27:15
debating 47:7
deborah 5:13
decide 18:5,8 24:25
decided 48:25
decision 8:2 18:17,17 46:16 47:16
decisions 48:17 48:22
deeper 42:17
define 34:10,19
definition 40:24
definitive 41:20
delayed 10:21
deliberated 36:21
deliberation 32:2
delve 41:3
delving 41:2
demand 29:17
demographic 13:19
demonstrated 29:24
denial 11:2 49:19 53:15
denied 47:9 52:3,4
deny 40:18,20 41:4,12 49:8 49:14 52:13,24
denying 9:18 30:9 51:20
depending 45:16
depth 47:24
described 29:17 31:15
design 5:20 6:6 7:4,13 8:23 9:19 10:19 12:12 13:3,6,8 14:17,22,23 15:5,14 23:24 24:8,12 25:1 32:21 34:16 47:5 50:23 53:1
designer 15:21 15:21
despite 39:13
detail 42:1
determination 25:10,10 26:13
determined 9:10
determines 5:23 8:4 45:2
develop 16:24 18:13
developed 33:3 43:9
developer 18:13 20:21 22:3,22
development 18:12 23:10 24:9,10,13 25:2,13,25 26:23 32:13,21 34:4 40:2 42:9 42:14 44:18 47:21
different 4:2 7:6 28:6 35:23 38:1 44:9 46:5 49:25
differently 35:15,19 36:15 48:15
direct 15:14 52:7
direction 54:7
directly 17:22
directs 5:25 8:5 9:23
disagree 20:20 42:4
disappeared 33:16
discussed 14:14 30:21
discussion 6:3 6:25 8:8 11:4 29:22
discussions 4:10 7:1 9:14 9:17 10:9 47:24
distinct 13:10 14:25
district 12:9
dive 32:3 42:17
diverse 11:14 11:22 13:18
diversity 11:21
document 36:3 36:8 50:3,13
dog 47:9,10
dollars 4:20
door 38:25 49:7,8,12
dorm 11:19
downtown 12:5 12:7,8 13:18 14:7 34:1 42:9
draft 7:1 10:8 11:2,9 12:6,7 12:25 13:13

[draw - extensions]

draw 44:14
drawings 9:8
driving 30:7
due 29:24
duty 18:2

e

earlier 25:12 46:6 48:14 50:6
early 35:17
earnest 15:8
east 20:8
eating 14:10
economic 11:13
economy 11:12 11:14 12:25 13:18
efficient 12:13
effort 15:24
efforts 4:8 12:24
either 9:19 23:16 32:25
elected 18:25
emergency 44:6
emotional 48:20,24
employed 54:10
employee 4:22 4:25 11:15 12:16 28:21 54:10
employees 4:21 4:22,25 19:18 19:22 28:20,23
employment 11:11
encompass 10:8
encompasses 42:7
energy 12:13
enhance 12:4
enhanced 12:2
enormous 43:11 48:21
enrough 48:4
enter 21:8 26:7
entertain 19:6
entertainment 12:11
entire 30:13
entirety 47:9
entitlements 32:10,11 35:8
entrance 13:2
environment 13:10 14:25 35:7
equivalency 12:12
era 15:12 50:10
especially 10:15 13:14 29:2
establishments 14:11
estimate 28:24
estimation 25:24
et 23:11
evaluate 16:5 31:3 44:7
evaluated 44:3
evaluating 45:4
evaluation 47:14 49:5
evaluations 26:14
evening 5:11
event 11:24 54:12
events 37:15
everybody 40:12
everybody's 23:3
exact 46:5
exaction 45:24
exactly 42:25
example 30:18
exasperate 20:1
exceed 29:5
except 18:19 21:5 34:17
excited 4:19
executed 18:6
executing 24:19
exhibits 16:21
exist 22:5 32:24
existed 6:18
exodus 35:10
expect 28:22
expensive 10:18
experience 39:18
expertise 17:5
expire 17:10 25:3
expired 16:24 16:25,25
expires 27:5,6
expiring 26:23
explanation 46:13
express 9:23 17:8
extend 3:11
extended 17:2
extending 39:8 39:8
extension 1:10 4:12 5:5,16 6:1 7:4,7,14 8:2,6 9:1,19,24 22:6 22:11 23:9 25:1 26:11,16 26:18,18 30:3 30:9 49:9 50:22 51:2 52:13,25,25
extensions 10:2 11:3

[extensive - going]

extensive 14:1
extent 42:5
exterior 13:7
extremely 32:3
eyed 43:14
eyes 36:5,7 50:7

f

facilities 21:12 21:22,22 31:4 34:8,11 36:11 42:17 43:19 44:4,8,14
facility 6:8 8:11 12:16 33:5 41:1 45:3
fact 7:16 18:3 33:20 34:14 39:2
facts 30:6 47:12
familiar 10:20
families 37:17
far 30:17
fatigue 32:13 40:2
favor 51:8
features 15:9
featuring 14:23
feedback 14:18
feel 4:8 25:19 28:2 40:5,5,18 41:4,20 43:16 45:11 48:4
feeling 48:20
feelings 49:1
feels 49:10
fees 27:2 44:15 44:19,19,21,22 44:24 45:1
feet 39:16
fence 48:2
fewer 28:23
fight 41:11
figured 40:8
final 18:17 33:23
finalize 18:16
financed 39:20
financial 26:2
financially 54:11
find 19:8 37:10 37:19 49:12
finish 23:2 28:2
finished 40:3
fire 44:16
fireplace 12:3 14:5
first 3:9 20:24 32:6,9 39:24
five 3:13 17:23 42:10
flattery 22:16 22:17,25
flexibility 10:14
floodplain 7:7 8:3,14,15,17,18 8:18,24 9:6,7,8 9:10,20 23:25 24:9,13 25:2 32:21 50:23 53:1
follow 25:21 47:1
follows 13:4
food 29:3
footage 39:15 42:8
forced 40:18 41:7
forces 38:6
fore 29:9
foregoing 54:6
forward 46:20
found 22:5
four 5:22,24 6:2 8:1,4 9:23 28:5 34:2 42:10
free 25:19
friend 17:18
front 17:21,24 22:18
frontage 14:16
frontier.com 54:22
fruition 47:13
full 26:12
fully 3:13 30:24 47:17
further 31:20 43:20

g

gateway 30:23
gather 12:9
general 12:1 41:1
generally 9:4
gentleman 21:18
geo 4:3
give 24:6
given 18:7 32:16
givens 5:14
gives 45:5
giving 38:1
go 3:5 5:21 7:25 13:21 15:6 16:1,10 17:24 27:11 32:3 33:13 39:22 46:24 49:14,19
goal 11:21
goals 12:18
god 33:16
goes 25:8 49:16
going 16:11 19:18,25 20:13 21:19 28:1,22 29:10 30:22 34:1 42:10 43:19,20 45:11 46:20 52:2 53:14

[good - identifies]

good 5:11 17:12 25:25 31:25 36:25 38:8,9 41:15 43:22
goods 12:10
gotten 36:12
grant 8:2 38:9
granted 4:11 26:16 38:10,13 39:3 44:20
granting 9:1 26:18 30:9
grasped 47:17
great 11:24
grew 35:9
ground 23:12 39:19
group 17:1 35:23
grown 35:24,24
growth 47:23
guarantees 39:25
guardrails 47:6
guess 23:8 25:24 43:21 46:25 47:11 48:13 49:23
guest 12:15
guests 11:25 19:22
guiding 50:3
gunter 3:6,7 27:13
guys 10:20
gymnastics 40:17,19

h

hailey 37:19 38:6
half 39:14 47:10
hammer 1:23 54:3,20
hand 54:14
happen 27:4
happened 35:16
happening 45:10 48:18 50:5
happens 25:4 39:21
happy 41:13,16 50:16,17
hard 39:7,10 40:16,19,23 49:12
hazardous 6:7 8:9 10:4 33:2
hear 41:9 48:12 54:9
heard 3:12 28:15 30:12 33:10,10 40:15 50:7
hearings 14:19 30:15,22
help 4:15 11:21 25:22 29:21 38:14
hemingway 15:8
hereto 54:11
hi 19:11 22:16
high 13:7,15 17:9 18:6 38:7
higher 28:25
highlights 6:24
highway 6:19 14:15 45:12,15 47:7
hill 47:9,10
hills 15:16
historical 15:7
history 13:9 14:24 15:19
hole 4:24 39:19
homes 4:13
hop 35:1
hope 19:6 25:18
hopefully 31:16 31:25 45:4
host 37:2,15
hot 47:9,10
hotel 1:9 4:24 4:25 6:19,21 7:16 9:16 11:10,25 12:20 13:1,12 14:10 15:2 18:13 19:17 21:3,9 22:8,18 28:21 29:7,10,12 30:19,21 33:20 33:22 34:16,16 34:17 36:21 37:11,12,21 38:1,6,10 39:3 39:8,9 42:1,13 44:17,17 45:13 45:21,22 47:4 50:23 53:2
hotel's 12:23
hotels 15:1 30:24 37:1,2,5 37:23,24 38:3 38:5,20
housing 4:22 4:25 11:15,20 11:20 13:19 19:16,16,19 21:18 22:10 28:20 29:4,6 31:13 33:6 36:11 44:7,11 45:1,2 46:9
huge 42:7 46:19
hundred 19:18

i

iconic 15:12
idaho 1:24
idea 15:23 33:22
identifies 8:1

[images - know]

images 13:23
immediately 18:4,18,19
impact 6:12,16 8:21 9:1 20:13 21:1 34:18,21 40:25 42:13,21 42:21 43:2,3 43:15 44:15,19 44:24 45:1 46:19
impacted 6:13 8:22 21:2
impacts 22:8 29:21 31:9,10 31:16 34:5 36:14 42:9 43:18
important 9:18 10:3,15 11:4 21:10 22:1 37:5 38:20 39:5,6 42:12
importantly 21:17
imposed 30:16
improvements 45:12,15,15,17 45:18
inadequacy 22:9
inadequate 21:13,24,25 33:9 44:5
inaudible 3:8 16:20 18:23 22:25 49:2
incentive 38:2
incentives 37:9
incentivizes 9:16
inception 35:6
include 11:16 11:18 14:10 42:20
includes 12:21
including 13:14 14:11
incorporate 3:19
incorporated 11:6
increase 11:17 12:24
increases 34:4
indecipherable 30:18
independent 37:24 38:3
indicated 46:4
ineffability 46:17
ineffable 46:17
inform 30:6
information 3:16 21:14 30:5 48:7,8
infrastructure 45:7 46:9
initial 26:10,10 33:11
initially 36:21
innovative 4:14
inspired 13:8
integrated 45:9
intent 9:25
interest 17:6,9 18:5 29:25
interested 48:12 54:11
interior 13:8 14:22
intimately 10:20
investment 4:20 10:17
involve 10:16
issuance 9:11
issue 10:6 16:14 18:4,24 33:21
issues 18:21 20:17 30:14 36:11
it'll 19:25 40:1 49:14
itd 32:14 45:10
item 3:10 6:3 6:24
items 8:8 31:15

j

j 1:23 54:3,20
jack 21:6
jackson 4:24
jobs 29:2
juliette 47:7
june 54:14
justice 15:23

k

keep 19:15 26:22 30:6
ketchum 1:3,9 4:14 15:3 18:10,25,25 19:12 21:9
key 12:9
kick 32:6
kind 15:6 25:4 25:12 33:9 35:16,17,25 40:1,5,6,11,13 40:14,17 41:5 44:22,24 45:3 45:5,20 46:14 48:2 50:5
kinds 9:17
knew 17:14
know 7:10 10:20 15:22 18:1 20:5 21:14,20 29:23 29:24,24 30:10 31:2,4,24 32:6 32:15,18,20,25 33:4 34:11,23 35:4,5,7,7,9,9 35:10,16,22 36:5,10,19,24

37:11,14,25 38:2,4,7,8,19 39:6,20,21,25 40:5,23,25 41:2,4,8,9,15 41:16,20 42:2 42:18,20 43:16 45:11,20,24 46:10,14,15 47:3,6,10,17,20 48:4,9,9,11,14 48:16,16,19,20 48:23 49:4,4,6 49:25 50:2,6,6 50:9,11,12
knowledge 54:8
known 18:13 30:25 33:21

l

lack 22:9
lake 17:1,7,13 17:14 18:6,9
land 5:13 6:11 6:14,17,20,22 7:21,24 8:20 9:3,5 10:7 15:20 20:24 33:19 34:18 36:20 38:25 40:6 41:15 43:20 46:19 47:3
landers 23:19 24:5 26:3,6,9 26:20,24 27:5 27:7 43:23 44:2 46:11 49:16,21 50:25 51:5,9 52:6,11 52:14,17,20 53:17
landscape 13:5 13:24 42:14
landscaping 14:15
language 5:24 9:23 10:3,8 22:3,4
large 43:3
largely 13:2
larger 34:21 42:8
lava 15:16
lawfully 10:12
lawyer 20:7 40:16 41:15
lawyers 40:15
learned 33:25
leed 12:12
legal 26:12 30:2 40:17,19 41:11
legislature 44:25
lengthy 11:7
letter 16:13 17:7
life 13:15 15:10
light 6:25
liked 42:16
likely 29:4
likewise 12:15
limelight 39:15
limitations 46:15
limited 34:15
line 20:10,15 44:15
lingering 40:1
lining 16:23
listed 7:14 12:24
listening 16:2 39:7
literal 35:7
literally 35:22
little 35:2 48:15
live 4:13 13:19 19:12
living 37:4
llc 1:9 20:8
loaded 5:12
local 13:8,16 14:23 15:4 16:23 17:18 29:3
location 12:1
long 6:19 44:23
longer 40:4
look 3:17,25 19:14 21:21 32:22 35:14,18 36:13 37:10 43:14 44:5,13 48:16 50:3,13
looked 45:5,23
looking 4:3 34:3,20
loss 21:19
lost 33:15
lot 32:7,8,13 33:25 35:14,25 37:14,16,18,24 38:6 47:21 48:2,22,24 49:1

m

made 17:20 18:17 33:5 35:11,12 47:15 51:1 52:15
main 32:13 34:1 38:24 43:8
maintenance 44:23
major 19:16
make 4:1,5 24:1,24 26:12 28:1,8 36:22 48:5,12 50:18 50:25 52:7,22
makes 25:9
male 26:15,21 27:3,6,8 28:11 35:1 36:18 48:13 49:3,23

[management - neil]

management 12:24
maps 8:14,17
market 3:25 4:4,23 5:2 10:15 27:17,17 27:18,22 28:3
marketed 27:17,22
markets 4:5
mass 47:3
massively 35:9
masterpieces 15:11
materials 13:8 14:17,24 15:15
matter 3:4 53:19
matthew 2:11 34:24 51:25 53:12
mayor 17:19,23
mcgraw 2:11 52:1 53:13
mean 36:19,24 40:11,22 41:1 42:25 48:6,17 49:1,3,10,18
means 42:6 52:2
mechanical 20:14
mechanisms 26:2
meeting 1:5 11:24 32:20
meets 5:5
member 23:21
members 2:9
membership 37:25
mentioned 9:2 14:6,23 44:9 50:5
met 26:17,22
methods 4:2
metrics 26:1
mic 16:17 22:14
mind 15:6 36:10 42:19
mindful 34:7 34:14 42:6
minds 46:15
mitigate 31:16 43:2,5
mitigated 43:4
mitigating 31:10
mixed 3:14
moczygemba 2:7 32:5 46:25 51:6,24 53:11
modern 15:13 15:15
month 8:2 10:2 26:10 27:2 52:25
months 3:11 28:5 39:22
morgan 3:12 25:22 44:3 46:8 52:23
morrow 2:4 3:5 16:7 18:23 19:1,5,9 20:3 22:13,24 23:1 23:13,18 24:4 27:9 28:12 31:21,23 33:12 34:24 36:17 39:11 43:21,25 46:23 48:1 49:14,18,22 50:16 51:8,11 51:15,17,20,23 51:25 52:9,12 52:16,19,22 53:4,8,10,12,14 53:18
motion 17:20 18:18 19:7 48:5,12 50:17 51:1,1,7 52:8 52:12,15,17,21 52:23
mountain 17:8
move 10:25 50:21 52:24
moving 35:13
multi 10:18 14:19
multimodal 12:17 29:15
multiple 14:10
municipalities 45:1
muster 50:8

n

name 5:13 16:18,19 18:14 20:7 22:15,16 28:16
name's 19:11
national 4:12 15:2
natural 12:15 13:10 14:25
nature 49:25
navigate 10:14
nearby 22:17
necessarily 26:1 38:7
need 3:7 20:22 21:13,14,20,21 26:22,25 29:4 34:23 37:2 42:6,22 46:4
needs 26:17 42:21
negative 32:7,9
negotiated 24:14 46:6
neighborhood 43:8
neil 2:4 23:17 41:23 42:4

[nelson - performance]

nelson 5:4,11 5:13 28:14 31:22
net 21:19,19
new 6:7 10:4 15:13 18:21 22:8
nice 19:17,21 28:17 29:9 39:13
nichols 23:7,7 25:21 26:5,8
night 50:17
nod 15:16
nonsense 19:7
north 42:11
northeast 14:4
notes 7:9 9:14
nother 47:18
notice 38:14
number 28:25
numbers 48:9 48:10
numerous 14:19
nuts 18:11

o

obvious 20:12 21:2
obviously 26:18 30:11
occurred 6:11 7:22,24 8:20 9:6 10:7,19 20:25
occurring 10:23
offset 37:8
oh 33:13,15,16
okay 3:5 16:9 19:5 23:6,14 26:5,8 31:25 31:25 36:5 46:7 49:22 50:19 51:5,8 51:11,17 52:22 53:18
once 16:25 26:6 27:22 42:10
ongoing 6:25
online 20:5 23:16 24:2 33:15 38:18
ooo 3:1
op 10:12
open 23:21 49:7,8
operation 33:24
opinion 32:7,23 33:8 47:2
opportunities 27:23
opportunity 10:1,12 24:7
opposed 20:11
option 26:19
options 13:18 29:16
order 33:1
ordinance 6:6 7:19
ordinances 7:12 8:15,17 10:5 33:1
oregon 1:24 54:21
original 45:25 47:5
originally 47:15
overall 14:13 15:14 43:5
overlook 49:13
overwhelming 49:11

p

packaged 24:10
page 12:6
paid 41:13 44:19
paired 15:13
parking 12:20 12:24 19:20,21 19:23 20:1,13 21:14,15 22:10 29:9,11,13,19 29:20 33:7 48:10
parks 44:17
part 4:19 11:6 12:25 29:3 30:23 37:20,22 37:25 38:21,23 44:11,20 46:1 46:3 47:15,15
participated 30:11
particularly 42:8
parties 54:11
partner 27:19
pass 18:19
passes 12:16
passing 50:8
passovoy 2:12 33:14 41:23 46:7,12 50:19 51:3,14,16,18 52:24 53:7
past 3:12
patience 5:12
pay 27:2
peg 1:9 3:7,13 3:23,24 4:15 17:9 18:13 45:13 50:23 53:2
people 13:19 35:10,21,23 36:8 37:2,4,9 37:14,16,18,24 39:14 41:17
perceive 43:2
percent 28:20 29:1
performance 26:3

[period - provide]

period 27:2
permission 16:24
permit 7:7 8:3 8:15,18,24 9:20 22:6 23:25 24:9,13 25:2 27:1 50:24 53:1
permit's 9:11
permits 18:6 32:21
perspective 45:5,23
phase 26:7
phonetic 21:6
physical 43:5
piece 33:2
pipeline 47:11
pivotal 15:9
place 12:9 13:17 24:18 37:5 47:25
plan 7:2,3,11 7:21,23 8:14 8:16 9:13 11:2 11:9 12:6 13:13,24 33:1 35:20 42:1 46:4 50:3
plan's 12:17,25
planned 6:18 6:19 30:25
planning 1:4 2:1 3:10 5:8 17:18,21 18:22 24:14,23 25:7 25:9,16
plans 10:5
play 4:20
plaza 12:3 14:5
please 10:25 13:21 14:2,8 16:17 22:14 23:5
point 8:23 24:22 25:3,14 28:18 30:2 33:9,10 36:4
pointed 22:3
police 44:16
pools 37:3
population 13:16,16 47:22
portico 45:21
portion 42:8
posed 23:20
position 31:3
positive 42:12
potential 10:22 27:19
precluded 45:3
prefab 4:2
present 2:1 5:4 5:24 8:5
presentation 3:22 5:9,12 29:17
press 16:23
pretty 19:14 41:8
previous 47:1
previously 9:10 11:17
primary 12:8
principals 4:13
prior 9:1 23:20
probably 21:5
problem 19:17 20:1
problems 29:11 29:19 31:12 43:1
procedure 25:7
proceed 4:11 26:13
process 3:17 4:3,14 10:19 11:7 13:6 14:19 24:20,20 26:13 30:12
processes 29:15
productive 4:9
program 12:17 34:16
programs 37:25
prohibits 44:25
project 3:14 4:1,5,15,18 6:12,13,13,15 6:18,22 7:18 7:22 8:20,21 8:22 9:9 10:1 10:14 11:5 13:25 20:10,11 20:25 21:1,2,5 21:12,16,19 22:4,18 25:15 27:4,20 28:8 30:14 31:5 32:8,25 35:5,6 36:10,23 38:10 38:15,18 39:13 39:13 40:2 43:18 44:5,20 45:9,18 46:1 48:25
projects 6:23 10:11,16 36:13 47:12 50:10,15
prologue 13:12 15:2 18:14,15 18:15
promote 12:14
promoting 30:24
property 13:2,4 20:9,10,14,15 27:16 33:2
property's 22:22
proposal 44:18
proposals 10:9
proposed 7:1 7:20 22:18
provide 11:5,11 29:6,15 30:5 37:8 43:6

provided 4:24 11:25 31:14
providing 4:21 10:13 28:20
public 3:20 5:6 10:9 11:5 12:1 12:3,21,22 13:24 14:5,18 16:10,15 19:10 19:20,23,24 23:3,15,21,22 24:2,3 28:12 29:9 31:17 32:7 33:6 38:14,17,17 41:10 45:16
published 15:11
pud 23:25 25:3 44:12
pursley 5:14
purview 17:5 25:16 39:23
put 23:22 24:18 42:3 51:4

q

quality 13:7,15
quantity 33:21
question 22:21 23:12,20 25:12 25:21 43:22 50:9 52:21
questions 16:6 16:8 23:4 24:7 27:14 29:25 31:20,23 34:9 39:24
quite 43:12

r

races 37:18
racing 37:17
raised 50:9
rates 17:6,9 18:5 29:25
rather 22:9
read 16:14
reading 16:23
ready 23:9 32:3 34:25
real 40:19 41:10,20 46:9 46:10
reality 21:7,8
really 5:4 14:6 17:16 19:8 22:21 23:8 27:22 28:5 39:7 40:23,24 40:25 41:2,3 43:14 48:7
reason 10:3 17:8,11 18:12 37:20,22 44:13 44:24
reasons 20:12 44:9
rebut 28:11
receive 10:2
received 32:8,9 32:10 38:16
recent 4:9 6:25
recently 28:4 43:9
recommendat... 24:24,25
reconsidered 25:15
reconstruction 32:14
record 3:7 16:16 23:22 24:1
recording 1:22
redesign 40:13
redevelop 13:1
reevaluation 32:20
reflect 14:17
regard 27:16 27:24 32:24 49:24
regards 33:6
reinforce 12:8
reiterate 5:6
relate 9:5
related 8:17 26:4
relative 54:9
relevant 9:4
remain 6:8,17 7:18 8:11 31:5
remains 9:9
reminiscent 15:7,18
rendering 14:3 14:9,14
replaced 35:13
report 6:2 7:10 8:8 9:12 20:21
reporter 54:4 54:20
represent 20:8
representing 16:20
represents 11:16
request 1:10 5:17 7:14 23:23 26:10,11 26:11 45:25 51:2
requested 9:8 9:19
requests 16:3 49:11
require 8:25
required 11:18 21:12 27:2 29:13,13 30:3 30:8 36:22 40:12 42:25 44:4 45:17
requirement 26:25 29:1,1 44:10
reread 16:15
resident 22:17
residents 14:12 15:7 29:3 36:3

[resiliency - sic]

resiliency 11:13
resonance 48:20
resources 12:15
respect 34:17
respected 17:5
respectful 31:9
respond 27:15 28:14
response 25:11 48:24
responsible 12:14 45:14
rest 43:17
restaurant 11:23
restaurants 11:10 19:24 37:3
rests 18:24
resubmit 40:13
resurfaced 42:22
retail 12:9
revenues 11:11
review 5:20 6:6 7:4,13 8:23 9:19 13:6 16:4 23:24 24:9,12 25:1 32:16,21 47:5
reviewed 34:10
reviews 9:15
revised 8:25
revisions 14:17
revisit 20:17 34:16
rewrite 41:5
rid 19:7
riding 48:2
right 3:6 16:9 28:3 35:17 39:3,9 42:25 44:16 46:15 48:21 49:12 52:16,19
riparian 14:1
risky 10:18
river 12:3 20:8 45:17
road 42:21 45:8,18 46:1
roads 44:6 45:25
rock 23:10
roll 23:10 51:10,12 53:5
rooftop 11:23 14:9,11
room 20:4 22:14 23:15 28:21 37:4 38:18
rooms 28:23 37:21
ross 19:11,12
round 11:22 13:16
rpr 1:23 54:20
run 13:22 14:21

s

sale 22:23
salt 17:1,7,13 17:14 18:6,9
sandra 22:16
says 12:7 22:3 22:5 40:20 41:9
scale 36:13 47:3
scenario 45:21
scope 46:16
seating 12:4 14:5
second 1:10 3:24 8:2 51:6 53:3
secondly 32:10
seconds 19:4
see 3:20 4:4 13:14,25 14:3 14:13 27:18,20 27:22 36:7,18 47:5 50:12 52:5
seeing 23:5,14 38:11
seems 48:1
seen 4:22 19:13 32:6 35:25 38:24,25 43:11
sell 39:19
send 17:21 18:20 19:7 25:7
sense 43:3 46:18
sent 18:4 26:11
sentiment 10:10
september 4:4 27:20
serve 14:12
service 29:3 43:6
services 6:8 8:11 12:10 21:12,23 22:9 31:4 33:5 34:8 34:11,22 42:18 42:20 43:6,19 44:4,6,8,14,23 46:10,10
setback 14:1
severe 36:12
sewer 42:19
share 12:17 45:21 46:14
shares 20:9
she'll 27:12
sheepherding 15:18
shuttle 12:16
sic 28:16

[side - support]

side 30:2 40:3
sides 41:21 48:3 49:7
sidewalk 14:16
signature 54:19
significant 6:11 7:21,23 8:13 8:19 10:4,6,17 20:24 33:19 34:4,4,5 40:6 47:2
significantly 35:12
silver 12:12
similar 4:23 8:23 25:11 45:21,22
similarly 7:25
site 7:17 43:7
sites 43:7
sits 45:13
situations 6:7 8:10 33:3
six 36:15
size 36:13 38:21 39:14,14
ski 37:17
slide 7:25 16:1
slope 13:4 14:15
slowly 15:6
small 49:8
solve 29:11 42:25
someplace 42:3
somewhat 10:23
soon 32:14 45:12
sorry 24:24 52:6
sort 37:8,25 46:17
space 11:24 15:22
spaces 19:23 29:9,20 35:8 37:4
speak 14:22
speaker 28:11
speaks 36:3,3
special 19:14
specific 5:18 9:21 10:6 25:6 30:17
specifically 15:3 45:8
specify 3:21
spirit 13:9 14:24
spoken 39:5
spots 19:20
square 39:15 39:16 42:8
staff 3:9 5:8 6:2 6:4,24 7:9,10 7:15 8:8,9 9:12 20:20 31:3,6 42:17 44:3
staff's 6:1 8:7
staggered 10:23
stalls 12:21
stand 16:6 31:19
standard 22:2 28:19 29:5
standards 12:13 16:4
standing 25:25
standpoint 24:21 27:19 45:8
start 5:20 28:1
started 27:24
state 16:18 22:15 44:25 45:2 54:4
stated 11:8 32:19 34:15
statement 9:1 13:13
statements 13:14
status 30:7
stay 37:19 38:3
step 16:17 22:14
stewardship 12:15,18
stipulation 24:17
stones 15:15
strange 39:12
street 10:24 12:2,3 14:4,6 20:8 30:22 32:13 33:20 34:1 38:24 40:3 43:8 45:17,22,23
streets 44:16
strong 11:14 13:17 41:20
strongly 43:17 48:4
studies 8:14,17 45:9 46:2
studio 11:18
style 11:19 15:13,25
sub 8:10
subject 24:12 44:18
submit 21:24 22:7 26:25
succeed 10:13
success 4:4 27:20
successful 4:1,6 4:15,23 5:1 28:8 38:11
suggest 17:18 28:9
summer 37:16
supply 44:11
support 5:16 11:8,12 12:17

[support - transcribed]

12:23 30:3 31:5 38:15,18 39:2,2,7 41:10 52:10
supported 38:22
supporting 39:10 50:13
sure 19:21 26:12 28:1 36:6 41:11,17 46:11 51:1
surfaces 42:21
surrounding 6:17 15:16
susan 2:12 27:9 27:11 31:24 33:13 35:3 41:22 44:2 47:1 48:9 50:25 51:13 53:6

t

table 17:20 51:4
tailored 8:24
take 19:18 33:21 34:6,6 42:12 43:14 50:17
talk 7:7 17:4,6 17:17 19:23 35:15 48:15 50:16
talking 19:15 28:6 37:19
tall 20:12
tax 11:11
term 44:23
terms 24:11,12 24:19
terraced 13:3
terracing 14:14
tested 27:22
textures 15:17
thank 5:11 16:2 16:7 19:1,9 20:3 22:12,13 22:24 23:13,18 27:8,13 28:10 28:13,14 31:21 31:22,25 34:24 39:11 41:23 43:21 46:7,8 46:23 48:1 49:22
thanks 36:17
thea's 25:12
thermal 4:3
thing 37:18 38:21 40:14
things 4:7 5:7 27:25 35:3,14 35:19 36:9 39:24 42:2,20 44:15 46:3 47:10 48:17,23
think 17:4 21:10,13 22:1 24:22 25:5 28:7 31:15 32:8 33:5,25 34:5,22 35:2,3 35:14,18 36:2 36:10,14,19,24 38:23 39:1,4,4 39:6,13 40:7,8 40:11,16,22,23 41:18,25 42:5 42:11 43:13 48:6,8 50:11 52:14,20
thinking 35:2 46:8,9
thirteen 19:20
thirty 19:17
thorough 13:6 32:16
thought 40:12 48:14
thousand 39:16
three 6:5 11:19 34:2 36:16 52:3 53:15
tiles 15:15
tim 2:10 34:25 41:24 51:21 53:8
time 18:16,16 21:4,15 24:15 24:18 25:14 29:3 30:14,21 31:1,22 32:17 36:4 38:9 39:10 45:10 46:17 47:24 48:18,21,25
times 15:9
timing 45:16
today 5:2 36:15 39:3 45:13 46:5
together 3:19 24:11
told 18:14
tonight 17:17 18:1,18 20:19 20:23
took 4:3 47:25
top 47:14
topics 31:17
tourism 11:12
tourist 37:1
town 13:2 35:9 35:15 36:4 37:1,2,15,22 38:5,22 42:3,7 43:6,15,20 46:20 47:23
towns 36:1
traction 37:8
tracy 23:7
traffic 20:13 21:16 22:10 31:13 34:5 42:20
transcribed 1:22 54:7

[transcript - we've]

transcript 54:6 54:7
transcription 3:3 53:20 54:1
transit 12:16
transition 48:21
transportation 12:18 29:16 46:2
trent 23:16,18 32:1
trial 14:1
true 54:8
truly 32:22
try 16:11 29:16
trying 3:25 33:16
turning 8:12
twice 16:25
two 3:23 4:12 10:2 11:18 17:13 34:2 46:15
type 37:1,5,18 38:20

u

unadopted 11:1
unclear 21:5
under 6:20 9:20 25:16 29:13 30:4 34:6 54:7
underground 12:21
undersigned 54:3
understand 11:4 17:6 22:2 32:12
understanding 16:23
unique 13:7
units 11:15,18 21:20
unknown 30:19
updates 7:1,20
use 3:14 5:14 6:11,14,20,21 7:17,21,24 9:3 9:5 10:7 12:22 15:20 20:25 29:12 30:20,21 30:25 33:19 36:20 38:6 41:15 47:3
used 19:24
uses 6:17,22 8:20 9:16 12:1 34:18 38:25 43:20 44:17 46:20
using 10:3
usual 50:20
utah 1:25 54:22

v

vacant 13:2
value 11:14 12:4,14,19,25 13:10
values 3:20 11:8 13:11
varied 13:19
variety 12:10 30:15 45:9
vehicular 29:17
vibrancy 14:7
vibrant 12:4,7 13:18
vice 2:6 32:5 46:25 51:6,24 53:11
vicinity 6:12,15 7:22,24 8:21 9:3 20:25 34:18,19 35:5 41:14 42:6,7
video 33:17
viewpoint 33:18
views 11:24
vigorously 3:25
vision 11:8 13:13
visit 13:20
visiting 12:23 13:16
visitors 14:12
visualize 13:23
vote 51:12,14 51:18,19,22

w

wait 3:8
waivers 36:22 38:9,13 39:2 44:20
walk 35:15 48:15 49:11
wall 47:24
want 13:22 23:22 27:25 28:18 30:2,6 31:8 37:9,10 41:24 43:23
wanted 51:4
wants 48:9
warrant 8:8
warrants 6:2
washington 1:25 54:5,21
waste 44:6
water 12:13 42:19 44:6,6
way 9:15 19:13 25:8 36:2 50:8 50:14
ways 4:1 35:25 48:22 49:24
we've 3:18 4:8 4:10,22 5:6,8 17:15 18:11 28:4,5,9 31:15 32:6 33:25 35:24,24,25

[we've - zoning]

38:24,25 46:3 50:7
weird 40:6
white 49:6
winter 37:15
wise 51:12
wish 13:17 20:16
witness 54:14
woolen 15:17
words 41:1
work 9:6 10:18 13:20 18:19 28:9 32:14 36:23 40:23 45:10
worked 3:24
workforce 19:16,16,19
working 18:9 18:10
worse 21:16
worst 20:6,7
worst's 30:10 34:7
wow 19:14
writing 47:23
written 16:13 38:16

y

yeah 23:5 26:9 26:24 33:14 36:18 43:25 44:2 49:3 52:11
year 3:23 10:18 11:22 13:16 14:19 34:3 36:6 40:2 43:10,11
years 3:13 17:13 18:11 34:2,2,2 35:17 36:15,16 39:18 40:4
young 16:19,19 18:24 19:3,6 29:23
young's 25:5

z

zoning 1:4 2:1 3:11,21 7:19 17:19,21 18:22 24:23 33:1,1

City of Ketchum

ATTACHMENT 7:

4/22/2025 Hearing Transcripts - Condensed

CITY OF KETCHUM

PLANNING AND ZONING COMMISSION

COMMISSION MEETING

APRIL 22, 2025

RE: PEG Ketchum Hotel, LLC -

Request for Second Extension

TRANSCRIBED FROM RECORDING BY:

CHERYL J. HAMMER, RPR

IDAHO CCR 1206; OREGON CCR 21-0013

UTAH CCR 126919357-7801; WASHINGTON CCR 2512

PLANNING AND ZONING PRESENT

CHAIR:
Neil Morrow

VICE CHAIR:
Brenda Moczygemba

MEMBERS:
Tim Carter
Matthew McGraw
Susan Passovoy

--oOo--

(BEGINNING OF TRANSCRIPTION)
(Matter begins.)

CHAIR MORROW: Okay. Here we go.

MR. GUNTER: All right. Cameron Gunter, PEG companies, for the record. Do I need to wait? You got a (inaudible).

First of all, I appreciate the staff and the planning commission considering this item to extend for 12 months the current zoning.

As you heard Morgan say, over the past five years, PEG has been fully committed to this mixed-use project. Not only for our benefit, but for the benefit of the community, which you'll get more information later.

But, look, I appreciate the process that we've all been through and all gone through collectively together to incorporate some of these public values that you'll see in the -- in the approved zoning. And then Deb will be able to specify that later in the -- in the presentation.

So over the last two year, PEG, when we got the -- the second approval, PEG has worked vigorously trying to adjust to market conditions, look

at ways to make this project successful through different methods of construction, whether do prefab looking at a geo thermal process. We even took it to market in September to see if we could have success with the capital markets to make this project successful.

All of these -- all these things that we've done and all these efforts, we feel, have been productive. And now with -- with some recent discussions that we've had, we believe that we have an ave -- avenue to proceed if we're granted the extension with a national contractor that actually two of their principals live here, have homes here in Ketchum, and they have a innovative process that will help us be successful in this project for both PEG and the community as well.

As I said, we're committed to this project and the benefits it will bring to the community. We're also excited for the part that we'll play in the community by bringing investment dollars here, bringing employees, as well as providing employee housing for those employees, which we've seen very successful in another market similar to this in Jackson Hole, where we built a hotel and provided employee housing there for the employees of the hotel

and others, which has been very, very successful still today in that market.

So having said that, I would like to have Deb Nelson present really where -- what we're asking for and how it meets the extension criteria and to reiterate the public benefits and what we've done collectively. Not just us, but in all the things we've done with staff and planning commission and city council in that presentation.

So, Deb.

MS. NELSON: Good evening. Thank you for your patience as we got the presentation loaded.

My name is Deborah Nelson. I'm a land use attorney with Givens Pursley in Boise, and I'm here on behalf of the applicant to address the criteria that's in your code to support the extension request before you.

The city has adopted very specific criteria for each of these applications, and I'll start with the design review approval criteria.

Here you go.

So based on these four criteria, unless the commission determines that one of these four criteria is present, then the code language directs the commission that you shall approve the

extension. Based on this, on staff's analysis and the staff report, only one of these four criteria warrants discussion here, and that's item B.

And that's because staff agrees as to the other three, that there have not been any ordinance changes that apply to the design review approval, that there are no new hazardous situations, and that community facility and services remain adequate.

So as to the criteria B, this asks whether significant land use changes have occurred in the project vicinity that would adversely impact the project or be adversely impacted by the project. And there have not been any land use changes approved in the vicinity of the project, much less any that would create an adverse impact.

The surrounding land uses remain as they existed or were planned when this project was approved. The long-planned hotel across Highway 75 is under construction. This land use has not changed. It is still the same hotel use that was approved before this project was approved. The other land uses around the projects also have not changed.

Staff highlights this, this item B for discussion in light of the recent and ongoing

discussions about draft updates proposed to your comprehensive plan. However, amendments to your comprehensive plan are not one of the criteria for approving an extension for design review or for consideration.

This is different than the criteria for extension of a floodplain permit that we'll talk about next.

And as staff notes, of course, in their staff report, and as you know, the comprehensive plan has not been amended.

Amendments to city ordinances, at least those that are applicable to design review, is a listed criteria for this extension request there in A. But as confirmed by staff, there have not been any applicable amendments. In fact hotel is still an allowed use on this site based on the city code, and all of the approvals for this project remain in accordance with the zoning ordinance.

Proposed updates to the city's comprehensive plan are also not significant land use changes that have occurred in the project vicinity. Again, the plan has not been amended and significant land use changes in the vicinity have not occurred.

Similarly, if we go to the next slide,

the code identifies four criteria for the commission's decision to grant the second 12-month extension for a floodplain permit. And again, unless the commission determines that one of these four conditions is present, the code directs that the commission shall approve the extension.

Based on the staff's analysis and the staff report, only items A and B warrant discussion, and that's because staff agrees there are no hazardous sub -- situations or community -- and community and facility services remain adequate here.

So turning to criteria A. This asks whether there have been significant amendments to the comprehensive plan. Floodplain studies and maps or ordinances that apply to the floodplain permit approval. There have been no amendments to the plan, floodplain studies and maps or ordinances related to floodplain or that apply to this floodplain permit.

Criteria B asks whether significant land uses changes have occurred in the project vicinity that would adversely impact the project or be adversely impacted by the project. This criteria is similar at that point to the design review criteria, but then it's tailored to the floodplain permit, with the addition that changes may require a revised

no-impact statement prior to granting an extension.

And as I've already mentioned, there have been no land use changes in the vicinity generally. And relevant here, there have been -- not been changes to land use changes that relate to floodplain conditions. No work has occurred that would change the floodplain, and no changes are being requested to the approved floodplain drawings.

The project remains as buildable, as previously determined by the city and the floodplain permit's issuance.

The staff report acknowledge, again, that the comprehensive plan has not been amended, but notes that there have been discussions in the community about the way the city reviews and incentivizes hotel uses.

These kinds of discussions, though certainly important, are not the basis for denying a requested extension for either design review or a floodplain permit under your code.

Instead, the city code is specific about what the commission can consider, and even directs with express language that absent these four criteria, the extension shall be approved.

The intent of the code is clear that

an approved project should have the opportunity to receive up to two 12-month extensions unless there's an important reason it shouldn't. Using language such as new hazardous conditions, and, significant amendments to the ordinances or plans that apply to the specific application at issue, and, significant land use changes that have occurred.

This language does not encompass draft proposals or discussions or a change in public sentiment.

These criteria do afford projects that were lawfully approved the op -- the best opportunity they have to succeed by providing them with the flexibility to navigate through project challenges, market challenges. This is especially important for more complex projects such as this one, that involve a significant investment, not just to build it, but to also work through the expensive and risky multi-year design and approval process that occurred here and that I know you guys are intimately familiar with.

Delayed construction here also creates a potential benefit to the community so that it's staggered from the construction somewhat occurring across the street.

We could move on, please.

So although an unadopted comprehensive plan draft is not a basis for denial of these extensions based on the applicable criteria, we understand that this is an important discussion in the community. And the project does provide many public benefits that were incorporated as a part of the lengthy approval process that we believe do continue to support the city's stated vision and core values in this draft plan.

The hotel, restaurants, and bars provide employment and tax revenues, along with support for the tourism economy, which all contribute to the city's economic resiliency and consistent with a strong and diverse economy core value.

The employee housing with 16 units that will include 30 beds represents actually an increase from the 23 beds previously committed and required. These units will include studio, two-bed, three-bed, and also dorm style configurations. This housing will contribute to the city's housing diversity and help the city achieve its goal of being a diverse year-round community.

The restaurant and rooftop bar with great views along with the meeting and event space provided amenities for both hotel guests and the

general public. These uses as well as the location and the street activation that's enhanced by the public plaza along River Street with fireplace and seating, all enhance the core value for a vibrant downtown.

In the draft plan at page 18 about vibrant downtown, the draft says, will continue to reinforce the downtown as the city's primary business district, key gather place, and retail core, with access to a variety of goods, services, and entertainment.

Our LEED Silver equivalency design, our energy and water efficient building standards all promote the city's core value of responsible stewardship of natural resources. Likewise, our guest shuttle, bicycle facility, transit passes, employee car share program all support the plan's multimodal transportation goals within the same stewardship value.

The hotel parking is all contained underground, and it also includes 13 stalls for public use that is available to the public even if they are not visiting the hotel's amenities. This support the city's efforts to increase parking management listed as part of the draft plan's economy value.

The hotel will redevelop a blighted and largely vacant property at the entrance to town and add a beautiful terraced building design that follows the slope of the property and complements the landscape, all as approved by the city through a thorough design review process.

Our unique and high quality exterior and interior design is inspired by local materials and the history of the area and the spirit of the city's core value of distinct built and natural environment.

In addition to the core values, we believe that the Prologue Hotel is also consistent with the city's vision statement in the draft plan, including especially statements that, we see our community as one with a high quality of life for a local year-round population and a visiting population.

We wish to be a place with a strong economy, a vibrant downtown, diverse options for housing, and a varied demographic of people who live, work, and visit here.

If you can go to the next one, please.

I just want to briefly run through a few images just that create -- to visualize some of these public benefits. This is the landscape plan that was approved for the project. You can see here

the extensive riparian setback from Trial Creek.
Next please.
Here, you can see from this rendering on the northeast corner the street activation, that public plaza with the seating and the fireplace that I mentioned really add -- adding to that street activation and vibrancy of downtown.
Next, please.
Here's the rendering of the rooftop bar. The hotel will include multiple eating establishments, including this rooftop bar that will serve residents and visitors.
Here, you can see with the overall rendering that terracing that I discussed along the slope, the landscaping, and activation of Highway 75 frontage, with the sidewalk access there. And the design and materials that reflect countless revisions based on feedback from the city and the public at numerous hearings in the multi-year approval process.
Next.
I'd like to just run through now a few of the interior design concepts, again to speak to what I mentioned about the design featuring local materials and the history of the area and the spirit of the distinct built and natural environment.

Unlike most hotels that benefit from affiliation with a national brand, the Prologue Hotel is created specifically for Ketchum in accordance with this aim to achieve local character.
These design concepts -- if you wouldn't mind, just kind of go through these slowly -- are reminiscent of one of the historical residents here, Earnest Hemingway. There will be an artist corridor. And also features some of the pivotal times of his life during the 1920s and '30s, when he published books would become masterpieces.
From that era, the iconic craftsman style is paired with new beginnings of the modern age and that direct some of this overall design aesthetic here, with modern materials such as stones and tiles that nod to the surrounding black lava out -- hills in the area, and also some of the woolen textures that come in the from the reminiscent of sheepherding history.
I am a land use attorney, not a designer, so I apologize to the designer who, you know, crated this beautiful space and that analysis that I don't do justice to. But you can get an idea of some of the effort that's gone into this and that style.

And then we can go to the last slide.
So I thank you for -- for listening. We appreciate your consideration of these requests and we ask you to review carefully the standards in your code as you evaluate them.
We stand for any questions.
CHAIR MORROW: Thank you.
Questions for the applicant? Not right now. Okay.
We might as well go to a public comment. As much as we were going to try to avoid it, we will.
If you've written us a letter on any issue, we read it. So we would appreciate it if you wouldn't reread it in public comment. It's already in the record.
If not, please step to the mic and state your name.
MR. YOUNG: My name is BC Young, and I'm representing the Class of 1976. (inaudible), and I have no exhibits.
I'm just here to say it's my understanding reading the lining on the local press that the permission to develop expired, and it not expired once, now it's expired twice, and that this

group here from Salt Lake and Boise are here now to get it extended.
If -- if that's what I'm -- I've come to talk about, because I don't think it's in the purview or the expertise of this respected committee to talk about and understand what the interest rates are in Salt Lake and how that, according to the letter in the Mountain Express, is the reason that someone said from PEG, interest rates were too high to build, and so we let it expire.
And then it was another reason in there that building conditions weren't good, at least in Salt Lake over the last two years. From what I knew about Salt Lake, they've been booming down there. We've been booming here.
So that's really what we're here to talk about tonight, and I'm here to ask you and suggest to you as a friend of the local planning and zoning commission appointed by the mayor, that a motion be made by you, Mr. Chairman, to table this in front of the planning and zoning commission and send it directly up to the city council.
It is the mayor who appointed all five of you, and therefore why go over this again in front of our city council? There's no changes here. What

she said tonight we all know. We were all bored by it, but she did her duty as an attorney to her client.

The fact is, the city council should be sent this issue immediately, and it is for the city council to decide whether the interest rates are too high in Salt Lake to have not executed on the permits they were given.

It is for the city council to decide what the working conditions are not in Salt Lake, but what the working conditions are in here, in Ketchum, for the last few years, where we've had a nuts development. So that couldn't be the reason that a developer did not develop PEG hotel, also known, I'm told, as the Prologue, is to be the name of it.

The Prologue. Well, the Prologue is over. Now it's time to finalize. It's time to have the final decision made, and that decision should immediately, tonight, a motion I'm asking for you to you pass to immediately do no more work on this except to send it to the city council.

There are no new issues for this planning and zoning committee.

CHAIR MORROW: (Inaudible.)

MR. YOUNG: The issue now rests with the Ketchum -- elected Ketchum of -- of our city.

CHAIR MORROW: Thank you for your comments.

MR. YOUNG: I've got -- I'm over by 12 seconds. I apologize for that.

CHAIR MORROW: No, that's okay.

MR. YOUNG: I hope you'll entertain my motion, let's get rid of this nonsense and send it on up and find what it's really got to be.

CHAIR MORROW: Thank you.

Other public comment.

MR. ROSS: Hi there. My name's Andy Ross. I live in Ketchum. It's a beautiful building. I hadn't seen it before. So there's no way you can not look at it and say, wow, it's pretty special.

My only concern is we keep talking workforce housing. We have a major workforce housing problem here. Thirty beds is nice. Hotel like that may take a hundred employees. So it's just going to add to our workforce housing.

Thirteen public parking spots are nice. I'm not sure if there's enough parking for employees and guests. That wasn't to me. But even 13 public parking spaces. They talk about the restaurants and everything being used by the public. It'll be more than 13 cars that would. So it's going

to exasperate our parking problem as well.

Those are my concerns.

CHAIR MORROW: Thank you.

Anyone else in the room? Do we have anyone online? Just let me know.

MR. WORST: Mr. Chairman, commissioners, my name is Ben Worst. I'm a lawyer. I represent 220 East River Street LLC. It's the only property that is actually adjacent to and shares a property line with this project.

My client is opposed to this project for the obvious reasons. It's too tall. It's too much bulk. It's going to impact parking and traffic at my client's property. The mechanical is on the property line.

But those aren't -- I wish you could revisit all of those issues. You are bound to the criteria that you have in the code for consideration tonight.

But I do disagree both with the staff report and with counsel for the developer on whether or not you've got criteria that actually need to be considered tonight.

First is B. Whether significant land use changes have occurred in the project vicinity

which would adversely impact the project or be adversely impacted by the project. And the obvious there is the Appellation Hotel.

At the time that you approved this project, it was unclear to probably everyone except Jack[phonetic]Barrito whether that building would ever be built. And now that is a reality. And if this building also becomes a reality, you will enter Ketchum through a hotel canyon.

I think it's also important to consider criterion D, which is whether community facilities and services required for the project are now inadequate. And I think you need more information. You need to know, is the parking the same as the parking at the time that you approved this project? Is the traffic circulation better or worse?

But most importantly is, as the gentleman before me said, affordable housing. This project is going to create a net loss of -- or a net need for -- we don't know -- 80 units?

So you need to look at that and ask, has facilities -- the community facilities and services, have they changed and are they now inadequate. And I would submit, yes, they have changed, and yes, they are inadequate.

I think it's also important to understand the standard. And as counsel for the developer pointed out, there is language that says you shall approve this project, but that same language also says if any of the conditions are found to exist, you shall not approve the permit extension.

And I would submit that based on the impacts from the new Appellation hotel, based on the lack -- rather, the inadequacy of community services, that based on affordable housing, parking, and traffic circulation, you shall not approve this extension.

Thank you.

CHAIR MORROW: Thank you, Ben. Other comments in the room? Please step to the mic, and state your name.

MS. FLATTERY: Hi. My name is Sandra Flattery, and I am a nearby resident to both the Appellation hotel and the proposed project in front of you.

There's been chatter -- and so this question really is not for you. It's for the developer. There's been chatter that the property's for sale. And I would like clarification about that.

CHAIR MORROW: Thank you.

MS. FLATTERY: (Inaudible.)

CHAIR MORROW: Anyone else?

We'll get it when we -- we'll finish public comment and then they'll answer everybody's questions.

Seeing -- yeah. Please. No. That's okay.

MS. NICHOLS: Tracy Nichols again. I guess I'm really curious why they're asking for the extension. I can't get clear on why they're not ready to rock and roll. If they've been in development and everything is approved, et cetera, why aren't the breaking ground? That's my question.

CHAIR MORROW: Thank you.

Anybody else? Okay. Seeing no one else in the room, I will close public comment.

TRENT: No comments online either, Neil.

CHAIR MORROW: Thank you, Trent.

MS. LANDERS: And, Mr. Chair, just to clarify. There was a question that was posed prior to the public comment being open by a member of the public. I just want to put it on the record.

So there was a request for clarification on why this is just the design review and the floodplain permit and not the PUD/CUP. So,

and I believe, just to make clear on the record, we don't have any public comment online, and the chair did close public comment.

CHAIR MORROW: Yes.

MS. LANDERS: So I will address a couple of comments, and then I will give the applicant an opportunity to address the other questions.

So the clarification on the design review and the floodplain development permit is that in the development agreement, which basically packaged everything together, the terms of that approval were subject to the terms of approval for the design review and floodplain development permit. So it was attached to it. That's what was negotiated by the planning commission and city council at the time those agreements were approved.

So that was the stipulation that they put in place at that time. So we are now just executing through the terms of that agreement what the conditions of that approval process from a process standpoint are.

I think to that point of clarification, if the planning and zoning commission does not make a recommendation to approve -- or sorry -- it's not a recommendation. If you don't decide to

approve the extension, then the design review approval, the floodplain development permit, and the PUD/CUP all expire. So that's just a point of clarification. That's kind of what happens.

I think to Mr. Young's comment, it is very specific in our code. There's no call-up procedure where the planning commission can send this to city council. So the only way that this goes to city council is if the planning commission makes their determination and that determination gets appealed.

So again, similar to my response to Thea's comment or question earlier, that was the kind of construct that was agreed upon in the development agreement, that at the point in time where this project should be reconsidered, that that would be under the purview of the planning commission, not city council.

So hope to clarify that. And then feel free add any additional clarifications, Deb, and, Cameron, if you would like to. So...

MS. NICHOLS: Well, follow-up question too. Morgan, maybe you can help answer this, and if not, the applicant.

But so, I guess, in your estimation, the development agreement is in good standing. There

weren't necessarily, like, metrics or deadlines for approving financial mechanisms and all of that?
MS. LANDERS: No. There's performance criteria related to construction.
MS. NICHOLS: Okay.
MS. LANDERS: But that's once they enter the construction phase.
MS. NICHOLS: Okay.
MS. LANDERS: So, yeah. And we did -- when the initial request -- the initial 12-month extension request, we sent the request to the city attorney to make sure that we had full legal determination on this process and how to proceed with these -- these evaluations. So...
MALE COMMISSIONER: Should this extension be granted, what is your -- what's the next -- what's the next criteria that needs to get met? Obviously another extension granting another extension is not an option.
MS. LANDERS: Correct.
MALE COMMISSIONER: So there are other criteria that need to be met, so to keep the development from expiring. What are those criteria?
MS. LANDERS: Yeah. So the requirement is that they would need to submit a

building permit application, a complete application, and pay all required fees within the 12-month period.
MALE COMMISSIONER: So if that doesn't happen, then the project --
MS. LANDERS: Then it expires.
MALE COMMISSIONER: -- expires.
MS. LANDERS: Correct.
MALE COMMISSIONER: Thank you.
CHAIR MORROW: Susan, do you have anything?
Go ahead. If Susan has something, she'll buzz in.
MR. GUNTER: Thank you, Mr. Chair. I'll answer a couple other questions, and then I'll have Deb respond to a few of the others.
In regard to the property being on market, it was marketed. We did market it with a broker to see what the market was like for us from a capital standpoint, as a potential partner as well, to see the success of the project back in September.
It has since been not actively being marketed. Once we really tested the market to see what the opportunities were.
And in regard to why hasn't it started construction to date. One of the things that we want

to make sure that we do is when we start, we're going to finish, and we just didn't feel like we had the right contractors because of where the market was and how busy contractors were. And we've recently been -- well, in the last four months, really, we've been talking to a couple of different contractors.
The one that we think can be successful now, we believe we can make this project work for us and be able to build what we've suggest and what we got approved. So thank you.
MALE SPEAKER: Chair, rebut?
CHAIR MORROW: No. No. Public comment's over. Thank you.
MS. NELSON: Thank you. I'll respond to just a few more of the comments that we heard.
Mr. Austin[sic], if I caught the name correctly, who commented about that 30 beds is nice, but is it enough. I just want to point to -- the city code actually did does have a standard for that, that it's providing housing for 25 percent of the employees based on one employee per hotel room.
We're actually going to expect to have many fewer employees than the 97 rooms. Closer to 60 to 65 is the current estimate. So, but even if you assume the higher number, we're still well above the

city requirement, 120 percent of the city requirement.
Many of these jobs, especially for the -- the food service, will be part-time local residents and likely won't need housing for those. But in any case, we do exceed the city standard for what is the appropriate amount of housing to provide with the hotel.
He also commented that the 13 additional parking spaces is nice fore the public, but is that enough for the hotel, and that's not going to solve the city's parking problems.
So as for the hotel use, we do have the required parking that's required under our approvals that was confirmed through the city processes. We also provide all of the multimodal transportation options to try to alleviate that vehicular demand that I described in the presentation.
And will it alleviate the city's parking problems. We certainly don't claim that it will. But it's 13 additional parking spaces that will help to address those impacts.
There was discussion about -- you know, from Mr. Young about that we haven't demonstrated, you know, due cause, you know, through interest rates or building conditions and questions

about that. And Cameron's addressed some of that, also just want to point out on the legal side that that's actually not required to support an extension application under your code.

We'd provide that information because we want you to keep you inform of the facts that's driving the application and the status, but it's not actually required criteria for your consideration in granting or denying the extension.

As for Mr. Worst's comments, you know, obviously his client participated and he on his behalf during the process. So we -- we have heard his concerns and they've been aired throughout this entire project time. Those issues have been addressed through the -- the variety of hearings here and the conditions that have been imposed.

As far as some of his specific comments about, for example, the (indecipherable) hotel, that that was unknown whether it would be built. The use has not changed. It was approved as a hotel use. It was discussed at the time of our hearings that that was going to be across the street. It was part of this gateway area that the city was promoting hotels in this area. And so that was fully known and the use is the same as was planned and

approved at that time.

Also, you know, as to criteria D, the staff did evaluate that. They're in the best position to know whether the city's facilities and services remain adequate to support this project as it -- as it's approved and they agreed in the staff analysis that it is.

Again, while we certainly want to be respectful of the impacts that we're creating on the community and mitigating those impacts, as was accomplish through all the conditions of approval, we also can't alleviate all of the city's problems with traffic and affordable housing.

And so we have provided all of the items that we've already described that we think will at least mitigate our impacts and hopefully add additional public benefits on all of those topics as well.

And with that, I'd stand for any further questions you may have.

CHAIR MORROW: Thank you.

MS. NELSON: Thank you for your time.

CHAIR MORROW: Additional questions? Susan. Is she still -- I don't know if she's still with us. Hopefully. Okay. Okay. Good. Thank you,

Trent.

So we can get into the deliberation. Is anyone extremely ready to dive into this? Go ahead.

VICE CHAIR MOCZYGEMBA: Yes. I'll kick it off. First of all, I know that we've all seen a lot of negative public comment and opinion about this project. I think it had received a lot of negative attention when it first received its entitlements and when it secondly received its entitlements.

And I understand that everyone has a lot of fatigue about development, about Main Street reconstruction, and soon to be ITD work.

That being said, you know, this application was -- was given a very thorough review in 2019, before my time on this commission, but then additionally, you know, again in '22 and '23. And just to be clear, which it's been stated here in this meeting, you know, this isn't a reevaluation of the design review or floodplain development permits.

So when we truly look at A through D criteria, for both of these, I -- it's my opinion that we can -- that the criteria does not exist with regard to the project. You know, we haven't adopted either

the comp plan or zoning order -- or zoning ordinances that would affect this piece of property. Hazardous situations are not developed.

You know, there could be an argument made about community and facility services. I think some of the public comment was in regards to housing and parking.

But it's my opinion that we're not at the point of being inadequate. We're kind of at the same point that we were when we heard -- heard the initial arguments for this application in '22 and '23.

CHAIR MORROW: Anybody got any?

Oh, Susan. Go ahead.

MS. PASSOVOY: Yeah, I am here. I lost my curser, so I couldn't get online. I -- oh, god. It's disappeared again. Oh, dear. I'm trying to get the video.

I have to say that from my viewpoint, there have been significant changes in land use. The fact that the hotel across the street was -- was a known quantity, I would take issue with that. There was -- there was an idea that that hotel would be built, but its final configurations and composition and operation were not clarified.

And I think we've learned a lot about

what's going on on Main Street and downtown, and in the last four years or three years or two years and if -- and if only looking at the last year, there's been significant development, significant increases in traffic, significant impacts on the city that I think we have to take -- take under consideration.

And I am mindful of Mr. Worst's comment that perhaps the facilities and services are adequate. But one of the questions I had when I reviewed the criteria was, how do we define the facilities and services, and do we know enough about what they are and whether or not in this day they are adequate for the continuation of this application.

I am very mindful of the fact that we are limited by the stated criteria. This is not a revisit of the hotel design, the hotel program, anything else with respect to the hotel except for its impact on land uses in the -- in the vicinity.

And I would define vicinity more than one block away. I would be looking at a considerable larger area of impact, and also whether or not our services are adequate. They may be. But I think we need to know more about that.

CHAIR MORROW: Thank you. Matthew, or, Tim? Only if you're ready. You don't have to.

MALE COMMISSIONER: I can hop in a little bit. I think I've been thinking about, I think, some of the same things that Susan brought up, which is that, you know, what is a change in the project vicinity, and is it -- you know, since the inception of this project in 2019, is it just, you know, our -- you know, the literal built environment and the entitlements of -- of those spaces or is it, you know, a town that, you know, grew massively after, you know, 2020, where we had an exodus of people who all made less -- or not all, but, like, who on average made significantly less than those who they were replaced by moving into our community.

So I think a lot of things look the same, but we walk and talk differently as a town. So kind of that analysis that happened in, you know, 2019, and then also in the early years kind of right after that big change. I think we look at those things differently now.

While the comp plan may not have changed, we're not the people who we were in 2014. Sometimes, you know, literally they are just a different group of people here, and sometimes also we have -- as we've grown out, we've also grown up in a lot of ways. We've seen more of what's kind of

changing in towns like ours.

And so I think the way that that document speaks to us, speaks to the residents of this town, has also changed over time. So when we point at that and say, okay, you know, the eyes that we had in that one year, this was compliant. I'm not sure that the eyes that we have in 2025 see the same compliance with the same document, because we are changed people.

So those are the things that are on my mind with this project. And I think that, you know, when it comes to issues of facilities, the housing crisis is one that has gotten more severe. And so when we look at projects of certain size and scale and we consider their impacts, I think that we consider them differently today than we did six years ago or even three years ago.

CHAIR MORROW: Thanks.

MALE COMMISSIONER: Let's see. Yeah. I mean, I'm in agreement that, you know, I do think there have been, same again, land use changes since we initially deliberated on and considered this hotel and considered the waivers that were required to make this project work.

You know, at the -- I mean, I think there's -- there's a -- there's a good argument for

hotels of this type for our town. We're a tourist town. We need to host people. Hotels like this that have restaurants in them, have bars, have pools, have living room spaces that people can -- can congregate in, those type of hotels have an important place in this community.

They -- the amenities that they provide can sort of offset some of traction that Airbnbs -- some of the incentives that people who want Air -- who want to look to an Airbnb, they can find those in a hotel like this. And so, you know, there's -- also, there's concern about is this hotel being affiliated with chains.

You know, a lot of people come here to this town. We host events throughout the winter, throughout the summer too. But a lot of people who come here with their ski racing families to attend races and that type of thing, a lot of those people I find from talking to them stay down in Hailey.

And part of the reason for that is the affordability of our -- the hotel rooms that we have up here in town. And part of the reason where those hotels aren't affordable is because they're independent hotels, and a lot of people have -- are part of, you know, sort of membership programs at

different hotel chains and giving them access. You know, they don't have -- there is no incentive to be able to stay at those independent hotels.

But so that's -- you know, there's an argument against having chain hotels here in town, but that also forces a lot of the hotel use down to Hailey for, you know, not necessarily the high-end client.

So there's good -- you know, there were good arguments at the time to grant the waivers that we granted to -- to have this hotel, this project be successful. What -- what we're seeing now, there -- that being said, there has been a change in our community since we granted those waivers, and I can't help but notice that we do not have one public comment in support of this project anymore. Not one.

We haven't received any one written public comment. We have no public comment here in the room or online in support of this project from the business community, from anyone. And, you know, while it may be important for these type of hotels to be part of our community, the size of this thing just isn't supported by our town anymore, clearly.

And I think part of that is because of the changes that we've seen on Main Street and that we've seen next door, those land uses changes, and I

think there's enough -- enough of those changes to support the fact that the waivers that support this hotel right now would not be granted today.

And I think we -- I think it's important that the cit -- our citizens have spoken, and I think it's important that they know that we are listening to them. And it's really hard to support this hotel extending this -- extending the approvals for this hotel right now. I have -- I have -- I'm having a hard time supporting it.

CHAIR MORROW: Thank you. This is -- for me, this is a strange one, because I like the project. I think it's a nice project. Despite what people say about the size, it's about half the size square footage from Limelight and Appellation. It's 137,000 instead of 200-and-some-thousand square feet.

So I do have concerns, though, because of experience we had with Appellation, 10 years with the hole in the ground. What if they can't sell it or get it financed? You know, we're concerned about what happens. Again, you know, they can't come back in 12 months, but here we go again with that.

So it's just, it's not in our purview to ask these first few questions, but they're things that -- you know, what guarantees do we have that

it'll get done. Again, the same kind of lingering development fatigue from a 12-year project that's still not finished on the other side of the street. Or longer than 12 years.

You know, I feel kind of -- I feel kind of -- it's weird. Were there significant land changes? I think you could argue there were. I don't think anyone could have figured that they would allow the Appellation to build what they had in 2008 without any changes at all.

I mean, I think that's kind of a -- everybody thought they would have been required to resubmit and kind of redesign, and they weren't. And so that's something that's kind of a backdoor thing.

But having heard the lawyers and having been a lawyer, I think it's hard without some kind of legal gymnastics to come up with the criteria here. I feel almost forced to not deny it because it's hard without real legal gymnastics to come up with a criteria that says we should be able to deny this.

I mean, I think B is the one we could really work on, but, you know, I think it's hard to do that without some definition of what that really is. You know, what really is the -- the impact in the

facility and what those general words mean.

So, you know, without really delving into that or having someone really delve into that, you know, I feel like we don't have a criteria to deny it, and that kind of bothers me. When we rewrite the code, can we add -- can we add some more control this area for us so that we're not forced by this.

But, you know, I agree with pretty much what everyone says. Hear about it. I know that there's not a real public support for it, but I'm not sure without a big legal fight that we can actually deny it according to the criteria.

I'd be happy to get paid by a client to argue that this is a change of vicinity and a change of land use. You know, any good lawyer would be, you know, happy to argue that, but that's what it is. I'm not sure it's as clear as some other people think.

So those -- that's my -- I don't have a real strong definitive -- you know, I feel like I'm on both sides of it.

So, Susan, do you have anything else?

MS. PASSOVOY: Yes. Neil, thank you.

And I do want to say along with Tim, I think that considerable creativity and attention to

detail has gone into the plan for this hotel. And, you know, it's one of those things was it's too bad they can't put it someplace else in town.

But I -- I disagree with you, Neil, to some -- to some extent, because I think that it is -- that we do need to be mindful of what vicinity means. And this is not a huge town, so vicinity encompasses a larger portion of our square footage, and particularly in the downtown core and the impacts that development on the next four or five blocks going -- once again, I get confused -- I think it's north, but I'm not positive, are important for us to take into account as we consider what -- what the impact of this hotel, of this development will be now on that changed landscape as it were.

And also, I would have liked to have had a deeper dive from the staff on facilities and services, because I -- you know, I'm assuming that they had in mind water, sewer, but -- but as we have -- as we know, services include things like traffic impact, impact on the road surfaces and there needs -- their need to be resurfaced.

The adequacy of -- I appreciate and I -- that the -- the attorney for the applicant is exactly right. I mean, they are not required to solve

all of our problems and they have done what they can to mitigate what they perceive as their impact. I have a large sense of what their impact is that is not being mitigated and is perhaps not within their physical ability to mitigate, and that is the overall service -- the ability of our town to provide services to this site as well as to the other sites within -- on Main Street and within the neighborhood that are being developed or have been just recently completed in the last year.

The last year has seen an enormous amount of construction, which I am quite confident no one anticipated back in 2023. And I think it behooves us to take a really clear-eyed look at what that is and what that impact is on our town.

So, you know, I -- I feel more strongly than -- than perhaps the rest of the commission does as to what the impacts of this project are going to be on our facilities and services and the land uses going further into town.

CHAIR MORROW: Thank you. I guess that's a good question.

MS. LANDERS: Do you want me to address?

CHAIR MORROW: Yeah, do that, and then

I have a...

MS. LANDERS: Yeah. Susan, this is Morgan. So when staff evaluated criteria D, which is whether community facilities and services required for the project are now inadequate, we did look at water, waste water, roads, and emergency services.

We do not evaluate housing in community facilities and services for a couple of different reasons. One, as the applicant mentioned, the code already has a requirement for the amount of community housing that they have to supply as part of the PUD/CUP approval.

The other reason is that when we look at community facilities and services, we do draw a line between those things that we charge impact fees for. Right. So those are police, fire, streets, and parks. The hotel and the accessory uses in this hotel proposal are subject to all of those development impact fees, and all of those fees have to be paid as part of this project. There were no waivers granted to any of those fees.

So those fees are assessed for kind of the long-term maintenance of all of those services. That's kind of the reason why we have impact fees.

The state legislature prohibits

municipalities from assessing impact fees for housing. So until the state determines that housing is a community facility, we're precluded from kind of evaluating those in that bucket. So that, hopefully, kind of gives you all a perspective on what we looked at.

From a -- from an infrastructure standpoint, when it specifically comes to road, this project did a variety of studies and was integrated with the work that was happening with ITD at the time. As you all know, and as all of us are going to feel very soon, the improvements to Highway 75.

And so as it sits today, the PEG hotel is responsible for construction of some of those improvements. Some of the improvements on Highway 75, depending on the timing, and all of the public improvements required on River Street that is adjacent to the project. So all of those improvements to road configurations, access.

Now there is, you know, kind of a similar portico share scenario for this hotel as similar to the hotel across the street. So from our perspective, when we looked at street capacity, you know, there -- there wasn't an exaction with the original approval to -- to request additional roads

and road capacity as part of the project.
And all of our transportation studies and things like that that we've done as part of the comprehensive plan hasn't indicated that we would need to exact anything different today than what we negotiated in those earlier approvals.
MS. PASSOVOY: Okay. Thank you. Thank you, Morgan. I wasn't even thinking about housing. I was thinking about real infrastructure and real services, you know, services.
MS. LANDERS: Sure.
MS. PASSOVOY: But I appreciate that explanation.
I -- you know, I share the kind of -- I'm of two minds. Right. I know what the limitations are on our -- the scope of our decision. At the same time, there's sort of an ineffable -- and ineffability doesn't count for much in this context, but the sense that it is a huge impact on what's -- what the land uses are in our town going forward.
And that's -- that's mainly what I have to say.
CHAIR MORROW: Thank you.
Go ahead.
VICE CHAIR MOCZYGEMBA: I guess my

follow-up to that, Susan, and your previous comment about your opinion that there has been significant land use changes. You know, the mass and scale of the Appellation hotel approval did not change from its original application. We did see design review amendments, but we were changing, you know, guardrails along Highway 75 and debating Juliette balconies.
We had already approved -- well, we had denied hot dog hill in its entirety and approved half of hot dog hill, you know. So these things were coming down the pipeline, and I guess I would argue again that all of those facts were -- while projects may not have been completed and come to fruition, that should have been at the top of the evaluation criteria that was originally made as part of -- as part of the decision in 2019, 22 -- '22 and '23.
You know, if that wasn't fully grasped by the commission, well, that's a whole nother conversation.
So I don't know. Like, I get it. There -- there's been a lot of development since 2019. There's been a change in the population. There has been growth in the town. But the writing was on the wall at the time of the very in-depth discussions that took place.

CHAIR MORROW: Thank you. So it seems a lot of us are kind of riding the fence here, because, well, there's both sides of the coin. So I don't know. Does someone feel strongly enrough to make a motion, or...?
I mean, I don't think there's more information. If we were to continue, I don't really think there's more information we could get unless Susan wants, you know -- I don't know -- numbers on parking or numbers on something we can consider.
Otherwise, I'd be -- you know, I'd be interested to hear someone make a motion.
MALE COMMISSIONER: I guess one more thought is that, you know, I said earlier that maybe we walk and talk a little differently and that we, you know, look the same, is that, you know, the certain things had been -- I mean, these decisions were happening at the same time.
You know, so we're -- there's this emotional, you know, resonance that we're all feeling right now in a time of enormous transition, but these decisions were in a lot of ways concurrent.
You know, the things that are causing a lot of emotional response from our community were decided at the same time as this project. And, I

mean, I -- I have a lot of feelings about that. (Inaudible) our community.
MALE COMMISSIONER: Yeah. I mean, where I'm at, you know, the criteria, you know, it's not -- the criteria for evaluation here are -- are clearly not black and white. You know, there's arguments for both sides. The door is open for us. However small, the door is open for us to deny the extension here.
And, I mean, and it feels like we just have overwhelming requests from the community to walk through that door right now. And I find that hard to overlook.
CHAIR MORROW: If we deny it, it'll go to city council, correct?
MS. LANDERS: It only goes to city council if someone appeals.
CHAIR MORROW: I mean, if the applicant were to appeal our denial, it would go to city council, correct?
MS. LANDERS: That's correct.
CHAIR MORROW: Okay. Thank you.
MALE COMMISSIONER: So I guess in that regard, I would consider all the ways in which the nature of this is, you know, different from other app

-- other concurrent applications.
This is, you know, something where we can look at the comp plan as a guiding document more so than we could for other applications that were happening concurrently, as I kind of mentioned earlier, and say that, you know, it -- it -- you know, with our 2025 eyes, clearly, as we've heard from the community, it's not passing muster in a way that -- you know, that that question is not being raised for some of the other projects of that era.
In which case, I think, you know, I can see myself, you know, taking that charge from the community that we can look to that supporting document in a way that we -- that doesn't apply to other -- other projects.
CHAIR MORROW: I'm happy to talk about it all night. I'm happy to take a motion. I can't make one. So..
MS. PASSOVOY: Okay. I'll do it, as usual. I will do it.
That I move that we approve the application for an extension of the approval of the design of the PEG hotel and the -- of floodplain permit.
MS. LANDERS: Susan, let me just make

sure that I'm clear on your motion. You made a motion to approve the extension request. Is that correct?
MS. PASSOVOY: Yes, I did. I just wanted to put it on the table.
MS. LANDERS: Okay.
VICE CHAIR MOCZYGEMBA: I'll second that motion.
CHAIR MORROW: Okay. All in favor.
MS. LANDERS: Mr. Chair, it might be beneficial to do a roll call.
CHAIR MORROW: Okay. We'll do the vote roll call wise.
Susan.
MS. PASSOVOY: I vote no.
CHAIR MORROW: No on approval?
MS. PASSOVOY: Yes.
CHAIR MORROW: Okay.
MS. PASSOVOY: Yes, I vote no. Correct. I vote no.
CHAIR MORROW: So denying it.
Tim.
COMMISSIONER CARTER: I vote no.
CHAIR MORROW: Brenda.
VICE CHAIR MOCZYGEMBA: Aye.
CHAIR MORROW: Matthew.

COMMISSIONER McGRAW: No.
Q. And I'm going to abstain. So that means it's denied, because we got three.
So the approval is denied. And then will we see it again if they --
MS. LANDERS: Well, sorry. It -- it would be cleaner for you all to make a more direct motion.
CHAIR MORROW: To instead of not to support?
MS. LANDERS: Yeah.
CHAIR MORROW: So the motion is to deny the -- the extension.
MS. LANDERS: Well, I think you all made that motion.
CHAIR MORROW: Right.
MS. LANDERS: That motion did not carry.
CHAIR MORROW: Right.
MS. LANDERS: And so I think maybe the question is, do you have another motion.
CHAIR MORROW: Okay. So someone make a more clear motion is what Morgan is asking.
MS. PASSOVOY: I move that we deny the application for extension -- for a 12-month extension

for design approval and a floodplain permit for the PEG hotel.
COMMISSIONER CARTER: Second.
CHAIR MORROW: All in -- we'll do the roll call.
Susan.
COMMISSIONER PASSOVOY: Aye.
CHAIR MORROW: Tim.
COMMISSIONER CARTER: Aye.
CHAIR MORROW: Brenda.
VICE CHAIR MOCZYGEMBA: Aye.
CHAIR MORROW: Matthew.
COMMISSIONER McGRAW: Aye.
CHAIR MORROW: And I'm going to abstain still. So that's three for denial, one for approval, and one abstention. So...
MS. LANDERS: So that carries.
CHAIR MORROW: That carries. Okay.
(End of matter.)
(END OF TRANSCRIPTION)

TRANSCRIPTION CERTIFICATE

I, CHERYL J. HAMMER, the undersigned Certified Court Reporter in and for the state of Washington, do hereby certify:

That the foregoing transcript was transcribed under my direction; that the transcript is true and accurate to the best of my knowledge and ability to hear the audio; that I am not a relative or employee of any attorney or counsel employed by the parties hereto; nor am I financially interested in the event of the cause.

WITNESS MY HAND this 18th day of June 2025.



CHERYL J. HAMMER, RPR
Certified Court Reporter
Washington CCR No. 2512
Oregon CCR No. 21-0013
Utah CCR 126919357-7801
Cheryl.Hammer.CourtReporter@Frontier.com

[10 - agreements]

1

10 39:18
12 3:11 8:2 10:2 19:3 26:10 27:2 39:21 40:2,4 52:25
120 29:1
1206 1:24
126919357-7... 1:25 54:22
13 12:21 19:22 19:25 29:8,20
137,000 39:16
16 11:15
18 12:6
18th 54:14
1920s 15:10
1976 16:20
19856 54:19

2

200 39:16
2008 40:9
2014 35:21
2019 32:17 35:6,17 47:16 47:21
2020 35:10
2023 43:13
2025 1:6 36:7 50:7 54:14
21-0013 1:24 54:21
22 1:6 32:18 33:11 47:16,16
220 20:8
23 11:17 32:18 33:11 47:16
25 28:20
2512 1:25 54:21

3

30 11:16 28:17
30s 15:10

6

60 28:23
65 28:24

7

75 6:19 14:15 45:12,15 47:7

8

80 21:20

9

97 28:23

a

ability 43:5,6 54:9
able 3:21 28:9 38:3 40:20
above 28:25
absent 9:23
abstain 52:2 53:15
abstention 53:16
access 12:10 14:16 38:1 45:19
accessory 44:17
accomplish 31:11
accordance 7:19 15:3
account 42:12
accurate 54:8
achieve 11:21 15:4
acknowledge 9:12
activation 12:2 14:4,7,15
actively 27:21
actually 4:12 11:16 20:9,22 28:19,22 30:3 30:8 41:11
add 13:3 14:6 19:19 25:19 31:16 41:6,6
adding 14:6
addition 8:25 13:11
additional 25:19 29:9,20 31:17,23 45:25
additionally 32:18
address 5:15 24:5,7 29:21 43:24
addressed 30:1 30:14
adequacy 42:23
adequate 6:9 8:11 31:5 34:9 34:13,22
adjacent 20:9 45:17
adjust 3:25
adopted 5:18 32:25
adverse 6:16
adversely 6:12 6:13 8:21,22 21:1,2
aesthetic 15:14
affect 33:2
affiliated 37:13
affiliation 15:2
afford 10:11
affordability 37:21
affordable 21:18 22:10 31:13 37:23
age 15:13
ago 36:15,16
agree 41:8
agreed 25:13 31:6
agreement 24:10,19 25:14 25:25 36:19
agreements 24:16

[agrees - b]

agrees 6:4 8:9
ahead 27:11 32:4 33:13 46:24
aim 15:4
air 37:10
airbnb 37:10
airbnbs 37:9
aired 30:13
alleviate 29:16 29:18 31:12
allow 40:8
allowed 7:17
amended 7:11 7:23 9:13
amendments 7:2,12,16 8:13 8:16 10:5 47:6
amenities 11:25 12:23 37:7
amount 29:6 43:12 44:10
analysis 6:1 8:7 15:22 31:6 35:16
andy 19:11
answer 23:3 25:22 27:14
anticipated 43:13
anybody 23:14 33:12
anymore 38:15 38:22
apologize 15:21 19:4
app 49:25
appeal 49:19
appealed 25:10
appeals 49:17
appellation 21:3 22:8,18 39:15,18 40:9 47:4
applicable 7:13 7:16 11:3
applicant 5:15 16:8 24:6 25:23 42:24 44:9 49:19
application 10:6 27:1,1 30:4,7 32:16 33:11 34:13 47:5 50:22 52:25
applications 5:19 50:1,4
apply 6:6 8:15 8:18 10:5 50:14
appointed 17:19,23
appreciate 3:9 3:17 16:3,14 42:23 46:12
appropriate 29:6
approval 3:24 5:20 6:7 8:16 10:19 11:7 14:19 24:11,12 24:20 25:2 31:11 44:12 45:25 47:4 50:22 51:15 52:4 53:1,16
approvals 7:18 29:14 39:8 46:6
approve 5:25 8:6 22:4,6,11 24:24 25:1 50:21 51:2
approved 3:21 6:14,19,21,22 9:8,24 10:1,12 13:5,25 21:4 21:15 23:11 24:16 28:10 30:20 31:1,6 47:8,9
approving 7:4 26:2
april 1:6
area 13:9 14:24 15:17 30:23,24 34:21 41:7
argue 40:7 41:14,16 47:11
argument 33:4 36:25 38:5
arguments 33:11 38:9 49:7
artist 15:8
asking 5:5 18:18 23:8 52:23
asks 6:10 8:12 8:19
assessed 44:22
assessing 45:1
assume 28:25
assuming 42:18
attached 24:13
attend 37:17
attention 32:9 41:25
attorney 5:14 15:20 18:2 26:12 42:24 54:10
audio 54:9
austin 28:16
available 12:22
ave 4:11
avenue 4:11
average 35:11
avoid 16:11
aye 51:24 53:7 53:9,11,13

b

b 6:3,10,24 8:8 8:19 20:24 40:22

[back - chair]

back 27:20 39:21 43:13
backdoor 40:14
bad 42:2
balconies 47:7
bar 11:23 14:10,11
barrito 21:6
bars 11:10 37:3
based 5:22 6:1 7:17 8:7 11:3 14:18 22:7,8 22:10 28:21
basically 24:10
basis 9:18 11:2
bc 16:19
beautiful 13:3 15:22 19:12
bed 11:18,19
beds 11:16,17 19:17 28:17
beginning 3:3
beginnings 15:13
begins 3:4
behalf 5:15 30:11
behooves 43:13
believe 4:10 11:7 13:12 24:1 28:8
ben 20:7 22:13
beneficial 51:10
benefit 3:14,15 10:22 15:1
benefits 4:18 5:6 11:6 13:24 31:17
best 10:12 31:3 54:8
better 21:16
bicycle 12:16
big 35:18 41:11
bit 35:2
black 15:16 49:6
blighted 13:1
block 34:20
blocks 42:10
boise 5:14 17:1
books 15:11
booming 17:14 17:15
bored 18:1
bothers 41:5
bound 20:17
brand 15:2
breaking 23:12
brenda 2:7 51:23 53:10
briefly 13:22
bring 4:18
bringing 4:20 4:21
broker 27:18
brought 35:3
bucket 45:4
build 10:17 17:9 28:9 40:9
buildable 9:9
building 12:13 13:3 17:12 19:12 21:6,8 27:1 29:25
built 4:24 13:10 14:25 21:7 30:20 33:23 35:7
bulk 20:13
business 12:8 38:19
busy 28:4
buzz 27:12

c

call 25:6 51:10 51:12 53:5
cameron 3:6 25:20
cameron's 30:1
canyon 21:9
capacity 45:23 46:1
capital 4:5 27:19
car 12:17
carefully 16:4
carries 53:17 53:18
carry 52:18
cars 19:25
carter 2:10 51:22 53:3,9
case 29:5 50:11
caught 28:16
cause 29:24 54:12
causing 48:23
ccr 1:24,24,25 1:25 54:21,21 54:22
certain 36:13 48:16
certainly 9:18 29:19 31:8
certificate 54:1
certified 54:4 54:20
certify 54:5
cetera 23:11
chain 38:5
chains 37:13 38:1
chair 2:3,6 3:5 16:7 18:23 19:1,5,9 20:3 22:13,24 23:1 23:13,18,19 24:2,4 27:9,13 28:11,12 31:21 31:23 32:5 33:12 34:24 36:17 39:11 43:21,25 46:23 46:25 48:1 49:14,18,22 50:16 51:6,8,9 51:11,15,17,20

[chair - community]

51:23,24,25 52:9,12,16,19 52:22 53:4,8 53:10,11,12,14 53:18
chairman 17:20 20:6
challenges 10:14,15
change 9:7 10:9 35:4,18 38:12 41:14,15 47:4 47:22
changed 6:20 6:23 21:23,25 30:20 35:21 36:4,8 42:14
changes 6:6,11 6:14 7:22,24 8:20,25 9:3,5,5 9:7 10:7 17:25 20:25 33:19 36:20 38:24,25 39:1 40:7,10 47:3
changing 36:1 47:6
character 15:4
charge 44:15 50:12
chatter 22:20 22:22
cheryl 1:23 54:3,20
cheryl.hamm... 54:22
circulation 21:16 22:11
cit 39:5
citizens 39:5
city 1:3 5:8,18 7:12,17 9:10 9:15,21 11:21 13:5 14:18 17:22,25 18:3 18:4,8,20,25 24:15 25:8,9 25:16 26:11 28:18 29:1,1,5 29:14 30:23 34:5 49:15,16 49:20
city's 7:20 11:8 11:13,20 12:8 12:14,24 13:9 13:13 29:11,18 31:4,12
claim 29:19
clarification 22:23 23:24 24:8,23 25:4
clarifications 25:19
clarified 33:24
clarify 23:20 25:18
class 16:20
cleaner 52:7
clear 9:25 23:9 24:1 32:19 41:17 43:14 51:1 52:23
clearly 38:22 49:6 50:7
client 18:2 20:11 30:11 38:7 41:13
client's 20:14
close 23:15 24:3
closer 28:23
code 5:16,24 7:17 8:1,5 9:20 9:21,25 16:5 20:18 25:6 28:19 30:4 41:6 44:10
coin 48:3
collectively 3:19 5:7
come 15:18 17:3 37:14,17 39:21 40:17,19 47:13
comes 36:11 45:8
coming 47:11
comment 16:11 16:15 19:10 23:3,15,21 24:2,3 25:5,12 32:7 33:6 34:8 38:14,17,17 47:1
comment's 28:13
commented 28:17 29:8
comments 19:2 22:14 23:16 24:6 28:15 30:10,18
commission 1:4 1:5 3:10 5:8,23 5:25 8:3,5 9:22 17:19,21 24:15 24:23 25:7,9 25:16 32:17 43:18 47:18
commission's 8:1
commissioner 26:15,21 27:3 27:6,8 35:1 36:18 48:13 49:3,23 51:22 52:1 53:3,7,9 53:13
commissioners 20:7
committed 3:13 4:17 11:17
committee 17:5 18:22
community 3:15 4:16,19 4:20 6:8 8:10 8:10 9:15

[community - criteria]

10:22 11:5,22 13:15 21:11,22 22:9 31:10 33:5 35:13 37:6 38:13,19 38:21 44:4,8 44:11,14 45:3 48:24 49:2,11 50:8,13
comp 33:1 35:20 50:3
companies 3:7
complements 13:4
complete 27:1
completed 43:9 47:13
complex 10:16
compliance 36:7
compliant 36:6
composition 33:23
comprehensive 7:2,3,10,21 8:14 9:13 11:1 46:4
concepts 14:22 15:5
concern 19:15 37:12
concerned 39:20
concerns 20:2 30:13 39:17
concurrent 48:22 50:1
concurrently 50:5
conditions 3:25 8:4 9:6 10:4 17:12 18:9,10 22:5 24:20 29:25 30:16 31:11
confident 43:12
configurations 11:19 33:23 45:19
confirmed 7:15 29:14
confused 42:11
congregate 37:4
consider 9:22 21:11 36:14,14 42:13 48:10 49:24
considerable 34:20 41:25
consideration 7:5 16:3 20:18 30:8 34:6
considered 20:23 36:21,22
considering 3:10
consistent 11:13 13:12
construct 25:13
construction 4:2 6:20 10:21 10:23 26:4,7 27:25 43:12 45:14
contained 12:20
context 46:18
continuation 34:13
continue 11:7 12:7 48:7
contractor 4:12
contractors 28:3,4,6
contribute 11:12,20
control 41:6
conversation 47:19
core 11:8,14 12:4,9,14 13:10,11 42:9
corner 14:4
correct 26:20 27:7 49:15,20 49:21 51:2,19
correctly 28:17
corridor 15:9
council 5:9 17:22,25 18:3 18:5,8,20 24:15 25:8,9 25:17 49:15,17 49:20
counsel 20:21 22:2 54:10
count 46:18
countless 14:17
couple 24:6 27:14 28:6 44:8
course 7:9
court 54:4,20
craftsman 15:12
crated 15:22
create 6:16 13:23 21:19
created 15:3
creates 10:21
creating 31:9
creativity 41:25
creek 14:1
crisis 36:12
criteria 5:5,16 5:19,20,22,24 6:2,10 7:3,6,14 8:1,12,19,22,23 9:24 10:11 11:3 20:18,22 26:4,17,22,23 30:8 31:2 32:23,24 34:10 34:15 40:17,20 41:4,12 44:3 47:14 49:4,5

[criterion - draft]

criterion 21:11
cup 23:25 25:3 44:12
curious 23:8
current 3:11 28:24
curser 33:15

d

d 21:11 31:2 32:22 44:3
date 27:25
day 34:12 54:14
deadlines 26:1
dear 33:16
deb 3:21 5:4,10 25:19 27:15
debating 47:7
deborah 5:13
decide 18:5,8 24:25
decided 48:25
decision 8:2 18:17,17 46:16 47:16
decisions 48:17 48:22
deeper 42:17
define 34:10,19
definition 40:24
definitive 41:20
delayed 10:21
deliberated 36:21
deliberation 32:2
delve 41:3
delving 41:2
demand 29:17
demographic 13:19
demonstrated 29:24
denial 11:2 49:19 53:15
denied 47:9 52:3,4
deny 40:18,20 41:4,12 49:8 49:14 52:13,24
denying 9:18 30:9 51:20
depending 45:16
depth 47:24
described 29:17 31:15
design 5:20 6:6 7:4,13 8:23 9:19 10:19 12:12 13:3,6,8 14:17,22,23 15:5,14 23:24 24:8,12 25:1 32:21 34:16 47:5 50:23 53:1
designer 15:21 15:21
despite 39:13
detail 42:1
determination 25:10,10 26:13
determined 9:10
determines 5:23 8:4 45:2
develop 16:24 18:13
developed 33:3 43:9
developer 18:13 20:21 22:3,22
development 18:12 23:10 24:9,10,13 25:2,13,25 26:23 32:13,21 34:4 40:2 42:9 42:14 44:18 47:21
different 4:2 7:6 28:6 35:23 38:1 44:9 46:5 49:25
differently 35:15,19 36:15 48:15
direct 15:14 52:7
direction 54:7
directly 17:22
directs 5:25 8:5 9:23
disagree 20:20 42:4
disappeared 33:16
discussed 14:14 30:21
discussion 6:3 6:25 8:8 11:4 29:22
discussions 4:10 7:1 9:14 9:17 10:9 47:24
distinct 13:10 14:25
district 12:9
dive 32:3 42:17
diverse 11:14 11:22 13:18
diversity 11:21
document 36:3 36:8 50:3,13
dog 47:9,10
dollars 4:20
door 38:25 49:7,8,12
dorm 11:19
downtown 12:5 12:7,8 13:18 14:7 34:1 42:9
draft 7:1 10:8 11:2,9 12:6,7 12:25 13:13

draw 44:14
drawings 9:8
driving 30:7
due 29:24
duty 18:2

e

earlier 25:12 46:6 48:14 50:6
early 35:17
earnest 15:8
east 20:8
eating 14:10
economic 11:13
economy 11:12 11:14 12:25 13:18
efficient 12:13
effort 15:24
efforts 4:8 12:24
either 9:19 23:16 32:25
elected 18:25
emergency 44:6
emotional 48:20,24
employed 54:10
employee 4:22 4:25 11:15 12:16 28:21 54:10
employees 4:21 4:22,25 19:18 19:22 28:20,23
employment 11:11
encompass 10:8
encompasses 42:7
energy 12:13
enhance 12:4
enhanced 12:2
enormous 43:11 48:21
enrough 48:4
enter 21:8 26:7
entertain 19:6
entertainment 12:11
entire 30:13
entirety 47:9
entitlements 32:10,11 35:8
entrance 13:2
environment 13:10 14:25 35:7
equivalency 12:12
era 15:12 50:10
especially 10:15 13:14 29:2
establishments 14:11
estimate 28:24
estimation 25:24
et 23:11
evaluate 16:5 31:3 44:7
evaluated 44:3
evaluating 45:4
evaluation 47:14 49:5
evaluations 26:14
evening 5:11
event 11:24 54:12
events 37:15
everybody 40:12
everybody's 23:3
exact 46:5
exaction 45:24
exactly 42:25
example 30:18
exasperate 20:1
exceed 29:5
except 18:19 21:5 34:17
excited 4:19
executed 18:6
executing 24:19
exhibits 16:21
exist 22:5 32:24
existed 6:18
exodus 35:10
expect 28:22
expensive 10:18
experience 39:18
expertise 17:5
expire 17:10 25:3
expired 16:24 16:25,25
expires 27:5,6
expiring 26:23
explanation 46:13
express 9:23 17:8
extend 3:11
extended 17:2
extending 39:8 39:8
extension 1:10 4:12 5:5,16 6:1 7:4,7,14 8:2,6 9:1,19,24 22:6 22:11 23:9 25:1 26:11,16 26:18,18 30:3 30:9 49:9 50:22 51:2 52:13,25,25
extensions 10:2 11:3

[extensive - going]

extensive 14:1
extent 42:5
exterior 13:7
extremely 32:3
eyed 43:14
eyes 36:5,7 50:7

f

facilities 21:12 21:22,22 31:4 34:8,11 36:11 42:17 43:19 44:4,8,14
facility 6:8 8:11 12:16 33:5 41:1 45:3
fact 7:16 18:3 33:20 34:14 39:2
facts 30:6 47:12
familiar 10:20
families 37:17
far 30:17
fatigue 32:13 40:2
favor 51:8
features 15:9
featuring 14:23
feedback 14:18
feel 4:8 25:19 28:2 40:5,5,18 41:4,20 43:16 45:11 48:4
feeling 48:20
feelings 49:1
feels 49:10
fees 27:2 44:15 44:19,19,21,22 44:24 45:1
feet 39:16
fence 48:2
fewer 28:23
fight 41:11
figured 40:8
final 18:17 33:23
finalize 18:16
financed 39:20
financial 26:2
financially 54:11
find 19:8 37:10 37:19 49:12
finish 23:2 28:2
finished 40:3
fire 44:16
fireplace 12:3 14:5
first 3:9 20:24 32:6,9 39:24
five 3:13 17:23 42:10
flattery 22:16 22:17,25
flexibility 10:14
floodplain 7:7 8:3,14,15,17,18 8:18,24 9:6,7,8 9:10,20 23:25 24:9,13 25:2 32:21 50:23 53:1
follow 25:21 47:1
follows 13:4
food 29:3
footage 39:15 42:8
forced 40:18 41:7
forces 38:6
fore 29:9
foregoing 54:6
forward 46:20
found 22:5
four 5:22,24 6:2 8:1,4 9:23 28:5 34:2 42:10
free 25:19
friend 17:18
front 17:21,24 22:18
frontage 14:16
frontier.com 54:22
fruition 47:13
full 26:12
fully 3:13 30:24 47:17
further 31:20 43:20

g

gateway 30:23
gather 12:9
general 12:1 41:1
generally 9:4
gentleman 21:18
geo 4:3
give 24:6
given 18:7 32:16
givens 5:14
gives 45:5
giving 38:1
go 3:5 5:21 7:25 13:21 15:6 16:1,10 17:24 27:11 32:3 33:13 39:22 46:24 49:14,19
goal 11:21
goals 12:18
god 33:16
goes 25:8 49:16
going 16:11 19:18,25 20:13 21:19 28:1,22 29:10 30:22 34:1 42:10 43:19,20 45:11 46:20 52:2 53:14

[good - identifies]

good 5:11 17:12 25:25 31:25 36:25 38:8,9 41:15 43:22
goods 12:10
gotten 36:12
grant 8:2 38:9
granted 4:11 26:16 38:10,13 39:3 44:20
granting 9:1 26:18 30:9
grasped 47:17
great 11:24
grew 35:9
ground 23:12 39:19
group 17:1 35:23
grown 35:24,24
growth 47:23
guarantees 39:25
guardrails 47:6
guess 23:8 25:24 43:21 46:25 47:11 48:13 49:23
guest 12:15
guests 11:25 19:22
guiding 50:3
gunter 3:6,7 27:13
guys 10:20
gymnastics 40:17,19

h

hailey 37:19 38:6
half 39:14 47:10
hammer 1:23 54:3,20
hand 54:14
happen 27:4
happened 35:16
happening 45:10 48:18 50:5
happens 25:4 39:21
happy 41:13,16 50:16,17
hard 39:7,10 40:16,19,23 49:12
hazardous 6:7 8:9 10:4 33:2
hear 41:9 48:12 54:9
heard 3:12 28:15 30:12 33:10,10 40:15 50:7
hearings 14:19 30:15,22
help 4:15 11:21 25:22 29:21 38:14
hemingway 15:8
hereto 54:11
hi 19:11 22:16
high 13:7,15 17:9 18:6 38:7
higher 28:25
highlights 6:24
highway 6:19 14:15 45:12,15 47:7
hill 47:9,10
hills 15:16
historical 15:7
history 13:9 14:24 15:19
hole 4:24 39:19
homes 4:13
hop 35:1
hope 19:6 25:18
hopefully 31:16 31:25 45:4
host 37:2,15
hot 47:9,10
hotel 1:9 4:24 4:25 6:19,21 7:16 9:16 11:10,25 12:20 13:1,12 14:10 15:2 18:13 19:17 21:3,9 22:8,18 28:21 29:7,10,12 30:19,21 33:20 33:22 34:16,16 34:17 36:21 37:11,12,21 38:1,6,10 39:3 39:8,9 42:1,13 44:17,17 45:13 45:21,22 47:4 50:23 53:2
hotel's 12:23
hotels 15:1 30:24 37:1,2,5 37:23,24 38:3 38:5,20
housing 4:22 4:25 11:15,20 11:20 13:19 19:16,16,19 21:18 22:10 28:20 29:4,6 31:13 33:6 36:11 44:7,11 45:1,2 46:9
huge 42:7 46:19
hundred 19:18

i

iconic 15:12
idaho 1:24
idea 15:23 33:22
identifies 8:1

[images - know]

images 13:23
immediately 18:4,18,19
impact 6:12,16 8:21 9:1 20:13 21:1 34:18,21 40:25 42:13,21 42:21 43:2,3 43:15 44:15,19 44:24 45:1 46:19
impacted 6:13 8:22 21:2
impacts 22:8 29:21 31:9,10 31:16 34:5 36:14 42:9 43:18
important 9:18 10:3,15 11:4 21:10 22:1 37:5 38:20 39:5,6 42:12
importantly 21:17
imposed 30:16
improvements 45:12,15,15,17 45:18
inadequacy 22:9
inadequate 21:13,24,25 33:9 44:5
inaudible 3:8 16:20 18:23 22:25 49:2
incentive 38:2
incentives 37:9
incentivizes 9:16
inception 35:6
include 11:16 11:18 14:10 42:20
includes 12:21
including 13:14 14:11
incorporate 3:19
incorporated 11:6
increase 11:17 12:24
increases 34:4
indecipherable 30:18
independent 37:24 38:3
indicated 46:4
ineffability 46:17
ineffable 46:17
inform 30:6
information 3:16 21:14 30:5 48:7,8
infrastructure 45:7 46:9
initial 26:10,10 33:11
initially 36:21
innovative 4:14
inspired 13:8
integrated 45:9
intent 9:25
interest 17:6,9 18:5 29:25
interested 48:12 54:11
interior 13:8 14:22
intimately 10:20
investment 4:20 10:17
involve 10:16
issuance 9:11
issue 10:6 16:14 18:4,24 33:21
issues 18:21 20:17 30:14 36:11
it'll 19:25 40:1 49:14
itd 32:14 45:10
item 3:10 6:3 6:24
items 8:8 31:15

j

j 1:23 54:3,20
jack 21:6
jackson 4:24
jobs 29:2
juliette 47:7
june 54:14
justice 15:23

k

keep 19:15 26:22 30:6
ketchum 1:3,9 4:14 15:3 18:10,25,25 19:12 21:9
key 12:9
kick 32:6
kind 15:6 25:4 25:12 33:9 35:16,17,25 40:1,5,6,11,13 40:14,17 41:5 44:22,24 45:3 45:5,20 46:14 48:2 50:5
kinds 9:17
knew 17:14
know 7:10 10:20 15:22 18:1 20:5 21:14,20 29:23 29:24,24 30:10 31:2,4,24 32:6 32:15,18,20,25 33:4 34:11,23 35:4,5,7,7,9,9 35:10,16,22 36:5,10,19,24

37:11,14,25 38:2,4,7,8,19 39:6,20,21,25 40:5,23,25 41:2,4,8,9,15 41:16,20 42:2 42:18,20 43:16 45:11,20,24 46:10,14,15 47:3,6,10,17,20 48:4,9,9,11,14 48:16,16,19,20 48:23 49:4,4,6 49:25 50:2,6,6 50:9,11,12
knowledge 54:8
known 18:13 30:25 33:21

l

lack 22:9
lake 17:1,7,13 17:14 18:6,9
land 5:13 6:11 6:14,17,20,22 7:21,24 8:20 9:3,5 10:7 15:20 20:24 33:19 34:18 36:20 38:25 40:6 41:15 43:20 46:19 47:3
landers 23:19 24:5 26:3,6,9 26:20,24 27:5 27:7 43:23 44:2 46:11 49:16,21 50:25 51:5,9 52:6,11 52:14,17,20 53:17
landscape 13:5 13:24 42:14
landscaping 14:15
language 5:24 9:23 10:3,8 22:3,4
large 43:3
largely 13:2
larger 34:21 42:8
lava 15:16
lawfully 10:12
lawyer 20:7 40:16 41:15
lawyers 40:15
learned 33:25
leed 12:12
legal 26:12 30:2 40:17,19 41:11
legislature 44:25
lengthy 11:7
letter 16:13 17:7
life 13:15 15:10
light 6:25
liked 42:16
likely 29:4
likewise 12:15
limelight 39:15
limitations 46:15
limited 34:15
line 20:10,15 44:15
lingering 40:1
lining 16:23
listed 7:14 12:24
listening 16:2 39:7
literal 35:7
literally 35:22
little 35:2 48:15
live 4:13 13:19 19:12
living 37:4
llc 1:9 20:8
loaded 5:12
local 13:8,16 14:23 15:4 16:23 17:18 29:3
location 12:1
long 6:19 44:23
longer 40:4
look 3:17,25 19:14 21:21 32:22 35:14,18 36:13 37:10 43:14 44:5,13 48:16 50:3,13
looked 45:5,23
looking 4:3 34:3,20
loss 21:19
lost 33:15
lot 32:7,8,13 33:25 35:14,25 37:14,16,18,24 38:6 47:21 48:2,22,24 49:1

m

made 17:20 18:17 33:5 35:11,12 47:15 51:1 52:15
main 32:13 34:1 38:24 43:8
maintenance 44:23
major 19:16
make 4:1,5 24:1,24 26:12 28:1,8 36:22 48:5,12 50:18 50:25 52:7,22
makes 25:9
male 26:15,21 27:3,6,8 28:11 35:1 36:18 48:13 49:3,23

[management - neil]

management 12:24
maps 8:14,17
market 3:25 4:4,23 5:2 10:15 27:17,17 27:18,22 28:3
marketed 27:17,22
markets 4:5
mass 47:3
massively 35:9
masterpieces 15:11
materials 13:8 14:17,24 15:15
matter 3:4 53:19
matthew 2:11 34:24 51:25 53:12
mayor 17:19,23
mcgraw 2:11 52:1 53:13
mean 36:19,24 40:11,22 41:1 42:25 48:6,17 49:1,3,10,18
means 42:6 52:2
mechanical 20:14
mechanisms 26:2
meeting 1:5 11:24 32:20
meets 5:5
member 23:21
members 2:9
membership 37:25
mentioned 9:2 14:6,23 44:9 50:5
met 26:17,22
methods 4:2
metrics 26:1
mic 16:17 22:14
mind 15:6 36:10 42:19
mindful 34:7 34:14 42:6
minds 46:15
mitigate 31:16 43:2,5
mitigated 43:4
mitigating 31:10
mixed 3:14
moczygemba 2:7 32:5 46:25 51:6,24 53:11
modern 15:13 15:15
month 8:2 10:2 26:10 27:2 52:25
months 3:11 28:5 39:22
morgan 3:12 25:22 44:3 46:8 52:23
morrow 2:4 3:5 16:7 18:23 19:1,5,9 20:3 22:13,24 23:1 23:13,18 24:4 27:9 28:12 31:21,23 33:12 34:24 36:17 39:11 43:21,25 46:23 48:1 49:14,18,22 50:16 51:8,11 51:15,17,20,23 51:25 52:9,12 52:16,19,22 53:4,8,10,12,14 53:18
motion 17:20 18:18 19:7 48:5,12 50:17 51:1,1,7 52:8 52:12,15,17,21 52:23
mountain 17:8
move 10:25 50:21 52:24
moving 35:13
multi 10:18 14:19
multimodal 12:17 29:15
multiple 14:10
municipalities 45:1
muster 50:8

n

name 5:13 16:18,19 18:14 20:7 22:15,16 28:16
name's 19:11
national 4:12 15:2
natural 12:15 13:10 14:25
nature 49:25
navigate 10:14
nearby 22:17
necessarily 26:1 38:7
need 3:7 20:22 21:13,14,20,21 26:22,25 29:4 34:23 37:2 42:6,22 46:4
needs 26:17 42:21
negative 32:7,9
negotiated 24:14 46:6
neighborhood 43:8
neil 2:4 23:17 41:23 42:4

[nelson - performance]

nelson 5:4,11 5:13 28:14 31:22
net 21:19,19
new 6:7 10:4 15:13 18:21 22:8
nice 19:17,21 28:17 29:9 39:13
nichols 23:7,7 25:21 26:5,8
night 50:17
nod 15:16
nonsense 19:7
north 42:11
northeast 14:4
notes 7:9 9:14
nother 47:18
notice 38:14
number 28:25
numbers 48:9 48:10
numerous 14:19
nuts 18:11

o

obvious 20:12 21:2
obviously 26:18 30:11
occurred 6:11 7:22,24 8:20 9:6 10:7,19 20:25
occurring 10:23
offset 37:8
oh 33:13,15,16
okay 3:5 16:9 19:5 23:6,14 26:5,8 31:25 31:25 36:5 46:7 49:22 50:19 51:5,8 51:11,17 52:22 53:18
once 16:25 26:6 27:22 42:10
ongoing 6:25
online 20:5 23:16 24:2 33:15 38:18
ooo 3:1
op 10:12
open 23:21 49:7,8
operation 33:24
opinion 32:7,23 33:8 47:2
opportunities 27:23
opportunity 10:1,12 24:7
opposed 20:11
option 26:19
options 13:18 29:16
order 33:1
ordinance 6:6 7:19
ordinances 7:12 8:15,17 10:5 33:1
oregon 1:24 54:21
original 45:25 47:5
originally 47:15
overall 14:13 15:14 43:5
overlook 49:13
overwhelming 49:11

p

packaged 24:10
page 12:6
paid 41:13 44:19
paired 15:13
parking 12:20 12:24 19:20,21 19:23 20:1,13 21:14,15 22:10 29:9,11,13,19 29:20 33:7 48:10
parks 44:17
part 4:19 11:6 12:25 29:3 30:23 37:20,22 37:25 38:21,23 44:11,20 46:1 46:3 47:15,15
participated 30:11
particularly 42:8
parties 54:11
partner 27:19
pass 18:19
passes 12:16
passing 50:8
passovoy 2:12 33:14 41:23 46:7,12 50:19 51:3,14,16,18 52:24 53:7
past 3:12
patience 5:12
pay 27:2
peg 1:9 3:7,13 3:23,24 4:15 17:9 18:13 45:13 50:23 53:2
people 13:19 35:10,21,23 36:8 37:2,4,9 37:14,16,18,24 39:14 41:17
perceive 43:2
percent 28:20 29:1
performance 26:3

[period - provide]

period 27:2
permission 16:24
permit 7:7 8:3 8:15,18,24 9:20 22:6 23:25 24:9,13 25:2 27:1 50:24 53:1
permit's 9:11
permits 18:6 32:21
perspective 45:5,23
phase 26:7
phonetic 21:6
physical 43:5
piece 33:2
pipeline 47:11
pivotal 15:9
place 12:9 13:17 24:18 37:5 47:25
plan 7:2,3,11 7:21,23 8:14 8:16 9:13 11:2 11:9 12:6 13:13,24 33:1 35:20 42:1 46:4 50:3
plan's 12:17,25
planned 6:18 6:19 30:25
planning 1:4 2:1 3:10 5:8 17:18,21 18:22 24:14,23 25:7 25:9,16
plans 10:5
play 4:20
plaza 12:3 14:5
please 10:25 13:21 14:2,8 16:17 22:14 23:5
point 8:23 24:22 25:3,14 28:18 30:2 33:9,10 36:4
pointed 22:3
police 44:16
pools 37:3
population 13:16,16 47:22
portico 45:21
portion 42:8
posed 23:20
position 31:3
positive 42:12
potential 10:22 27:19
precluded 45:3
prefab 4:2
present 2:1 5:4 5:24 8:5
presentation 3:22 5:9,12 29:17
press 16:23
pretty 19:14 41:8
previous 47:1
previously 9:10 11:17
primary 12:8
principals 4:13
prior 9:1 23:20
probably 21:5
problem 19:17 20:1
problems 29:11 29:19 31:12 43:1
procedure 25:7
proceed 4:11 26:13
process 3:17 4:3,14 10:19 11:7 13:6 14:19 24:20,20 26:13 30:12
processes 29:15
productive 4:9
program 12:17 34:16
programs 37:25
prohibits 44:25
project 3:14 4:1,5,15,18 6:12,13,13,15 6:18,22 7:18 7:22 8:20,21 8:22 9:9 10:1 10:14 11:5 13:25 20:10,11 20:25 21:1,2,5 21:12,16,19 22:4,18 25:15 27:4,20 28:8 30:14 31:5 32:8,25 35:5,6 36:10,23 38:10 38:15,18 39:13 39:13 40:2 43:18 44:5,20 45:9,18 46:1 48:25
projects 6:23 10:11,16 36:13 47:12 50:10,15
prologue 13:12 15:2 18:14,15 18:15
promote 12:14
promoting 30:24
property 13:2,4 20:9,10,14,15 27:16 33:2
property's 22:22
proposal 44:18
proposals 10:9
proposed 7:1 7:20 22:18
provide 11:5,11 29:6,15 30:5 37:8 43:6

provided 4:24 11:25 31:14
providing 4:21 10:13 28:20
public 3:20 5:6 10:9 11:5 12:1 12:3,21,22 13:24 14:5,18 16:10,15 19:10 19:20,23,24 23:3,15,21,22 24:2,3 28:12 29:9 31:17 32:7 33:6 38:14,17,17 41:10 45:16
published 15:11
pud 23:25 25:3 44:12
pursley 5:14
purview 17:5 25:16 39:23
put 23:22 24:18 42:3 51:4

q

quality 13:7,15
quantity 33:21
question 22:21 23:12,20 25:12 25:21 43:22 50:9 52:21
questions 16:6 16:8 23:4 24:7 27:14 29:25 31:20,23 34:9 39:24
quite 43:12

r

races 37:18
racing 37:17
raised 50:9
rates 17:6,9 18:5 29:25
rather 22:9
read 16:14
reading 16:23
ready 23:9 32:3 34:25
real 40:19 41:10,20 46:9 46:10
reality 21:7,8
really 5:4 14:6 17:16 19:8 22:21 23:8 27:22 28:5 39:7 40:23,24 40:25 41:2,3 43:14 48:7
reason 10:3 17:8,11 18:12 37:20,22 44:13 44:24
reasons 20:12 44:9
rebut 28:11
receive 10:2
received 32:8,9 32:10 38:16
recent 4:9 6:25
recently 28:4 43:9
recommendat... 24:24,25
reconsidered 25:15
reconstruction 32:14
record 3:7 16:16 23:22 24:1
recording 1:22
redesign 40:13
redevelop 13:1
reevaluation 32:20
reflect 14:17
regard 27:16 27:24 32:24 49:24
regards 33:6
reinforce 12:8
reiterate 5:6
relate 9:5
related 8:17 26:4
relative 54:9
relevant 9:4
remain 6:8,17 7:18 8:11 31:5
remains 9:9
reminiscent 15:7,18
rendering 14:3 14:9,14
replaced 35:13
report 6:2 7:10 8:8 9:12 20:21
reporter 54:4 54:20
represent 20:8
representing 16:20
represents 11:16
request 1:10 5:17 7:14 23:23 26:10,11 26:11 45:25 51:2
requested 9:8 9:19
requests 16:3 49:11
require 8:25
required 11:18 21:12 27:2 29:13,13 30:3 30:8 36:22 40:12 42:25 44:4 45:17
requirement 26:25 29:1,1 44:10
reread 16:15
resident 22:17
residents 14:12 15:7 29:3 36:3

[resiliency - sic]

resiliency 11:13
resonance 48:20
resources 12:15
respect 34:17
respected 17:5
respectful 31:9
respond 27:15 28:14
response 25:11 48:24
responsible 12:14 45:14
rest 43:17
restaurant 11:23
restaurants 11:10 19:24 37:3
rests 18:24
resubmit 40:13
resurfaced 42:22
retail 12:9
revenues 11:11
review 5:20 6:6 7:4,13 8:23 9:19 13:6 16:4 23:24 24:9,12 25:1 32:16,21 47:5
reviewed 34:10
reviews 9:15
revised 8:25
revisions 14:17
revisit 20:17 34:16
rewrite 41:5
rid 19:7
riding 48:2
right 3:6 16:9 28:3 35:17 39:3,9 42:25 44:16 46:15 48:21 49:12 52:16,19
riparian 14:1
risky 10:18
river 12:3 20:8 45:17
road 42:21 45:8,18 46:1
roads 44:6 45:25
rock 23:10
roll 23:10 51:10,12 53:5
rooftop 11:23 14:9,11
room 20:4 22:14 23:15 28:21 37:4 38:18
rooms 28:23 37:21
ross 19:11,12
round 11:22 13:16
rpr 1:23 54:20
run 13:22 14:21

s

sale 22:23
salt 17:1,7,13 17:14 18:6,9
sandra 22:16
says 12:7 22:3 22:5 40:20 41:9
scale 36:13 47:3
scenario 45:21
scope 46:16
seating 12:4 14:5
second 1:10 3:24 8:2 51:6 53:3
secondly 32:10
seconds 19:4
see 3:20 4:4 13:14,25 14:3 14:13 27:18,20 27:22 36:7,18 47:5 50:12 52:5
seeing 23:5,14 38:11
seems 48:1
seen 4:22 19:13 32:6 35:25 38:24,25 43:11
sell 39:19
send 17:21 18:20 19:7 25:7
sense 43:3 46:18
sent 18:4 26:11
sentiment 10:10
september 4:4 27:20
serve 14:12
service 29:3 43:6
services 6:8 8:11 12:10 21:12,23 22:9 31:4 33:5 34:8 34:11,22 42:18 42:20 43:6,19 44:4,6,8,14,23 46:10,10
setback 14:1
severe 36:12
sewer 42:19
share 12:17 45:21 46:14
shares 20:9
she'll 27:12
sheepherding 15:18
shuttle 12:16
sic 28:16

[side - support]

side 30:2 40:3
sides 41:21 48:3 49:7
sidewalk 14:16
signature 54:19
significant 6:11 7:21,23 8:13 8:19 10:4,6,17 20:24 33:19 34:4,4,5 40:6 47:2
significantly 35:12
silver 12:12
similar 4:23 8:23 25:11 45:21,22
similarly 7:25
site 7:17 43:7
sites 43:7
sits 45:13
situations 6:7 8:10 33:3
six 36:15
size 36:13 38:21 39:14,14
ski 37:17
slide 7:25 16:1
slope 13:4 14:15
slowly 15:6
small 49:8
solve 29:11 42:25
someplace 42:3
somewhat 10:23
soon 32:14 45:12
sorry 24:24 52:6
sort 37:8,25 46:17
space 11:24 15:22
spaces 19:23 29:9,20 35:8 37:4
speak 14:22
speaker 28:11
speaks 36:3,3
special 19:14
specific 5:18 9:21 10:6 25:6 30:17
specifically 15:3 45:8
specify 3:21
spirit 13:9 14:24
spoken 39:5
spots 19:20
square 39:15 39:16 42:8
staff 3:9 5:8 6:2 6:4,24 7:9,10 7:15 8:8,9 9:12 20:20 31:3,6 42:17 44:3
staff's 6:1 8:7
staggered 10:23
stalls 12:21
stand 16:6 31:19
standard 22:2 28:19 29:5
standards 12:13 16:4
standing 25:25
standpoint 24:21 27:19 45:8
start 5:20 28:1
started 27:24
state 16:18 22:15 44:25 45:2 54:4
stated 11:8 32:19 34:15
statement 9:1 13:13
statements 13:14
status 30:7
stay 37:19 38:3
step 16:17 22:14
stewardship 12:15,18
stipulation 24:17
stones 15:15
strange 39:12
street 10:24 12:2,3 14:4,6 20:8 30:22 32:13 33:20 34:1 38:24 40:3 43:8 45:17,22,23
streets 44:16
strong 11:14 13:17 41:20
strongly 43:17 48:4
studies 8:14,17 45:9 46:2
studio 11:18
style 11:19 15:13,25
sub 8:10
subject 24:12 44:18
submit 21:24 22:7 26:25
succeed 10:13
success 4:4 27:20
successful 4:1,6 4:15,23 5:1 28:8 38:11
suggest 17:18 28:9
summer 37:16
supply 44:11
support 5:16 11:8,12 12:17

[support - transcribed]

12:23 30:3 31:5 38:15,18 39:2,2,7 41:10 52:10
supported 38:22
supporting 39:10 50:13
sure 19:21 26:12 28:1 36:6 41:11,17 46:11 51:1
surfaces 42:21
surrounding 6:17 15:16
susan 2:12 27:9 27:11 31:24 33:13 35:3 41:22 44:2 47:1 48:9 50:25 51:13 53:6

t

table 17:20 51:4
tailored 8:24
take 19:18 33:21 34:6,6 42:12 43:14 50:17
talk 7:7 17:4,6 17:17 19:23 35:15 48:15 50:16
talking 19:15 28:6 37:19
tall 20:12
tax 11:11
term 44:23
terms 24:11,12 24:19
terraced 13:3
terracing 14:14
tested 27:22
textures 15:17
thank 5:11 16:2 16:7 19:1,9 20:3 22:12,13 22:24 23:13,18 27:8,13 28:10 28:13,14 31:21 31:22,25 34:24 39:11 41:23 43:21 46:7,8 46:23 48:1 49:22
thanks 36:17
thea's 25:12
thermal 4:3
thing 37:18 38:21 40:14
things 4:7 5:7 27:25 35:3,14 35:19 36:9 39:24 42:2,20 44:15 46:3 47:10 48:17,23
think 17:4 21:10,13 22:1 24:22 25:5 28:7 31:15 32:8 33:5,25 34:5,22 35:2,3 35:14,18 36:2 36:10,14,19,24 38:23 39:1,4,4 39:6,13 40:7,8 40:11,16,22,23 41:18,25 42:5 42:11 43:13 48:6,8 50:11 52:14,20
thinking 35:2 46:8,9
thirteen 19:20
thirty 19:17
thorough 13:6 32:16
thought 40:12 48:14
thousand 39:16
three 6:5 11:19 34:2 36:16 52:3 53:15
tiles 15:15
tim 2:10 34:25 41:24 51:21 53:8
time 18:16,16 21:4,15 24:15 24:18 25:14 29:3 30:14,21 31:1,22 32:17 36:4 38:9 39:10 45:10 46:17 47:24 48:18,21,25
times 15:9
timing 45:16
today 5:2 36:15 39:3 45:13 46:5
together 3:19 24:11
told 18:14
tonight 17:17 18:1,18 20:19 20:23
took 4:3 47:25
top 47:14
topics 31:17
tourism 11:12
tourist 37:1
town 13:2 35:9 35:15 36:4 37:1,2,15,22 38:5,22 42:3,7 43:6,15,20 46:20 47:23
towns 36:1
traction 37:8
tracy 23:7
traffic 20:13 21:16 22:10 31:13 34:5 42:20
transcribed 1:22 54:7

[transcript - we've]

transcript 54:6 54:7
transcription 3:3 53:20 54:1
transit 12:16
transition 48:21
transportation 12:18 29:16 46:2
trent 23:16,18 32:1
trial 14:1
true 54:8
truly 32:22
try 16:11 29:16
trying 3:25 33:16
turning 8:12
twice 16:25
two 3:23 4:12 10:2 11:18 17:13 34:2 46:15
type 37:1,5,18 38:20

u

unadopted 11:1
unclear 21:5
under 6:20 9:20 25:16 29:13 30:4 34:6 54:7
underground 12:21
undersigned 54:3
understand 11:4 17:6 22:2 32:12
understanding 16:23
unique 13:7
units 11:15,18 21:20
unknown 30:19
updates 7:1,20
use 3:14 5:14 6:11,14,20,21 7:17,21,24 9:3 9:5 10:7 12:22 15:20 20:25 29:12 30:20,21 30:25 33:19 36:20 38:6 41:15 47:3
used 19:24
uses 6:17,22 8:20 9:16 12:1 34:18 38:25 43:20 44:17 46:20
using 10:3
usual 50:20
utah 1:25 54:22

v

vacant 13:2
value 11:14 12:4,14,19,25 13:10
values 3:20 11:8 13:11
varied 13:19
variety 12:10 30:15 45:9
vehicular 29:17
vibrancy 14:7
vibrant 12:4,7 13:18
vice 2:6 32:5 46:25 51:6,24 53:11
vicinity 6:12,15 7:22,24 8:21 9:3 20:25 34:18,19 35:5 41:14 42:6,7
video 33:17
viewpoint 33:18
views 11:24
vigorously 3:25
vision 11:8 13:13
visit 13:20
visiting 12:23 13:16
visitors 14:12
visualize 13:23
vote 51:12,14 51:18,19,22

w

wait 3:8
waivers 36:22 38:9,13 39:2 44:20
walk 35:15 48:15 49:11
wall 47:24
want 13:22 23:22 27:25 28:18 30:2,6 31:8 37:9,10 41:24 43:23
wanted 51:4
wants 48:9
warrant 8:8
warrants 6:2
washington 1:25 54:5,21
waste 44:6
water 12:13 42:19 44:6,6
way 9:15 19:13 25:8 36:2 50:8 50:14
ways 4:1 35:25 48:22 49:24
we've 3:18 4:8 4:10,22 5:6,8 17:15 18:11 28:4,5,9 31:15 32:6 33:25 35:24,24,25

[we've - zoning]

38:24,25 46:3 50:7
weird 40:6
white 49:6
winter 37:15
wise 51:12
wish 13:17 20:16
witness 54:14
woolen 15:17
words 41:1
work 9:6 10:18 13:20 18:19 28:9 32:14 36:23 40:23 45:10
worked 3:24
workforce 19:16,16,19
working 18:9 18:10
worse 21:16
worst 20:6,7
worst's 30:10 34:7
wow 19:14
writing 47:23
written 16:13 38:16

y

yeah 23:5 26:9 26:24 33:14 36:18 43:25 44:2 49:3 52:11
year 3:23 10:18 11:22 13:16 14:19 34:3 36:6 40:2 43:10,11
years 3:13 17:13 18:11 34:2,2,2 35:17 36:15,16 39:18 40:4
young 16:19,19 18:24 19:3,6 29:23
young's 25:5

z

zoning 1:4 2:1 3:11,21 7:19 17:19,21 18:22 24:23 33:1,1

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	July 21, 2025	Staff Member/Dept:	Jade Riley – Administration

Agenda Item: Recommendation to conduct Public Hearing and second reading of Ordinance 1263 - Intermountain Gas Franchise Agreement.

Recommended Motion:

"I move to conduct Public Hearing and Second Reading of Ordinance 1263 for Intermountain Gas Franchise Agreement."

Policy Analysis and Background:

The existing franchise agreement with Intermountain will expire on June 30, 2025. A two-month extension was approved by the City Council during the June 2nd meeting to allow for adequate time to process the long-term franchise agreement which requires a thirty-day cooling period following the first reading.

The franchise agreement provides a non-exclusive license to Intermountain Gas to provide natural gas to the city's residents and businesses via transmission lines located in public rights-of-way. The current agreement provides for a three percent franchise fee, which is paid quarterly to the city.

The proposed franchise agreement, which is adopted through an ordinance, is proposed for a ten-year period. The franchise fee remains the same (three percent), which is the maximum allowed by law. No substantive changes have been made to the updated agreement from the previous version. The proposed agreement would be effective from September 1, 2025 through August 31, 2035. The minimum term allowed by law for a franchise agreement is ten years and the maximum term allowed is fifty years.

Changes made since first reading:

- 4E – "…Franchisee may be removed by the City using a Franchisee approved Contractor with operator qualification as defined by PHMSA, and the costs thereof shall be charged against Franchisee and may be enforced as a lien upon any of its properties or assets. Franchisee shall be allowed to oversee and inspect said work performed by the operator qualified Contractor.
- 10B – "…hearing. ~~The City may elect.~~ In lieu of the above and without any prejudice to any of its other legal rights and remedies, to obtain an order from the district court having jurisdiction compelling Franchisee to comply with the provisions of the Franchise and recover damages and costs incurred by the City by reason of Franchisee's failure to comply. This provision shall not prevent Franchisee from submitting such question of revocation to a proper court for determination."
- 12A - comprehensive liability insurance policy, for the purpose of protecting ~~the City and all persons against liability~~ for loss or damage, for personal injury, death and property damage, ~~civil rights violations~~, and errors or omissions, caused by the operations of Franchisee under this Franchise.

Such policy shall name the city as an insured with regard to the aforementioned losses or damages caused by Franchisee but only to the extent of the Franchisee's indemnification obligations contained herein.

- 12C – ~~The certificate of insurance reflecting the policy mentioned in the foregoing subsections shall contain a provision that~~ Franchisee shall provide a written notice of cancellation or reduction in coverage of said policy ~~shall be delivered~~ to the City thirty (30) days in advance of the effective date thereof.
- 12E – The Franchisee may opt to self-insure.

Sustainability Impact:

None.

Financial Impact:

None OR Adequate funds exist in account:	The agreement provides that in return for the use of the City's rights of ways for gas transmission lines, Intermountain Gas will pay a three percent franchise fee of its gross revenues to the City. The payments will be made quarterly.

Attachments:

1. (draft) Ordinance 1263_redline
2. (draft) Ordinance 1263_clean

ORDINANCE NUMBER 1263

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, GRANTING TO INTERMOUNTAIN GAS COMPANY A TEN (10) YEAR NON-EXCLUSIVE FRANCHISE TO INSTALL, CONSTRUCT, MAINTAIN AND OPERATE A GAS TRANSMISSION AND DISTRIBUTION SERVICE; PROVIDING DEFINITIONS; REGULATING USE OF THE PUBLIC WAYS; SUBJECTING FRANCHISEE TO THE POWERS OF THE CITY; PROVIDING THE TERM OF FRANCHISE; PROVIDING FOR INSPECTION OF RECORDS; REQUIRING FRANCHISEE TO FURNISH MAPS; REQUIRING A FRANCHISE FEE; PROVIDING FOR REMOVAL OF FRANCHISEE'S
PROPERTY; PROVIDING FOR REVOCATION FOR CAUSE; REQUIRING FRANCHISEE TO INDEMNIFY CITY AND PROVIDE INSURANCE; REQUIRING COMPLIANCE WITH SAFETY REGULATIONS; PROVIDING CITY'S AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR SURRENDER OF FRANCHISE; GRANTING RIGHT TO SALVAGE; REQUIRING WRITTEN ACCPETANCE; PROVIDING FOR CONSENT TO SALE OR ASSIGNMENT; PROVIDING FOR PAYMENT OF PUBLICATION COST; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE" DATE.

BE IT IS ORDAINED by the Mayor and City Council of the City of Ketchum, Idaho, that:

SECTION 1. ***PURPOSE.*** The public ways of the City of Ketchum serve a variety of municipal and utility purposes providing for the public health, safety and welfare. Franchisee is hereby permitted to use said public ways for its gas transmission and distribution service purposes under the terms and conditions contained herein.

SECTION 2. ***DEFINITIONS.*** For the purpose of this Ordinance and Franchise, the following terms shall have the meaning given herein.

A. "CITY" means the City of Ketchum, a municipal corporation of the State of Idaho.

B. "COUNCIL" means the City Council of the City of Ketchum, Idaho.

C. "CUSTOMER" means a person or user of the gas system who lawfully receives gas service with Franchisee's permission.

D. "FRANCHISE" shall mean the authorization provided by this Ordinance issued by the City, whether such authorization is designated as a Franchise, permit, license, resolution, contract, certificate or otherwise, which authorizes installation, construction, maintenance or operation of the gas transmission and distribution system for the purpose of offering gas service to customers.

E. "FRANCHISEE" means INTERMOUNTAIN GAS COMPANY, the person to whom a Franchise, as hereinabove defined, is granted by the council under this Ordinance, and the lawful agent, successor, transferee or assignee of said person, subject to such conditions as may be prescribed by the City.

F. "GAS SERVICE" means the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through and beyond said City to a Customer.

G. "GROSS REVENUES" means any and all receipts and revenues received by Franchisee from all sales of gas and transportation charges to Customers within the corporate limits of the City.

H. "PERSON" means any individual, firm, partnership, corporation, organization, association of other legal entity.

I. "PROPERTY OF FRANCHISEE" means all property owned, installed or used by Franchisee in the conduct of its gas service business in the City under the authority of the Franchise granted pursuant to this Ordinance.

J. "PUBLIC WAY" means the surface of, and the space above and below, any public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, parkway, way, lane, drive, circle or other public rights-of-way, including, but not limited to, public utility easements, dedicated utility strips or rights-of-way dedicated for compatible uses.

K. "SHALL" means mandatory, not merely advisory.

L. "STATE" means the State of Idaho.

SECTION 3. ***GRANT OF NON-EXCLUSIVE FRANCHISE.***

A. There is hereby granted to Intermountain Gas Company, a corporation, its successors and assigns, a ten (10) year non-exclusive Franchise to construct, install, maintain and operate a gas transmission and distribution system, including mains, pipes, conduits, services and other necessary structures and appliances appertaining in, under upon, over, across, and along the public ways within the present and future corporate limits of the City for the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through, and beyond said City.

B. The City represents that it has the sole power and authority to make this grant of authority and agrees to notify Franchisee in writing if the City should cease to have this power.

C. The Franchise granted pursuant to this Ordinance shall be non-exclusive and shall not preclude the City from granting other or further Franchises or permits or preclude the City from using any public way or affect its jurisdiction over them or any part of them, or limit the

full power of the City to make such changes, as the City shall reasonable deem necessary, including but not limited to the dedication, establishment, maintenance, and improvement of all new public ways.

SECTION 4. ***USE OF THE PUBLIC WAYS.***

A. Franchisee shall secure a permit for any construction it shall make in the public way in the City and shall be subject to all applicable ordinances, but no fee shall be required of the Franchisee for any such permit.

B. The location or relocation of all property of Franchisee shall be made under the supervision and with the approval of such representatives as the City may designate for such purpose, but not so as unreasonably to interfere with the proper operation of Franchisee's gas service.

C. Franchisee shall not unnecessarily or unreasonably obstruct the use of or damage any public way, and shall within a reasonable time as early as practicable (per current standards; see dig/excavation permit) upon completion of any construction or repair work, restore all City public ways to substantially the same order or better condition, as deemed by the City, as they were before the excavation was made.

D. All property of Franchisee constructed under this Franchise shall be placed and maintained at such places and positions in or upon such public ways so as not to interfere with the passage of traffic and the use of the public ways.

E. Franchisee shall be responsible for any obstruction to a public way caused by it in the installation, construction, operation and maintenance of its property occurring at any time and shall promptly remove such obstruction. Any such obstruction which, after proper notice to Franchisee demanding removal, is not promptly removed by Franchisee may be removed by the City using a Franchisee approved Contractor with operator qualification as defined by PHMSA, and the costs thereof shall be charged against Franchisee and may be enforced as a lien upon any of its properties or assets. Franchisee shall be allowed to oversee and inspect said work performed by the operator qualified Contractor.
Franchisee shall provide proper traffic control for all maintenance and construction activities per the Manual of Traffic Control Devices.

F. Franchisee shall maintain, repair and keep in good condition for a period of three (3) years from the date of acceptance by the City, those portions of public ways disturbed by Franchisee or its agents.

G. Whenever the City shall pave or repave any public way or shall change to grade or line of any public way or shall construct or reconstruct any conduit, water main, sewer or water connection or other City public works or City utility, it shall be the duty of Franchisee when so ordered by the City to change its mains, services and other property of Franchisee in the public ways at its own expense so as to conform to the established grade or line of such public way and so as not to interfere with the conduits, sewers and other mains of the City as constructed or reconstructed; however, Franchisee shall not be required to relocate pipes, mains and appurtenances when the public way in which they are located is vacated for the convenience of abutting property owners and not as an incident to the public improvement, unless the reasonable cost of such relocation and the loss and expenses resulting therefrom is first paid to

Franchisee. The City will make reasonable effort to avoid the need for such moving or changing whenever possible.

H. Whenever, in the reasonable opinion of the City, any of Franchisee's property needs to be relocated or altered due to a construction or repair project by the City in a public way, Franchisee shall move or relocate said property within sixty (60) days from receiving written notice from the City, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period. However, in the event such relocation is required due to emergency repairs deemed necessary by the City, such relocation or moving shall be accomplished within twenty-four (24) hours, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period.

I. In the event Federal, State or other funds are available in whole or in part for utility relocation or alteration purposes, the City may apply for such funds and the Franchisee will be reimbursed to the extent any such funds are actually obtained.

J. Whenever the City grants a permit for any excavation in a public way and the work contemplated by the permit may expose property of the Franchisee or the facilities of any public provider within the City, the Franchisee, or the entity conducting the excavation, after obtaining the necessary City permit therefore, shall comply in every respect with the terms and conditions of Title 55, Chapter 22, Idaho Code, as may be amended.

SECTION 5. ***POWERS OF THE CITY.***

The exercise of privileges herein granted shall be subject at all times to all of the powers of the City and all regulatory ordinances and resolutions adopted pursuant thereto. Provided however, the City retains the right to modify this agreement to include any provision granted by Franchisee to another jurisdiction in Idaho that is deemed by the City to be of public benefit.

SECTION 6. ***TERM OF FRANCHISE.***

Such right and authority, permission and power is hereby granted for a term of ten (10) years from and after the date of the final acceptance of this Ordinance by the Company, herein referred to as the primary term. This franchise will automatically renew for successive periods of ten (10) years unless cancelled at the end of a term by either party by written notice to the other party no less than 180 calendar days prior to the end of the primary term or the then current successive term. Company shall notify City of any upcoming automatic renewal between 240 and 270 calendar days prior to the end of the primary term or the then current successive term.

~~The Franchise herein and hereby made to said Franchisee is granted for, and limited in time to, a period of ten (10) years from July 1, 2015 through and including June 30, 2025.~~

SECTION 7. ***INSPECTION OF RECORDS- FRANCHISEE TO FURNISH MAPS.***

Upon reasonable advance notice, the City shall have access to Grantee's records to the extent necessary to verify the accuracy of the Franchise fee payments required herein during the normal business hours of Grantee. The Grantee shall furnish, upon request, the City with a complete set of maps, including plans and profile of the distribution system of the Grantee and any future extensions. The City shall make every reasonable effort to maintain the confidentiality of any trade secrets or other proprietary information (such as proprietary maps and other mapping information) provided pursuant to this Section, including execution of a data sharing agreement

with Grantee. Any map supplied shall not be used for locating gas facilities with the intent of excavating. Prior to excavating, the City shall request line locates per the requirements of Idaho Statute Chapter 22 Underground Facilities Damage Prevention.

~~A. Upon reasonable advance notice, the City shall have the right to inspect and audit the records of Franchisee necessary for the enforcement of the Franchise and verification of the accuracy of Franchise fee payments at any time during the normal business hours, provided that the City shall maintain the confidentiality of any trade secrets or other proprietary information in the possession of Franchisee. Such documents shall be limited specifically to records pertaining to the calculation of Franchise payments to the City.~~

~~B. Upon request, Franchisee shall furnish the City with a complete set of maps, including plans and profile of the gas system of Franchisee and any known future extensions within the City. Provided that the City shall maintain the confidentiality of any trade secrets or other proprietary information and maps shall not be used for locating gas facilities with the intent of excavating.~~

SECTION 8. ***FRANCHISE FEE***

A. As consideration for this Franchise, Franchisee, during the Franchise period, shall pay to the City three percent (3%) of the gross revenue as that term is defined in Section 2 herein.

B. Franchisee shall pay the Franchise fee to the City quarterly for the preceding three (3) months.

C. Such quarterly payments shall be in lieu of taxes, fees or charges (other than ad valorem taxes) related to easements, Franchises, rights-of-way, permits, utility lines and equipment installation, maintenance and removal during the term of Franchisee's Franchise with the City, which the City may impose for the rights and privileges herein granted or for the privilege of doing business within the City.

D. Franchisee shall file within thirty (30) days after the end of each calendar quarter a report with the City for the preceding calendar quarter, verified by the affidavit of the general manager, auditor, treasurer, or assistant treasurer of said Franchisee, which report shall contain a statement in such form and detail as shall from time to time be prescribed by the City, of all the gross revenue received by said Franchisee within the City for the calendar quarter preceding such report, and at the same time the Franchisee shall pay to the City the stipulated percentage of the gross quarterly revenue due for the quarter for which said report is made and filed.

E. All sums which become delinquent shall accumulate interest at the rate of interest established by the Idaho Public Utilities Commission for customer deposits, as may be amended. This accrual of interest is not intended to waive or in any manner restrict City's ability to elect any procedure or method of collection permissible by law to enforce all the terms and conditions of this Ordinance and Franchise.

SECTION 9. ***REMOVAL OF PROPERTY OF FRANCHISEE.***

A. In the event the Franchisee removes its property, Franchisee shall promptly restore the public way or other areas in accordance with local regulations and standards from which such property has been removed to a condition similar to that existing before such removal and satisfactory to the City.

SECTION 10. ***REVOCATION FOR CAUSE.***

A. If Franchisee violates or fails to comply with any material provision of this Franchise, the City shall give written notice to Franchisee of the alleged non-compliance of the Franchise. Franchisee shall have sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, from the date of notice of non-compliance to cure such alleged default or, if such default cannot be cured within sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, to present to the City a plan of action whereby such default can be promptly cured.

B. If such default continues beyond the applicable dates agreed to for such cure, the City shall give Franchisee written notice that all rights conferred under this Ordinance and the Franchise may be revoked or terminated by the Council after a public hearing. Franchisee shall be entitled to not less than thirty (30) days prior notice of the date, time and place of the public hearing. ~~The City may elect.~~ In lieu of the above and without any prejudice to any of its other legal rights and remedies, to obtain an order from the district court having jurisdiction compelling Franchisee to comply with the provisions of the Franchise and recover damages and costs incurred by the City by reason of Franchisee's failure to comply. This provision shall not prevent Franchisee from submitting such question of revocation to a proper court for determination.

SECTION 11. ***FRANCHISE LIABILITY-INDEMNIFICATION.***

It is expressly understood and agreed by and between the Franchisee and the City that the Franchisee shall save the City harmless from, and defend the City from all loss or damages sustained by the City on account of any suit, judgment, execution, claim or demand whatsoever, caused by acts or omissions of the Franchisee in the installation, construction, operation or maintenance of Franchisee's property or its gas service or any other actions of Franchisee in the City. The City shall notify, in writing, Franchisee within ten (10) days after presentation of any claim or demand, either by suit or otherwise, made against the City caused by any of the aforesaid acts or omissions on the part of the Franchisee. Franchisee shall thereupon have the duty to appear and defend any such suit or action on behalf of the City, without cost or expense to the City:

SECTION 12. ***INSURANCE.***

A. Franchisee shall, concurrently with the filing of an acceptance of this Franchise granted hereunder, furnish to the City Clerk, and at all times during the existence of the Franchise granted hereunder, maintain in full force and effect, at its own cost and expense, a general comprehensive liability insurance policy, for the purpose of protecting ~~the City and all persons against liability~~ for loss or damage, for personal injury, death and property damage, ~~civil rights violations~~, and errors or omissions, caused by the operations of Franchisee under this Franchise. Such policy shall name the city as an insured with regard to the aforementioned losses or damages caused by Franchisee ~~.~~but only to the extent of the Franchisee's indemnification obligations contained herein

B. Such policy shall provide insurance against property damage in an amount not less than $1,000,000.00 and bodily injury with limits of not less than $1,000,000.00 per person and $2,000,000.00 total for each occurrence. Provided, however, the minimum limits of insurance as set forth herein shall be automatically increased at any time the liability limits of the City are increased pursuant to the Idaho Tort Claims Act (Idaho Code Section 6-901 et. seq.) or any similar legislation.

C. ~~The certificate of insurance reflecting the policy mentioned in the foregoing subsections shall contain a provision that~~Franchisee shall provide a written notice of cancellation or reduction in coverage of said policy ~~shall be delivered~~ to the City thirty (30) days in advance of the effective date thereof.

D. All of the above-described insurance policies shall contain provisions that the insurance carriers shall have no right of recovery or subrogation against the City, or the City's insurance carriers with regard to the aforementioned losses or damages caused by Franchisee.

E. The Franchisee may opt to self-insure.

SECTION 13. ***SAFETY REGULATION COMPLIANCE.***

Franchisee shall comply with and conform to all safety regulations promulgated by the United States, State of Idaho ~~or City of Ketchum~~, or any regulatory body having jurisdiction thereof.

SECTION 14. ***AGREEMENT NOT TO COMPETE, POWER OF EMINENT DOMAIN AND OTHER POWERS.***

In consideration of Franchisee's undertaking hereunder as evidenced by its acceptance hereof, the City agrees not to engage in the business of distributing and selling gas during the life of this Franchise or any extension thereof in competition with Franchisee; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain or any other power or powers granted to it under the laws of the State of Idaho.

SECTION 15. ***SURRENDER OF FRANCHISE.***

In the event natural gas at any time shall cease to be available to Franchisee for the distribution and sale hereunder, Franchisee reserves the right to surrender this Franchise. In the event of such surrender, or of the expiration or termination of this Franchise, or in any of such events, Franchisee reserves the right to salvage all of its property and will restore City's public ways damaged by such salvage operation to substantially the same order and condition, as deemed by the City, as they were before the salvage was made.

SECTION 16. ***CHANGES, ALTERATION, AMENDMENTS.***

In the event of an amendment to the laws, rules or regulations of the State of Idaho or the Public Utilities Commission of Idaho applicable to this Ordinance and Franchise, the terms of this Ordinance and Franchise and the right and privileges hereby conferred and reserved may be changed, altered, amended or modified upon mutual agreement between the City and the Franchisee, which agreement shall not be unreasonably withheld.

SECTION 17. ***WRITTEN ACCEPTANCE.***

Franchisee shall within twenty (20) days after the passage and publication of this Ordinance, file with the City Clerk its acceptance of this Franchise in writing signed by its proper officers and attested by its corporate seal, together with the certificates of insurance required by Section 11, herein.

SECTION 18. ***SALE OR ASSIGNMENT OF FRANCHISE.***

This Franchise shall not be sold, assigned or otherwise alienated without the express consent of the city, which consent shall not be unreasonably withheld, and no dealings with an assignee on the part of the City to require the performance of any act or payment of any compensation by the assignee shall be deemed to operate as such consent; provided, that nothing herein shall be construed to prevent Franchisee of this Franchise from including it in a mortgage or trust deed executed for the purpose of obtaining money for corporate objects.

SECTION 19. ***PUBLICATIONS COSTS.***

Franchisee shall assume the cost of publication of this Franchise as such publication is required by law.

SECTION 20. ***SAVINGS AND SEVERABILITY CLAUSE***.

If any part or parts of this Ordinance or the application thereof to any particular circumstance shall ever be held invalid or Unenforceable by Court of competent jurisdiction, such decision or decisions shall not affect the validity of the remaining portions hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 21. ***REPEALER CLAUSE.***

~~City of Ketchum, Ordinance Number 1263, Adopted [Add Date] granting a gas Franchise to Intermountain Gas Company, together with all ordinances and parts of ordinances of City in conflict herewith shall be, and the same are hereby repealed.~~

All ordinances and parts of ordinances of City in conflict herewith shall be, and the same are hereby repealed.

SECTION 22. ***EFFECTIVE DATE.***

This Ordinance shall be in full force and effect from and after its passage, approval and due application according to law.

PASSED by the Ketchum City Council and APPROVED by the Mayor on this ____ day of _____, 2025

_____
Neil Bradshaw
Mayor

ATTEST:

_____

Trent Donat
City Clerk

ACCEPTANCE

INTERMOUNTAIN GAS COMPANY, as Franchisee, accepts the Franchise set forth in the above Ordinance and agrees to abide by the terms and conditions thereof.

DATED this ____ day of _____, 2025.

FRANCHISEE:

INTERMOUNTAIN GAS COMPANY

By: _____
VP, Field Operations & Customer Experience

STATE OF IDAHO.)
) ss.
County of Blaine)

On this _____ day of _____, 2025, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me Or proven to me to be the Vice President, Operations for INTERMOUNTAIN GAS COMPANY, an Idaho Corporation, and the person who executed the foregoing instrument on behalf of said corporation and acknowledge to me that said corporation executed the same.

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

_____

Notary Public for Idaho

Residing at

Commission expires _____

ORDINANCE NUMBER 1263

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, GRANTING TO INTERMOUNTAIN GAS COMPANY A TEN (10) YEAR NON-EXCLUSIVE FRANCHISE TO INSTALL, CONSTRUCT, MAINTAIN AND OPERATE A GAS TRANSMISSION AND DISTRIBUTION SERVICE; PROVIDING DEFINITIONS; REGULATING USE OF THE PUBLIC WAYS; SUBJECTING FRANCHISEE TO THE POWERS OF THE CITY; PROVIDING THE TERM OF FRANCHISE; PROVIDING FOR INSPECTION OF RECORDS; REQUIRING FRANCHISEE TO FURNISH MAPS; REQUIRING A FRANCHISE FEE; PROVIDING FOR REMOVAL OF FRANCHISEE'S PROPERTY; PROVIDING FOR REVOCATION FOR CAUSE; REQUIRING FRANCHISEE TO INDEMNIFY CITY AND PROVIDE INSURANCE; REQUIRING COMPLIANCE WITH SAFETY REGULATIONS; PROVIDING CITY'S AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR SURRENDER OF FRANCHISE; GRANTING RIGHT TO SALVAGE; REQUIRING WRITTEN ACCPETANCE; PROVIDING FOR CONSENT TO SALE OR ASSIGNMENT; PROVIDING FOR PAYMENT OF PUBLICATION COST; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE" DATE.

BE IT IS ORDAINED by the Mayor and City Council of the City of Ketchum, Idaho, that:

SECTION 1. ***PURPOSE.*** The public ways of the City of Ketchum serve a variety of municipal and utility purposes providing for the public health, safety and welfare. Franchisee is hereby permitted to use said public ways for its gas transmission and distribution service purposes under the terms and conditions contained herein.

SECTION 2. ***DEFINITIONS.*** For the purpose of this Ordinance and Franchise, the following terms shall have the meaning given herein.

A. "CITY" means the City of Ketchum, a municipal corporation of the State of Idaho.

B. "COUNCIL" means the City Council of the City of Ketchum, Idaho.

C. "CUSTOMER" means a person or user of the gas system who lawfully receives gas service with Franchisee's permission.

D. "FRANCHISE" shall mean the authorization provided by this Ordinance issued by the City, whether such authorization is designated as a Franchise, permit, license, resolution, contract, certificate or otherwise, which authorizes installation, construction, maintenance or operation of the gas transmission and distribution system for the purpose of offering gas service to customers.

E. "FRANCHISEE" means INTERMOUNTAIN GAS COMPANY, the person to whom a Franchise, as hereinabove defined, is granted by the council under this Ordinance, and the lawful agent, successor, transferee or assignee of said person, subject to such conditions as may be prescribed by the City.

F. "GAS SERVICE" means the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through and beyond said City to a Customer.

G. "GROSS REVENUES" means any and all receipts and revenues received by Franchisee from all sales of gas and transportation charges to Customers within the corporate limits of the City.

H. "PERSON" means any individual, firm, partnership, corporation, organization, association of other legal entity.

I. "PROPERTY OF FRANCHISEE" means all property owned, installed or used by Franchisee in the conduct of its gas service business in the City under the authority of the Franchise granted pursuant to this Ordinance.

J. "PUBLIC WAY" means the surface of, and the space above and below, any public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, parkway, way, lane, drive, circle or other public rights-of-way, including, but not limited to, public utility easements, dedicated utility strips or rights-of-way dedicated for compatible uses.

K. "SHALL" means mandatory, not merely advisory.

L. "STATE" means the State of Idaho.

SECTION 3. ***GRANT OF NON-EXCLUSIVE FRANCHISE.***

A. There is hereby granted to Intermountain Gas Company, a corporation, its successors and assigns, a ten (10) year non-exclusive Franchise to construct, install, maintain and operate a gas transmission and distribution system, including mains, pipes, conduits, services and other necessary structures and appliances appertaining in, under upon, over, across, and along the public ways within the present and future corporate limits of the City for the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through, and beyond said City.

B. The City represents that it has the sole power and authority to make this grant of authority and agrees to notify Franchisee in writing if the City should cease to have this power.

C. The Franchise granted pursuant to this Ordinance shall be non-exclusive and shall not preclude the City from granting other or further Franchises or permits or preclude the City from using any public way or affect its jurisdiction over them or any part of them, or limit the

full power of the City to make such changes, as the City shall reasonable deem necessary, including but not limited to the dedication, establishment, maintenance, and improvement of all new public ways.

SECTION 4. ***USE OF THE PUBLIC WAYS.***

A. Franchisee shall secure a permit for any construction it shall make in the public way in the City and shall be subject to all applicable ordinances, but no fee shall be required of the Franchisee for any such permit.

B. The location or relocation of all property of Franchisee shall be made under the supervision and with the approval of such representatives as the City may designate for such purpose, but not so as unreasonably to interfere with the proper operation of Franchisee's gas service.

C. Franchisee shall not unnecessarily or unreasonably obstruct the use of or damage any public way, and shall within a reasonable time as early as practicable (per current standards; see dig/excavation permit) upon completion of any construction or repair work, restore all City public ways to substantially the same order or better condition, as deemed by the City, as they were before the excavation was made.

D. All property of Franchisee constructed under this Franchise shall be placed and maintained at such places and positions in or upon such public ways so as not to interfere with the passage of traffic and the use of the public ways.

E. Franchisee shall be responsible for any obstruction to a public way caused by it in the installation, construction, operation and maintenance of its property occurring at any time and shall promptly remove such obstruction. Any such obstruction which, after proper notice to Franchisee demanding removal, is not promptly removed by Franchisee may be removed by the City using a Franchisee approved Contractor with operator qualification as defined by PHMSA, and the costs thereof shall be charged against Franchisee and may be enforced as a lien upon any of its properties or assets. Franchisee shall be allowed to oversee and inspect said work performed by the operator qualified Contractor.
Franchisee shall provide proper traffic control for all maintenance and construction activities per the Manual of Traffic Control Devices.

F. Franchisee shall maintain, repair and keep in good condition for a period of three (3) years from the date of acceptance by the City, those portions of public ways disturbed by Franchisee or its agents.

G. Whenever the City shall pave or repave any public way or shall change to grade or line of any public way or shall construct or reconstruct any conduit, water main, sewer or water connection or other City public works or City utility, it shall be the duty of Franchisee when so ordered by the City to change its mains, services and other property of Franchisee in the public ways at its own expense so as to conform to the established grade or line of such public way and so as not to interfere with the conduits, sewers and other mains of the City as constructed or reconstructed; however, Franchisee shall not be required to relocate pipes, mains and appurtenances when the public way in which they are located is vacated for the convenience of abutting property owners and not as an incident to the public improvement, unless the reasonable cost of such relocation and the loss and expenses resulting therefrom is first paid to

Franchisee. The City will make reasonable effort to avoid the need for such moving or changing whenever possible.

H. Whenever, in the reasonable opinion of the City, any of Franchisee's property needs to be relocated or altered due to a construction or repair project by the City in a public way, Franchisee shall move or relocate said property within sixty (60) days from receiving written notice from the City, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period. However, in the event such relocation is required due to emergency repairs deemed necessary by the City, such relocation or moving shall be accomplished within twenty-four (24) hours, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period.

I. In the event Federal, State or other funds are available in whole or in part for utility relocation or alteration purposes, the City may apply for such funds and the Franchisee will be reimbursed to the extent any such funds are actually obtained.

J. Whenever the City grants a permit for any excavation in a public way and the work contemplated by the permit may expose property of the Franchisee or the facilities of any public provider within the City, the Franchisee, or the entity conducting the excavation, after obtaining the necessary City permit therefore, shall comply in every respect with the terms and conditions of Title 55, Chapter 22, Idaho Code, as may be amended.

SECTION 5. ***POWERS OF THE CITY.***

The exercise of privileges herein granted shall be subject at all times to all of the powers of the City and all regulatory ordinances and resolutions adopted pursuant thereto. Provided however, the City retains the right to modify this agreement to include any provision granted by Franchisee to another jurisdiction in Idaho that is deemed by the City to be of public benefit.

SECTION 6. ***TERM OF FRANCHISE.***

Such right and authority, permission and power is hereby granted for a term of ten (10) years from and after the date of the final acceptance of this Ordinance by the Company, herein referred to as the primary term. This franchise will automatically renew for successive periods of ten (10) years unless cancelled at the end of a term by either party by written notice to the other party no less than 180 calendar days prior to the end of the primary term or the then current successive term. Company shall notify City of any upcoming automatic renewal between 240 and 270 calendar days prior to the end of the primary term or the then current successive term.

SECTION 7. ***INSPECTION OF RECORDS- FRANCHISEE TO FURNISH MAPS.***

Upon reasonable advance notice, the City shall have access to Grantee's records to the extent necessary to verify the accuracy of the Franchise fee payments required herein during the normal business hours of Grantee. The Grantee shall furnish, upon request, the City with a complete set of maps, including plans and profile of the distribution system of the Grantee and any future extensions. The City shall make every reasonable effort to maintain the confidentiality of any trade secrets or other proprietary information (such as proprietary maps and other mapping information) provided pursuant to this Section, including execution of a data sharing agreement with Grantee. Any map supplied shall not be used for locating gas facilities with the intent of

excavating. Prior to excavating, the City shall request line locates per the requirements of Idaho Statute Chapter 22 Underground Facilities Damage Prevention.

SECTION 8. ***FRANCHISE FEE***

A. As consideration for this Franchise, Franchisee, during the Franchise period, shall pay to the City three percent (3%) of the gross revenue as that term is defined in Section 2 herein.

B. Franchisee shall pay the Franchise fee to the City quarterly for the preceding three (3) months.

C. Such quarterly payments shall be in lieu of taxes, fees or charges (other than ad valorem taxes) related to easements, Franchises, rights-of-way, permits, utility lines and equipment installation, maintenance and removal during the term of Franchisee's Franchise with the City, which the City may impose for the rights and privileges herein granted or for the privilege of doing business within the City.

D. Franchisee shall file within thirty (30) days after the end of each calendar quarter a report with the City for the preceding calendar quarter, verified by the affidavit of the general manager, auditor, treasurer, or assistant treasurer of said Franchisee, which report shall contain a statement in such form and detail as shall from time to time be prescribed by the City, of all the gross revenue received by said Franchisee within the City for the calendar quarter preceding such report, and at the same time the Franchisee shall pay to the City the stipulated percentage of the gross quarterly revenue due for the quarter for which said report is made and filed.

E. All sums which become delinquent shall accumulate interest at the rate of interest established by the Idaho Public Utilities Commission for customer deposits, as may be amended. This accrual of interest is not intended to waive or in any manner restrict City's ability to elect any procedure or method of collection permissible by law to enforce all the terms and conditions of this Ordinance and Franchise.

SECTION 9. ***REMOVAL OF PROPERTY OF FRANCHISEE.***

A. In the event the Franchisee removes its property, Franchisee shall promptly restore the public way or other areas in accordance with local regulations and standards from which such property has been removed to a condition similar to that existing before such removal and satisfactory to the City.

SECTION 10. ***REVOCATION FOR CAUSE.***

A. If Franchisee violates or fails to comply with any material provision of this Franchise, the City shall give written notice to Franchisee of the alleged non-compliance of the Franchise. Franchisee shall have sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, from the date of notice of non-compliance to cure such alleged default or, if such default cannot be cured within sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, to present to the City a plan of action whereby such default can be promptly cured.

B. If such default continues beyond the applicable dates agreed to for such cure, the City shall give Franchisee written notice that all rights conferred under this Ordinance and the

Franchise may be revoked or terminated by the Council after a public hearing. Franchisee shall be entitled to not less than thirty (30) days prior notice of the date, time and place of the public hearing. In lieu of the above and without any prejudice to any of its other legal rights and remedies, to obtain an order from the district court having jurisdiction compelling Franchisee to comply with the provisions of the Franchise and recover damages and costs incurred by the City by reason of Franchisee's failure to comply. This provision shall not prevent Franchisee from submitting such question of revocation to a proper court for determination.

SECTION 11. ***FRANCHISE LIABILITY-INDEMNIFICATION.***

It is expressly understood and agreed by and between the Franchisee and the City that the Franchisee shall save the City harmless from, and defend the City from all loss or damages sustained by the City on account of any suit, judgment, execution, claim or demand whatsoever, caused by acts or omissions of the Franchisee in the installation, construction, operation or maintenance of Franchisee's property or its gas service or any other actions of Franchisee in the City. The City shall notify, in writing, Franchisee within ten (10) days after presentation of any claim or demand, either by suit or otherwise, made against the City caused by any of the aforesaid acts or omissions on the part of the Franchisee. Franchisee shall thereupon have the duty to appear and defend any such suit or action on behalf of the City, without cost or expense to the City:

SECTION 12. ***INSURANCE.***

A. Franchisee shall, concurrently with the filing of an acceptance of this Franchise granted hereunder, furnish to the City Clerk, and at all times during the existence of the Franchise granted hereunder, maintain in full force and effect, at its own cost and expense, a general comprehensive liability insurance policy, for the purpose of protecting for loss or damage, for personal injury, death and property damage, , and errors or omissions, caused by the operations of Franchisee under this Franchise. Such policy shall name the city as an insured with regard to the aforementioned losses or damages caused by Franchisee but only to the extent of the Franchisee's indemnification obligations contained herein.

B. Such policy shall provide insurance against property damage in an amount not less than $1,000,000.00 and bodily injury with limits of not less than $1,000,000.00 per person and $2,000,000.00 total for each occurrence. Provided, however, the minimum limits of insurance as set forth herein shall be automatically increased at any time the liability limits of the City are increased pursuant to the Idaho Tort Claims Act (Idaho Code Section 6-901 et. seq.) or any similar legislation.

C. Franchisee shall provide a written notice of cancellation or reduction in coverage of said policy to the City thirty (30) days in advance of the effective date thereof.

D. All of the above-described insurance policies shall contain provisions that the insurance carriers shall have no right of recovery or subrogation against the City, or the City's insurance carriers with regard to the aforementioned losses or damages caused by Franchisee.

E. The Franchisee may opt to self-insure.

SECTION 13. ***SAFETY REGULATION COMPLIANCE.***

Franchisee shall comply with and conform to all safety regulations promulgated by the United States, State of Idaho, or any regulatory body having jurisdiction thereof.

SECTION 14. ***AGREEMENT NOT TO COMPETE, POWER OF EMINENT DOMAIN AND OTHER POWERS.***

In consideration of Franchisee's undertaking hereunder as evidenced by its acceptance hereof, the City agrees not to engage in the business of distributing and selling gas during the life of this Franchise or any extension thereof in competition with Franchisee; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain or any other power or powers granted to it under the laws of the State of Idaho.

SECTION 15. ***SURRENDER OF FRANCHISE.***

In the event natural gas at any time shall cease to be available to Franchisee for the distribution and sale hereunder, Franchisee reserves the right to surrender this Franchise. In the event of such surrender, or of the expiration or termination of this Franchise, or in any of such events, Franchisee reserves the right to salvage all of its property and will restore City's public ways damaged by such salvage operation to substantially the same order and condition, as deemed by the City, as they were before the salvage was made.

SECTION 16. ***CHANGES, ALTERATION, AMENDMENTS.***

In the event of an amendment to the laws, rules or regulations of the State of Idaho or the Public Utilities Commission of Idaho applicable to this Ordinance and Franchise, the terms of this Ordinance and Franchise and the right and privileges hereby conferred and reserved may be changed, altered, amended or modified upon mutual agreement between the City and the Franchisee, which agreement shall not be unreasonably withheld.

SECTION 17. ***WRITTEN ACCEPTANCE.***

Franchisee shall within twenty (20) days after the passage and publication of this Ordinance, file with the City Clerk its acceptance of this Franchise in writing signed by its proper officers and attested by its corporate seal, together with the certificates of insurance required by Section 11, herein.

SECTION 18. ***SALE OR ASSIGNMENT OF FRANCHISE.***

This Franchise shall not be sold, assigned or otherwise alienated without the express consent of the city, which consent shall not be unreasonably withheld, and no dealings with an assignee on the part of the City to require the performance of any act or payment of any compensation by the assignee shall be deemed to operate as such consent; provided, that nothing herein shall be construed to prevent Franchisee of this Franchise from including it in a mortgage or trust deed executed for the purpose of obtaining money for corporate objects.

SECTION 19. ***PUBLICATIONS COSTS.***

Franchisee shall assume the cost of publication of this Franchise as such publication is required by law.

SECTION 20. ***SAVINGS AND SEVERABILITY CLAUSE***.

If any part or parts of this Ordinance or the application thereof to any particular circumstance shall ever be held invalid or Unenforceable by Court of competent jurisdiction, such decision or decisions shall not affect the validity of the remaining portions hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 21. ***REPEALER CLAUSE.***

All ordinances and parts of ordinances of City in conflict herewith shall be, and the same are hereby repealed.

SECTION 22. ***EFFECTIVE DATE.***

This Ordinance shall be in full force and effect from and after its passage, approval and due application according to law.

PASSED by the Ketchum City Council and APPROVED by the Mayor on this ____ day of _____, 2025

_____
Neil Bradshaw
Mayor

ATTEST:

_____

Trent Donat
City Clerk

ACCEPTANCE

INTERMOUNTAIN GAS COMPANY, as Franchisee, accepts the Franchise set forth in the above Ordinance and agrees to abide by the terms and conditions thereof.

DATED this ____ day of _____, 2025.

FRANCHISEE:

INTERMOUNTAIN GAS COMPANY

By:_____
VP, Field Operations & Customer Experience

STATE OF IDAHO.)
) ss.
County of Blaine)

On this _____ day of_____, 2025, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me Or proven to me to be the Vice President, Operations for INTERMOUNTAIN GAS COMPANY, an Idaho Corporation, and the person who executed the foregoing instrument on behalf of said corporation and acknowledge to me that said corporation executed the same.

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

_____

Notary Public for Idaho

Residing at

Commission expires _____

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	July 21, 2025	Staff Member/Dept:	Brent Davis – Director of Finance

Agenda Item: FY 2026 Fees & Charges Public Hearing
Consideration and Adoption of Resolution 26-001

Recommended Motion:

Motion to adopt resolution 26-001, a revised fee schedule for the City of Ketchum, Idaho.

Reasons for Recommendation:

The fee schedule was discussed via the Budget Workshop on June 24th and again on July 21st after final edits were made. This is the formal public hearing and recommended adoption of Resolution 26-001.

In-Lieu Fee:
To inform the Council's consideration of the housing in-lieu fee update, staff calculated the in-lieu fee based on the latest available data (2025 BCHA Income Limits, June 2024 – May 2025 MLS Sales Data), maintaining the assumptions and methodology adjustments from the fall/winter 2023 and summer 2024 fee updates. With this latest data, the methodology proposes an in-lieu fee of $759/sf, $3 higher than the summer 2024 recommendation, reflecting stability in the affordability gap between the market and Category 4 affordable price per square foot over the past year.

Sustainability Impact:

N/A

Financial Impact:

The FY 2026 Budget allocates the revenue associated with the fees on the fee schedule, absent any future adjustments.

Attachments:

1. FY 2026 Fees & Charges Notice of Public Hearing
2. Resolution 26-001, with the comprehensive fee schedule

NOTICE OF PUBLIC HEARING

KETCHUM CITY COUNCIL TO CONSIDER CITYWIDE FEE RESOLUTION

NOTICE IS HEREBY GIVEN, in accordance with Idaho Code 63-1311A, by the City of Ketchum, Idaho. The Ketchum City Council will hold a public hearing on July 21, 2025, at 4:00 p.m. The location of the public hearing will be Ketchum City Hall at 191 5th Street, Ketchum, Idaho. The purpose of the public hearing is to consider public comment regarding an amendment to the fee schedule that includes proposed increases to certain fees and the adoption of new fees in response to targeted cost recovery and increased costs.

NOTICE IS FURTHER GIVEN, that at the forementioned time and place, all interested persons may appear and shall be given an opportunity to comment on the matter stated above.

Publish: *Idaho Mountain Express*
July 9, 2025
July 16, 2025

RESOLUTION NUMBER 26-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, UPDATING AND AMENDING THE CITY FEE SCHEDULE AND CHARGES FOR ALL CITY DEPARTMENTS AND PROVIDING FOR AN EFFECTIVE DATE.

A. The City incurs administrative costs in processing applications, enforcing codes, administering regulations, maintaining facilities, monitoring project development, engaging the public, reviewing proposals, providing services and support, and conducting required inspections.

B. Idaho Code and the Ketchum Municipal Code authorize the establishment and adoption of fees to cover the costs of certain services provided by the City.

C. On a regular basis, each department within the City of Ketchum organization quantifies the costs of processing and administering services specific to that department for purposes of updating and amending existing fees and/or new fees.

D. Pursuant to Idaho Code §63-1311A, the City Council conducted a public hearing on the attached revised Fee Schedule.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of Ketchum, Idaho that the attached comprehensive Fee Schedule is adopted for city fees and charges. All existing fee schedules established and adopted prior to the date of this resolution are rescinded and/or amended to remain consistent with the attached Fee Schedule hereby adopted.

This Resolution and Fee Schedule will be effective the 1st day of October, 2025.

City of Ketchum:

_____
Neil Bradshaw, Mayor

Attest:

_____
Trent Donat, City Clerk

Highlighting indicates a new fee or a fee increase of greater than 5%

City of Ketchum Fee List
Effective Date 10/01/2025

Department	Program	Fee Description	FY 2025 Adopted Fee Resolution 25-002	FY 2026 Proposed Fee	Change %
Administrative	Copy Fees	Black & White 8.5"x 11" Single-sided (per page)	$ 0.06	$ 0.06	0.00%
Administrative	Copy Fees	Black & White 8.5"x 14" Single-sided (per page)	$ 0.06	$ 0.06	0.00%
Administrative	Copy Fees	Black & White 8.5"x 11" Double-sided (per page)	$ 0.11	$ 0.11	0.00%
Administrative	Copy Fees	Black & White 8.5"x 14" Double-sided (per page)	$ 0.11	$ 0.11	0.00%
Administrative	Copy Fees	Black & White 11"x 17" Single-sided (per page)	$ 0.15	$ 0.15	0.00%
Administrative	Copy Fees	Black & White 11"x 17" Double-sided (per page)	$ 0.29	$ 0.29	0.00%
Administrative	Copy Fees	Color 8.5"x 11" Single-sided (per page)	$ 0.65	$ 0.65	0.00%
Administrative	Copy Fees	Color 8.5"x 14" Single-sided (per page)	$ 0.65	$ 0.65	0.00%
Administrative	Copy Fees	Color 8.5"x 11" Double-sided (per page)	$ 0.65	$ 0.65	0.00%
Administrative	Copy Fees	Color 8.5"x 14" Double-sided (per page)	$ 0.65	$ 0.65	0.00%
Administrative	Copy Fees	Color 11"x 17" Single-sided (per page)	$ 0.85	$ 0.85	0.00%
Administrative	Copy Fees	Color 11"x 17" Double-sided (per page)	$ 0.85	$ 0.85	0.00%
Administrative	Copy Fees	24" x 36" (outsourced) (per page)	$ 3.30	$ 3.30	0.00%
Administrative	Copy Fees	22" x 34" (outsourced) (per page)	$ 3.00	$ 3.00	0.00%
Administrative	Film Permits	Motion: City Property including rights-of-way(per day)	$ 400.00	$ 400.00	0.00%
Administrative	Film Permits	Still: City Property including rights-of-way (per day)	$ 200.00	$ 200.00	0.00%
Administrative	Labor Rates Hourly	City Administrator, Department Head, Assistant or Associate, City Clerk, City Treasurer- Idaho Code 74-102(10)	Current salary divided by 2,080 hours per year	Current salary divided by 2,080 hours per year	0.00%
Administrative	Labor Rates Hourly	Network Consultant	Current hourly rate	Current hourly rate	0.00%
Administrative	License & Tax Fees	Business License Application Fee	$ 125.00	$ 125.00	0.00%
Administrative	License & Tax Fees	Business License Renewal Fee	$ 50.00	$ 50.00	0.00%
Administrative	License & Tax Fees	Business License Late Fee	$ 10.00	$ 10.00	0.00%
Administrative	License & Tax Fees	City Local Option Tax Application Fee - Tax collected per Municipal Code Title 3, Chapter 12.	$ -	$ -	0.00%
Administrative	License & Tax Fees	City Local Option Tax Late Fee	After Due Date: Penalty - The greater of 5% of Tax Due or $10.00 Plus 1% Interest Per Month on Tax Due	After Due Date: Penalty - The greater of 5% of Tax Due or $10.00 Plus 1% Interest Per Month on Tax Due	0.00%
Administrative	License & Tax Fees	Short-Term Rental Application Permit Fee-City Resolution #1230	$ 504.00	$ 504.00	0.00%
Administrative	License & Tax Fees	Short-Term Rental Renewal Permit Fee	$ 504.00	$ 504.00	0.00%
Administrative	License & Tax Fees	Short-Term Rental Late Fee (per day)	$ 100.00	$ 100.00	0.00%
Administrative	License & Tax Fees	Catering Permit Application Fee- Idaho Code 23-934A	$ 20.00	$ 20.00	0.00%
Administrative	License & Tax Fees	Right of Way Business Permit (non-construction)	$ 50.00	$ 50.00	0.00%
Administrative	License Fees	Retail sale of draft beer, or bottled or canned beer to be consumed on premises	$ 200.00	$ 200.00	0.00%
Administrative	License Fees	Retail sale of bottled or canned beer to not be consumed on premises	$ 50.00	$ 50.00	0.00%
Administrative	License Fees	Retail sale of wine by the bottle or glass to be consumed on premises	$ 200.00	$ 200.00	0.00%
Administrative	License Fees	Retail sale of wine by the bottle not to be consumed on premises	$ 200.00	$ 200.00	0.00%
Administrative	License Fees	Retail sale of liquor by the drink	$ 560.00	$ 560.00	0.00%
Administrative	License Fees	Taxicab Business License	$ 260.00	$ 260.00	0.00%
Administrative	License Fees	Taxicab Vehicle License (per vehicle)	$ 30.00	$ 30.00	0.00%
Administrative	Memorials and Donations	Benches, trees, tables, property, etc.	All memorials are cost-specific and determined by Department Director or designee	All memorials are cost-specific and determined by Department Director or designee	0.00%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2025 Adopted Fee Resolution 25-002	FY 2026 Proposed Fee	Change %
Administrative	Other	Local Option Tax Late Payment Penalty	Greater of 5% or a minimum of $10.00, plus 1% interest per month	Greater of 5% or a minimum of $10.00, plus 1% interest per month	0.00%
Administrative	Other	Main Street Lamp Post Banner Reservation		$ 175.00	NEW
Administrative	Other	Over-the-Road Banner Reservation	$ 175.00	$ 250.00	42.86%
Administrative	Special Events	Street Party Application Fee	$ 100.00	$ 100.00	0.00%
Administrative	Special Events	Block Party Application Fee	$ 50.00	$ 50.00	0.00%
Administrative	Special Events	Category A – application fee	$ 100.00	$ 100.00	0.00%
Administrative	Special Events	Category B – application fee	$ 400.00	$ 400.00	0.00%
Administrative	Special Events	Category C – application fee	$ 800.00	$ 800.00	0.00%
Administrative	Special Events	Facility Fee(per day)	$ 150.00	$ 150.00	0.00%
Administrative	Special Events	Visitor Center Window Advertising Permit	$ 75.00	$ 75.00	0.00%
Administrative	Special Events	Music License Fee (per day)	$ 10.00	$ 10.00	0.00%
Administrative	Special Events	Street Closure for Designated Event Location	$ 100.00	$ 100.00	0.00%
Administrative	Special Events	Street Closure for Non-Designated Event Location	$ 500.00	$ 500.00	0.00%
Administrative	Special Events	Event Street Closure Traffic Control Sign Package Rental		$ 250.00	NEW
Administrative	Special Events	Refundable Security Deposit (Street Party & Small Events)	$ 250.00	$ 250.00	0.00%
Administrative	Special Events	Refundable Security Deposit (Medium & Large Events)	$ 500.00	$ 500.00	0.00%
Administrative	Special Events	On-Street Event Parking Rental (up to 2 spaces)	$ 50.00	$ 50.00	0.00%
Administrative	Special Events	On-Street Event Parking Rental (up to 10 spaces)		$ 75.00	NEW
Administrative	Tree Services	Tree Removal Permit (allows contractor to remove a public tree upon outside request with permission(per occurrence)	$ 50.00	$ 50.00	0.00%
Administrative	Tree Services	Tree Permit (allows contractor to perform work on public trees with permission (per fiscal year)	$ 50.00	$ 50.00	0.00%
Fire & Rescue	Alternative Fire-Extinguishing System Permits	Clean Agent System Plan Check	$ 500.00	$ 500.00	0.00%
Fire & Rescue	Alternative Fire-Extinguishing System Permits	Clean Agent System Modification	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Alternative Fire-Extinguishing System Permits	New Installation: Commercial Kitchen Fire Suppression (per system)	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Alternative Fire-Extinguishing System Permits	Modification to a Commercial Kitchen Fire Suppression System	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Alternative Fire-Extinguishing System Permits	Inspections (per hour)	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Alternative Fire-Extinguishing System Permits	Modification to any Alternative Fire-Extinguishing System	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Single Family Residential Installations under 4,000 sq. ft.	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Single Family Residential Installations over 4,000 sq. ft.	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations up to 6,000 sq. ft.	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations 5,000 - 20,000 sq. ft.	$ 350.00	$ 350.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations over 20,000 sq. ft.	$ 500.00	$ 500.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Modification (including TI), 1-24 devices	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Modification (including TI), 25 or more devices	$ 250.00	$ 250.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Existing Component Modification	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Component Addition to Existing System	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Automatic Fire Alarm Systems	Fire Alarm Inspections (all) per hour	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Single Family Residential Installations under 6,000 sq. ft.	$ 150.00	$ 150.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Single Family Residential Installations over 6,000 sq. ft.	$ 250.00	$ 250.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installations up to 6,000 sq. ft.	$ 150.00	$ 150.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation 6,000 - 20,000 sq. ft.	$ 250.00	$ 250.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation 20,001 - 40,000 sq. ft.	$ 500.00	$ 500.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation over 40,000 sq. ft.	$ 800.00	$ 800.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Modification, 1-10 Heads	$ 150.00	$ 150.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Modification, 10 or more Heads	$ 300.00	$ 300.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Per Head fee for all Plan Checks	$ 1.00	$ 1.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Fire Suppression System Inspections (all) per hour	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Automatic Suppression Systems	Fire Flow Tests (beyond one included in plan review or other)	$ 150.00	$ 150.00	0.00%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2025 Adopted Fee Resolution 25-002	FY 2026 Proposed Fee	Change %
Fire & Rescue	Burn Response Fees	Responses caused by burning without a permit. Use current IDL ICMA cost per firefighter/paramedic and fire	ICMA	ICMA	0.00%
Fire & Rescue	Burn Response Fees	truck/ambulance	RATES	RATES	0.00%
Fire & Rescue	Burn Response Fees	Responses to wildland or structure fire caused by an illegal burn. Use current IDL ICMA cost per firefighter/paramedic	ICMA	ICMA	0.00%
Fire & Rescue	Burn Response Fees	and fire truck/ambulance	RATES	RATES	0.00%
Fire & Rescue	Compressed Gases Systems Permit	New Installation	$ 300.00	$ 300.00	0.00%
Fire & Rescue	Compressed Gases Systems Permit	Modification	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Emergency Fire Alarm Response Fees	First 3 alarms per year	$ -	$ -	0.00%
Fire & Rescue	Emergency Fire Alarm Response Fees	4th alarm per calendar year	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Emergency Fire Alarm Response Fees	Each additional alarm per calendar year progressively increases at $200.00 increments for each additional fire alarm, by alarm number	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Fire Code Violations	Violation of the Fire Code ($250.00 per violation, per day) Each day in which a violation occurs, after due notice has been served, shall constitute a separate offense	$ 250.00	$ 250.00	0.00%
Fire & Rescue	Fire Pump Permits	New Installation	$ 300.00	$ 300.00	0.00%
Fire & Rescue	Fire Pump Permits	Modification	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Fire Pump Permits	Inspections (per hour)	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Flammable & Combustible Liquid Tank Permits	New Installation - Each Tank	$ 300.00	$ 300.00	0.00%
Fire & Rescue	Flammable & Combustible Liquid Tank Permits	Modification – Each Tank	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Flammable & Combustible Liquid Tank Permits	Removal – Each Tank	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Hazardous Materials Permit	Annual Fee to Store, Transport On-Site, Dispense, Use or Handle Hazardous Materials	$ 150.00	$ 150.00	0.00%
Fire & Rescue	Hazardous Materials Permit	HMIS Assessment (minimum one hour) (per hour)	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Hazardous Materials Permit	HMMP Assessment (minimum one hour) (per hour)	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Hazardous Materials Permit	New Installation - HazMat Container, Tank or Process	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Hazardous Materials Permit	Modification - HazMat Container, Tank or Process	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Inspection & Standby Fees	Re-inspection fees (minimum one hour) (per hour)	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Inspection & Standby Fees	Additional inspections required by changes, additions, or revisions (minimum one hour) (per hour)	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Inspection & Standby Fees	After Hours Inspections (based on staff availability, minimum two hours) (per hour)	$ 150.00	$ 150.00	0.00%
Fire & Rescue	Inspection & Standby Fees	Investigation inspection fee (work commencing before permit issuance - IFC 106.3)	$ 300.00	$ 300.00	0.00%
Fire & Rescue	Inspection & Standby Fees	Investigation inspection fee (removal of Stop Work Order - IFC 112)	$ 300.00	$ 300.00	0.00%
Fire & Rescue	Inspection & Standby Fees	Firewatch, standby firefighters and/or emergency medical personnel and apparatus as required by the *fire marshal.* Use	ICMA	ICMA	0.00%
Fire & Rescue	Inspection & Standby Fees	current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance.	RATES	RATES	0.00%
Fire & Rescue	L-P Gas System Permits	New Installation – Storage and/or dispensing	$ 300.00	$ 300.00	0.00%
Fire & Rescue	L-P Gas System Permits	Modification – Storage and/or dispensing	$ 100.00	$ 100.00	0.00%
Fire & Rescue	L-P Gas System Permits	New Installation - Prefilled Portable Cylinders for Consumer Exchange	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Medical Gas Systems Permit	New Installation	$ 300.00	$ 300.00	0.00%
Fire & Rescue	Medical Gas Systems Permit	Modification	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Other Fire Code Permits	Carbon Dioxide Systems	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Other Fire Code Permits	Firefighter Air System (FAS)	$ 500.00	$ 500.00	0.00%
Fire & Rescue	Other Fire Code Permits	Public Safety Radio Amplification System	$ 500.00	$ 500.00	0.00%
Fire & Rescue	Other Fire Code Permits	Smoke Control/Management System	$ 300.00	$ 300.00	0.00%
Fire & Rescue	Other Fire Code Permits	Battery System (UPS)	$ 300.00	$ 300.00	0.00%
Fire & Rescue	Other Fire Code Permits	High-Piled Storage Plan (minimum one hour) (per hour)	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Other Fire Code Permits	Other fire code related permits as set forth in IFC Section 105.7 (minimum one hour) (per hour)	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Other Fire Code Permits	Annual operational permits as set forth in IFC Section 105.6	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Sandpipe System Permits	New Installation	$ 250.00	$ 250.00	0.00%
Fire & Rescue	Sandpipe System Permits	Modification	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Sandpipe System Permits	Per Hose Connection for New and Existing Systems	$ 10.00	$ 10.00	0.00%
Fire & Rescue	Sandpipe System Permits	Standpipe System Inspections	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Solar Photovoltaic System Permits	New Installation and Plan Review	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Solar Photovoltaic System Permits	Modification to Existing System	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Solar Photovoltaic System Permits	Inspections (per hour)	$ 75.00	$ 75.00	0.00%
Fire & Rescue	Spring, Dipping or Powder Coating Permits	New Installation - Spray Area, Spray Room, Spray Booth, Dip Tank or Mixing Room	$ 300.00	$ 300.00	0.00%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2025 Adopted Fee Resolution 25-002	FY 2026 Proposed Fee	Change %
Fire & Rescue	Spring, Dipping or Powder Coating Permits	Modification - Spray Area, Spray Room, Spray Booth, Dip Tank or Mixing Room	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Carnival, Fair, Circus, Haunt or Other Public Special Event - 30 Days	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Amusement Building - 30 Days (must have sprinkler system 3103.3.1)	$ 500.00	$ 500.00	0.00%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Fuel Tank & Dispensing	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - LP Gas - Construction Site Use of Containers Over 100 lbs.	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Tent or Membrane Structure >400 sq. ft. -Additional Tents(s) per event $50 ea.	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Special Event Structure >400 sq. ft.	$ 100.00	$ 100.00	0.00%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Outdoor Assembly Event where planned attendance exceeds 1000 persons	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Pyrotechnics Display	$ 200.00	$ 200.00	0.00%
Fire & Rescue	Temporary Use Permit Fees	Other fire code related temporary use permits not listed (minimum one hour) (per hour)	$ 75.00	$ 75.00	0.00%
Planning & Building	Amendments	Comprehensive Plan Amendment	$ 9,400.00	$ 9,400.00	0.00%
Planning & Building	Amendments	Zoning/Subdivision Text Amendment	$ 12,600.00	$ 12,600.00	0.00%
Planning & Building	Amendments	Zone Change Request	$ 7,900.00	$ 7,900.00	0.00%
Planning & Building	Building	$1.00 to $500.00= *(1) Building permit valuation shall include the total value of the work for which a permit is being issued, including materials and labor. The building official may require documentation of the building permit valuation as necessary to ensure correct valuation of project.*	$ 24.75	$ 24.75	0.00%
Planning & Building	Building	$501.00 to $2,000.00= *(1)*	$24.75 for the first $500.00 plus $3.20 for each additional $100.00, or fraction thereof, to and including $2,000.00	$24.75 for the first $500.00 plus $3.20 for each additional $100.00, or fraction thereof, to and including $2,000.00	0.00%
Planning & Building	Building	$2001.00 to $25,000.00=(1)	$72.75 for the first $2,000.00 plus $14.70 for each additional $1,000.00, or fraction thereof, to and including $25,000.00	$72.75 for the first $2,000.00 plus $14.70 for each additional $1,000.00, or fraction thereof, to and including $25,000.00	0.00%
Planning & Building	Building	$25,001.00 to $50,000.00= *(1)*	$410.75 for the first $25,000.00 plus $10.60 for each additional $1,000.00, or fraction thereof, to and including $50,000.00	$410.75 for the first $25,000.00 plus $10.60 for each additional $1,000.00, or fraction thereof, to and including $50,000.00	0.00%
Planning & Building	Building	$50,001.00 to $100,000.00= *(1)*	$676.00 for the first $50,000.00 plus $7.35 for each additional $1,000.00, or fraction thereof, to and including $100,000.00	$676.00 for the first $50,000.00 plus $7.35 for each additional $1,000.00, or fraction thereof, to and including $100,000.00	0.00%
Planning & Building	Building	$100,001.00 to $500,000.00= *(1)*	$1043.50 for the first $100,000.00 plus $5.90 for each additional $1,000.00, or fraction thereof, to and including $500,000.00	$1043.50 for the first $100,000.00 plus $5.90 for each additional $1,000.00, or fraction thereof, to and including $500,000.00	0.00%
Planning & Building	Building	$500,001.00 to $1,000,000.00= *(1)*	$3,395.50 for the first $500,000.00 plus $5.00 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00	$3,395.50 for the first $500,000.00 plus $5.00 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00	0.00%
Planning & Building	Building	$1,000,000.00 and up= *(1)*	$5,889.25 for the first $1,000,000.00 plus $3.85 for each additional $1,000.00, or fraction thereof	$5,889.25 for the first $1,000,000.00 plus $3.85 for each additional $1,000.00, or fraction thereof	0.00%
Planning & Building	Building	Plan Check Fee - Building	65% of permit fee	65% of permit fee	0.00%
Planning & Building	Building	Plan Check Fee - Planning	70% of building plan check fee	70% of building plan check fee	0.00%
Planning & Building	Building	Plan Check Fee - Fire	70% of building plan check fee	70% of building plan check fee	0.00%
Planning & Building	Building	Building Permit Modification - Minor *(as determined by the Administrator)*	$ 500.00	$ 500.00	0.00%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2025 Adopted Fee Resolution 25-002	FY 2026 Proposed Fee	Change %
Planning & Building	Building	Building Permit Modification - Major *(as determined by the Administrator, full plan check fees may be assessed based on size of modification)*	$ 1,500.00	$ 1,500.00	0.00%
Planning & Building	Building	For use of outside consultants for plan check and inspections, or both *(Actual costs include administrative and overhead costs.)*	Actual Costs	Actual Costs	0.00%
Planning & Building	Building	Penalty for commencement of work without a building or land use permit	$ 1,000.00	$ 1,000.00	0.00%
Planning & Building	Building	Penalty for illegal occupancy of a building (per day)	$ 1,000.00	$ 1,000.00	0.00%
Planning & Building	Building	Building Permit - Change of Occupancy	$ 140.00	$ 140.00	0.00%
Planning & Building	Building	Temporary Certificate of Occupancy (non-refundable) (per week)	$ 1,000.00	$ 1,000.00	0.00%
Planning & Building	Building	Alternative Energy System Installation- *Fee covers one inspection. Additional inspections shall be charged at the rate identified in Other Inspection and Fees.*	$ 100.00	$ 100.00	0.00%
Planning & Building	Building	Demolition Fee (*A security agreement equaling 150% of the estimated demolition cost is required for all demolition permits.)*	$ 1,100.00	$ 1,100.00	0.00%
Planning & Building	Design Review	Pre-Application Design Review	$ 4,300.00	$ 4,300.00	0.00%
Planning & Building	Design Review	Mountain Overlay Design Review	$ 6,400.00	$ 6,400.00	0.00%
Planning & Building	Design Review	Final Design Review	$ 5,200.00	$ 5,200.00	0.00%
Planning & Building	Design Review	Administrative Design Review	$ 700.00	$ 700.00	0.00%
Planning & Building	Design Review	Administrative Design Review - in Mountain Overlay and/or Avalanche Overlay	$ 2,000.00	$ 2,000.00	0.00%
Planning & Building	Design Review	Hotel Pre-Application Design Review	$ 12,100.00	$ 12,100.00	0.00%
Planning & Building	Design Review	Hotel Design Review	$ 9,500.00	$ 9,500.00	0.00%
Planning & Building	Design Review	Request to Alter or Demolish a Historic Structure	$ 2,300.00	$ 2,300.00	0.00%
Planning & Building	Floodplain Development Permits	Streambank Alteration	$ 7,600.00	$ 7,600.00	0.00%
Planning & Building	Floodplain Development Permits	Emergency Streambank Alteration Permit	$ 2,000.00	$ 2,000.00	0.00%
Planning & Building	Floodplain Development Permits	Emergency Flood Protection Permit	$ -	$ -	0.00%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Residential	$ 3,600.00	$ 3,600.00	0.00%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Subdivision	$ 8,300.00	$ 8,300.00	0.00%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Non-residential and Mixed Use	$ 6,300.00	$ 6,300.00	0.00%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - interior remodel, new structures/additions entirely outside of floodplain	$ 2,400.00	$ 2,400.00	0.00%
Planning & Building	Floodplain Development Permits	Minor Riparian Alteration – removal of hazard trees (up to four trees), minor maintenance of riparian trees and vegetation	$ 500.00	$ 500.00	0.00%
Planning & Building	Floodplain Development Permits	Major Riparian Alteration – Application applies to vegetation within 25 feet of mean high water mark. This application covers the removal of more than four (4) trees or major maintenance of riparian trees and vegetation.	$ 950.00	$ 950.00	0.00%
Planning & Building	Floodplain Development Permits	General Irrigation Floodplain Development Permit		$ 500.00	NEW
Planning & Building	Impact Fees	Fire Development Impact Fees Single Family	$ 2,092.00	$ 2,092.00	0.00%
Planning & Building	Impact Fees	Fire Development Impact Fees Multi Family per unit	$ 1,616.00	$ 1,616.00	0.00%
Planning & Building	Impact Fees	Fire Development Impact Fees Commercial per square foot	$ 0.45	$ 0.45	0.00%
Planning & Building	Impact Fees	Parks Development Impact Fees Single Family	$ 1,047.00	$ 1,047.00	0.00%
Planning & Building	Impact Fees	Parks Development Impact Fees Multi Family per unit	$ 809.00	$ 809.00	0.00%
Planning & Building	Impact Fees	Parks Development Impact Fees Commercial per square foot	$ -	$ -	0.00%
Planning & Building	Impact Fees	Police Development Impact Fees Single Family	$ 104.00	$ 104.00	0.00%
Planning & Building	Impact Fees	Police Development Impact Fees Multi Family per unit	$ 80.00	$ 80.00	0.00%
Planning & Building	Impact Fees	Police Development Impact Fees Commercial per square foot	$ 0.22	$ 0.22	0.00%
Planning & Building	Impact Fees	Streets Development Impact Fees Single Family	$ 4,492.00	$ 4,492.00	0.00%
Planning & Building	Impact Fees	Streets Development Impact Fees Multi Family per unit	$ 3,471.00	$ 3,471.00	0.00%
Planning & Building	Impact Fees	Streets Development Impact Fees Commercial per square foot	$ 0.97	$ 0.97	0.00%
Planning & Building	Miscellaneous	Consultant Review Fee	100% of actual costs incurred	100% of actual costs incurred	0.00%
Planning & Building	Miscellaneous	Community Housing In-lieu Fee (per square foot)	$ 600.00	$ 762.00	27.00%
Planning & Building	Other	Inspections outside of normal business hours (minimum charge --two hours) **or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages.*	$ 140.00	$ 140.00	0.00%
Planning & Building	Other	Re-inspection fees (after two inspections)	$ 140.00	$ 140.00	0.00%
Planning & Building	Other	Inspections for which no fee is specifically indicated (minimum charge -- one-half hour)	$ 140.00	$ 140.00	0.00%
Planning & Building	Other	Additional and partial inspections requested by the applicant above the minimum required by the building codes (minimum charge--one hour)	$ 140.00	$ 140.00	0.00%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2025 Adopted Fee Resolution 25-002	FY 2026 Proposed Fee	Change %
Planning & Building	Other	Hourly Rate for Review of Changes, Additions or Revisions to Plans	$ 100.00	$ 100.00	0.00%
Planning & Building	Other	Administrative Processing Fee for security agreements and other similar processes (minimum charge)	$ 100.00	$ 100.00	0.00%
Planning & Building	Other	Penalty for work within the City Right-of-Way without required permit	$ 300.00	$ 300.00	0.00%
Planning & Building	Other	Deferred submittals, per each submittal	25% of Plan review fee	25% of Plan review fee	0.00%
Planning & Building	Other Permits	Administrative Use Permit	$ 500.00	$ 500.00	0.00%
Planning & Building	Other Permits	Sign Permit	$ 325.00	$ 325.00	0.00%
Planning & Building	Other Permits	Fence Permit	$ 200.00	$ 200.00	0.00%
Planning & Building	Other Permits	Conditional Use Permit	$ 4,300.00	$ 4,300.00	0.00%
Planning & Building	Other Permits	Conditional Use Permit - Daycare Businesses	$ 400.00	$ 400.00	0.00%
Planning & Building	Other Permits	Conditional Use Permit Amendment	$ 3,100.00	$ 3,100.00	0.00%
Planning & Building	Other Permits	Variance	$ 3,200.00	$ 3,200.00	0.00%
Planning & Building	Other Permits	Appeals	$ 6,700.00	$ 6,700.00	0.00%
Planning & Building	Other Permits	Off-Site Vendor - New	$ 1,500.00	$ 1,500.00	0.00%
Planning & Building	Other Permits	Off-Site Vendor - Renewal	$ 1,000.00	$ 1,000.00	0.00%
Planning & Building	Other Permits	Grading	$ 1,100.00	$ 1,100.00	0.00%
Planning & Building	Other Permits	Wireless Communications Facility Master Plan	$ 2,300.00	$ 2,300.00	0.00%
Planning & Building	Other Permits	Wireless Communications Facility Permit	$ 1,000.00	$ 1,000.00	0.00%
Planning & Building	Other Permits	Off-site Commercial/Neighborhood Snow Storage Permit - Administrative	$ 600.00	$ 600.00	0.00%
Planning & Building	Other Permits	Listing a Historic Structure/Site	$ 3,000.00	$ 3,000.00	0.00%
Planning & Building	Other Permits	Development Agreement-Rezone	$ 13,300.00	$ 13,300.00	0.00%
Planning & Building	Other Permits	Development Agreement - Non-Rezone	$ 6,600.00	$ 6,600.00	0.00%
Planning & Building	Other Permits	Development Agreement Amendment - Minor	$ 4,000.00	$ 4,000.00	0.00%
Planning & Building	Other Permits	Development Agreement Amendment - Major	$ 6,600.00	$ 6,600.00	0.00%
Planning & Building	Other Permits	Residential Annexation	$ 7,600.00	$ 7,600.00	0.00%
Planning & Building	Other Permits	Commercial Annexation	$ 16,900.00	$ 16,900.00	0.00%
Planning & Building	Other Permits	Mixed-Use Annexation (residential & commercial)	$ 16,900.00	$ 16,900.00	0.00%
Planning & Building	Subdivision	Land Subdivision: Preliminary Plat	$ 3,900.00	$ 3,900.00	0.00%
Planning & Building	Subdivision	Condo/Townhome Subdivision: Preliminary Plat	$ 4,300.00	$ 4,300.00	0.00%
Planning & Building	Subdivision	Land Subdivision: Final Plat	$ 2,800.00	$ 2,800.00	0.00%
Planning & Building	Subdivision	Condo/Townhome Subdivision: Final Plat	$ 2,900.00	$ 2,900.00	0.00%
Planning & Building	Subdivision	Planned Unit Development (PUD)	$ 16,700.00	$ 16,700.00	0.00%
Planning & Building	Subdivision	Planned Unit Development (PUD)- Minor Amendment	$ 6,000.00	$ 6,000.00	0.00%
Planning & Building	Subdivision	Planned Unit Development (PUD)- Major Amendment	$ 12,000.00	$ 12,000.00	0.00%
Planning & Building	Subdivision	Hotel Planned Unit Development (PUD)	$ 16,700.00	$ 16,700.00	0.00%
Planning & Building	Subdivision	Readjustment of Lot Lines (Lot Line Shift)	$ 2,200.00	$ 2,200.00	0.00%
Planning & Building	Subdivision	Vacation	$ 7,200.00	$ 7,200.00	0.00%
Recreation	Park Reservations	0-49 people or fewer-1/2 day rate up to 4 hours	$ 80.00	$ 80.00	0.00%
Recreation	Park Reservations	50-99 people - 1/2 day rate up to 4 hours	$ -	$ 160.00	NEW
Recreation	Park Reservations	100+ people - 1/2 day rate up to 4 hours	$ 160.00	$ 320.00	100.00%
Recreation	Park Reservations	0-49 people - full day rate up to 8 hours	$ 160.00	$ 160.00	0.00%
Recreation	Park Reservations	50-99 people - full day rate up to 8 hours	$ -	$ 320.00	NEW
Recreation	Park Reservations	100+ people - full day rate up to 8 hours	$ 320.00	$ 500.00	56.25%
Recreation	Park Reservations	Refundable Security Deposit (over 100 people)	$ 250.00	$ 250.00	0.00%
Recreation	User Fees	Athletic fields and facilities (per two hours)	$ 80.00	$ 80.00	0.00%
Recreation	User Fees	Recreation Center (per two hours)	$ 60.00	$ 60.00	0.00%
Recreation	User Fees	Recreation Center Security Deposit	$ 150.00	$ 150.00	0.00%
Recreation	User Fees	Public Park Areas	Fees are determined by staff according to current Park Reservations, athletic field and Recreation Center Fee Schedules	Fees are determined by staff according to current Park Reservations, athletic field and Recreation Center Fee Schedules	0.00%

Highlighting indicates a new fee or a fee increase of greater than 5%

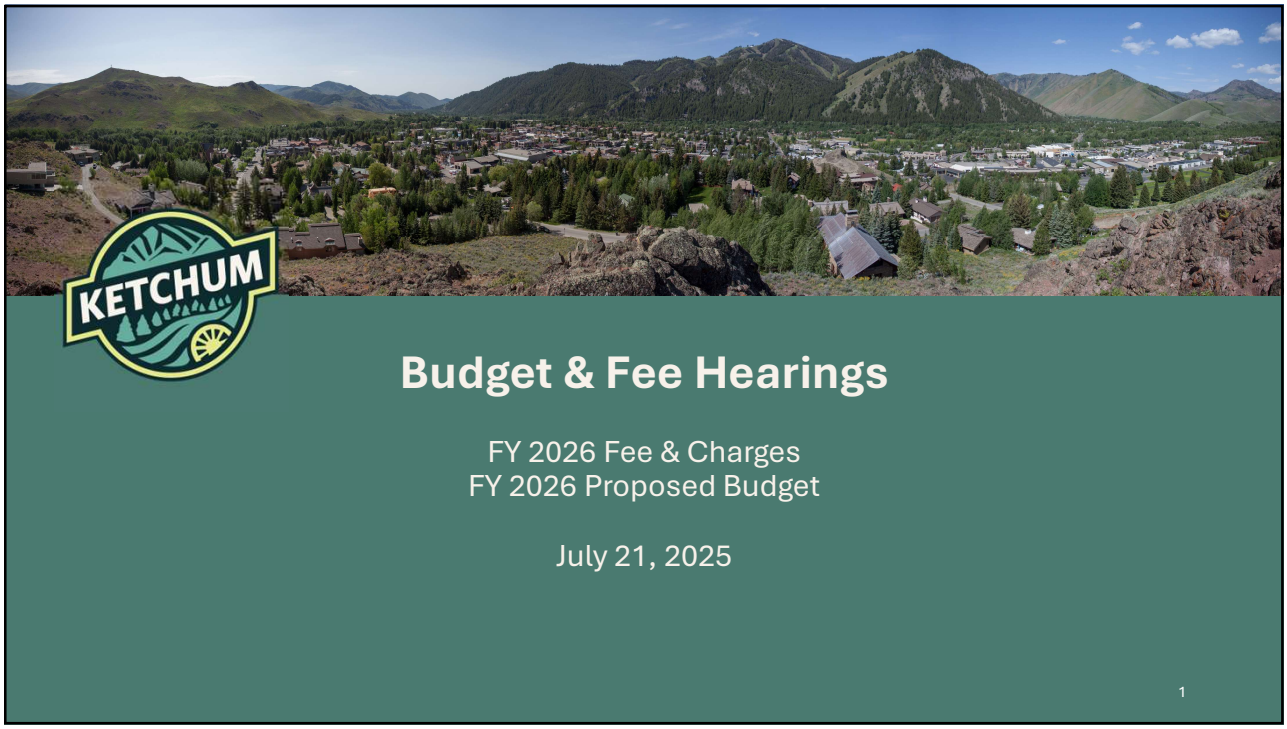
Department	Program	Fee Description	FY 2025 Adopted Fee Resolution 25-002	FY 2026 Proposed Fee	Change %
Recreation	Youth Fees After School	Full season (school year)	$ 755.00	$ 755.00	0.00%
Recreation	Youth Fees After School	Per month	$ 105.00	$ 105.00	0.00%
Recreation	Youth Fees After School	Per day	$ 15.00	$ 15.00	0.00%
Recreation	Youth Fees After School	Out-of-school and extra activities, cost is activity dependent	$40.00-$65.00	$40.00-$65.00	0.00%
Recreation	Youth Fees After School	Swimming (6 weeks session)	$ 90.00	$ 90.00	0.00%
Recreation	Youth Fees After School	Additional after school activities	$ 80.00	$ 80.00	0.00%
Recreation	Youth Fees Summer	Full summer (ten weeks M-Th)	$ 1,100.00	$ 1,100.00	0.00%
Recreation	Youth Fees Summer	Per week (M-TH)	$ 155.00	$ 155.00	0.00%
Recreation	Youth Fees Summer	Per day (drop-in)	$ 40.00	$ 40.00	0.00%
Recreation	Youth Fees Summer	Swimming (10 weeks session)	$ 150.00	$ 150.00	0.00%
Recreation	Youth Fees Summer	Friday Adventures (requires individual registration) cost depends on activity	$40.00-$65.00	$40.00-$65.00	0.00%
Street	Permits	Banner Install/Remove	$ 175.00	$ 175.00	0.00%
Street	Permits	Right of Way Encroachment Agreement	$ 600.00	$ 600.00	0.00%
Street	Permits	Temporary Use of the Right of Way Permit (TURP)	$ 100.00	$ 100.00	0.00%
Street	Permits	Dig Permit	$ 50.00	$ 50.00	0.00%
Street	Permits	Barricade Rental	$ 20.00	$ 20.00	0.00%
Street	Permits	Security Agreement/Performance Bond Processing Fee	$ 100.00	$ 100.00	0.00%
Wastewater	Connection Fees	Meter 1” scale factor 1.00	$ 2,921.00	$ 3,824.00	30.91%
Wastewater	Connection Fees	Meter 1.5” scale factor 2.25	$ 6,572.25	$ 8,604.00	30.91%
Wastewater	Connection Fees	Meter 2” scale factor 4.00	$ 11,684.00	$ 15,296.00	30.91%
Wastewater	Connection Fees	Meter 3” scale factor 9.00	$ 26,289.00	$ 34,416.00	30.91%
Wastewater	Connection Fees	Meter 4” scale factor 16.00	$ 46,736.00	$ 61,184.00	30.91%
Wastewater	Connection Fees	Meter 6” scale factor 36.00	$ 105,156.00	$ 137,664.00	30.91%
Wastewater	Fees	Service Inspection Fee	$ 40.00	$ 40.00	0.00%
Wastewater	Sewer User Fees	11-Single family home	$ 48.45	$ 50.39	4.00%
Wastewater	Sewer User Fees	12-Multiple living unit	$ 46.14	$ 47.99	4.00%
Wastewater	Sewer User Fees	13-Motel / hotel (first unit)	$ 46.14	$ 47.99	4.00%
Wastewater	Sewer User Fees	15-Office building / 1,500 square feet	$ 46.14	$ 47.99	4.00%
Wastewater	Sewer User Fees	16-Retail sales / 3,000 square feet	$ 46.14	$ 47.99	4.00%
Wastewater	Sewer User Fees	17-Restaurant / cafe per seat with or without a trap	$ 4.55	$ 4.73	4.00%
Wastewater	Sewer User Fees	20-Retail food / 1,500 square feet	$ 46.14	$ 47.99	4.00%
Wastewater	Sewer User Fees	21-Barber shop / per chair	$ 23.04	$ 23.96	4.00%
Wastewater	Sewer User Fees	22-Beauty salon / per operator	$ 46.14	$ 47.99	4.00%
Wastewater	Sewer User Fees	26-Dry cleaners	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	27-Garage / mechanical per 1,500 square feet	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	28-Laundries	$ 184.55	$ 191.93	4.00%
Wastewater	Sewer User Fees	29-Bank	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	30-School / per 50 students	$ 46.14	$ 47.99	4.00%
Wastewater	Sewer User Fees	31-Swimming pool / private / 500 square feet	$ 11.47	$ 11.93	4.00%
Wastewater	Sewer User Fees	32-Beer, wine, liquor	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	33-Theater / per screen	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	35-Nursery school	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	36-Church	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	37-Lodge / private / 3,000 square feet	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	39-Dentist / doctor/ per medical doctor	$ 49.66	$ 51.65	4.00%
Wastewater	Sewer User Fees	40-Car wash with recycle	$ 49.66	$ 51.65	4.00%
Wastewater	Sewer User Fees	41-Hospital / per bed	$ 9.19	$ 9.56	4.00%
Wastewater	Sewer User Fees	42-Bowling alley / per lane	$ 18.43	$ 19.17	4.00%
Wastewater	Sewer User Fees	43-Car wash without recycle / per bay	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	44-Commercial / 3,000 square feet	$ 46.14	$ 47.99	4.00%
Wastewater	Sewer User Fees	45-Photo development lab	$ 92.25	$ 95.94	4.00%

Highlighting indicates a new fee or a fee increase of greater than 5%

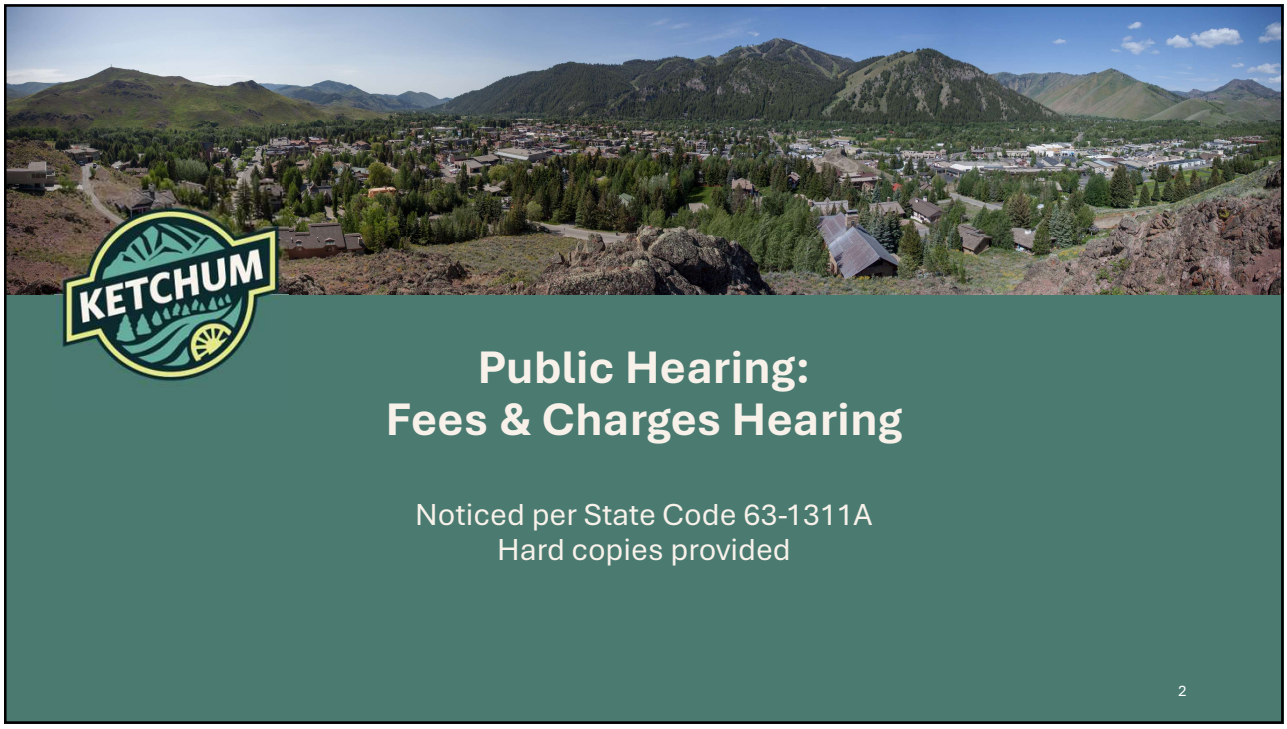
Department	Program	Fee Description	FY 2025 Adopted Fee Resolution 25-002	FY 2026 Proposed Fee	Change %
Wastewater	Sewer User Fees	46-Gas station with public restrooms	$ 92.25	$ 95.94	4.00%
Wastewater	Sewer User Fees	47-Warehouse / 6,000 square feet	$ 46.14	$ 47.99	4.00%
Wastewater	Sewer User Fees	48-Swimming pool / public / 500 square feet	$ 35.27	$ 36.68	4.00%
Wastewater	Sewer User Fees	54-Motel / hotel unit without cooking	$ 11.47	$ 11.93	4.00%
Wastewater	Sewer User Fees	55-Motel hotel, with cooking	$ 23.04	$ 23.96	4.00%
Wastewater	Sewer User Fees	56-Senior family living home	$ 23.04	$ 23.96	4.00%
Water	Connection Fees	Meter 1” scale factor 1.00	$ 3,816.00	$ 4,416.00	15.72%
Water	Connection Fees	Meter 1.5” scale factor 2.25	$ 8,586.00	$ 9,936.00	15.72%
Water	Connection Fees	Meter 2” scale factor 4.00	$ 15,264.00	$ 17,664.00	15.72%
Water	Connection Fees	Meter 3” scale factor 9.00	$ 34,344.00	$ 39,744.00	15.72%
Water	Connection Fees	Meter 4” scale factor 16.00	$ 61,056.00	$ 70,656.00	15.72%
Water	Connection Fees	Meter 6” scale factor 36.00	$ 137,376.00	$ 158,976.00	15.72%
Water	Fees	City water tap and corporation stop installation	In addition to connection fees in table 4-D	In addition to connection fees in table 4-D	0.00%
Water	Fees	1” tap	$ 203.00	$ 203.00	0.00%
Water	Fees	1 ½” tap	$ 220.00	$ 220.00	0.00%
Water	Fees	2” tap	$ 247.00	$ 247.00	0.00%
Water	Fees	Non-Standard Connection Fee	Time and material cost to city	Time and material cost to city	0.00%
Water	Fees	Water Meter Fee – 1” Water Meter	Meter cost + $40; check with Water Division for current meter costs	Meter cost + $40; check with Water Division for current meter costs	0.00%
Water	Fees	Water Meter Fee – 1.5” R2 Water Meter	Meter cost + $40; check with Water Division for current meter costs	Meter cost + $40; check with Water Division for current meter costs	0.00%
Water	Fees	Water Meter Fee – 1.5” C2 Water Meter	Meter cost + $40; check with Water Division for current meter costs	Meter cost + $40; check with Water Division for current meter costs	0.00%
Water	Fees	Water Meter Fee – 2” R2 Water Meter	Meter cost + $40; check with Water Division for current meter costs	Meter cost + $40; check with Water Division for current meter costs	0.00%
Water	Fees	Water Meter Fee – 2” C2 Water Meter	Meter cost + $40; check with Water Division for current meter costs	Meter cost + $40; check with Water Division for current meter costs	0.00%
Water	Fees	Water Meter Fee – 3” Water Meter + up	Meter cost + $40; check with Water Division for current meter costs	Meter cost + $40; check with Water Division for current meter costs	0.00%
Water	Fees	Water Meter Vaults	$ 1,100.00	$ 1,100.00	0.00%
Water	Fees	Fire Line Permit Fee	$ 253.00	$ 253.00	0.00%
Water	Fees	Turn-On Fee	$ 25.00	$ 25.00	0.00%
Water	Fees	Turn-Off Fee	$ 25.00	$ 25.00	0.00%
Water	Fees	Water User Charges – Metered Users Base charge (residential or commercial)	$ 16.04	$ 16.04	0.00%
Water	Fees	1,000 – 8,000 Additional Gallons per 1,000 gallons	$ 1.38	$ 1.38	0.00%
Water	Fees	8,001 – 20,000 Additional Gallons per 1,000 gallons	$ 2.70	$ 2.70	0.00%
Water	Fees	20,001 – 32,000 Additional Gallons per 1,000 gallons	$ 3.19	$ 3.19	0.00%
Water	Fees	32,001 – 44,000 Additional Gallons per 1,000 gallons	$ 3.67	$ 3.67	0.00%
Water	Fees	44,001 – 56,000 Additional Gallons per 1,000 gallons	$ 4.16	$ 4.16	0.00%
Water	Fees	56,001 – 68,000 Additional Gallons per 1,000 gallons	$ 4.64	$ 4.64	0.00%
Water	Fees	68,001 – 80,000 Additional Gallons per 1,000 gallons	$ 5.13	$ 5.13	0.00%
Water	Fees	80,001 – 92,000 Additional Gallons per 1,000 gallons	$ 5.77	$ 5.77	0.00%
Water	Fees	92,000 – 104,000 Additional Gallons per 1,000 gallons	$ 6.41	$ 6.41	0.00%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2025 Adopted Fee Resolution 25-002	FY 2026 Proposed Fee	Change %
Water	Fees	104,001 – 116,000 Additional Gallons per 1,000 gallons	$ 7.04	$ 7.04	0.00%
Water	Fees	116,001 – 128,000 Additional Gallons per 1,000 gallons	$ 7.70	$ 7.70	0.00%
Water	Fees	128,001 – 140,000 Additional Gallons per 1,000 gallons	$ 8.33	$ 8.33	0.00%
Water	Fees	140,001 – 152,000 Additional Gallons per 1,000 gallons	$ 8.97	$ 8.97	0.00%
Water	Fees	>152,000 Additional Gallons per 1,000 gallons	$ 9.61	$ 9.61	0.00%
Water	User Charges-Flat Rate	Residential-First five (5) cold water taps or less Each additional cold water tap (per month, per unit)	$ 27.63	$ 27.63	0.00%
Water	User Charges-Flat Rate	Residential-Each additional cold water tap (per month, per unit)	$ 2.55	$ 2.55	0.00%
Water	User Charges-Flat Rate	Residential-Irrigation and sprinkling per each 1,000 square feet of lot area (per month, per unit)	$ 0.92	$ 0.92	0.00%
Water	User Charges-Flat Rate	Commercial-First five (5) cold water taps or less Each additional cold water tap (per month, per unit)	$ 42.40	$ 42.40	0.00%
Water	User Charges-Flat Rate	Commercial-Each additional cold water tap (per month, per unit)	$ 3.53	$ 3.53	0.00%
Water	User Charges-Flat Rate	Commercial-Irrigation and sprinkling per each 1,000 square feet of lot area (per month, per unit)	$ 0.93	$ 0.93	0.00%
Water	User Fees	Fire User Charge 2” Connection (per month)	$ 9.05	$ 9.05	0.00%
Water	User Fees	Fire User Charge 4” Connection (per month)	$ 18.41	$ 18.41	0.00%
Water	User Fees	Fire User Charge 6” Connection (per month)	$ 37.00	$ 37.00	0.00%
Water	User Fees	Fire User Charge 8” Connection (per month)	$ 54.70	$ 54.70	0.00%
Water	User Fees	Fire User Change 10” Connection (per month)	$ 74.04	$ 74.04	0.00%
Water	User Fees	Fire User Charge 12” Connection (per month)	$ 91.63	$ 91.63	0.00%
Water	User Fees	Tank Truck Fill Fee	Fee determined by amount	Fee determined by amount	0.00%
Water	User Fees	Use of Fire Hydrant Charge (per day)	$ 25.00	$ 25.00	0.00%


KETCHUM
Budget & Fee Hearings
FY 2026 Fee & Charges
FY 2026 Proposed Budget
July 21, 2025
1

1


KETCHUM
Public Hearing:
Fees & Charges Hearing
Noticed per State Code 63-1311A
Hard copies provided
2

2

Fee & Charges Hearing & Resolution

- Public Hearing Required for "New" fees and fee increases over 5%
  - Highlighted items on City of Ketchum Fee List
- Resolution adopts the Comprehensive City of Ketchum Fee List

Fees & Charges Highlights:

- General Government & Planning & Building
  - New fee established based on business need
- Planning & Building
  - New fees based on business need
  - Increased In-Lieu Fee based on updated calculation
- Enterprise Funds (Water & Wastewater)
  - User Fee Increases (Wastewater) to support long-term financial stability
  - Connection Fee Increases (both) to update calculation to ensure an equitable fee for new connections to each of the systems

NO WATER USER FEE INCREASE

WASTEWATER USER FEE INCREASE
1% LESS THAN ORGINALLY PLANNED

3

3

Housing In-Lieu Fee

City of Ketchum In-lieu Fee Calculation Worksheet *(Affordability Gap Method)*	
Market Rate Median Price* (Studios - 3 BR)	$1,090,000
Market Rate Median Size (Livable sq. ft., Studios - 3 BR)*	***1,313***
Market Rate Median Price per Square Foot* (Studios - 3 BR)	$922
Affordable Purchase Price	$211,451
Target Square Footage for Community Housing	***817***
Affordable Price Per Square Foot	$259
Affordability Gap (Purchase Price)	$878,549
Affordability Gap (Price per Livable sq.ft.)	$663
Administrative Fee (15%)	$99
FY26 Payment In-lieu (per sq.ft.)	**$762**
**MLS Sold Data June 2024 - May 2025*	

4

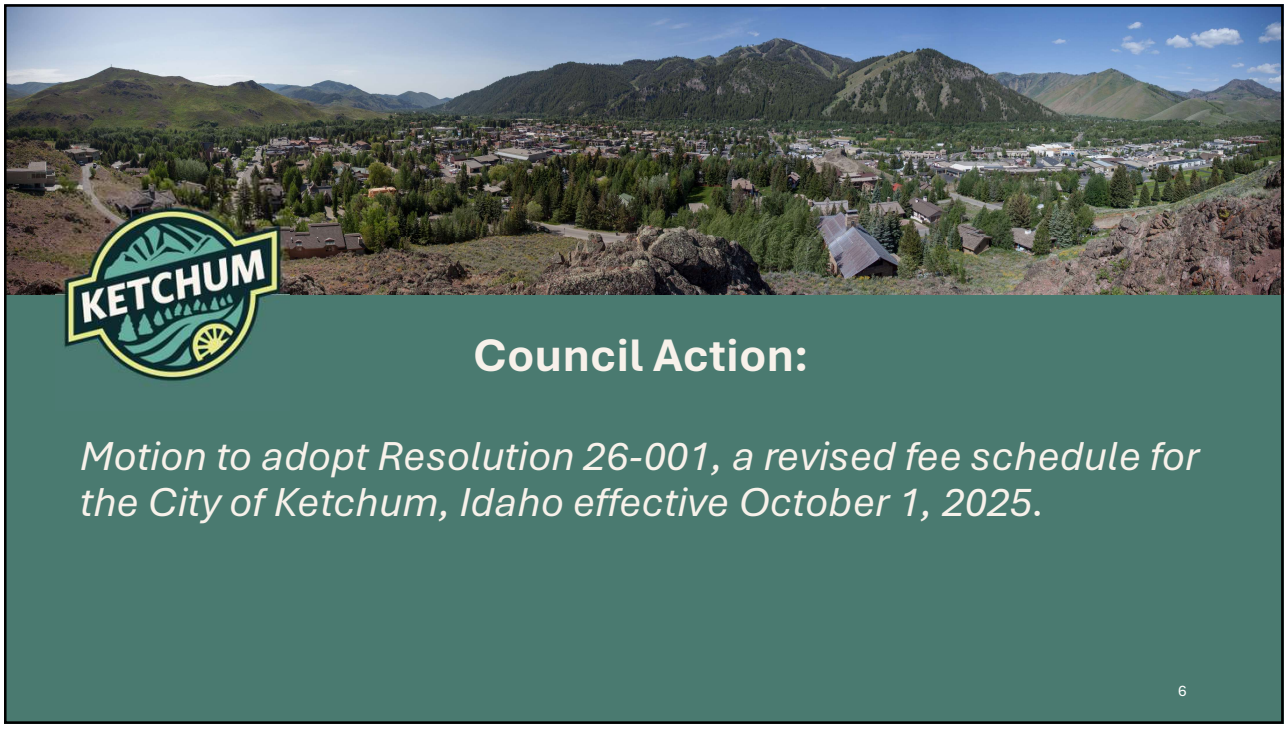
4



Open Public Hearing

5

5



Council Action:

Motion to adopt Resolution 26-001, a revised fee schedule for the City of Ketchum, Idaho effective October 1, 2025.

6

6



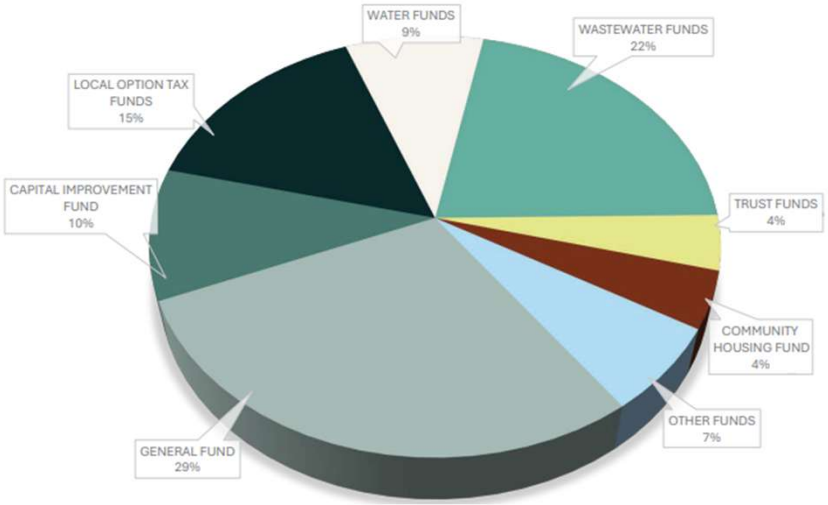
Public Hearing:
FY 2026 Proposed Budget

Noticed per State Code 50-1002
Hard copies provided

7

7

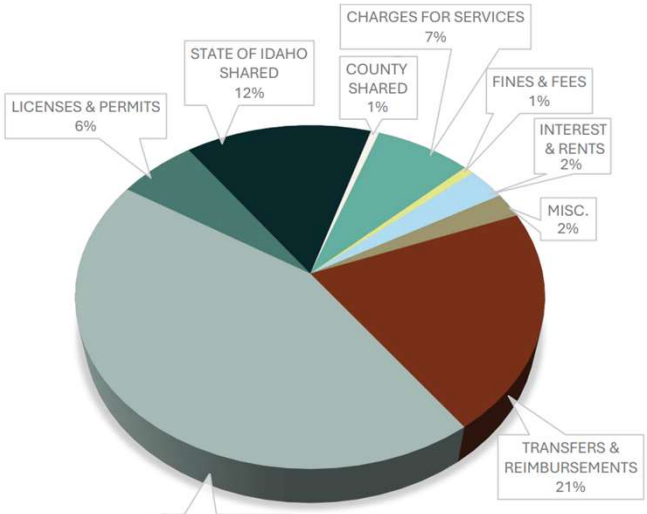
All Funds Overview (pg. 5)



8

8

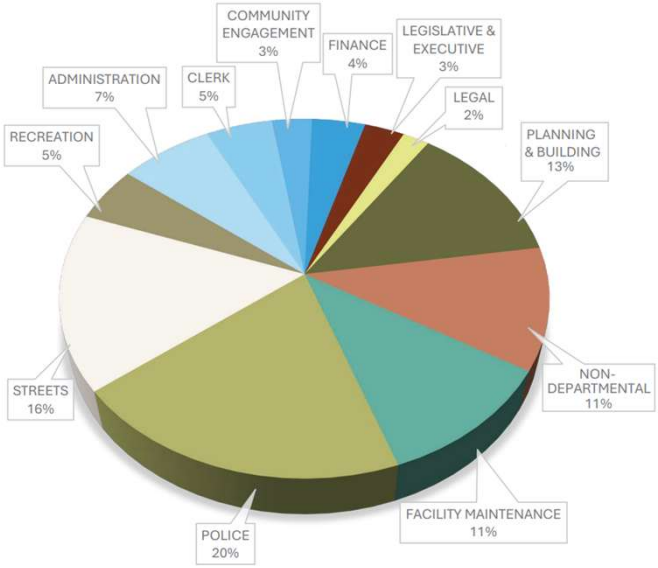
General Fund Revenue (pg. 9)



9

9

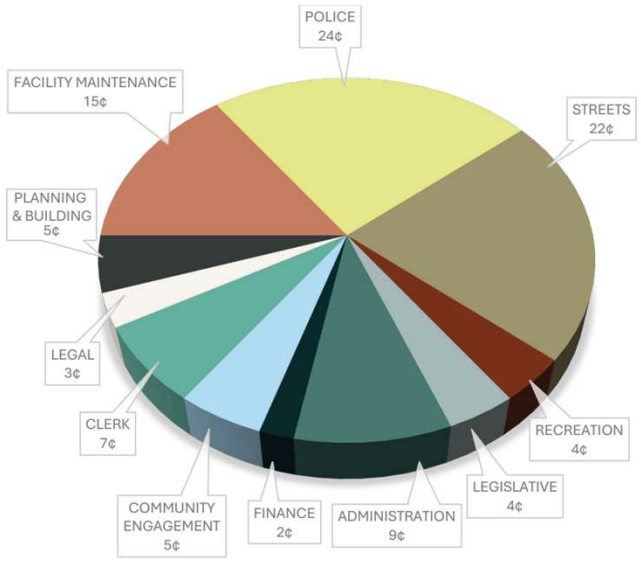
General Fund Expenses (pg.14)



10

10

For Every Tax Dollar (pg. 13)



11

11

FY 2026 Proposed Budget Highlights

Overall Highlights:

- Focuses on the delivery of essential city services
- Financial commitment to Housing
- Investing in the City's Infrastructure while continuing to identify needed base funding
- Enterprise Funds (Water & Wastewater) focus on the delivery of services to users with the goal of keeping rates as low as possible, while executing robust capital improvement plans.

12

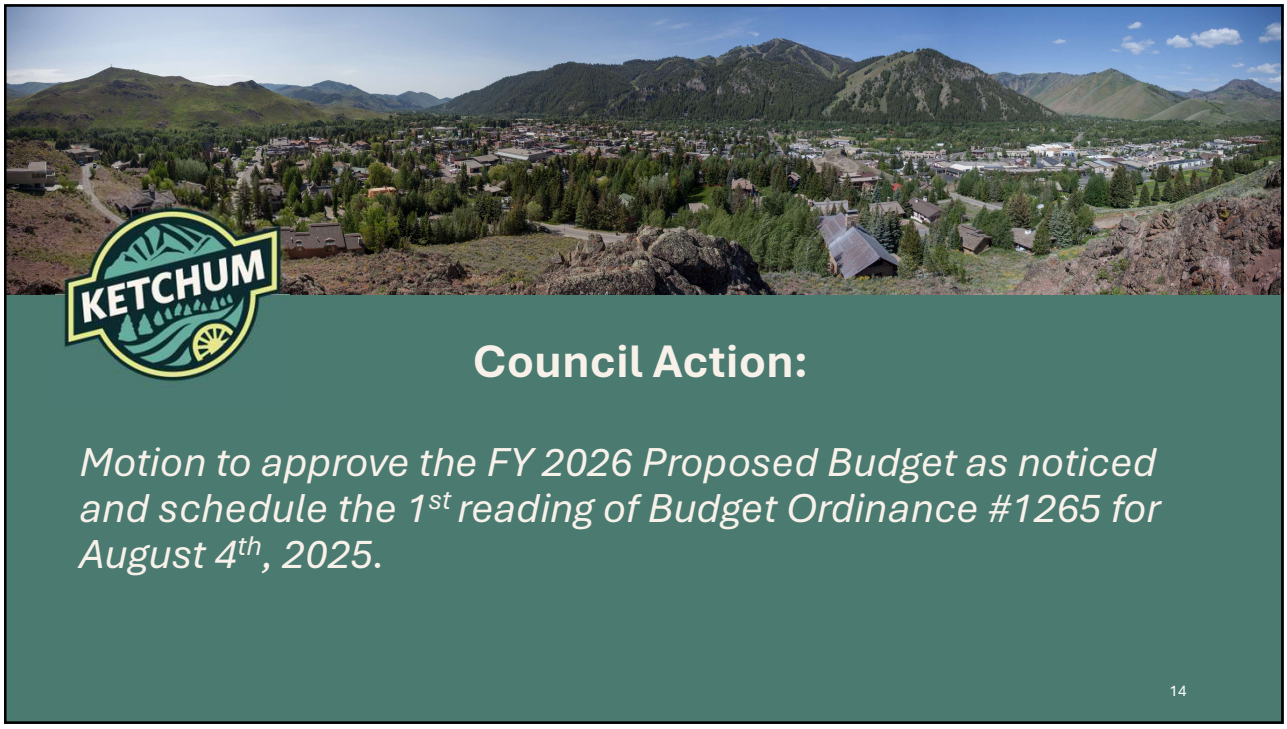
12



Open Public Hearing

13

13



Council Action:

Motion to approve the FY 2026 Proposed Budget as noticed and schedule the 1st reading of Budget Ordinance #1265 for August 4th, 2025.

14

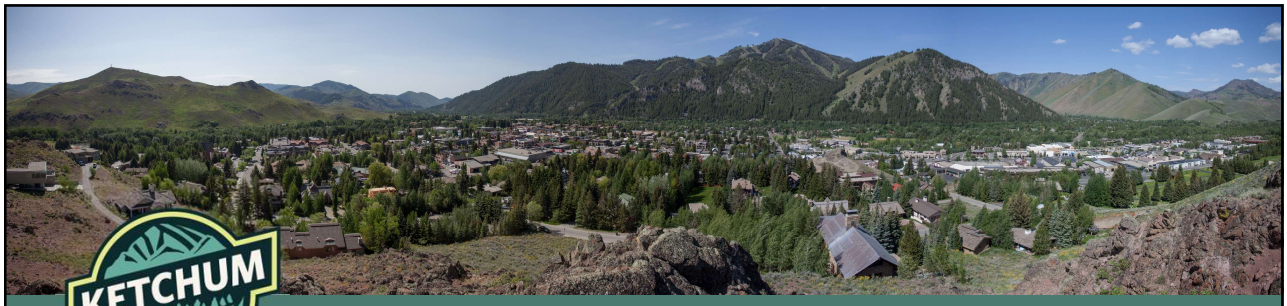
14

Next Steps

- August 4 — 1st Reading: FY 2026 Budget Ordinance
- August 18 — 2nd Reading: FY 2026 Budget Ordinance
- September 1 — 3rd Reading: FY 2026 Budget Ordinance
- September 11 — Deadline to Certify L-2 with Blaine County

15

15



Thank You

16

16

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	July 21, 2025	Staff Member/Dept:	Brent Davis – Director of Finance

Agenda Item: FY 2026 Budget Public Hearing

Recommended Motion:

Motion to direct staff to schedule the readings for FY 2026 Budget Ordinance 1265.

Reasons for Recommendation:

The annual budget workshop occurred on June 24th. Staff presented the draft budget for Mayor and City Council discussion and feedback. The publish dates were July 9th and July 16th. Additional publication also occurred on July 11th and will occur on July 18th.

Sustainability Impact:

N/A

Financial Impact:

Public Hearing, No financial impact.

Attachments:

1. FY 2026 Budget Public Hearing Notice
2. FY 2026 Budget Ordinance 1265

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ketchum, Idaho City Council will meet on Monday, July 21, 2025 at 4:00pm. The meeting will take place at City Hall, 191 5th Street, Ketchum, Idaho, for the purpose of considering a final budget and making appropriations to each fund for the next fiscal year (2026). At which time any member of the public may appear and be heard on any part or parts of said budget; and the following table sets forth the amount proposed to be appropriated to each fund for the fiscal year 2026 budget, along with the current adopted budget (FY 2025) and two years of previous actuals (FY 2023 & 2024). The public hearing is in accordance with state statute 50-1002.

CITY OF KETCHUM, IDAHO

EXPENDITURES

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	PROPOSED FY 2026
GENERAL FUND	**13,540,922**	**14,655,728**	**14,446,021**	**12,343,100**
GENERAL CAPITAL IMPROVEMENT FUND	**2,212,444**	**7,513,872**	**3,359,750**	**4,298,600**
ESSENTIAL SERVICES FACILITIES TRUST FUND	**-**	**-**	**-**	**-**
WAGON DAYS FUND	**163,817**	**190,582**	**163,000**	**220,900**
FIRE CONSTRUCTION FUND	**285,860**	**-**	**-**	**-**
ORIGINAL LOT FUND	**3,660,571**	**3,461,887**	**3,578,226**	**3,670,000**
ADDITIONAL 1%-LOT FUND	**3,938,594**	**3,059,370**	**2,447,253**	**2,900,000**
FIRE GO BOND DEBT SERVICE FUND	**611,769**	**630,078**	**617,019**	**617,019**
COMMUNITY HOUSING IN-LIEU FUND	**768,449**	**1,451,982**	**1,214,874**	**2,000,000**
COMMUNITY HOUSING (CITY/COUNTY)	**1,017,595**	**2,584,199**	**1,761,798**	**1,876,017**
WATER FUND	**2,151,786**	**2,720,258**	**2,814,908**	**3,100,493**
WATER CAPITAL IMPROVEMENT FUND	**623,249**	**759,641**	**1,015,000**	**700,000**
WASTEWATER FUND	**2,462,819**	**3,323,320**	**3,470,836**	**4,010,844**
WASTEWATER CAPITAL IMP. FUND	**586,786**	**2,897,281**	**4,729,135**	**5,242,086**
POLICE TRUST FUND	**-**	**-**	**7,500**	**7,500**
PARKS & RECREATION TRUST FUND	**223,680**	**72,166**	**1,130,650**	**1,137,653**
DEVELOPMENT TRUST FUND	**1,078,252**	**-**	**650,000**	**650,000**
Total Expenditures	**33,326,590**	**43,320,363**	**41,405,970**	**42,774,212**
REVENUE				
GENERAL FUND				
GENERAL PROPERTY TAXES	**4,894,483**	**5,110,417**	**5,228,549**	**4,763,368**
OTHER REVENUE	**10,162,194**	**10,191,716**	**9,217,472**	**7,579,732**
FUND BALANCE APPLIED	**-**	**-**	**-**	**-**
TOTAL GENERAL FUND	**15,056,677**	**15,302,134**	**14,446,021**	**12,343,100**
GENERAL CAPITAL IMPROVEMENT FUND	**2,049,733**	**9,706,462**	**2,027,500**	**3,998,600**
FUND BALANCE APPLIED	**-**	**-**	**1,332,250**	**300,000**
TOTAL GENERAL CAPITAL IMPRVMNT FUND	**2,049,733**	**9,706,462**	**3,359,750**	**4,298,600**
WAGON DAYS FUND	**158,935**	**182,874**	**163,000**	**220,900**
FUND BALANCE APPLIED	**-**	**-**	**-**	**-**
TOTAL WAGON DAYS FUND	**158,935**	**182,874**	**163,000**	**220,900**
FIRE CONSTRUCTION FUND	**5,800**	**-**	**-**	**-**
FUND BALANCE APPLIED	**-**	**-**	**-**	**-**
TOTAL FIRE CONSTRUCTION FND	**5,800**	**-**	**-**	**-**
ORIGINAL LOT FUND FUND	**3,961,098**	**3,792,244**	**3,244,835**	**3,670,000**
FUND BALANCE APPLIED	**-**	**-**	**333,391**	
TOTAL ORIGINAL LOT FUND FUND	**3,961,098**	**3,792,244**	**3,578,226**	**3,670,000**
ADDITIONAL 1%-LOT FUND	**3,315,442**	**3,010,151**	**2,447,253**	**2,900,000**
FUND BALANCE APPLIED	**-**	**-**	**-**	**-**
TOTAL ADDITIONAL 1% LOT FUND	**3,315,442**	**3,010,151**	**2,447,253**	**2,900,000**
FIRE GO BOND DEBT SERVICE FUND	**611,880**	**630,078**	**617,019**	**617,019**
COMMUNITY HOUSING IN-LIEU FUND	**694,050**	**939,788**	**1,214,874**	**800,000**
FUND BALANCE APPLIED	**-**	**-**	**-**	**1,200,000**
TOTAL COMMUNITY HOUSING IN-LIEU FND	**694,050**	**939,788**	**1,214,874**	**2,000,000**
COMMUNITY HOUSING (CITY/COUNTY)	**770,954**	**2,408,390**	**1,761,798**	**1,876,017**
FUND BALANCE APPLIED	**-**	**-**	**-**	**-**
TOTAL COMMUNITY HOUSING IN-LIEU FND	**770,954**	**2,408,390**	**1,761,798**	**1,876,017**
WATER FUND	**2,646,518**	**3,327,932**	**2,758,722**	**3,410,500**
FUND BALANCE APPLIED	**-**	**-**	**56,186**	**-**
TOTAL WATER FUND	**2,646,518**	**3,327,932**	**2,814,908**	**3,410,500**
WATER CAPITAL IMPROVEMENT FUND	**722,000**	**925,175**	**1,015,000**	**830,000**
FUND BALANCE APPLIED	**-**	**-**	**750,000**	**-**
TOTAL WATER CAPITAL IMP. FUND	**722,000**	**925,175**	**1,765,000**	**830,000**
WASTEWATER FUND	**3,501,846**	**3,230,401**	**3,621,609**	**4,158,293**
FUND BALANCE APPLIED	**-**	**-**	**-**	**-**
TOTAL WASTEWATER FUND	**3,501,846**	**3,230,401**	**3,621,609**	**4,158,293**
WASTEWATER CAPITAL IMP. FUND	**262,435**	**2,086,494**	**2,417,068**	**3,246,043**
FUND BALANCE APPLIED	**-**	**-**	**2,312,068**	**1,996,043**
TOTAL WASTEWATER CAPITAL IMP. FUND	**262,435**	**2,086,494**	**4,729,135**	**5,242,086**
POLICE TRUST FUND	**263**	**374**	**-**	**-**
FUND BALANCE APPLIED	**-**	**-**	**7,500**	**7,500**
TOTAL POLICE TRUST FUND	**263**	**374**	**7,500**	**7,500**
PARKS & RECREATION TRUST FUND	**195,866**	**164,540**	**1,130,650**	**40,000**
FUND BALANCE APPLIED	**-**	**-**	**-**	**1,097,653**
TOTAL PARKS & RECREATION TRUST FUND	**195,866**	**164,540**	**1,130,650**	**1,137,653**
DEVELOPMENT TRUST FUND	**1,078,252**	**-**	**650,000**	**650,000**
Total Revenue	**35,031,748**	**45,707,035**	**42,306,743**	**43,361,668**

Publish: Idaho Mountain Express
July 9, 2025 and July 16, 2025

Brent Davis
Director of Finance/City Treasurer

ORDINANCE NO. 1265

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, APPROPRIATING TO THE VARIOUS BUDGETARY FUNDS, SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES WITHIN EACH FUND FOR THE ENSUING FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and City Council of the City Ketchum, Blaine County, Idaho:

SECTION 1: That the sum of $42,774,212 be raised and appropriated to defray the necessary expenses and liabilities of the City of Ketchum, Blaine County, Idaho for the fiscal year beginning October 1, 2025.

SECTION 2: That the City Council hereby appropriates each Fund as an independent fiscal and accounting group with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

SECTION 3: That the appropriation for the General Fund is made in the following amount to each specific division or function:

Legislative and Executive, Administrative, Legal, Community Planning and Development, Law Enforcement, Fire and Rescue, Street and Facility Maintenance, and Non-Departmental.

Total General Fund	12,343,100

SECTION 4: That the appropriation for the Water and Wastewater Funds is made in the following amounts to each specific Fund, department, or function:

Water Fund	3,100,493
Water Capital Improvement Fund	700,000
Wastewater Fund	4,010,844
Wastewater Capital Improvement Fund	5,242,086
Total Water and Wastewater Funds	13,053,423

SECTION 5: That the appropriation for all Other Funds is made in the following amounts to each specific Fund, department, or function:

General Capital Improvement Fund	4,298,600
Wagon Days Fund	220,900
Original LOT Fund	3,670,000
Additional 1%-LOT Fund	2,900,000
GO Bond Debt Fire Fund	617,019
Community Housing In-Lieu Fund	2,000,000
Community Housing Fund	1,876,017
Police Trust Fund	7,500
Parks & Recreation Trust Fund	1,137,653
Development Trust Fund	650,000
Total Other Funds	17,377,689

SECTION 6: That a general tax levy on all taxable property within the City of Ketchum be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2024.

SECTION 7: All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force upon its passage, approval, and publication in one issue of the Idaho Mountain Express, a newspaper of general circulation in the City of Ketchum, and the official newspaper of said City.

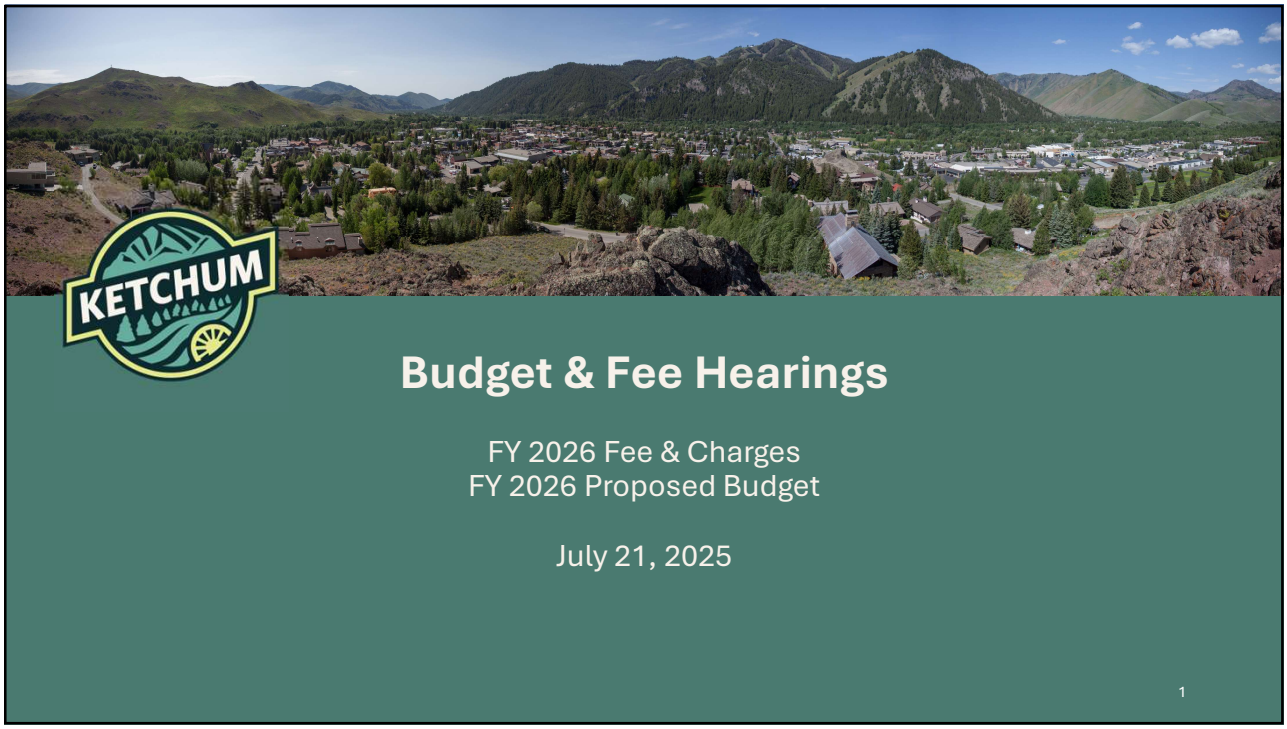
PASSED by the City Council and APPROVED by the Mayor of Ketchum this 1st day of September 2025.

ATTEST:

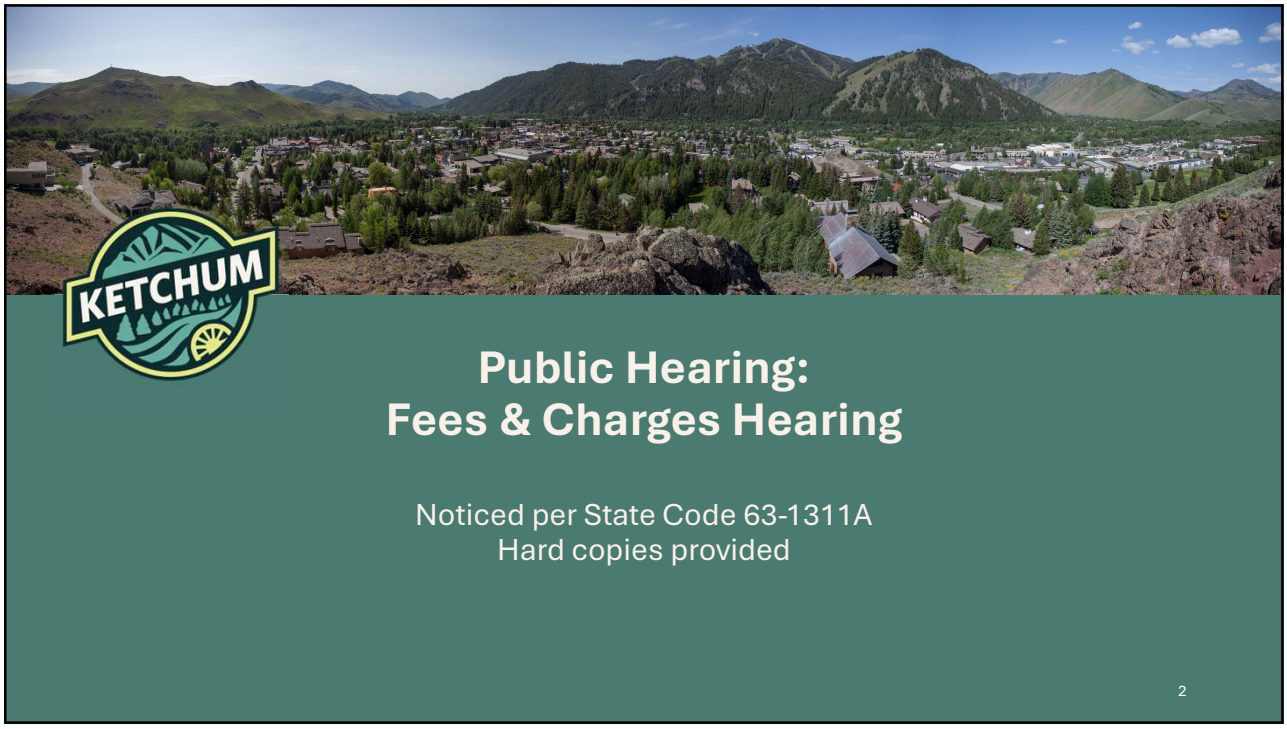
TRENT DONAT, CITY CLERK

NEIL BRADSHAW, MAYOR

Publish: Idaho Mountain Express
September 10, 2025


KETCHUM
Budget & Fee Hearings
FY 2026 Fee & Charges
FY 2026 Proposed Budget
July 21, 2025
1

1


KETCHUM
Public Hearing:
Fees & Charges Hearing
Noticed per State Code 63-1311A
Hard copies provided
2

2

Fee & Charges Hearing & Resolution

- Public Hearing Required for "New" fees and fee increases over 5%
  - Highlighted items on City of Ketchum Fee List
- Resolution adopts the Comprehensive City of Ketchum Fee List

Fees & Charges Highlights:

- General Government & Planning & Building
  - New fee established based on business need
- Planning & Building
  - New fees based on business need
  - Increased In-Lieu Fee based on updated calculation
- Enterprise Funds (Water & Wastewater)
  - User Fee Increases (Wastewater) to support long-term financial stability
  - Connection Fee Increases (both) to update calculation to ensure an equitable fee for new connections to each of the systems

NO WATER USER FEE INCREASE

WASTEWATER USER FEE INCREASE
1% LESS THAN ORGINALLY PLANNED

3

3

Housing In-Lieu Fee

City of Ketchum In-lieu Fee Calculation Worksheet *(Affordability Gap Method)*	
Market Rate Median Price* (Studios - 3 BR)	$1,090,000
Market Rate Median Size (Livable sq. ft., Studios - 3 BR)*	***1,313***
Market Rate Median Price per Square Foot* (Studios - 3 BR)	$922
Affordable Purchase Price	$211,451
Target Square Footage for Community Housing	***817***
Affordable Price Per Square Foot	$259
Affordability Gap (Purchase Price)	$878,549
Affordability Gap (Price per Livable sq.ft.)	$663
Administrative Fee (15%)	$99
FY26 Payment In-lieu (per sq.ft.)	**$762**
**MLS Sold Data June 2024 - May 2025*	

4

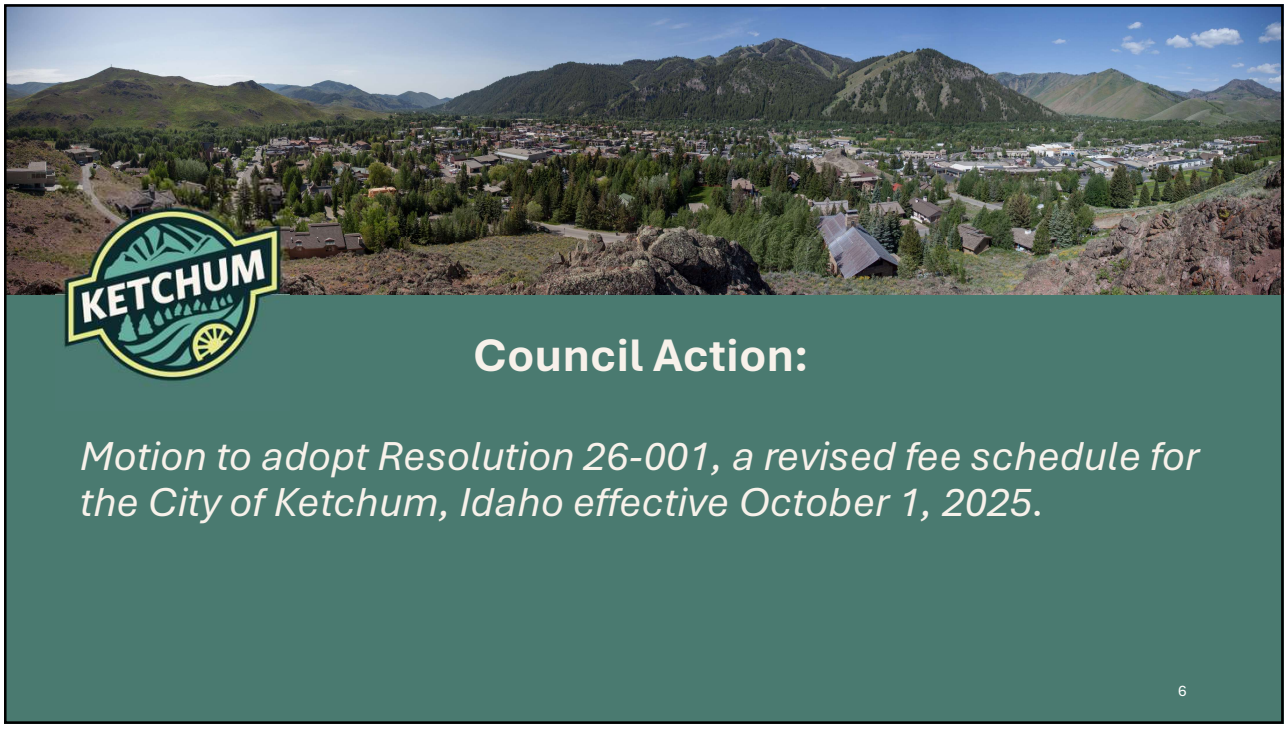
4



Open Public Hearing

5

5



Council Action:

Motion to adopt Resolution 26-001, a revised fee schedule for the City of Ketchum, Idaho effective October 1, 2025.

6

6



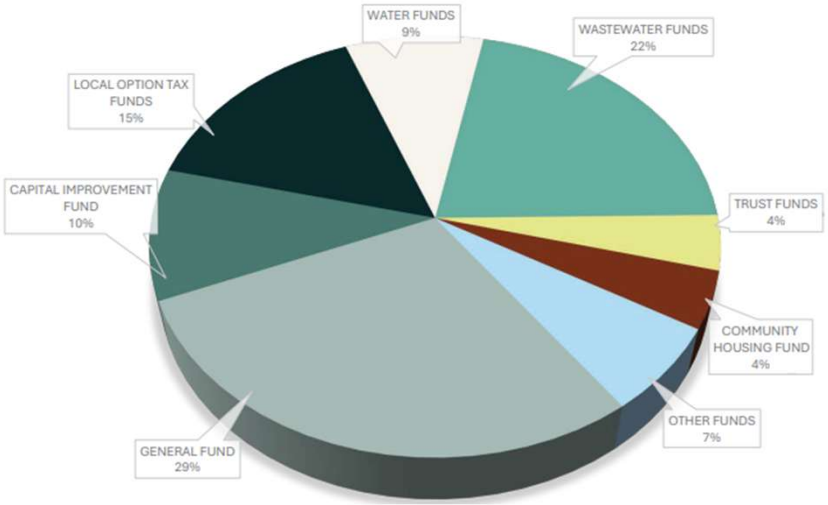
Public Hearing:
FY 2026 Proposed Budget

Noticed per State Code 50-1002
Hard copies provided

7

7

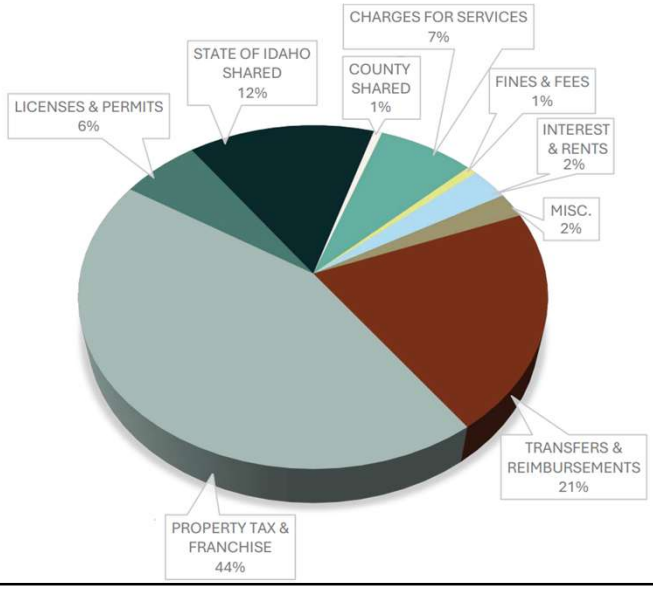
All Funds Overview (pg. 5)



8

8

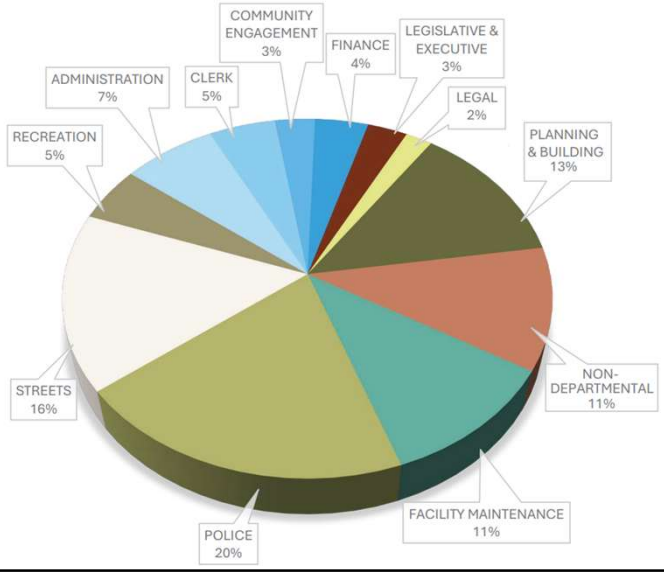
General Fund Revenue (pg. 9)



9

9

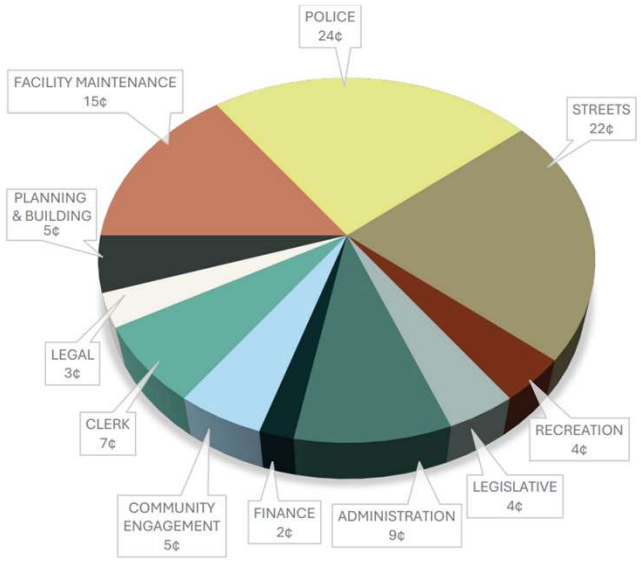
General Fund Expenses (pg.14)



10

10

For Every Tax Dollar (pg. 13)



11

11

FY 2026 Proposed Budget Highlights

Overall Highlights:

- Focuses on the delivery of essential city services
- Financial commitment to Housing
- Investing in the City's Infrastructure while continuing to identify needed base funding
- Enterprise Funds (Water & Wastewater) focus on the delivery of services to users with the goal of keeping rates as low as possible, while executing robust capital improvement plans.

12

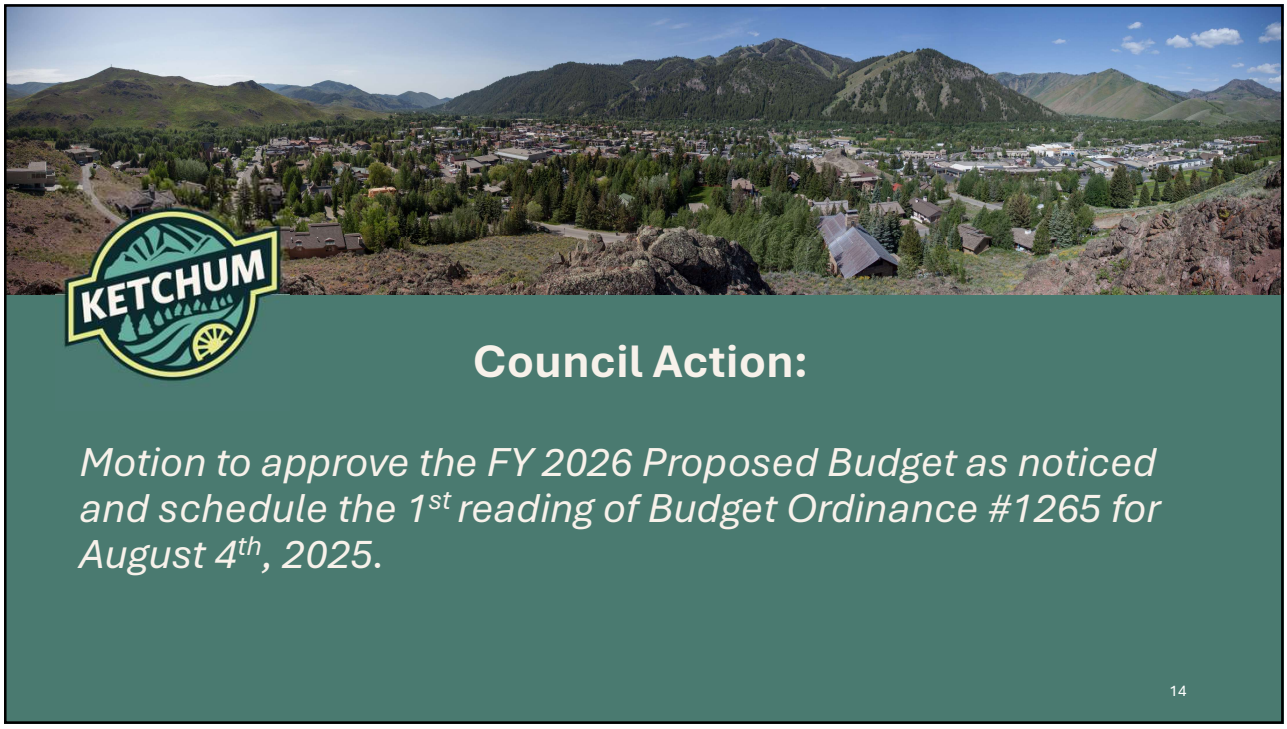
12



Open Public Hearing

13

13



Council Action:

Motion to approve the FY 2026 Proposed Budget as noticed and schedule the 1st reading of Budget Ordinance #1265 for August 4th, 2025.

14

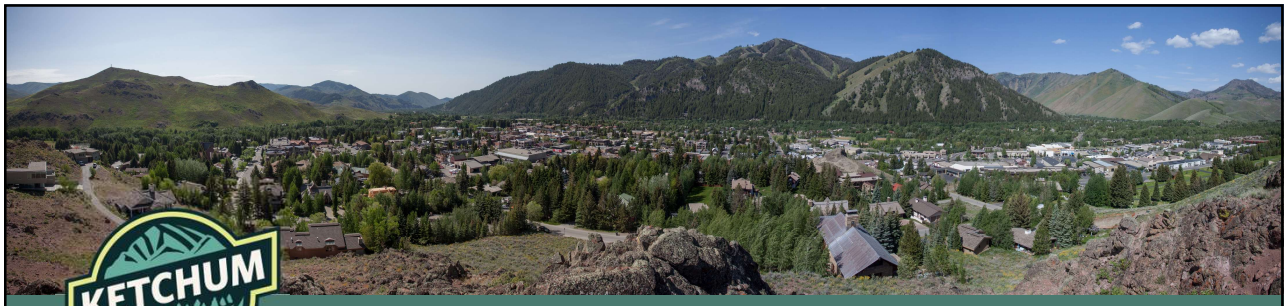
14

Next Steps

- August 4 — 1st Reading: FY 2026 Budget Ordinance
- August 18 — 2nd Reading: FY 2026 Budget Ordinance
- September 1 — 3rd Reading: FY 2026 Budget Ordinance
- September 11 — Deadline to Certify L-2 with Blaine County

15

15



Thank You

16

16

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	July 21, 2025	Staff Member/Dept:	Brent Davis – Director of Finance

Agenda Item: FY 2026 Budget Workshop Follow-Up

Recommended Motion:

The purpose of this agenda item is to provide follow-up for topics needing additional discussion.
The topics discussed have both short-term and long-term impacts, however the FY 2026 Proposed budget presented at the Budget Workshop on June 24th is approved at the "fund-level" and will allow changes as needed within each of the funds.

Reasons for Recommendation:

Items to be discussed are (but not limited to):

- Housing program
- Funding for Art
- Animal resistant carts
- Elected pay
- Policing services contract
- 491 Sun Valley Road leases

Sustainability Impact:

The FY 2026 Budget includes increased funding for the sustainability partnership with Blaine County.

Financial Impact:

The FY 2026 Budget is the foundation for resource allocation and represents a projection of expenses for the period beginning October 1, 2025 and ending September 30, 2026.

Attachments:

1. Budget Workshop Follow-up Presentation Deck



FY 2026 Budget Workshop Follow-Up

July 21, 2025

1

1

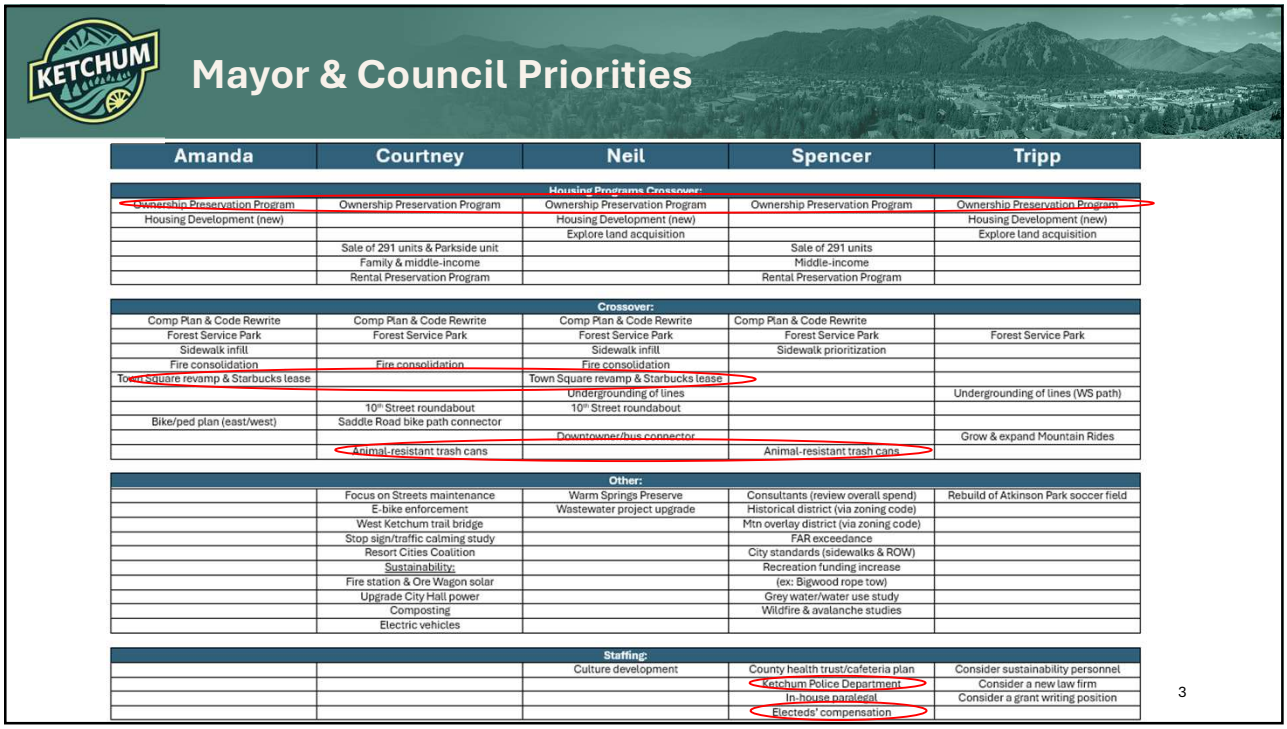
Agenda

Follow Up Topics

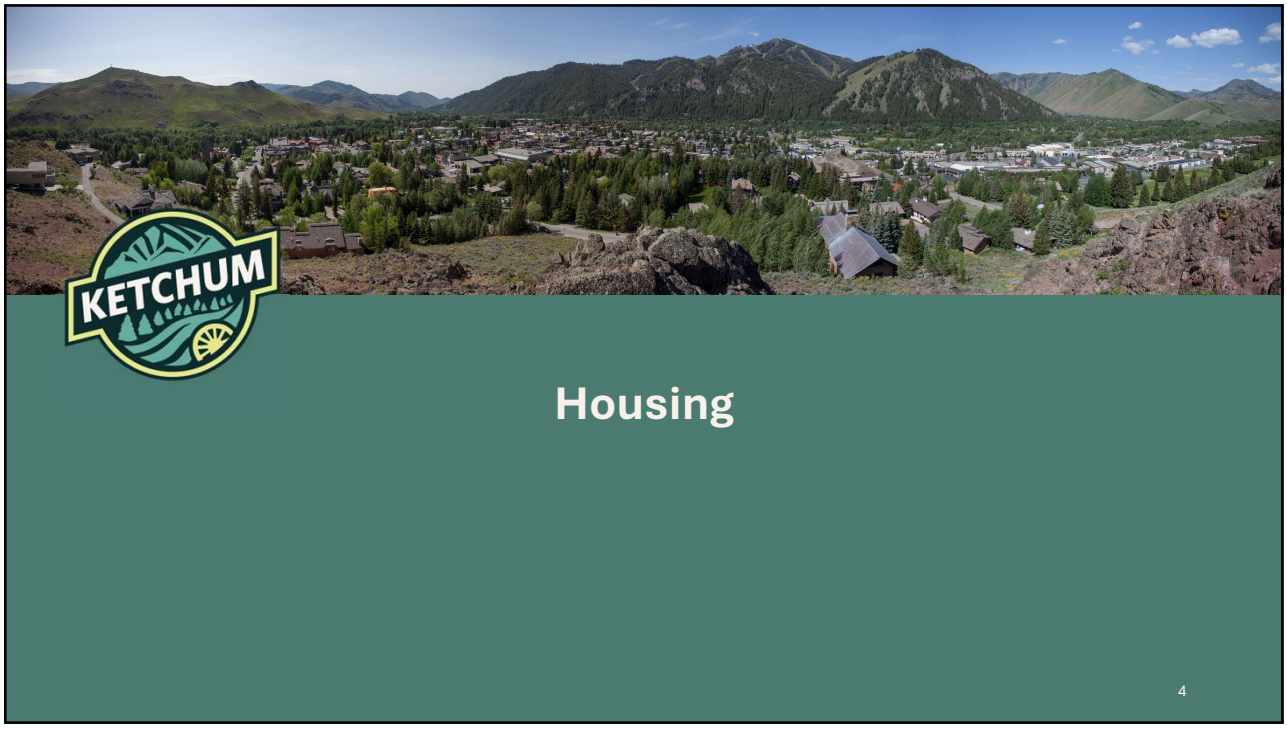
- Housing
  - Ownership Preservation Program (OPP)
  - In-lieu funds
- Funding for Art
- Animal-resistant carts
- Elected pay
- Policing services contract
- 491 Sun Valley Road leases

2

2


Mayor & Council Priorities
Amanda
Courtney
Neil
Spencer
Tripp
Housing Programs Crossover:
Ownership Preservation Program | Ownership Preservation Program | Ownership Preservation Program | Ownership Preservation Program | Ownership Preservation Program
Housing Development (new) | | Housing Development (new) | | Housing Development (new)
| | Explore land acquisition | | Explore land acquisition
Sale of 291 units & Parkside unit		Sale of 291 units
Family & middle-income		Middle-income
Rental Preservation Program		Rental Preservation Program
Crossover:
Comp Plan & Code Rewrite	Comp Plan & Code Rewrite	Comp Plan & Code Rewrite	Comp Plan & Code Rewrite
Forest Service Park	Forest Service Park	Forest Service Park	Forest Service Park	Forest Service Park
Sidewalk infill		Sidewalk infill	Sidewalk prioritization
Fire consolidation	Fire consolidation	Fire consolidation
Town Square revamp & Starbucks lease		Town Square revamp & Starbucks lease
	Undergrounding of lines		Undergrounding of lines (WS path)
10th Street roundabout	10th Street roundabout
Bike/ped plan (east/west)	Saddle Road bike path connector
	Downtowner/bus connector		Grow & expand Mountain Rides
Animal-resistant trash cans		Animal-resistant trash cans
Other:
Focus on Streets maintenance	Warm Springs Preserve	Consultants (review overall spend)	Rebuild of Atkinson Park soccer field
E-bike enforcement	Wastewater project upgrade	Historical district (via zoning code)
West Ketchum trail bridge		Mtn overlay district (via zoning code)
Stop sign/traffic calming study		FAR exceedance
Resort Cities Coalition		City standards (sidewalks & ROW)
Sustainability:		Recreation funding increase
Fire station & Ore Wagon solar		(ex: Bigwood rope tow)
Upgrade City Hall power		Grey water/water use study
Composting		Wildfire & avalanche studies
Electric vehicles		
Staffing:
	Culture development	County health trust/cafeteria plan	Consider sustainability personnel
		Ketchum Police Department	Consider a new law firm
		In-house paralegal	Consider a grant writing position
		Electeds' compensation
3

3


Housing
4

4

In-Lieu Forecast

FY 2025 Beginning Fund Balance	**1,779,662**
FY 2025 BUDGET	
REVENUES	
Approved Budget	2,394,874
YTD Revenue	33,069
EXPENDITURES	
Approved Budget	2,394,874
YTD Expenditures	1,180,000
Net Position	**(1,146,931)**
Current Fund Balance	**632,731**

Pending Developments *(Amounts as of 6/30/25)*	
200 N. Leadville	421,650
140 W. 2nd	450,600
Limelight Hotel Conversion	466,200
108 Ritchie Drive	2,453,000
Total	**3,791,450**
Potential Future Fund Balance	**4,424,181**

5

5

Housing Strategies Discussion

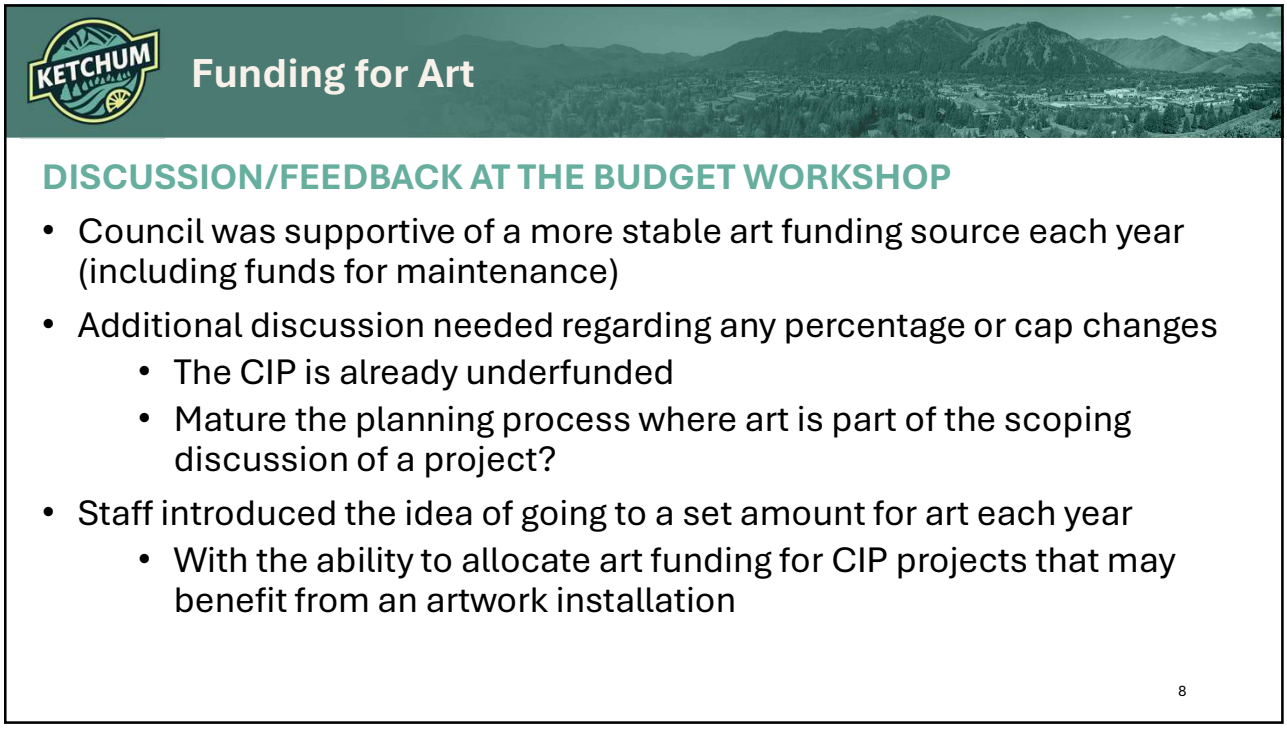
- Bird Drive purchase
  - Will need $1.45 reserved over 3 years
    - End of Year/In-Lieu
- In-lieu funds – forecast and formula changes
  - Math calculation to be updated (today)
    - No formula changes planned
- OPP funding availability
  - Current funding vs. FY 2026 (10/1) funding
  - OPP appropriation fully spent
    - Release in-lieu fund balance for current year funding?

6

6


KETCHUM
Funding for Art
7

7


KETCHUM
Funding for Art
DISCUSSION/FEEDBACK AT THE BUDGET WORKSHOP
• Council was supportive of a more stable art funding source each year (including funds for maintenance)
• Additional discussion needed regarding any percentage or cap changes
• The CIP is already underfunded
• Mature the planning process where art is part of the scoping discussion of a project?
• Staff introduced the idea of going to a set amount for art each year
• With the ability to allocate art funding for CIP projects that may benefit from an artwork installation
8

8

Funding for Art

ART FUNDING OPTIONS EVALUATED BY THE CITY COUNCIL AND THE ARTS COMMISSION IN JUNE

- **Option 1:** Guarantee funds (% based) to the $1.0M cap, with Council discretion for any funds above the cap.
- **Option 2:** Increase the guaranteed funds (% based) to a $2.0M cap, with Council discretion for any fund above the cap.
- **Option 3:** Fund art programming via a set amount annually, with Council discretion for any funds above the annually funding amount.

Recommendation:
Beginning FY 2026: Increase annual Arts Commission funding to $35,000 (a $25k increase). Current funding is $10,000 annually.

Preferred by both the City Council and the Arts Commission

9

9



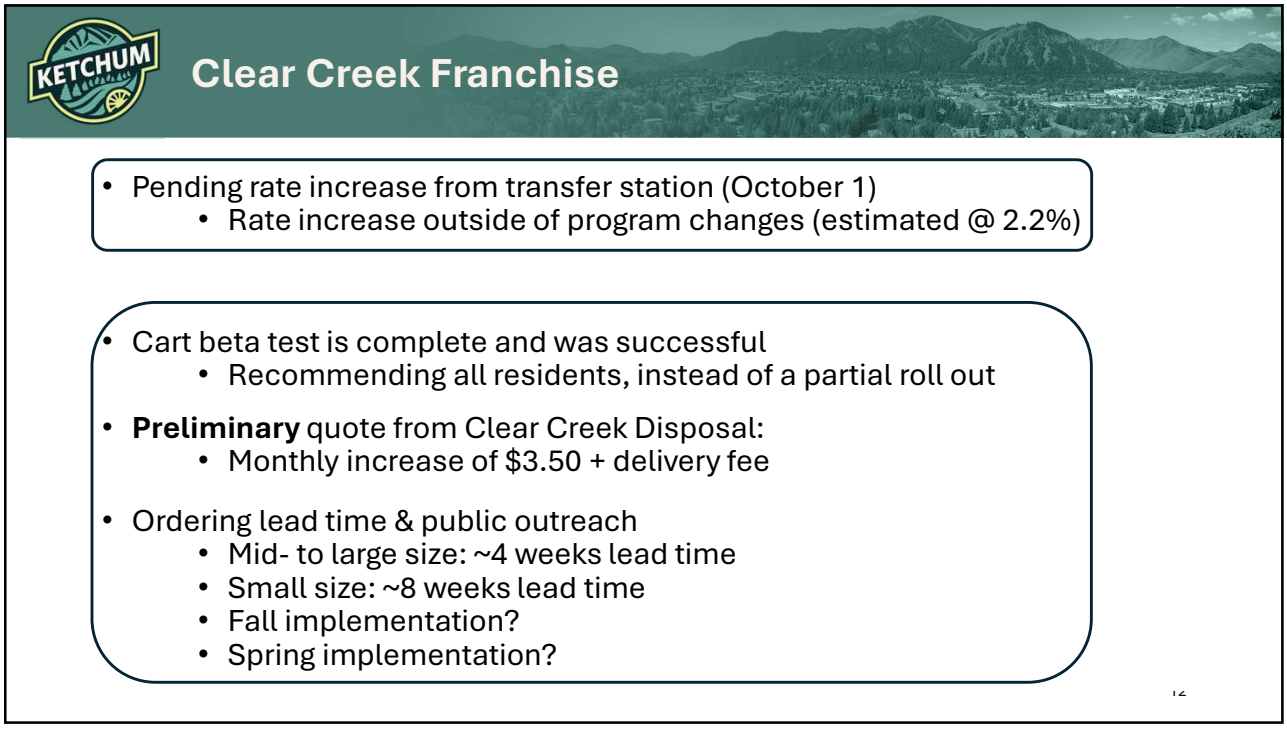
Funding for Art Discussion

10

10


KETCHUM
Animal Resistant Carts
11

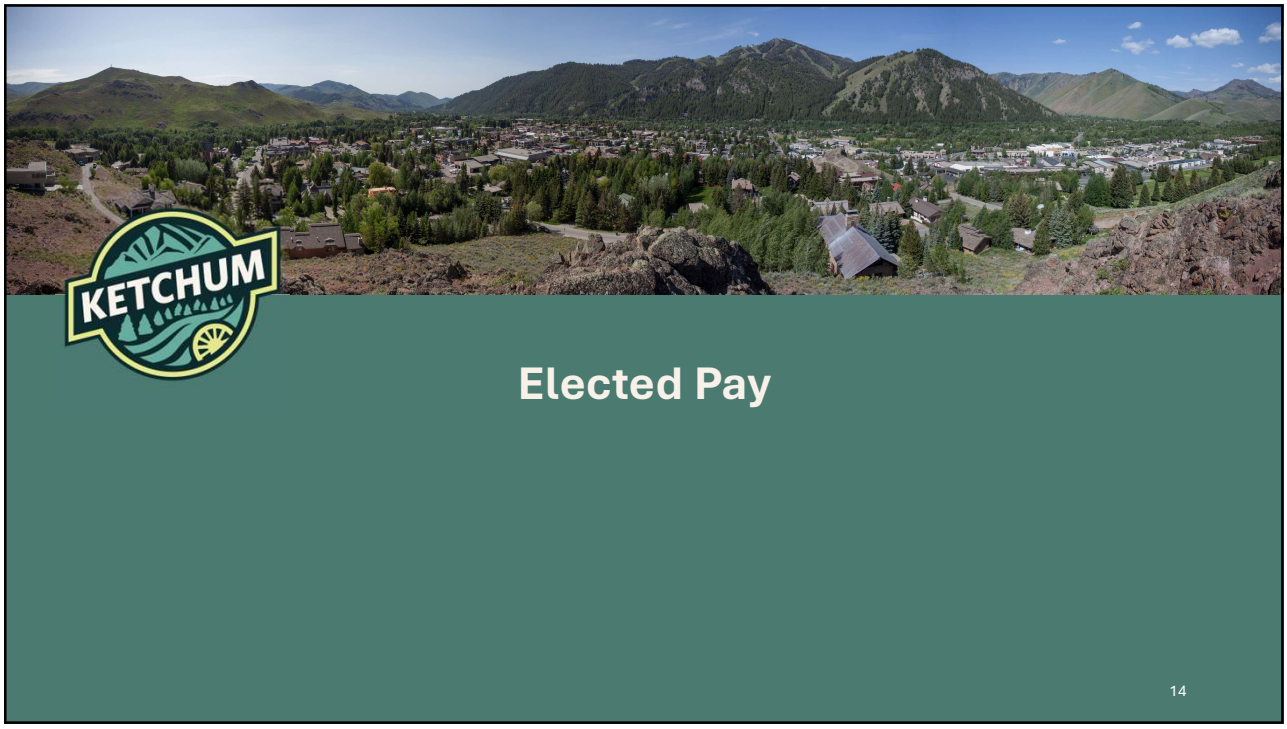
11


KETCHUM
Clear Creek Franchise
• Pending rate increase from transfer station (October 1)
• Rate increase outside of program changes (estimated @ 2.2%)
• Cart beta test is complete and was successful
• Recommending all residents, instead of a partial roll out
• **Preliminary** quote from Clear Creek Disposal:
• Monthly increase of $3.50 + delivery fee
• Ordering lead time & public outreach
• Mid- to large size: ~4 weeks lead time
• Small size: ~8 weeks lead time
• Fall implementation?
• Spring implementation?

12


KETCHUM
Animal Resistant Carts
Discussion
13

13


KETCHUM
Elected Pay
14

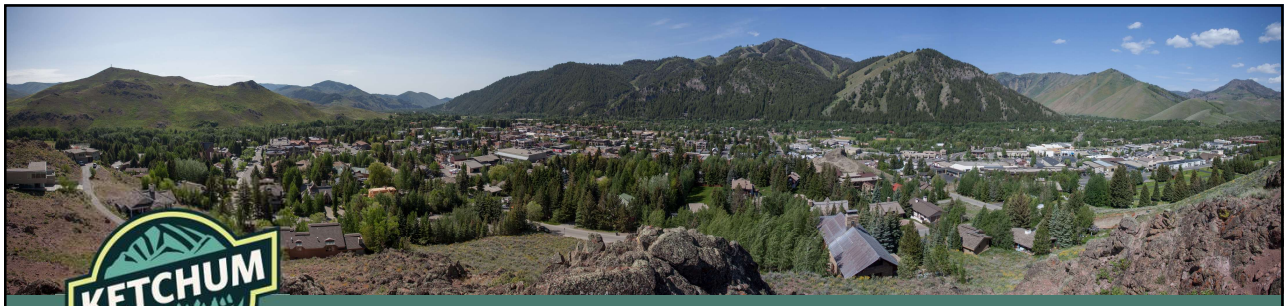
14

Elected Pay

- FY 2026 Budget can accommodate modest changes if desired
- Current pay
  - Per Ordinance 1023 effective January 2008
  - Mayor: $50,350 annually
  - Council: $27,973 annually
- Ketchum status quo: By Ordinance, the Mayor and Council will receive an increase equal to what is allotted to General employees.
  - 3% annually recently
- Any changes must be by Ordinance "at least 75 days before any general city elections." → August 21, 2025
  - State statute 50-203

15

15



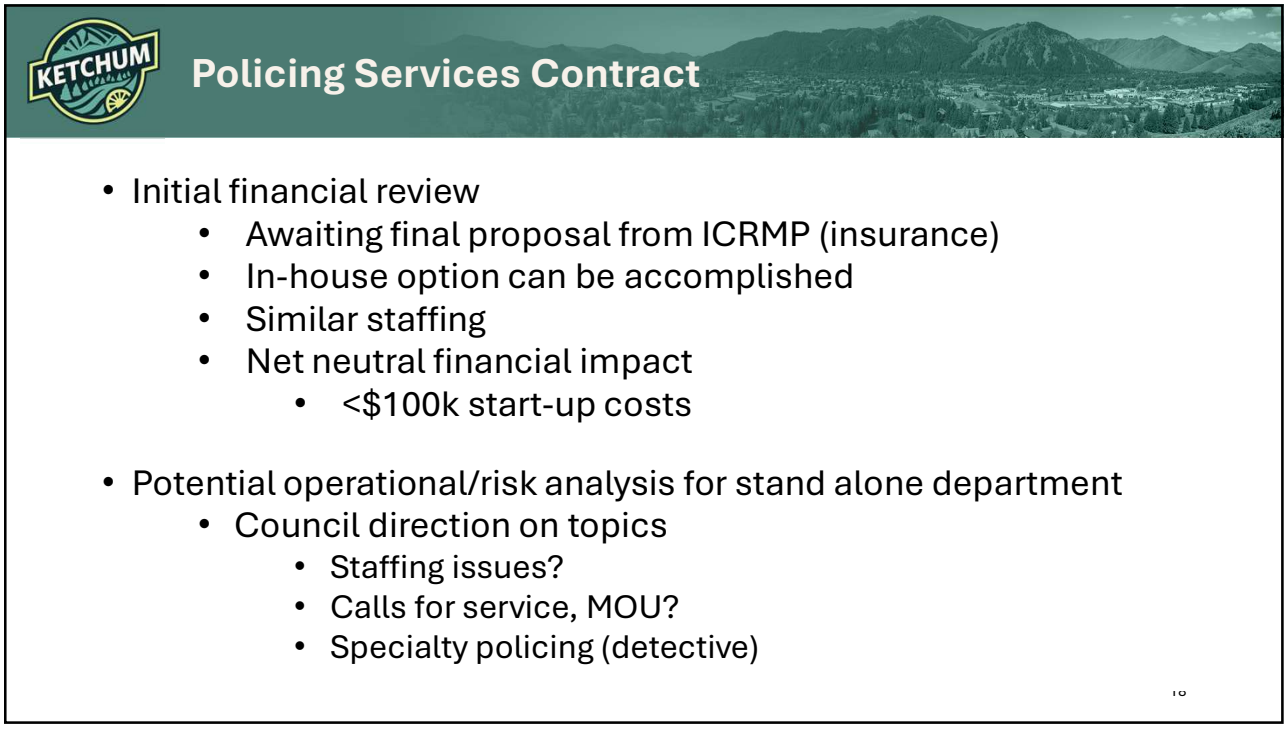
Elected Pay Discussion

16

16


KETCHUM
Policing Services
Contract Review
17

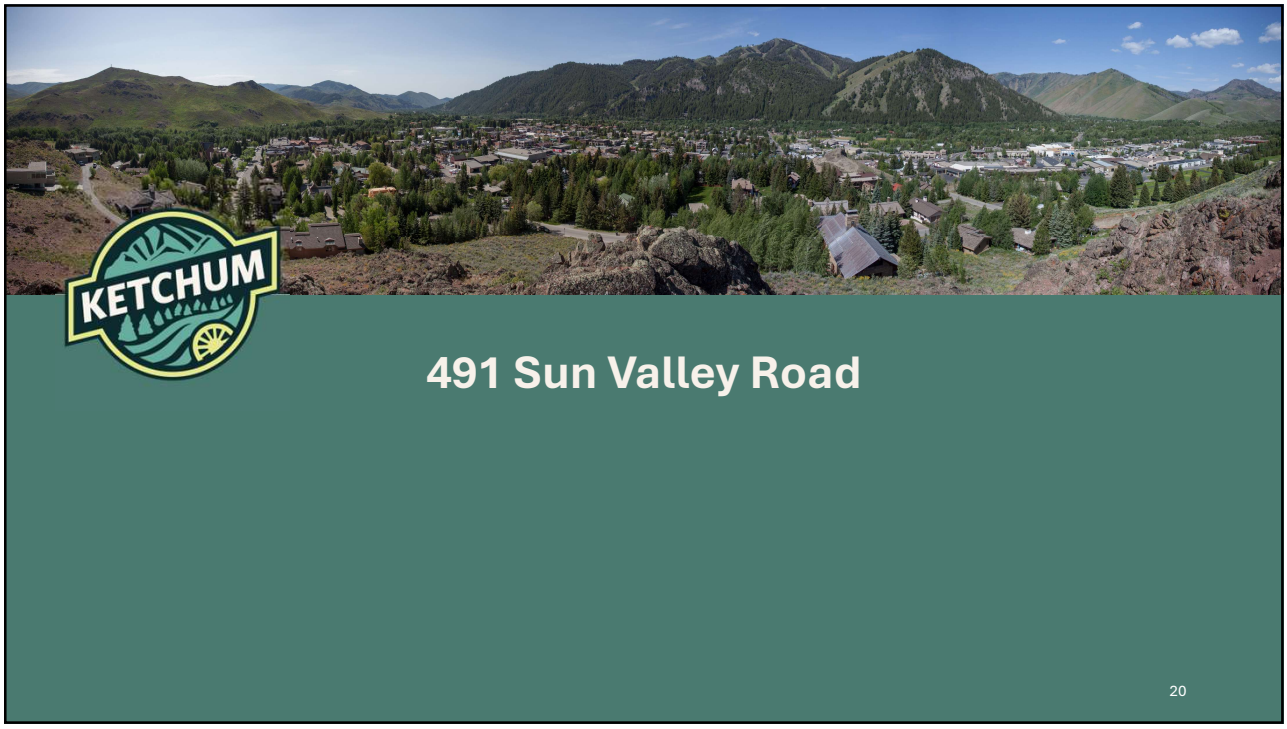
17


KETCHUM
Policing Services Contract
• Initial financial review
• Awaiting final proposal from ICRMP (insurance)
• In-house option can be accomplished
• Similar staffing
• Net neutral financial impact
• <$100k start-up costs
• Potential operational/risk analysis for stand alone department
• Council direction on topics
• Staffing issues?
• Calls for service, MOU?
• Specialty policing (detective)

18


KETCHUM
Policing Services
Discussion
19

19


KETCHUM
491 Sun Valley Road
20

20

Property Goals/Issues

- Publicly Owned Facility
  - Community gathering place is the goal
  - Recommended to achieve fair market standard lease
- Historically the leases have covered operating costs but have not allowed for needed building improvements
- Completed Town Square master plan to identify short- and long-term building improvements
  - New roof, electrical/HVAC upgrades, remodel bathrooms

- Recent Council direction - supportive of master plan elements
  - Negotiate with current tenant
  - If unsuccessful, issue RFP to all interesting parties (including Starbucks)

21

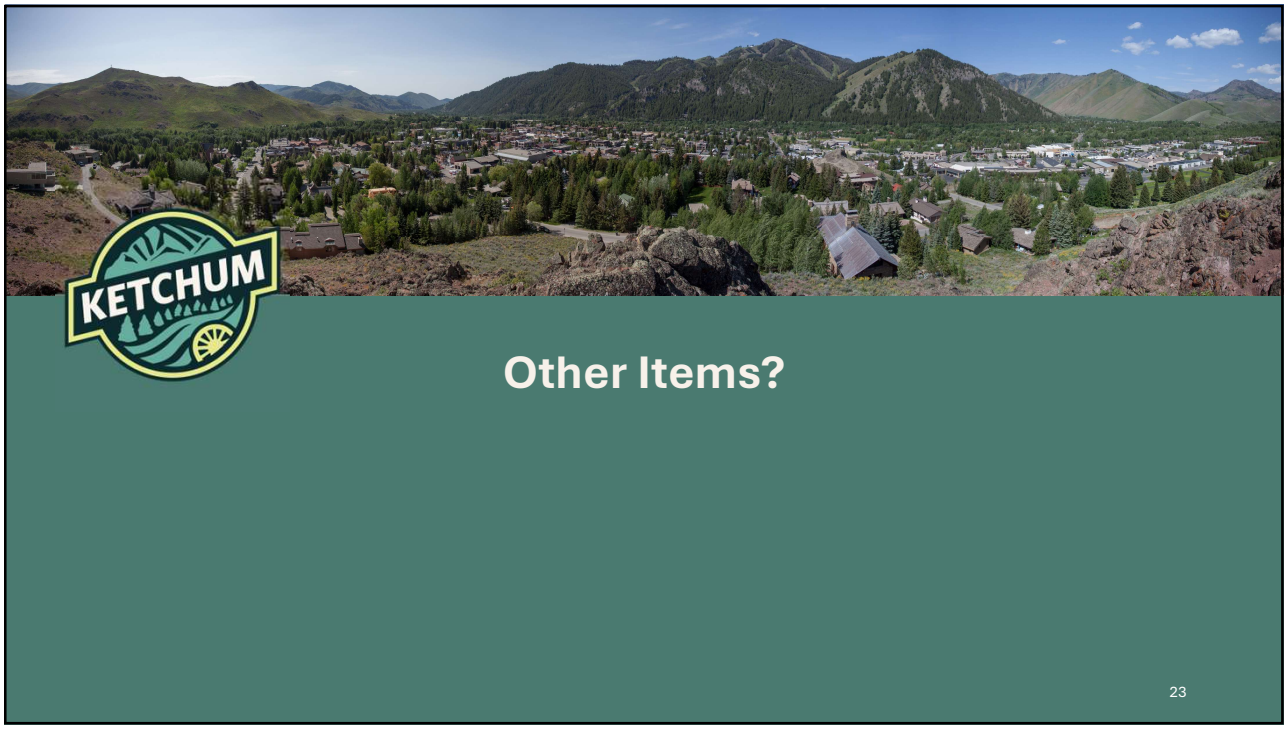
21

491 Sun Valley Road Leases

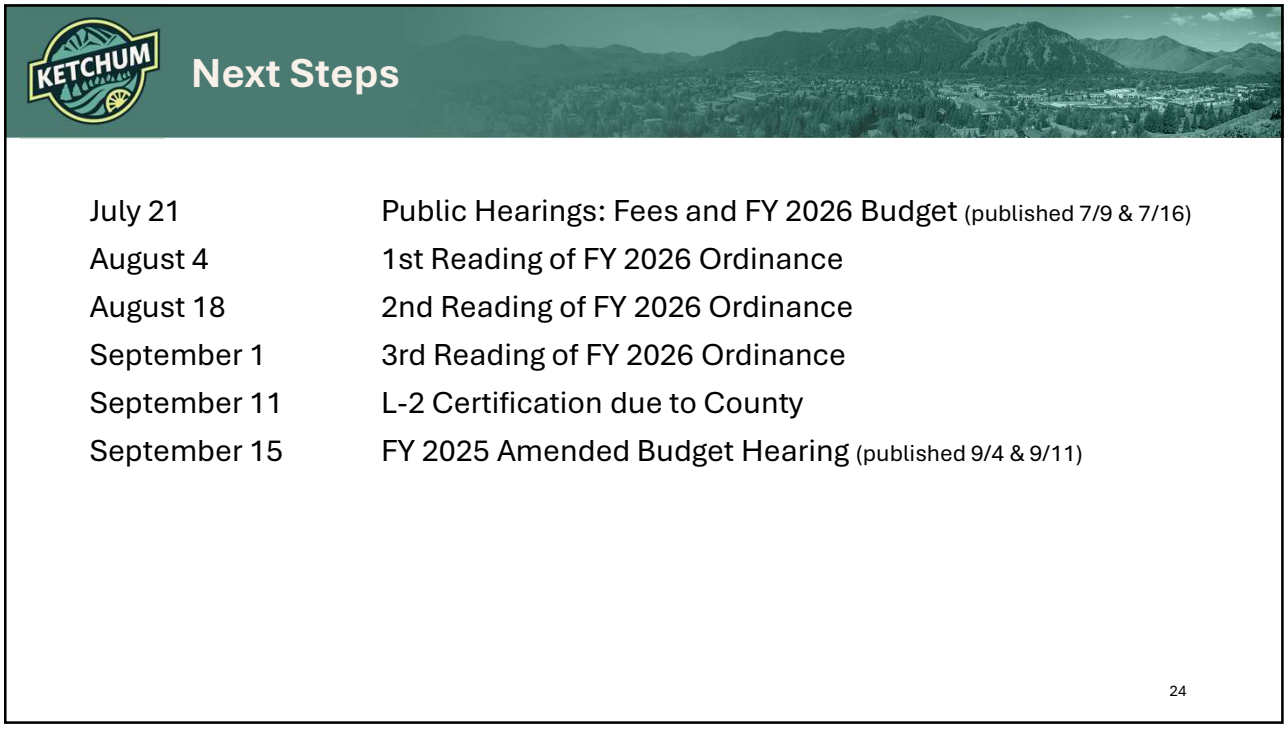
- Visit Sun Valley
  - Recommendation to formalize presence at the Visitors Center
  - Monthly lease amount to be finalized pending Council direction
    - Estimated ~$800 per month
- Starbucks Lease
  - Current lease expires November 2026
    - Negotiations have been occurring since December 2024
    - Goal: Complete renegotiation with current tenant – July/August
    - If unsuccessful, issue RFP and finalize lease direction by November 2025
    - Key policy decisions
      - % of expenses funded through lease revenues

22

22


KETCHUM
Other Items?
23

23


KETCHUM
Next Steps
July 21 Public Hearings: Fees and FY 2026 Budget (published 7/9 & 7/16)
August 4 1st Reading of FY 2026 Ordinance
August 18 2nd Reading of FY 2026 Ordinance
September 1 3rd Reading of FY 2026 Ordinance
September 11 L-2 Certification due to County
September 15 FY 2025 Amended Budget Hearing (published 9/4 & 9/11)
24

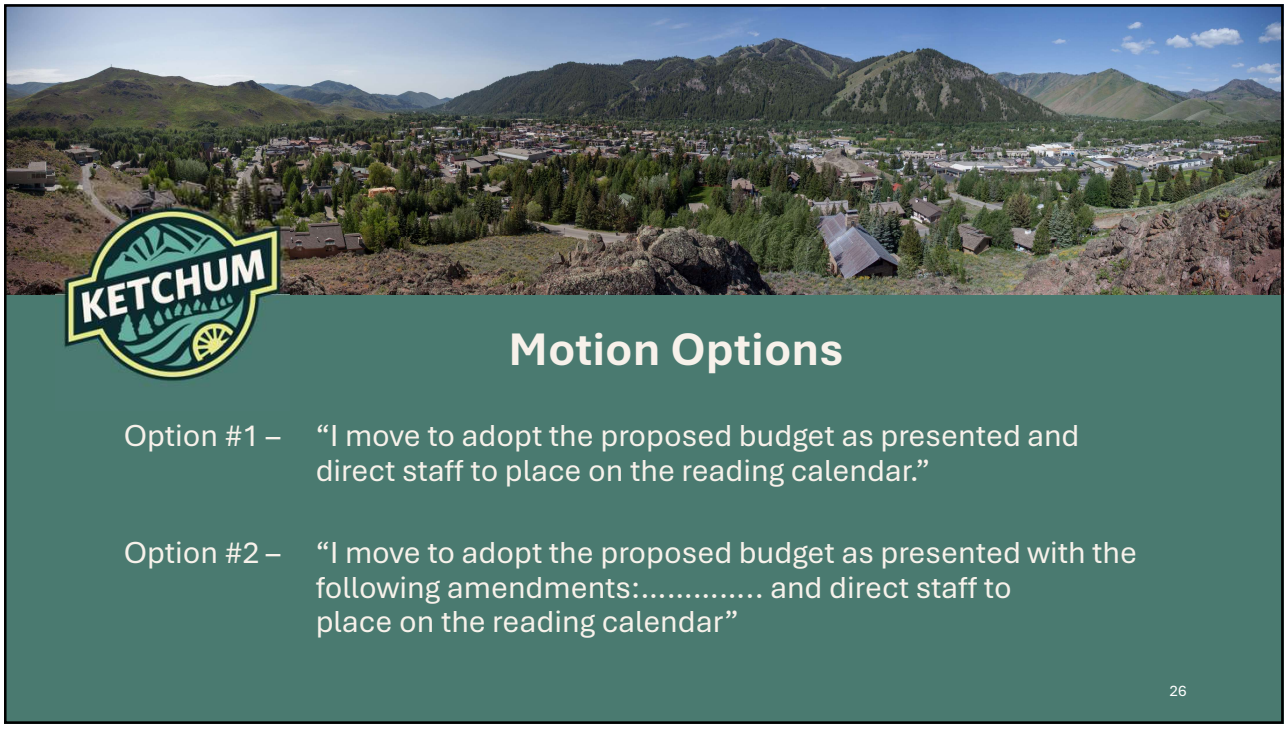
24



Council Action

25

25



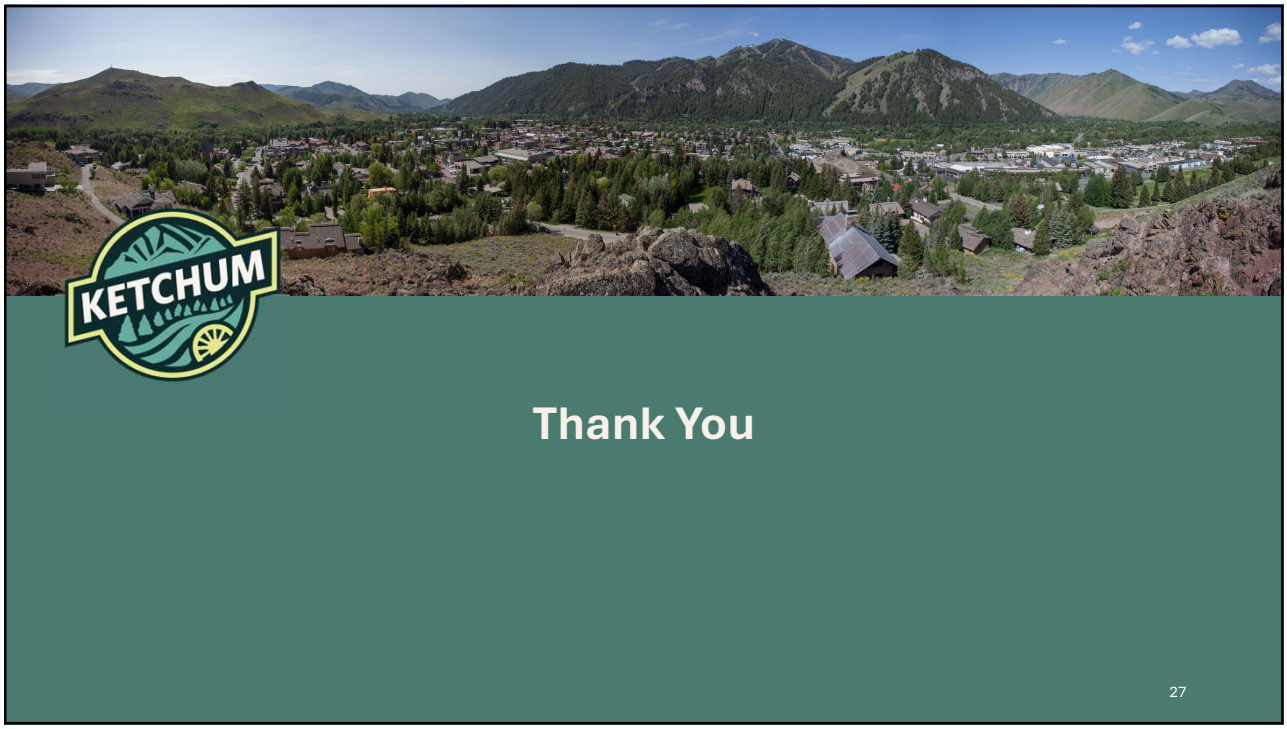
Motion Options

Option #1 – "I move to adopt the proposed budget as presented and direct staff to place on the reading calendar."

Option #2 – "I move to adopt the proposed budget as presented with the following amendments:..... and direct staff to place on the reading calendar"

26

26



27